

**COMMITTEE OF THE WHOLE (2) – MARCH 8, 2023**

**COMMUNICATIONS**

<b><u>Distributed March 3, 2023</u></b>	<b><u>Item No.</u></b>
C1. ventureLAB, Presentation material titled “ <i>ventureLAB, Presentation to Vaughan City Council</i> ”, Steeles Avenue, Markham, dated March 8, 2023.	10
C2. Memorandum from the Deputy City Manager, Planning and Growth Management and Deputy City Manager, Legal and Administrative Services & City Solicitor, dated March 3, 2023.	13
<b><u>Distributed March 7, 2023</u></b>	
C3. Irene Ford, Irish Moss Court, Vaughan, dated March 6, 2023.	SC2
C4. McMichael Canadian Art Collection, Presentation material titled “ <i>McMichael Reimagined, A Creative Industries Centre of Excellence for the City of Vaughan</i> ”, Islington Avenue, Kleinburg, dated March 8, 2023.	8
C5. Vaughan International Film Festival, Presentation material titled “ <i>Vaughan International Film Festival x Vaughan Economic Development x McMichael Canadian Art Collection</i> ”, Highway 27, Vaughan, dated March 8, 2023.	8
C6. Jean-François Obregón, Resident, dated March 7, 2023.	13
C7. Irene Ford, Irish Moss Court, Vaughan, dated March 7, 2023.	13
C8. Angela Grella, Empress Road, Vaughan, dated March 7, 2023.	13
C9. Andre Willi, Ampezzo Avenue, Vaughan, dated March 7, 2023.	13
<b><u>Received at meeting</u></b>	
C10. Regional Councillor Mario G. Racco, Major MacKenzie Drive, Vaughan, dated March 8, 2023.	13

**Disclaimer Respecting External Communications**

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Please note there may be further Communications.

Communication: C1  
Committee of the Whole (2)  
March 8, 2023  
Item #10

# ventureLAB

*Matt Skynner, Chief Operating Officer*  
**Presentation to Vaughan City Council**  
*March 8, 2023*

# OUR MISSION

WE GROW GLOBALLY COMPETITIVE  
TECH TITANS THAT BUILD-TO-SCALE  
IN CANADA



**\$18M | \$13M**

**TTL NEW \$ PUBLIC SECTOR | FEDERAL**  
Since 2019

**\$55M | 5X+**

**PRIVATE SECTOR \$**  
Industry investing into innovation ecosystem to scale new tech companies

**100% REVENUE GROWTH**  
2019 to 2022

**3X | 3X | 8X | 13X**

**ECONOMIC IMPACT**  
**JOBS | REVENUE | CAPITAL | IP**  
By Program Companies 2019-2022

**62% | 40%**  
**DIVERSE | FEMALE FOUNDERS**  
in 2022 Program Companies

**\$7M**  
**HARDWARE CATALYST INITIATIVE**  
Canada's only lab and incubator for hardware and semiconductor founders



**3X**  
**TEAM GROWTH**  
2019 to 2022

**74 | +33**  
**EMPLOYEE NPS**  
2019 to 2022

**60% | 43%**  
**PERFORMANCE-LED, DIVERSE TEAM**  
Leadership | Visible Minority

Based on internal DE&I optional survey from 1Q23



# Canada's only lab and incubator for founders building hardware and semiconductor-focused products



INVESTMENT FROM GOVERNMENT OF CANADA



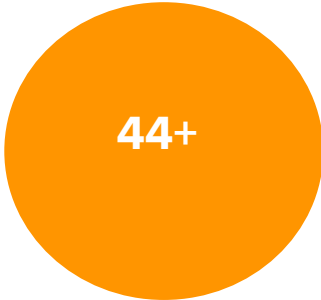
INVESTMENT THROUGH GOVERNMENT OF ONTARIO



INVESTMENT FROM YORK REGION



COMMITTED BY INDUSTRY PARTNERS



GLOBAL PARTNERS

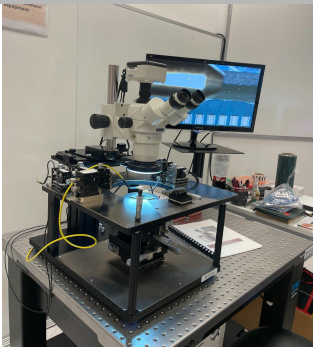
- 59 companies;
- 74 new products commercialized;
- ~\$17.7M in revenue generated;
- 58 new IP created or filed;
- 287 new jobs created

This project is funded in part by the Government of Canada through the Federal Economic Development Agency for Southern Ontario.



TEST & MEASUREMENT

LAB 1



- Electrical + specialized testing
- Semiconductor level analysis

ENVIRONMENTAL, PRE-COMPLIANCE & PROTOTYPING

LAB 2



- Pre-compliance + stress testing
- Prototyping — laser cutter + 3D printer

SERVER FARM

LAB 3



- EDA layout + simulation
- AI, ML, DL development
- 3D modelling + simulation

# ventureLAB X Vaughan

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**Leaders in Health +  
Advanced  
Manufacturing**



**A Hardware and  
MedTech Innovation  
Space**



**The Canadian  
Destination for  
Hardware and Health  
Innovators**

# Leaders in Health + Advanced Manufacturing

## Vaughan Healthcare Centre Precinct



Mackenzie  
Health





# A Hardware and MedTech Innovation Space



## Hardware Catalyst Initiative to expand with MedTech stream

EP&T Magazine April 12, 2022

Electronics Engineering Medical

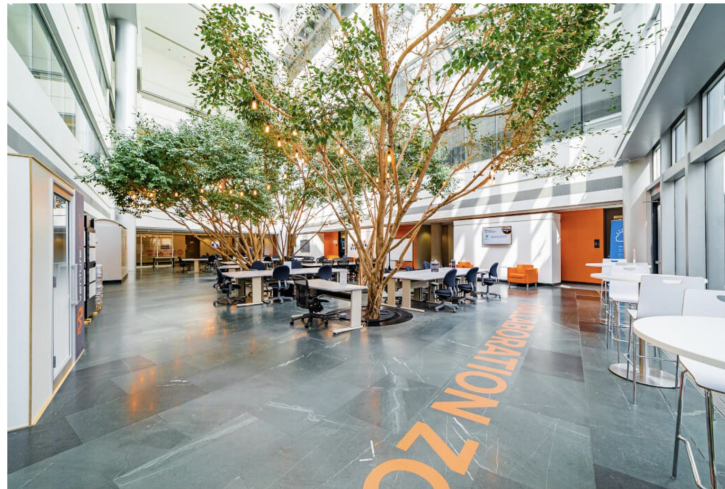
Government funding to fuel Ontario-made medical solutions, build MedTech lab in Vaughan



CANADIAN STARTUP NEWS & TECH INNOVATION

BY JOSH SCOTT / CANADIAN STARTUP NEWS / APRIL 12, 2022

## VENTURELAB SECURES \$2.5 MILLION IN PROVINCIAL FUNDING TO EXPAND SEMICONDUCTOR INCUBATOR



Funding enables VentureLab to build a new medtech lab in Vaughan.

## ventureLAB @ Vaughan



Vaughan Small Business Week - Open House and Demo Day

Hardware Catalyst Initiative for MedTech

# The Canadian Destination for Hardware and Health Innovators

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▶▶▶▶▶▶▶▶▶▶  
**CANADA  
CATALYST  
PROGRAM**



# THANK YOU

[www.venturelab.ca](http://www.venturelab.ca)



**DATE:** March 3, 2023

**TO:** Mayor and Members of Council

**FROM:** Haiqing Xu, Deputy City Manager, Planning and Growth Management  
Wendy Law, Deputy City Manager, Legal and Administrative Services &  
City Solicitor

**RE:** **COMMUNICATION – Committee of the Whole (2), March 8, 2023**  
**Item #13, Report #14**

**MUNICIPAL HOUSING TARGET AND MUNICIPAL HOUSING PLEDGE,  
MORE HOMES BUILT FASTER ACT, 2022 (DEFERRED)**

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**Recommendation**

The Deputy City Manager, Planning and Growth Management and the Deputy City Manager, Administrative Services and City Solicitor recommend:

1. THAT the Municipal Housing Target and Municipal Housing Pledge, More Homes Built Faster Act, 2002 (Deferred) report on the March 8, 2023 Committee of the Whole (2) agenda be replaced with Attachment 1 to this communication.

**Background**

Council at its meeting of February 22, 2023, adopted the following recommendation (Item 3, Report No. 9), without amendment:

Recommendation of the Committee of the Whole of February 14, 2023:

The Committee of the Whole recommends that consideration of this matter be deferred to the Committee of the Whole meeting of March 8, 2023.

The report has since been revised with additional staff analysis.

For more information, contact Christina Bruce, Director of Policy Planning and Special Programs at ext. 8231.

Respectfully submitted by

A handwritten signature in black ink, appearing to read "Haiqing Xu". The signature is fluid and cursive, with a long, sweeping tail on the final letter.

Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

A handwritten signature in black ink, appearing to read "Wendy Law". The signature is cursive and somewhat compact.

Wendy Law, Deputy City Manager,  
Legal and Administrative Services & City Solicitor

Attachments:

1. MUNICIPAL HOUSING TARGET AND MUNICIPAL HOUSING PLEDGE, MORE HOMES BUILT FASTER ACT, 2022 (DEFERRED)



## Committee of the Whole (2) Report

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**DATE:** Wednesday, March 8, 2023      **WARD(S):** ALL

**TITLE:**      **MUNICIPAL HOUSING TARGET AND MUNICIPAL HOUSING PLEDGE, MORE HOMES BUILT FASTER ACT, 2022**

**FROM:**

Wendy Law, Deputy City Manager, Legal and Administrative Services & City Solicitor  
Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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### **Purpose**

Minister Steve Clark has requested that the City of Vaughan commit to a Housing Pledge to facilitate the construction of 42,000 new homes in the City by 2031, in support of the Province's 1.5 million new homes target over the next ten years. This report provides staff analyses and recommendations.

### **Report Highlights**

- Bill 23, the *More Homes Built Faster Act, 2022* received Royal Assent in November 2022 and supports the province's newest Housing Supply Action Plan with the goal of increasing housing supply and providing attainable housing options.
- The Action Plan seeks legislative and other changes that will create more housing, streamline development approvals, remove barriers, and accelerate planning to realize the Province's goal of achieving 1.5 million new homes over the next 10 years.
- The Minister of Municipal Affairs and Housing has asked the City of Vaughan to demonstrate its commitment to accelerating housing supply by developing a Municipal Housing Pledge and taking the necessary steps to facilitate the construction of 42,000 new homes in the City by 2031.
- The City has already taken several initiatives to achieve a leaner and more efficient development approvals process and is well-positioned to meet the housing target.

## **Recommendations**

1. THAT Council confirm the City of Vaughan will take necessary steps to facilitate the construction of 42,000 new homes in Vaughan by 2031; and
2. THAT Council authorize the City Clerk to forward this report and the City of Vaughan Housing Pledge to the Minister of Municipal Affairs and Housing.

## **Background**

Bill 23, the More Homes Built Faster Act, 2022 (“Bill 23”) was introduced by the Minister of Municipal Affairs and Housing on October 25, 2022 and received Royal Assent on November 28, 2022. It is described by the Ministry as an action to advance the Province’s plan to address housing supply by building 1.5 million new homes over the next 10 years. This Bill supports the province’s newest Housing Supply Action Plan with the goal of increasing housing supply and providing attainable housing options.

To achieve the 1.5 million homes target, the Ministry has asked the City to take necessary steps to increase housing supply and demonstrate its commitment by submitting a Municipal Housing Pledge to facilitate the construction of 42,000 new homes in Vaughan (Attachment 1).

## **Previous Reports/Authority**

[Streamline Development Approval Fund, April 12, 2022](#)

[Bill 109, More Homes for Everyone Act, April 12, 2022](#)

[Amendments to the City of Vaughan Site Plan Control By-Law 123-2103 to Address Changes Made to the Planning Act by Bill 109, More Homes for Everyone Act, 2022, June 21, 2022.](#)

[Performance Excellence and Accountability, November 22, 2022](#)

[Bill 23, More Homes Build Faster Act, 2022, November 23, 2022](#)

## **Analysis and Options**

### ***1.) Where does the 42,000 unit pledge come from?***

Ontario’s target to build 1.5 million homes in the next 10 years was first raised by a Housing Affordability Task Force Report commissioned by the Minister of Municipal Affairs and Housing and released in February 2022. The 29 municipalities make up 80 percent of Ontario’s current population. A total of 1,229,000 of the 1.5 million new homes has been allocated to these municipalities. The Minister has asked each of the municipalities to submit a pledge to facilitate the construction of the number of new homes as required. The City of Vaughan is requested to pledge a total of 42,000 new homes by 2031.

## **2.) What is the City of Vaughan doing to increase housing supply?**

The City of Vaughan remains a highly attractive destination for both residents and developers. Between 2017 and 2022, the City of Vaughan approved 27,931 dwelling units through draft plans of subdivisions (Table 1).

**Table 1 Numbers of Dwelling Units Draft Approved in the Past Five Years**

<b>Year</b>	<b>Draft Approved units</b>
2018	<b>5546</b>
2019	<b>8289</b>
2020	<b>2761</b>
2021	<b>3637</b>
2022	<b>7698</b>
<b>Total</b>	<b>27,931</b>

As a result of the TTC subway extension, Vaughan Metropolitan Centre (VMC) continues to grow at a phenomenal rate with a total of 19,281 additional dwelling units currently under review. Many more residential units are being considered or planned for through a number of secondary plans, including Weston 7 Secondary Plan, Yonge-Steeles Corridor Secondary Plan, Vaughan Mills Centre Secondary Plan, and Promenade Centre Secondary Plan. These secondary plan areas would deliver an additional total of close to 50,000 dwelling units, most of which are expected to receive draft plan approval before 2031.

The City has also been working closely with major transit providers in the planning of Major Transit Station Areas (MTSA), as well as future GO station areas. It is expected that the total number of dwelling units being considered for approval before 2031 far exceeds the number of dwelling units request by the Minister.

## **3.) What has the City of Vaughan done to streamline planning approvals**

The City has taken several initiatives to achieve a leaner and more efficient development approvals process, which ultimately bring on approvals in a timelier manner to help increase housing supply.

City of Vaughan is one of Ontario's 39 largest municipalities to receive funds from the Streamline Development Approvals Fund (SDAF), announced by the Premier in January 2022, to help modernize, streamline and accelerate the development approval process. Up to \$1,000,000 will be provided to the City for development approval initiatives such as e-permitting, online application portals, temporary staffing, and other relevant projects.



Utilizing this funding opportunity, the City has engaged KPMG LLP to help implement changes to the development approval process in response to Bill 109, the More Homes for Everyone Act, 2022. A series of recommendations are being developed to enhance the application and review process.

The City also has a number of ongoing initiatives that will improve the planning process, including a streamlined process guidelines for staff and the public, maximized return on investment with the AMANDA system (the City’s new online application portal), improved GIS Data management, and improved development tracking, and improved control mechanism to ensure quality submissions of planning applications. See Attachment 2 for more information on the proposed initiatives.

The City has also been collaborating closely with other municipalities to standardize terms of reference for planning studies, which will help reduce or eliminate rounds of resubmissions of planning applications.

**4.) Can the City make a commitment to deliver 42,000 new homes by 2031?**

The City of Vaughan is well-positioned to meet the new housing target. Vaughan continues to provide a relatively stable market as new units continue to be planned and approved. The City will very likely be successful in achieving the proposed unit targets at approximately 4,200 unit each year, as demonstrated by the historic trend over the last 5 years averaging 5,586 units per year. Staff are of the opinion that it is important for the City to make this commitment for the following reasons:

- 1) It enhances the City’s commitment to work with the Province to increase housing supply and improve housing affordability.
- 2) It showcases the strategies and actions that the City will adopt in order to prioritize and accelerate housing supply.
- 3) It places the City in a better position to be considered and/or included in Federal and Provincial programs that provide financial and other incentives to offset the costs.
- 4) It recognizes the importance of monitoring housing supply on a regular basis to track progress.

**5.) Does the Housing Pledge conflict with the Official Plan growth target?**

According to Vaughan Official Plan (2010), the City is forecasted to grow 167,300 new residents and 103,900 new jobs between 2006 and 2031 (Table 2).

**Table 2. Forecasted Population and Employment Growth between 2006 and 2031**

	<b>2006</b>	<b>2016</b>	<b>2021</b>	<b>2026</b>	<b>2031</b>
<b>Population</b>	249,300	329,100	360,400	388,800	416,600
<b>Employment</b>	162,200	226,000	248,900	257,600	266,100

The City had a total population of 323,100 in 2021, is less than what was forecasted in the Official Plan. To achieve the 2031 population target, the City will need to grow an additional 93,500 people. Assume there would be 3 persons per unit, approximately 31,167 dwelling units would be needed, which is approximately 10,833 short of the 42,000 unit Municipal Housing Pledge target.

At this point, there is no Provincial direction that the Municipal Housing Pledge will replace the population forecast in the City's Official Plan, nor is the City required to update its Official Plan forecast to reflect the Municipal Housing Pledge. The City is simply being asked to build additional housing to meet the Provincial goal of building a total of 1.5 million new homes by 2031. While delivering additional dwelling units beyond the Official Plan target is always a challenge, it is expected approving the additional 10,833 units can be achieved based on the current development trends and intensification opportunities identified in Vaughan.

## **6.) *What are the potential challenges to accelerate housing supply?***

### ***a.) Servicing to support the Housing Pledge***

Pledging 42,000 dwelling units by 2031 will accelerate growth in Vaughan, which requires the delivery of all relevant services, e.g., water, wastewater, road, and transit to be accelerated accordingly. Since much of these services is not under the City's jurisdiction, it remains unclear as to how the additional servicing capacities required will be provided to meet the new housing target by 2031.

### ***b.) Market fluctuations***

Between 2018 and 2022, the City approved a total of 27,932 dwelling units through draft plans of subdivisions, but only 9,988 units have sought and received building permits. While there are various reasons for developers not to seek permits, e.g., unable to fulfill draft plan conditions, fail to meet Ontario Building Code requirements, changing market conditions, or internal financial issues, it is a good indication that the City of Vaughan, as an approval authority, does not have control over how soon the approved new homes can be delivered.

## **Financial Impact**

There is no financial impact with this report. The proposed initiatives to achieve the Housing Pledge (Attachment 2) have been funded by the Streamline Development Approvals Fund (SDAF).

## **Broader Regional Impacts/Considerations**

The City works in a coordinated effort with the Region to increase the supply of homes. The City will continue to work with the Region on streamlining approvals in the context

of Bill 109, use of standardized Terms of References and a more robust Pre-application consultation process.

## **Conclusion**

In response to the enactment of the *More Homes Built Faster Act, 2022* (Bill 23), this report provides the background on the new housing target to delivery 1.5 million new homes by 2031, as identified by the Minister of Municipal Affairs and Housing.

This report presents how the City of Vaughan will continue to demonstrate actions to accelerate the housing supply and a commitment to a Municipal Housing Pledge to take the necessary steps to facilitate the construction of 42,000 new homes in the City by 2031.

With Council endorsement of the Housing Pledge, the City will continue to advance initiatives to streamline the development planning process and meet the housing targets.

**For more information**, please contact:

Christina Bruce, Director, Policy Planning and Special Programs, Planning & Growth Management Portfolio. [Christina.bruce@vaughan.ca](mailto:Christina.bruce@vaughan.ca) or 905-832-8585 ext. 8231.

## **Attachments**

1. Letter from the Minister of Municipal Affairs and Housing, October 2022.
2. City of Vaughan Housing Pledge

## **Prepared by**

Christina Bruce, Director, Policy Planning and Special Programs, ext. 8231

**Approved by**



Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

**Reviewed by**



Nick Spensieri, City Manager



Wendy Law, Deputy City Manager,  
Legal and Administrative Services & City Solicitor

**Ministry of  
Municipal Affairs  
and Housing**

Office of the Minister

777 Bay Street, 17<sup>th</sup> Floor  
Toronto ON M7A 2J3  
Tel.: 416 585-7000

**Ministère des  
Affaires municipales  
et du Logement**

Bureau du ministre

777, rue Bay, 17<sup>e</sup> étage  
Toronto ON M7A 2J3  
Tél. : 416 585-7000



234-2022-4625

October 25, 2022

**City Clerk  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan Ontario L6A 1T1**

**Subject: Municipal Housing Targets and Municipal Housing Pledges  
City of Vaughan: 42,000**

Dear Todd Coles,

Our government is taking bold and transformative action to get 1.5 million homes built over the next 10 years.

To help fulfill this commitment, we have announced and are implementing More Homes Built Faster: Ontario's Housing Supply Action Plan 2022-23. This plan includes a suite of legislative and non-legislative changes across government that will help unlock more housing, streamline development approvals, remove barriers, accelerate planning, and further protect homebuyers and owners.

To support the new action plan, we have introduced the **More Homes Built Faster Act, 2022**, which, if passed, would ensure that cities, towns, and rural communities grow with a mix of ownership and rental housing types that meet the needs of all Ontarians.

To achieve the goal of building 1.5 million homes, large and fast-growing municipalities, including yours, are being assigned a **Municipal Housing Target**. While municipalities have taken significant steps in increasing their housing supply, Ontario needs an unprecedented amount of housing to meet current demand and that of generations to come. Our government requires a commitment from our municipal partners to do their part in providing housing for future population growth.

To implement the 1.5 million homes target I am asking the City of Vaughan to demonstrate its commitment to accelerating housing supply by developing a **Municipal Housing Pledge** and take the necessary steps to facilitate the construction of 42,000 new homes in your community by 2031. I ask that you bring this letter to the attention of your Head of Council so that your municipality is positioned to deliver its pledge to me, the Minister of Municipal Affairs and Housing, by the March 1, 2023, deadline. See the info sheet attached to this letter for information and considerations in developing a Municipal Housing Pledge.

Pledges will provide important information that showcase the strategies and actions that municipalities choose to adopt in order to prioritize and accelerate housing. Our government intends to use your pledges to monitor and track progress so we can continue to play a role in supporting municipalities and removing barriers to housing development.

Our government recognizes the key role that municipalities will play in implementing Municipal Housing Targets through their Municipal Housing Pledges and know that you share the desire to bring more housing to the people of Ontario. We are committed to addressing the policy and implementation barriers you may encounter as you develop your pledges and I encourage you to reach out to Wendy Ren, Executive Lead, Municipal Policy/Program Collaboration, at [Wendy.Ren@ontario.ca](mailto:Wendy.Ren@ontario.ca) or 437-995-7094, if you have any questions, comments, or suggestions.

I look forward to working together to increase housing supply for all Ontarians.

Sincerely,



Steve Clark  
Minister

Encl.

c: The Honourable Michael Parsa, Associate Minister of Housing  
Kate Manson-Smith, Deputy Minister  
Ryan Amato, Chief of Staff, Minister's Office  
Joshua Paul, Assistant Deputy Minister, Housing Division

## **Info Sheet: Considerations in Developing Municipal Housing Pledge**

The pledge is not intended to be a land-use planning document, and its development should not require external technical expertise. The format and language used in the pledge should be accessible to the general public. The pledge is intended to be approved by municipal councils and should help codify Council's commitment to meeting their municipal housing target.

Municipalities can leverage new and existing policy tools as they develop housing pledges and work towards their housing targets.

Below is a non-exhaustive list of potential strategies and actions that municipalities may include in developing their housing pledges. There may be additional opportunities based on local circumstances and the Province is interested in hearing about those ideas and creative solutions.

- Strategies to encourage and promote gentle intensification to enable and expedite additional residential units in existing residential areas
- Outline ways in which funding under provincial programs, such as the Streamline Development Approval Fund (SDAF) or Municipal Modernization Program (MMP), has been used to streamline existing municipal development approval processes
- Information on municipal development approval timelines and whether municipalities are being appealed for non-decisions
- Identify potential measures where current lack of infrastructure capacity (e.g., water/wastewater servicing) may limit future housing development
- Strategies to use municipal surplus lands
- Commitment to plan for, fund, and approve (where applicable) specific critical municipal infrastructure to support growth and new housing (e.g., water, wastewater, transit etc.), which may include expanded capacity as well as fully new facilities/assets
- Priorities for strategic and site-specific planning decisions to expedite housing in priority areas (e.g., around transit stations and in transit-serviced areas)
- Update zoning by-laws to permit a greater range of housing to be built without the need for costly and lengthy rezoning applications
- Municipalities may also consider existing tools such as the Community Infrastructure and Housing Accelerator, [Community Planning Permit System](#), Major Transit Station Areas, and Protected Major Transit Station Areas.

Below are some of the potential components of a municipal housing pledge. Municipalities are free to choose, alter, or add any new components that seem reasonable. Pledges can be represented in the form of plain text, tables, charts, maps, or a combination of them.

- Municipal Housing Target

- Planned and proposed Municipal Initiatives
- Initiative Owner and Additional Stakeholders
- Context and Description of How Initiative Accelerates Housing
- Number of units per initiative and housing type
- Considerations (Barriers, Implementation, Risks, etc.)
- Potential Mitigation Strategies and Proposal to Accelerate Housing
- Potential Reporting and Monitoring Measures

The deadline for municipalities to submit housing pledges to the Minister of Municipal Affairs and Housing is March 1, 2023.

Municipal housing pledges are intended to be public documents and it's anticipated that municipalities will post them online.

Municipalities can contact Ministry staff with any questions and for clarification.



## City of Vaughan Housing Pledge

To implement the 1.5 million homes target, the Ministry of Municipal Affairs and Housing has asked the City of Vaughan to demonstrate its commitment to accelerating housing supply by developing a Municipal Housing Pledge and taking the necessary steps to facilitate the construction of 42,000 new homes in the City by 2031.

Vaughan continues to provide a relatively stable market as new units continue to be planned and approved. The Pledge showcases the strategies and actions that the City will adopt in order to prioritize and accelerate housing.

Our pledge:

- City of Vaughan identifies the required initiatives to achieve the target of 42,000 new homes in the City of Vaughan by 2031, with a target of 4,200 each year.
- City of Vaughan acknowledges that through the implementation of the following planning tools, it will continue to be in the position to approve the overall target.
- City of Vaughan acknowledges that this pledge is not intended to be a land-use planning document.
- City of Vaughan commits that staff will monitor and track progress to meet the housing target.

The following initiatives demonstrate commitments to streamlining the development application approval process to ensure that the City of Vaughan meets the required housing targets:

### *Delegated Site Plan Approval*

- Changes to the Planning Act effective as of July 1, 2022, required the mandatory delegation of site plan control decisions to staff.
- To address and comply with the legislative changes, amendments were made to the City's Site Plan Control By-law 123-2013 to delegate all site plan control decisions in respect of applications submitted on or after July 1, 2022 to municipal staff instead of council.

### *Completion of Secondary Plans for Key Areas of Growth*

- Completion of Secondary Plans for Key Areas to guide development including working towards the completion of the Weston 7 Secondary Plan and update to the Vaughan Metropolitan Centre.

### *Establishing Standardized Operating Procedures*

- Creation of Standardized Operating Procedures for Planning processes to ensure timely delivery and consistent approaches.

### *Creating Project Management Toolkit and Templates*

- Create Project Management Toolkit and Templates including circulation guidelines, standardized comment matrix and formalizing meetings structures for planning applications.

### *Creating Terms of Reference Documents*

- Preparation of guidelines (i.e., Terms of Reference) for development-related reports.

### *Update and Utilization of AMANDA system*

- Improvements to Citizen Portal for AMANDA system, including Online Payment fees.
- Purchase of AMANDA licenses and maintenance of software for Planning Staff

### *Improved Software for review of applications*

- Purchase of Blue Beam Revu software licenses for staff for use to improve the review of applications and consistency with Building Standards reviews.

### *GIS Improvements*

- Improvement of GIS to build an interface for open data on development and building permit applications to provide real time information for staff.

### *Updating the Pre-Application Consultation Process*

- Review of the pre-application consultation process in response to Bill 109 legislative amendments.

### *Use of Community Infrastructure and Housing Accelerator (CIHA) Tool*

- The Community Infrastructure and Housing Accelerator (CIHA) Tool is being explored for planning processes.
- A report was considered by Committee of the Whole (1) on February 28<sup>th</sup>, 2022 to introduce the guidelines and scope of work to use the CIHA tool.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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Steven Del Duca, Mayor

**Communication: C3  
Committee of the Whole (2)  
March 8, 2023  
Staff Communication SC2.**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] SC2 - GTAA Public Noise Forum and Airspace Changes at Toronto Pearson Intl.  
**Date:** Monday, March 6, 2023 12:21:10 PM

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**From:** IRENE FORD <[REDACTED]>  
**Sent:** Monday, March 06, 2023 11:08 AM  
**To:** Clerks@vaughan.ca  
**Cc:** Council@vaughan.ca; Toronto Pearson Community Engagement <community.engagement@gtaa.com>; Navcanada Service <service@navcanada.ca>; Paul Bottomley <paul.bottomley@york.ca>  
**Subject:** [External] SC2 - GTAA Public Noise Forum and Airspace Changes at Toronto Pearson Intl.

Vaughan Council,

It is unfortunate that the staff communication completely and totally missed the mark on the residents request. Worse it is not transparent in the least that staff communications do not have their own agenda item. It completely masks the fact that there is an item on the agenda entitled. Staff Communications I have found hidden include the following and there are more I'm sure that are not readily coming to mind.

Climate Emergency Declaration  
GTA West Corridor/Highway 413

With regard to the communication at hand, the residents request asks for:  
"At the Committee of the Whole (2) meeting on Sept. 20, 2022, Council received a deputation from a Vaughan resident requesting support in moving the flight path to a non-residential area in Vaughan."

Flight paths include arrivals and departures. All of the public consultations completed recently and referred to in the staff report are in relation to the changes to the arrival path, specifically the ones Vaughan staff and Council were involved with.

The changes that Pearson have made to mitigate noise have actually adversely impacted Vaughan. It is difficult to compare the data as a result of changes in traffic levels over the pandemic as well as recently construction on Pearson's main runway.

What has happened at Pearson, which they have acknowledged is that when the arrivals are coming from the west under the new Arrival Route they use Departure Runway 06, further to the north, closer to Vaughan, with greater frequency, this is an operational preference, not wind dictated. Nor an outcome that was every communicated or consulted upon during the public consultation on changes to the arrival path route. Pearson's noise management office has acknowledge this and indicated this increased use of the departure runway to the north is dictated by NavCan since the implementation of the new Arrivals flight path Nov 2022.

Departures are more impactful from a noise perspective.

The staff communication does not discuss departures, which are what is most impactful to residents. Especially because planes depart Pearson heading east then due to u-turns south or north over Vaughan, few appear to continue east. The u-turn creates more noise that hangs (last longer) and rumbles in the air (roll back noise). I have asked the GTAA Noise Management Office and NavCan when the departure flight path was approved that allowed u-turns over my house sometimes as frequently as 1/m for hours on end. I am yet to receive a response and have been waiting for months.

Respectfully, staff have failed to understand the issues of why residents are complaining, why we are seeing increased traffic volumes and understand the difference in impacts of departures vs. arrivals.

While I am thankful for the availability of so much data by the GTAA, I am frustrated by its presentation, which I often find misleading, painting a picture that is less impactful than the reality for residents. I am frustrated by the absence of response from NavCan on the flight path and that no one is yet to provide me any documented flight path that approves non-stop planes doing u-turns over and in the vicinity of my house, my children's school. I am frustrated that Pearson allows themselves to be perceived as having reduced nighttime hours, yet still flies planes over my house just as much as their 'preferred routes'. The reality is they do fly over homes at night during restricted hours but they say they are 90% compliant b/c they are following their new procedures - this is misleading. I am frustrated that there are no noise monitors surrounding Highway 7 & Weston Rd, the vicinity thereabouts where planes reach the permitted altitude to start turning. This area is affected by planes turning south or north and Pearson continues to not acknowledge cumulative noise impacts in this area.

Vaughan Council needs to care about this b/c you are planning intensive development (VMC, Weston & 7) that will conflict and make it more difficult for Pearson to operate because you are putting residential along their departure flight path or land use decision will force increased flights over low rise existing residential. NavCan nor the GTAA has any authority to stop your land use decisions they are only commenting agencies, Vaughan is the ultimate approval authority.

Thank you,  
Irene Ford

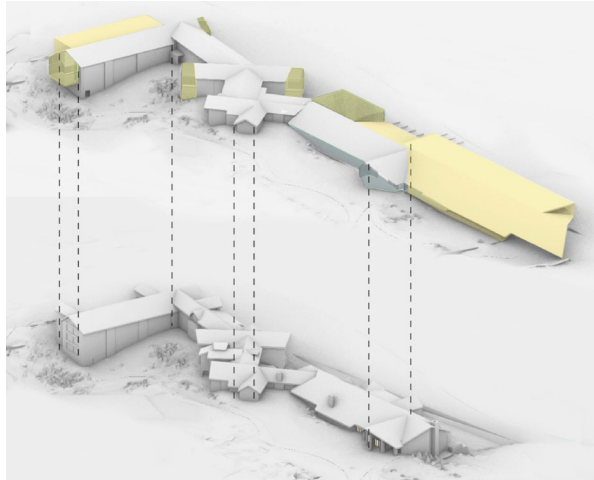
Communication: C4  
Committee of the Whole (2)  
March 8, 2023  
Item #8

# McMichael Reimagined

A Creative Industries Centre of Excellence for the City of Vaughan

# A Home for the Art of Canada in Vaughan

CAPACITY	CURRENTLY	POST-CAMPAIGN	INCREASE
Galleries	24,072 sq. ft.	30,811 sq. ft.	28%
Weddings, Corporate Events	10,645 sq. ft.	16,851 sq. ft.	58%
Dining, Kitchen	4,194 sq. ft.	7,480 sq. ft.	78%
School Education	2,335 sq. ft.	4,249 sq. ft.	82%
Theatre, Auditorium	833 sq. ft.	6,825 sq. ft.	719%
Art Vault Storage	3,001 sq.ft.	10,094 sq. ft.	236%
Art Tech, Prep Space	3,120 sq. ft.	7,339 sq. ft.	135%
Total Building Area	88,011 sq. ft.	134,098	52%





# Timeline



**SPRING/SUMMER 2023**  
MOU SIGNED WITH VFF  
AND CITY OF VAUGHAN



**EARLY SPRING 2025**  
CONSTRUCTION BEGINS  
AT MCMICHAEL



**2026**  
CONSTRUCTION  
COMPLETED



×



×





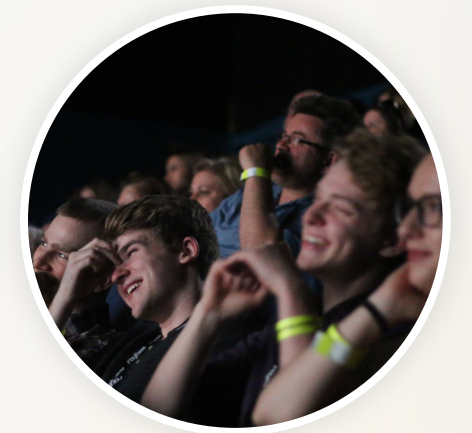
# about vff

Over the last 10 years, the Vaughan International Film Festival has transformed itself into one of the most highly regarded and recognized international short film festivals in Canada. VFF is a not-for-profit organization highly invested in the advancement of the short film industry. Through public film screenings, scholarship opportunities, informative panels, seminar collaborations with Netflix and Sony, and a packed festival week culminating in an extravagant awards show; filmmakers have the opportunity to reach an audience of over 20,000 people.

VFF has hosted the premieres of a number of notable shorts films and has brought in countless talent into the City. Our selected international films are screened and judged by a collective of industry professionals that include Academy, MPSE and Emmy Award winners. VFF's overarching vision is to secure the future of the independent film industry, where everyone around the world can collectively experience the emotional resonance of short films.

## vff highlights

- Founded in 2013.
- Bestowed \$50,000 in scholarships, high school donations, and charitable contributions.
- Over 1100 films submitted from 63 different countries.



# our events

## STUDENT SCREENINGS

fostering emerging artists

An entire day during our festival week is solely dedicated to showcasing the films of high school students across Ontario, with the added opportunity for the students with the best film to receive financial support for their schools and for themselves.

## INTERNATIONAL SCREENINGS

encouraging international tourism

Receiving an average of 110 international films per year, VFF is proud to present the work of talented filmmakers, which have included Oscar-nominated and Oscar-winning short films from all across the globe. Several of these filmmakers make their way out to Vaughan to both attend the festival and collectively experience their films on the big screen with VFF's audience.

## WORKSHOPS & SEMINARS

providing workforce development

Throughout the year, VFF holds countless educational panels exploring a range of topics and featuring speakers who are directly immersed in the industry. Through thoughtful conversations, guided Q&A's, breakout sessions, and networking opportunities, VFF offers attendees a chance to develop and enhance their industry skills.



# ● film attraction

VFF has a keen interest in boosting Vaughan tourism. We have developed three methods to promote Vaughan as a premier destination for filmmakers.

## **VAUGHAN ON SCREEN** .....

➤ VFF created a digital database of locations in the city that have been featured in movies or television productions.

## **FAMILIARIZATION TOUR** .....

➤ Every year, VFF organizes a city tour for the international talent who attend the festival, including stops at all of the major destinations in Vaughan including the VMC, McMichael Canadian Art Collection and Canada's Wonderland.

## **BRINGING FILM/TV PRODUCTIONS TO VAUGHAN** .....

➤ Raising the profile of Vaughan as a destination for film production.



# growing together

VFF and McMichael Canadian Art Collection have worked together on several projects, encouraging the expansion of one another. We are thrilled to collaborate with them once again on this major endeavour.

Notable past events include:



2015  
Fall Launch



2020  
'Pulp Fiction'  
Video



2021  
Awards Show  
Video



2022  
VIP Pre-Launch  
Dinner



2022  
Familiarization  
Tour

- Moving Forward
- Workshops
  - Seminars
  - Screenings



thank **you**



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Communication - Committee of the Whole (2), March 8, 2023 Item #13, Report #14  
**Date:** Tuesday, March 7, 2023 9:25:56 AM  
**Attachments:** [Missing Middle Housing - Opticos.png](#)  
[Vaughan UDG Jan 15 2023 cut-out.png](#)

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**From:** Jean-François Obregón <[REDACTED]>  
**Sent:** Tuesday, March 07, 2023 8:29 AM  
**To:** Clerks@vaughan.ca; Council@vaughan.ca  
**Subject:** [External] Communication - Committee of the Whole (2), March 8, 2023 Item #13, Report #14

Dear City of Vaughan Council and Staff,

Implementing the province's housing pledge must emphasize development that does not encourage sprawl, which would risk placing future financial pressure on the City of Vaughan. This may not be the best path to ensure that individuals of all incomes can call Vaughan home in the future. Thus, I ask that the City of Vaughan develop and implement a missing middle housing policy and action plan, prioritize infill development (including brownfield opportunities), and prioritize infrastructure spending that will not encourage sprawl. The bargain that I propose striking is not building on the Oak Ridges Moraine, Greenbelt and agricultural spaces in exchange for implementing these ideas.

### **Bill 23 and Sprawl**

Bill 23, or the More Homes Built Faster Act, incentivizes low-rise construction by reducing the role of conservation authorities (1) and making it easier to build on wetlands (2). It requires municipalities to use development charge (DC) reserve funds for infrastructure that will likely support more sprawling development (3). Future low-rise homes would be more expensive to service than mid and high-rise forms.

The more low-rise developments are built, the more upward pressure on property taxes. The maintenance of on-site infrastructure for these developments is paid for by property taxes. (4) In the long-term you have more kilometres of roads and sidewalks to salt in winter, but lower population densities. Thus, low-rise housing becomes harder to support financially over the long-term. Hence, high-rise condominiums are being built because higher population density yields higher property tax revenues. This helps to pay for services across the city, including low-density areas.

### **What is the Missing Middle?**

Coined by Daniel Parolek, Missing Middle Housing (AKA the missing middle) is defined as "house-scale buildings with multiple units in walkable neighborhoods". (5) They include duplexes, triplexes, quadplexes, and townhouses. It is the category of housing in between detached homes and mid-rise apartment buildings. (Figure 1) These can be rental or sale units. The City of Toronto has the Expanding Housing Options in Neighbourhoods program and a pilot in the Beaches. (6) The City of Vaughan's Urban Design Guidelines continues to incorrectly consider the missing middle as mid-rise form (six to twelve stories). Vaughan should redefine the missing middle as housing less than six

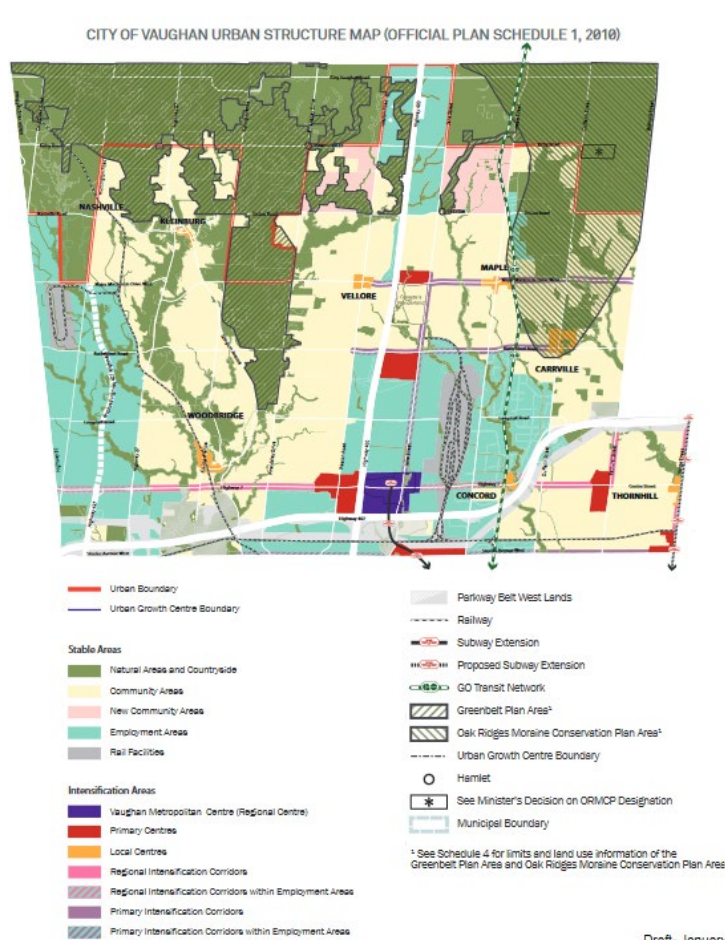
stories and allow it in low-rise areas called Community Areas, the yellow areas in Figure 2.

**Figure 1 - An Illustration of the Missing Middle**



Credit: Opticos,2020 via MissingMiddleHousing.com

**Figure 2: City of Vaughan Urban Structure Map**



Credit: City of Vaughan

Developing and implementing a missing middle housing plan would also address two considerations in the Ministry of Municipal Affairs and Housing’s Info Sheet attached to Item #13, Report #14. Specifically, “Strategies to encourage and promote gentle intensification to enable and expedite additional residential units in existing residential areas”. Following through on a missing middle housing policy and plan requires making it less costly to build multiplexes in existing

neighbourhoods. That would satisfy this point in the Info Sheet: “Update zoning by-laws to permit a greater range of housing to be built without the need for costly and lengthy rezoning applications.”

### **The Missing Middle’s Use of Existing Infrastructure**

A major benefit to missing middle housing is that it takes advantage of existing infrastructure. Such compact development is more cost-effective (cheaper) to service than greenfield development over the long-term. (7) The City of Vaughan can mitigate the increasing costs of servicing new sewers, streetlights and parks by prioritizing construction in low-rise neighbourhoods to support the missing middle. This would help address the Director, Policy Planning and Special Programs’ concern on Section 6)a) (p.5) of her report (Item #13, Report #14) regarding additional servicing capacities required to meet the new housing target. Many properties in Vaughan’s low-rise neighbourhoods (Community Areas) are on sizeable lots with large setbacks (space between the sidewalk and the garage). These lots can support a duplex, triplex or quadplex’s square footage.

### **The Missing Middle’s Environmental Benefits**

Building Missing Middle housing would put less development pressure on the Greenbelt and Vaughan’s increasingly scarce farmland. Since 2020, the fragility and costs of global food supply chains have been exposed. Restaurants like Toronto’s Momofuku location have prioritized sourcing locally. (8) Southern Ontario has some of Canada’s most fertile farmland, which includes Vaughan. See area to the north in Figure 2. Plus, one of the Greenbelt’s main goals is to protect farmland. (9) Proximity to urban areas also provides farms with opportunities to specialize and – potentially – thrive. (10) Allowing for duplexes, triplexes and quadplexes to be built in Vaughan’s existing neighbourhoods avoids having to build on the Greenbelt, the Oak Ridges Moraine and helps to preserve farmland. It also weakens the case for the proposed Highway 413.

### **The Missing Middle in Vaughan**

The missing middle in Vaughan’s neighbourhoods would provide housing options for many situations. Elderly parents who want to downsize and live independently while being close to their families. People who do not want to have the carrying costs of homeownership, but still live in a (sub)urban area with proximity to amenities.

The missing middle could inject new life into neighbourhoods as it opens up who can afford to live in them. Small neighbourhood retailers would have new customers. Public transit would see higher ridership. Libraries and recreation services may have more usage, which translates into higher user fees revenues for the city.

I would advise consulting citizens about a missing middle housing policy and action plan. There are single-detached homes that are rented out to families and already represent hidden density in Community Areas. These homes should not be destroyed to make way for multiplexes that do not provide affordable rental. This has been a criticism of the City of Vancouver’s missing middle program in existing neighbourhoods. (11) Vaughan’s missing middle housing policy should be designed in such a way that provides affordable rental units and opens up Community Areas (Figure 2) to those who cannot afford to buy there.

### **Affordable Rental Housing Requirement in Mid-Rise and High-Rise**



The City of Vaughan should follow the City of Toronto's lead and implement a minimum percentage requirement of affordable rental units in new-build mid-rise and high-rise condominium buildings. This opens up who can afford to live in these buildings. It also ensures that mixed-income communities exist across the city. Bill 23 would help to facilitate this as it exempts affordable housing and inclusionary zoning units from DC, CBCs and parkland dedication. (12) What is the status of Vaughan's Affordable Housing and Inclusionary Zoning policies?

### **City of Vaughan Housing Pledge**

The "Completion of Secondary Plans for Key Areas of Growth" is noted in this document. What about area-specific policies? The City of Vaughan's Official Plan includes a Dufferin Centre area-specific policy. However, I am unaware of the status of this policy or if there are opportunities for public consultation.

### **Brownfield Developments**

The City should prioritize brownfield developments in lieu of greenfield ones. I am aware of certain brownfield remediation projects, e.g. northwest corner of Jane St. and Highway 7. However, Vaughan can look to the City of Hamilton's ERASE Redevelopment Grant Program (ERG) as a model for brownfield development. (13)

A missing middle housing policy would help to make Vaughan open to individuals of all incomes. Instead of many young people and families being unable to afford living here, it would provide new housing options for them. Therefore, I call on the City of Vaughan to prioritize building housing through infill opportunities, including the missing middle. In the long-term, this will be a more financially sustainable growth strategy than encouraging sprawl. This would also mean not building in the Oak Ridges Moraine, the Greenbelt or in agricultural areas.

Sincerely,  
Jean-François  
Glen Shields Neighbourhood Resident  
Concord, Ontario

(1) <https://www.osler.com/en/resources/regulations/2022/bill-23-more-homes-built-faster-act-2022-passed%E2%80%A6-fast>

(2) <https://ero.ontario.ca/notice/019-6160>

(3) <https://www.ola.org/en/legislative-business/bills/parliament-43/session-1/bill-23>

(4) NRU TORONTO, Oct. 26, 2022

(5) <https://missingmiddlehousing.com/about>

(6) <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/expanding-housing-options/>

(7)

[https://assets.nationbuilder.com/greenbelt/pages/14845/attachments/original/1666021200/GB\\_MunicipalFinancesandGrowth\\_REPORT\\_2022\\_E-ver.pdf?1666021200](https://assets.nationbuilder.com/greenbelt/pages/14845/attachments/original/1666021200/GB_MunicipalFinancesandGrowth_REPORT_2022_E-ver.pdf?1666021200), p.27;

<https://www.planetizen.com/definition/greenfield-development>

(8) <https://www.theglobeandmail.com/business/article-amid-supply-chain-disruptions-canadian-restaurateurs-turn-local/>

- (9) <https://www.sciencedirect.com/science/article/pii/S0264837716302630>
- (10) Deaton, B. James, and Richard J. Vyn. "The Effect of Strict Agricultural Zoning on Agricultural Land Values: The Case of Ontario's Greenbelt." *American Journal of Agricultural Economics* 92, no. 4 (2010): 941–55. <https://doi.org/10.1093/ajae/aap022>.
- (11) <https://www.theglobeandmail.com/real-estate/vancouver/article-single-family-houses-multifamily-homes/>
- (12) <https://www.osler.com/en/resources/regulations/2022/bill-23-more-homes-built-faster-act-2022-passed%E2%80%A6-fast>
- (13) <https://investinhamilton.ca/tools-data/financial-incentives/municipal-programs/erase-redevelopment-grant-program/>

March 8, 2023

Item #13

Mar 7, 2022

Vaughan Council

Re: MUNICIPAL HOUSING TARGET AND MUNICIPAL HOUSING PLEDGE, MORE HOMES BUILT FASTER ACT, 2022 (DEFERRED)

It is disappointing that City of Vaughan staff are so willing to sign on to the Housing Target set by the Minister of Municipal Housing and Affairs (the Minister), which essentially requests Vaughan build all of the housing allocated in York Region's recently approved Official Plan by 2031, twenty years ahead of schedule.

There is no opposition to the building of more housing, that 1.5M homes are needed to accommodate the forecasted growth in Ontario. The concern is that the Minister's pledge is reckless, irresponsible and short sighted because the province fails to acknowledge or provide corresponding incentives that actually address the true barriers to building affordable and accessible homes; that create built environments, communities that improve social determinants of health; spend our property tax payer dollars responsibly (by the City of Vaughan and York Region).

It is highly concerning that the Minister of MMAH sent this communication directly to lower tier Councils and choose to ignore York Region. As identified by your own staff York Region is responsible for the "delivery of all relevant service, e.g. water, wastewater, roads, and transit to be accelerated accordingly". How can the City of Vaughan pledge to increase housing in the absence of support from York Region who is responsible for the infrastructure required to service this growth? Why are staff, Council and the Minister acting as if Regional Governance doesn't exist? Who is watching out for our property taxpayer and speaking for the interests of York Region as a whole?

It is an affront to Vaughan taxpayers to suggest there is no financial implications from this Housing Pledge when York Region staff have repeatedly warned about the financial jeopardy they are placed in as a result of provincial indecision on waste water servicing and the prioritization of greenfield growth approved in York Region's Official Plan as well as multiple MZO's endorsed in areas that do not have water and wastewater servicing. Forcing advancement of more costly infrastructure.

If Vaughan Council feels compelled to support this unrealistic housing pledge, consider the following.

1. Pass a motion and promise the citizens of Vaughan that none of the homes pledged in the Housing Target will be built on the Greenbelt or Oak Ridges Moraine. Including the Greenbelt removal already approved in Block 41 and on the Oak Ridges Moraine on the northeast corner of Teston Rd and Dufferin Street where the Minister has suggested that the lands will be redesignated in a future amendment to O. Reg. 140/02 (Oak Ridges Moraine Conservation Plan) Refer to Map 2: [https://prod-environmental-registry.s3.amazonaws.com/2022-11/Redesignations%20or%20Removals%20Map%201%20to%2011\\_0.pdf](https://prod-environmental-registry.s3.amazonaws.com/2022-11/Redesignations%20or%20Removals%20Map%201%20to%2011_0.pdf) Item 14 here:

<https://yorkpublishing.escribemeetings.com/filestream.ashx?DocumentId=37394>

2. The Housing Pledge address critical needs to properly address the housing crisis including housing type, location and provision of affordable and accessible housing.
3. Develop a plan to deliver the missing middle as requested during the Committee of the Whole Budget Meeting Jan 18, 2023 refer to: <https://urbanhulk.ca/2023/01/30/the-missing-middle-in-vaughan/>
4. Clearly articulate to the Minister MMAH that Schedule 10 of Bill 23 brings more uncertainty of the ability of York Region to provide service capacity at the levels of growth proposed. In the absence of provincial decisions and direction on waste water servicing capacity the City of Vaughan and York Region **cannot meet the Housing Target Pledge.**
5. The City nor York Region have master plans, official plans or budgets that accommodate and responsibly plan to double our housing target by 2031. Request other levels of government commit guaranteed resources over a clearly identified timeline to ensure Vaughan and York Region can successfully deliver on the Housing Pledge.
6. Stop frustrating residents by accepting development applications as complete that require major infrastructure upgrades and servicing capacity whose timelines are uncertain. Prioritize development application that deliver on what Vaughan residents want, they are asking for missing middle, to creating communities, built environments, that people want to live in, stay in and foster social capital. Stop prioritizing greenfield and tall sprawl that are the worst development pattern possible from a Climate Change perspective.
7. Implications of Bill 23 brings legislative certainty to the reduction of development fees collected in the future by municipalities. While the Minister has promised that municipal shortfalls will be covered there is no legislative certainty that this will actually happen. Should the province continue down this path municipalities need more certainty that the growth will not be achieved on the backs of property tax payers and at the expense of a reduction in existing and future infrastructure services, natural heritage or responsible land-use planning that prepares Vaughan for the realities of climate change.

I hope that Vaughan Council will take these concerns seriously and respond to the Housing Pledge accordingly. At the very least Council acknowledges this is a laudable goal due to the absence of commitments from other levels of government.

Regards,  
Irene Ford  
Member of Stop Sprawl York Region and Stop The 413

**Communication: C8**  
**Committee of the Whole (2)**  
**March 8, 2023**  
**Item #13**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Item #13 Municipal Housing Target (Committee of the Whole) March 8, 2023  
**Date:** Tuesday, March 7, 2023 12:00:29 PM

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**From:** Angela Grella <[REDACTED]>  
**Sent:** Tuesday, March 07, 2023 11:59 AM  
**To:** Clerks@vaughan.ca; mayor@vaughan.ca; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>  
**Subject:** [External] Item #13 Municipal Housing Target (Committee of the Whole) March 8, 2023

Dear Vaughan Council,  
42, 000 homes in the City of Vaughan by 2031 is achievable if the City of Vaughan develops and implements a MISSING MIDDLE housing policy and action plan, prioritizes infill development (including brownfield opportunities), and prioritize infrastructure spending that will not encourage car-dependent sprawl. The Missing Middle takes advantage of the existing infrastructure. We do not need to build on the Greenbelt or the Oak Ridges Moraine. Save our Farms and Forests.

**To get there, it's abundantly clear that the status quo approaches that have reigned supreme on housing for many years are no longer viable The City of Vaughan** must build more Mixed Use Developments (shops or commercial establishments at the street level and residences on the floors above). I have provided pictures of such a development located on Hwy 7 and Kipling. There are so many single retail establishments in the City of Vaughan, that should have had residences built above to add affordable housing. Going forward, we must do better and be more creative in our planning!

Planners and our city government need to take a more aggressive approach to address the acute affordability and housing crises facing our city. We need to bring our city into the 21st century by removing exclusionary zoning. The only solution to meeting our housing target is not just the status quo of single-family units that promote car-dependent sprawl.

The citizens of Vaughan must have housing choices.

I urge the city of Vaughan to develop and implement a MISSING MIDDLE housing policy and to end Exclusionary Zoning.

Sincerely,  
Angela Grella (Ward 3)

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**Communication: C9  
Committee of the Whole (2)  
March 8, 2023  
Item #13**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Vaughan should stop accepting/approving application for new housing greater than the Official Plan requires  
**Date:** Tuesday, March 7, 2023 9:42:45 AM

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**From:** Andre Willi <[REDACTED]>  
**Sent:** Tuesday, March 07, 2023 9:37 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Vaughan should stop accepting/approving application for new housing greater than the Official Plan requires

Hello,

I am deeply troubled by the city of Vaughan accepting and approving housing applications greater than the Official Plan requires. **Please change your procedures to comply with the Official Plan.**

Thank you

Sincerely  
Andre Willi - Ward 3 resident  
[REDACTED] Ampezzo  
Vaughan, ON  
[REDACTED]

Office: [REDACTED]  
Cell: [REDACTED]

**From:** [Anthony Tersigni](#)  
**To:** [Jacquelyn Gillis](#)  
**Subject:** FW: Planners announce there are already more than 1.5M unbuilt homes in the pipeline  
**Date:** Thursday, March 9, 2023 2:06:58 PM  
**Attachments:** [Regional Planning Commission ON - News Release - Housing Inventory.pdf](#)

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**From:** Irene Zeppieri <[REDACTED]>  
**Sent:** Wednesday, March 8, 2023 10:27 AM  
**To:** Mario G. Racco <[MarioG.Racco@vaughan.ca](mailto:MarioG.Racco@vaughan.ca)>  
**Subject:** [External] Ontario Regional Planners announce there are already more than 1.5M unbuilt homes in the pipeline

I can't give a deputation today and only received this today. Paul Freeman is a member and York Region is included here.

The Housing Pledge on Vaughan's agenda appears increasingly meaningless and a juvenile PR stunt by Minister Clark. It's just a means to have something positive to report but does absolutely nothing to help municipalities overcome the true barriers to housing.

I hope you will speak up for York Region and reference this document. Newmarket did not commit to the Housing Pledge due to servicing constraints, they are not able to deliver directly due to the long standing, over a decade now, provincial indecision on w/w servicing capacity for York Region.

The Ontario government is acting as if regional governance doesn't exist, they are trying to weaken and undermine its authority just as they've done with CA. Infrastructure, planning, financing, timing and approvals are not red tape or inefficiencies. Housing approvals that don't have the required/adequate infrastructure will not get more homes built faster nor do anything to address the affordable housing crisis.

What is the real purpose of these housing pledges?

Thank you,  
Irene

### **Regional Planning Commissioners of Ontario issue inventory of Ontario's unbuilt housing supply**

Yesterday RPCO announced their finding that there were already 1.5M homes in the development pipeline before Bill 23 was enacted. The



municipalities surveyed by RPCO constitute approximately 70% of Ontario's population. This means that the development inventory for municipalities representing the remaining 30% of Ontario's population were not included, but would be expected to raise the aggregated numbers even higher, beyond 1.5M homes.

***"RPCO reports over 1,250,000 housing units approved and proposed to be built prior to Provincial Bill 23, and encourages all stakeholders to work together, as supply alone will not solve Ontario's housing affordability crisis. Data shows there are already over 1 million approved and proposed housing units in the development approval process. If a proxy of as-of-right accessory units is added, this number totals more than 1.25 million potential new homes. In year two of the Province's ten-year goal to build 1.5 million homes, the Regional Planning Commissioners of Ontario (RPCO) has undertaken a housing supply inventory, which already constitutes 85% the Provincial 2032 goal. Some proposed units will require infrastructure, but these numbers are intended to provide an indication of the status of units already approved and in the formal approval process. Municipalities representing the remaining 30% of Ontario's population would also have approved and proposed housing unit inventories. If they were included, the approved and proposed supply of housing units in the development approval process could exceed the 1.5 million Provincial target."***



# Regional Planning Commissioners of Ontario

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Please direct all correspondence to the office of the Chair

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## NEWS RELEASE AND MEDIA PACKAGE

WINDSOR, March 7, 2023

### Regional Planning Commissioners of Ontario issue inventory of Ontario's unbuilt housing supply

***RPCO reports over 1,250,000 housing units approved and proposed to be built prior to Provincial Bill 23, and encourages all stakeholders to work together, as supply alone will not solve Ontario's housing affordability crisis.***

Data shows there are already over 1 million approved and proposed housing units in the development approval process. If a proxy of as-of-right accessory units is added, this number totals more than 1.25 million potential new homes.

In year two of the Province's ten-year goal to build 1.5 million homes, the Regional Planning Commissioners of Ontario (RPCO) has undertaken a housing supply inventory, which already constitutes 85% the Provincial 2032 goal. Some proposed units will require infrastructure, but these numbers are intended to provide an indication of the status of units already approved and in the formal approval process.

Municipalities representing the remaining 30% of Ontario's population would also have approved and proposed housing unit inventories. If they were included, the approved and proposed supply of housing units in the development approval process could exceed the 1.5 million Provincial target.

Collaboration with all stakeholders on the importance of building a mix of unit types to achieve better housing affordability for Ontarians is critical. Addressing supply alone will not fix the problem.

The housing supply inventory is summarized as follows, and is presented in housing units prior to Provincial Bill 23:

<b>Development Ready (Registered and Draft Approved)</b>	<b>331,632</b>
<b>Under Application or Proposed</b>	<b>731,129</b>
<b>Ministerial Zoning Order</b>	<b>64,199</b>
<b>As-of-right units (proxy)</b>	<b><u>150,000</u></b>
<b>Total housing unit inventory now (year 2 of 10)</b>	<b>1,276,960</b>
<b>Provincial Target by end 2031 (year 10)</b>	<b>1,500,000</b>

Notes:

1. Most data are collected to the end of 2022, but all data capture dates were not identical. Please see the accompanying Appendix for details.
2. Some draft approved and proposed units will require the construction of supporting infrastructure to proceed to development. However, discounts and exemptions to development fees and charges may further hinder the timing of constructions of this required infrastructure.

The Chair of RPCO, Thom Hunt, and the Chair of the RPCO GGH Caucus, Paul Freeman, made the announcement today.

“There is no doubt that Ontario is faced with big housing pressures, and while municipalities will do their part to streamline the development review process, they cannot achieve the 1.5 million homes goal alone. We all need to work better together”, said Thom Hunt, Chair of RPCO. “To inform the discussion about housing supply and the importance of building a diverse range of affordable units, members of RPCO have identified the inventory of approved and proposed housing units. This follows RPCO’s recent report: *Making Room* that identifies gaps in housing delivery which, if properly addressed through collaborative engagement, can make real differences for Ontarians right now”.

Legislation supporting the Province’s Bill 23, the *More Homes Built Faster Act*, seeks to support building more homes, helping home buyers, reducing construction costs and fees, and streamlining development approvals. However, the legislation has unintended consequences, and does little to address solutions for a variety of housing types and affordability.

All parties involved in the creation of new homes should make working to increase housing production their highest shared priority. This must include the many different housing types, tenures and affordability options for all income levels.

It should also be noted that RPCO continues to not support in principle the removal of lands from the Greenbelt as a necessary step to address Ontario’s housing needs.

“We respect and share the stated goals of Bill 23”, said Paul Freeman, Chair of the RPCO GTA Caucus. “The housing supply inventory is intended to support working collaboratively with the Province. Supply alone will not solve the housing affordability crisis, and we look forward to working with all levels of government and stakeholders involved in enabling and building housing to understand all supply and demand factors, and to find meaningful and practical affordability solutions.”

**Background:**

In 2022, the Province of Ontario announced a target of creating 1.5 million new homes across the Province in the next ten years.

Municipalities issue development approvals for new home construction subject to public consultation and Council decision-making. Once development approvals are received, they remain in place until the property owner decides to proceed. Municipalities do not build market housing, but they do apply development charges and other growth-related fees to build infrastructure and community services to support growth ensuring complete communities (e.g. transportation, water supply and distribution, wastewater collection and treatment, stormwater management and community amenities). Municipalities cannot make property owners build new housing. It is up to developers to decide whether and when to develop their lands for housing.

Provincial legislative changes through Bill 23, the *More Homes Built Faster Act*, focus on municipalities streamlining and expediting the development approval process. Financial exemptions from development charges are intended to encourage developers to build more housing supply.

To identify Ontario's existing unbuilt housing unit inventory, RPCO undertook a survey of key municipalities across Ontario to identify approved and proposed units in the development approval process. This follows a recently released, action-oriented RPCO report entitled [Making Room: Shaping Big Housing Growth and Affordability in Ontario \(Making Room\)](#). More information can be found on the RPCO website [www.rpco.ca](http://www.rpco.ca)

**About the Regional Planning Commissioners of Ontario (RPCO):**

*RPCO is an organization made up of senior level practitioners from Ontario's large single-tier Cities and upper-tier Regions. Members of RPCO provide planning services and give planning advice to municipal Councils that represent approximately 80% of Ontario's population. As such, RPCO members are fully engaged on a daily basis in matters which are urban and rural; northern and southern; small town and big city. The universal importance of having a healthy development industry to support community vitality across Ontario is also understood and supported.*

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## Appendix: Unbuilt Housing Unit Inventory

The following highlights some key aspects of the RPCO inventory:

- Municipalities surveyed constitute approximately 70% of Ontario's population. This means that the development inventory for municipalities representing the remaining 30% of Ontario's population were not included, but would be expected to raise the aggregated numbers even higher.
- The entire GTHA is included, representing Canada's largest urban area. In the GTHA 911,748, units (82%) were identified through the inventory.
- Unit types are roughly divided as 25% ground-related units and 75% apartment units.
- Lands designated for development that do not have development applications in place are excluded from this inventory. These lands represent additional but uncounted inventory, as their designation reflects their status as being developable.
- Most data were collected to the end of 2022, but all data capture dates were not identical. Specifically, housing unit creation and absorption was captured for Toronto and Ottawa to mid-year 2022, and Durham Region and Oxford County to year-end 2021. However, these differences are not seen as being material (i.e. while unit creation and absorption will partially or entirely offset each other, the differences are not expected to affect the large aggregated inventory estimate).
- A proxy of 150,000 accessory units has been included in the inventory to address the Province's as-of-right legislation to create up to three dwelling units on selected individual property types. According to the Census of Canada, there were approximately 5.5 million occupied private dwellings in Ontario in 2021. Of this total, 3.8 million private dwellings were single detached, semi-detached and row houses (the unit types eligible for accessory dwellings), which combined accounted for 68.3% of all private dwellings. This 150,000 accessory unit proxy constitutes an estimate of 4% of homeowners choosing to create one additional unit (i.e. four households per 100 households) in units other than apartments, other single attached and movable dwellings. This is far less than rates occurring in some municipalities today. Accessory unit creation may be further accelerated by rising interest rates and the resulting needs of homeowners to supplement their incomes to keep their homes (as they close on a new home, renew, or lock in their existing mortgages). The proxy of 150,000 also assumes only one additional unit would be created per existing dwelling unit, while up to three units on a property are permitted. Three units may also be preferred by investment property owners.
- The inventory includes 15 municipalities with total housing supply of 1,126,960 housing units.
  - Registered Unbuilt and Draft Approved units – 29%
  - Proposed (under application) housing units – 65%

- Under construction housing units (over 225,000) not included
- Note that Canada Mortgage and Housing Corporation has estimated that 75,000 accessory apartments existed in the City of Toronto alone in 2021

**Housing Supply Definitions:**

Registered Unbuilt Units:

- Registered Plans of Subdivision with no building permits issued
- Site Plans with executed agreements

Draft approved:

- Draft approved plans of subdivision
- Site plan endorsed / approved in principle

Under Application / Proposed Units:

- Proposed Site Plans
- Proposed Plans of Subdivision

Ministerial Zoning Order:

- Approved MZO housing units

**Housing Supply from Municipalities Included Represents 70% of Ontario's Population:**

<b>GTHA</b>	<b>GGH</b>	<b>Outside GGH</b>
Durham	Barrie	Kingston
Halton	Guelph	Ottawa
Hamilton	Niagara	Oxford
Peel	Simcoe	Sudbury
Toronto	Waterloo	
York		

**Aggregated Figures for All Surveyed Municipalities  
(Containing 70% of Ontario's Population)**

Total Housing Supply	Unit Type				
	Single-detached	Semi-detached	Townhouse	Apartment	All Types
Registered Unbuilt	19,891	904	16,214	25,371	62,379
Draft Approved	51,124	6,059	55,095	156,976	269,253
Under Application / Proposed	50,977	4,138	68,240	607,775	731,129
Ministerial Zoning Order	148	-	1,326	62,725	64,199
<b>Total</b>	<b>122,139</b>	<b>11,101</b>	<b>140,875</b>	<b>852,846</b>	<b>1,126,960</b>
<i>% Share of Total</i>	10.8%	1.0%	12.5%	75.7%	100%

**Greater Toronto Hamilton Area- Aggregated Figures**

GTHA	Unit Type				
	Single-detached	Semi-detached*	Townhouse	Apartment	All Types
Registered Unbuilt	4,154	87	4,871	12,080	21,192
Draft Approved	25,792	3,154	28,615	138,855	196,416
Under Application / Proposed	23,353	1,320	39,865	581,624	646,162
Ministerial Zoning Order	148	-	174	47,656	47,978
<b>Total</b>	<b>53,447</b>	<b>4,561</b>	<b>73,525</b>	<b>780,215</b>	<b>911,748</b>
<i>% Share of Total</i>	5.9%	0.5%	8.1%	85.6%	100%



## Golden Horseshoe – Aggregated Figures

GGH Municipalities	Unit Type				
	Single-detached	Semi-detached*	Townhouse	Apartment	All Types
Registered Unbuilt	9,054	439	6,275	7,691	23,458
Draft Approved	14,723	1,173	15,459	13,937	45,291
Under Application / Proposed	18,840	2,606	14,980	14,685	51,110
Ministerial Zoning Order	-	-	1,132	15,069	16,201
<b>Total</b>	<b>42,616</b>	<b>4,218</b>	<b>37,846</b>	<b>51,381</b>	<b>136,060</b>
<i>% Share of Total</i>	31.3%	3.1%	27.8%	37.8%	100%

## Municipalities Surveyed Outside the Greater Golden Horseshoe

Outside GGH	Unit Type				
	Single-detached**	Semi-detached	Townhouse*	Apartment	All Types
Registered Unbuilt	6,683	378	5,068	5,600	17,729
Draft Approved	10,609	1,732	11,021	4,184	27,546
Under Application / Proposed	8,784	212	13,395	11,466	33,857
Ministerial Zoning Order	-	-	20	-	20
<b>Total</b>	<b>26,076</b>	<b>2,322</b>	<b>29,504</b>	<b>21,250</b>	<b>79,152</b>
<i>% Share of Total</i>	32.9%	2.9%	37.3%	26.8%	100%

## Supply Estimates (in Years) – Per CMHC Data and Growth Plan Forecasts

YEAR'S SUPPLY BASED ON 10 YEAR CMHC AVERAGE COMPLETIONS			
	Ground Related	Apartments	Total
GTHA	9.4	34.4	24.9
GGH	14.1	16.8	15.0
Outside GGH	11.7	8.2	10.5
<b>TOTAL</b>	<b>10.2</b>	<b>30.8</b>	<b>20.7</b>

YEAR'S SUPPLY BASED ON GROWTH PLAN 2021-31 FORECAST	
	Year's Supply
GTHA	18.1
GGH Municipalities	6.7
<b>TOTAL</b>	<b>14.8</b>