

June 5, 2023

Mayor Steven Del Duca and Members of Council

City of Vaughan
2141 Major MacKenzie Dr W.
Vaughan, ON
L6A 1T1

Sent via email to clerks@vaughan.ca

**RE: City of Vaughan
Planning and Growth Management | Item # 6
PROPOSED AMENDMENT TO VAUGHAN OFFICIAL PLAN 2010, VOLUME 1, POLICY
10.1.3 AND BY-LAW 278-2009 AS AMENDED IN RESPONSE TO BILL 109 (MORE
HOMES FOR EVERYONE, 2022) FILE 25.7
2023-06-06**

The Building Industry and Land Development Association (BILD) is in receipt of Item 6 *Proposed Amendment to Vaughan Official Plan 2010, Volume 1, Policy 10.1.3 and By-Law 278-2009 as Amended in Response to Bill 109 (More Homes For Everyone, 2022)*. On behalf of our York Chapter, BILD appreciates this opportunity to provide the following sentiments as it relates to this work.

To begin, we would like to thank the City for meeting with BILD and our legal counsel throughout the drafting of proposed OPA 93. As a result of our conversations, we are pleased to see that pre-application public consultations will be encouraged, not required. We were also pleased to see that the City has committed to having the same staff members remain on an application throughout the bulk of the process. Further, accepting site plan applications concurrently with other applications is welcomed, though concerns that an application will not be deemed complete and that applicants will be required to make multiple submissions remain.

With respect to Design Review Panels (DRP), BILD welcomes the changes to the extent the DRP is not made a mandatory pre-application process that results in any process. BILD is also concerned with the two-stage pre-consultation process that results in a three-stage submission process that includes two full submissions. BILD also remains concerned with the potential requirement for pre-application third party clearances and peer reviews which are processes which may amount to at least a partial technical review with no timelines in place. Lastly, BILD is concerned that the proposed pre-application requirement to have the Block Plan approval process concluded will result in unpredictable timing for development applications and lead to development delays, contrary to the intent of Bill 109.



As your community building partner, we trust that you will take these comments into careful consideration as you finalize this work.

Kind regards,

A handwritten signature in black ink, appearing to read "Victoria Mortelliti".

Victoria Mortelliti, MCIP RPP
Senior Manager, Policy & Advocacy

CC: BILD's Review Team
Haiqing Xu, City of Vaughan
Danielle Binder, BILD
Members of the BILD York Chapter

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. Its 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.