

Communications from Council meeting of February 22, 2023

Item 3, Report No. 9 – MUNICIPAL HOUSING TARGET AND MUNICIPAL HOUSING  
PLEDGE, MORE HOMES BUILT FASTER ACT, 2022

**C12  
COMMUNICATION  
COUNCIL – February 22, 2023  
CW (2) - Report No. 9, Item 3**

**From:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario@vaughan.ca)  
**Subject:** FW: [External] City of Vaughan Housing Pledge  
**Date:** February-15-23 1:31:20 PM

---

**From:** Clerks@vaughan.ca <Clerks@vaughan.ca>  
**Sent:** Tuesday, February 14, 2023 11:20 AM  
**To:** Jacquelyn Gillis <Jacquelyn.Gillis@vaughan.ca>; Isabel Leung <Isabel.Leung@vaughan.ca>  
**Subject:** FW: [External] City of Vaughan Housing Pledge

---

**From:** IRENE FORD [REDACTED]  
**Sent:** Tuesday, February 14, 2023 11:18 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** Todd Coles <[Todd.Coles@vaughan.ca](mailto:Todd.Coles@vaughan.ca)>; Wendy Law <[Wendy.Law@vaughan.ca](mailto:Wendy.Law@vaughan.ca)>; Haiqing Xu <[Haiqing.Xu@vaughan.ca](mailto:Haiqing.Xu@vaughan.ca)>; Nick Spensieri <[Nick.Spensieri@vaughan.ca](mailto:Nick.Spensieri@vaughan.ca)>; Council@vaughan.ca; Brian Captao <[bcapitao@yrmg.com](mailto:bcapitao@yrmg.com)>; Kim Zarzour <[kzarzour@yrmg.com](mailto:kzarzour@yrmg.com)>; Noor Javed <[njaved@thestar.ca](mailto:njaved@thestar.ca)>; Emma McIntosh <[emma.mcintosh@thenarwhal.ca](mailto:emma.mcintosh@thenarwhal.ca)>; Fatima Syed <[fatima@thenarwhal.ca](mailto:fatima@thenarwhal.ca)>; Jeff Gray <[jgray@globeandmail.com](mailto:jgray@globeandmail.com)>; Robert Benzie <[rbenzie@thestar.ca](mailto:rbenzie@thestar.ca)>; Joel Wittnebel <[joel.wittnebel@thepointer.com](mailto:joel.wittnebel@thepointer.com)>; Michael Tiboloco <[michael.tiboloco@pc.ola.org](mailto:michael.tiboloco@pc.ola.org)>; Steve Clark <[steve.clark@pc.ola.org](mailto:steve.clark@pc.ola.org)>; Comments <[comments@auditor.on.ca](mailto:comments@auditor.on.ca)>; Wayne Emmerson <[wayne.emmerson@york.ca](mailto:wayne.emmerson@york.ca)>; John Taylor <[jtaylor@newmarket.ca](mailto:jtaylor@newmarket.ca)>; Margaret Quirk <[mquirk@georgina.ca](mailto:mquirk@georgina.ca)>; Tom Mrakas <[tmrakas@aurora.ca](mailto:tmrakas@aurora.ca)>; Steve Pellegrini <[spellegrini@king.ca](mailto:spellegrini@king.ca)>; Christopher Raynor <[christopher.raynor@york.ca](mailto:christopher.raynor@york.ca)>; Mike Crawley <[mike.crawley@cbc.ca](mailto:mike.crawley@cbc.ca)>; Frank Scarpitti <[mayorscarpitti@markham.ca](mailto:mayorscarpitti@markham.ca)>; Sandra Malcic <[sandra.malcic@york.ca](mailto:sandra.malcic@york.ca)>; Paul Freeman <[paul.freeman@york.ca](mailto:paul.freeman@york.ca)>; Wendy Kemp <[wendy.kemp@york.ca](mailto:wendy.kemp@york.ca)>; David West <[david.west@richmondhill.ca](mailto:david.west@richmondhill.ca)>; Mayor-Town of Whitchurch-Stouffville <[mayor@townofws.ca](mailto:mayor@townofws.ca)>; Francesco - M.P. Sorbara <[francesco.sorbara@parl.gc.ca](mailto:francesco.sorbara@parl.gc.ca)>; Watt Heather (MMAH) <[heather.watt@ontario.ca](mailto:heather.watt@ontario.ca)>; Smartprosperity Info <[info@smartprosperity.ca](mailto:info@smartprosperity.ca)>; John MacKenzie <[john.mackenzie@trca.ca](mailto:john.mackenzie@trca.ca)>  
**Subject:** [External] City of Vaughan Housing Pledge

Vaughan Clerks,

While my communication is late for today's Committee of the Whole agenda I ask that it please be added to the Council agenda when this item comes forward. As always if I have misunderstood anything I welcome clarifications and corrections from staff.

**I respectfully ask that Council direct staff to include language that acknowledges resident concerns and limitations beyond the control of the City of Vaughan that reduce the ability to build housing at the levels set out in the Province's Housing Target Pledge:**

- 1) The Housing Pledge is almost double what Vaughan is required to accept as per the Growth Plan and recently approved York Region Official Plan; **Housing Pledge = 42,000 vs. York Region Official Plan = 22,000 a difference of 21,000 Homes**
- 2) The Housing Pledge does not address other critical needs to properly address the housing crisis including housing type, location and provision of affordable and accessible housing
- 3) The infrastructure, particularly water and wastewater servicing, approvals is beyond the control of the City of Vaughan and direction under Schedule 10 of Bill 23 brings more uncertainty

to the ability of York Region to provide service capacity at the levels of growth proposed.

4) The City nor York Region have master plans, official plans or budgets that accommodate and responsibly plan for the additional 21,000 houses that the province has requested the City of Vaughan to pledge a commitment to approving to build

5) Residents in Vaughan are increasingly frustrated at the magnitude, density and amount of development applications coming forward in the absence of any consideration or improvements to their communities. Residents are asking for complete walkable communities with mixed use planning and it is not being delivered. Even when planned variance applications or tribunal decisions come through to increase residential and decrease commercial services; day to day services are not provided in new or existing communities. There is only increased competition for already scarce public resources; transit, roads, schools, community centers, parks, greenspace, grocery stores. These concerns are not NIMBY nor BANANA they are about liveability and creating communities, built environments, that people want to live in, stay in and foster social capital.

6) Implications of Bill 23 brings legislative certainty to the reduction of development fees collected in the future by municipalities. While Minister Clark 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.

While I applaud staff's commitment to streamline and improve the development application approvals process there are several limiting factors not identified in Vaughan's Housing Pledge (Attachment 2). Many are beyond the control of the City and have significant budget implications that are likely compounded by the implications of Bill 23. To not acknowledge the limitations beyond control of the City makes the pledge meaningless. Perhaps only a document to appease and justify the current Ontario PC Government's misguided legislative changes that blame municipal development and conservation authorities development application approvals as the red tape and cause of the housing crisis. Will this put the City in a precarious position in the future should they be unable to satisfy the pledge?

## **Land nor development approvals/permits are the limiting factors to achieving housing targets in York Region, it is servicing capacity.**

This pledge as is worded masks the fact that the City of Vaughan is blindly planning to achieve the housing target set by the province that is almost double what was just approved and required in York Region's Official Plan. **The Province's target is nothing more than a laudable goal and it undermines the entire MCR process and all of the public consultation that just went into updating York Region's Official Plan.** A planning process that has cost taxpayers millions extra as a result of changes half through the process as identified in the Auditor General's value for money audit on land use

planning. [https://www.auditor.on.ca/en/content/annualreports/arreports/en21/AR\\_LandUse\\_en21.pdf](https://www.auditor.on.ca/en/content/annualreports/arreports/en21/AR_LandUse_en21.pdf). Not to mention the \$100M EA on the Upper York Sewage System that was just thrown in the garbage as Schedule 10 of Bill 23 basically directs York Region staff to start over and find a new solution using the Duffin Creek's W/W Treatment Plant and seek a third expansion and a new EA approval 0.49 cents of each Vaughan property tax dollar goes to the Region. If we are planning as if EA's are approved then the entire process is broken and the public will continue to have no choice but to seek federal intervention.

## **MMAH Housing Pledge: 42,000 New Homes by 2031 York Region's Official Plan (Approved Nov, 2022): 22,000 New Homes (units)**

### ***Servicing to Support the Housing Pledge***

It is important to note that York Region Official Plan, as just approved by the Minister of Municipal Affairs and Housing on November 4, 2022, forecasts the City of Vaughan to grow from 340,700 to 407,300 persons between 2021 and 2031, or a net growth of 66,600 persons, or approximately 22,200 units if an average 3 persons per unit is applied. The Pledge of 42,000 dwelling units by 2031 is a significant increase, which requires all services, e.g. water, wastewater, road, and transit capacities to increase accordingly. Much of them is not within the jurisdiction of the City of Vaughan. It remains unclear as to how the required infrastructure will be provided to meet the new housing target.

The target set by the province in this pledge is in conflict with the Growth Plan and York Region's Official Plan. This is critical because York Region's Official Plan is guiding major infrastructure investment based on phasing policies that are based on the Transportation and WasteWater Master Plans. Do these documents need to be updated with significant infrastructure upgrades and in turn conduct more studies and seek approvals. The latter is often dependent on provincial approvals and beyond the control of both York Region and Vaughan. Not to mention wasteful planning b/c it is impossible for staff to plan anything as the direction is changing so fast and they must feel like a ping-pong ball batted around a table.

How can City of Vaughan staff say with confidence that they will meet the housing targets when on the same agenda you have the ALLOCATION OF SERVICING CAPACITY ANNUAL DISTRIBUTION AND UPDATE (Item 5: [Committee of the Whole \(2\) - February 14, 2023](#)) in which staff identify remaining servicing capacity for 2023 is 3,411 person equivalents and that allocation of servicing capacity from York Region is not anticipated to be announced until Q4 2023? Where and how will servicing capacity mysteriously/magically appear from? If I understand correctly we have 55,702 units under review, that is a far, far cry from the servicing capacity Vaughan currently has available? If we assume 3 persons per unit would that be 167,106 persons equivalents? Refer to Table 2 of this staff report: <https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=130873>

I am mystified how the Kleinburg Resource Recovery Facility has surplus capacity of 2907 persons equivalent, which discharges into the Humber River, is we are planning on decommissioning this plant, within the same planning cycle, as part of the West Vaughan EA?

**I also think it is a huge disservice to pledge more housing for the sake of housing in the absence of any analysis of where, what type of housing and how it will be affordable and accessible for our most vulnerable who are already experiencing housing insecurity.** Housing built for investors will not address the critical need for affordable housing nor will more greenfield and/or greenbelt low rise sprawl that doesn't have access to transit or other key community services.

I don't get it - residents are screaming because the development applications are coming in ahead of infrastructure and services required for communities to be liveable. We are clearly

approving development far above and beyond what is required in the Growth Plan as well as York Region's Official Plan. This is not being transparently acknowledged by staff who keep accepting development applications as 'complete' bringing them forward to public meetings. This in turn allows these applications to go forward to appeal if there is a decision or no decision by the Vaughan Council. If we can't service the growth, why are we continuing to accept the development applications and frustrate communities? Unless the only goal is to give land-use approvals not actually build housing? I know you can't refuse the applications but are we required to accept development and density well beyond what is being asked of the City of Vaughan and what can be reasonably serviced and in a manner that is costly (wasteful) and irresponsible?

#### Supporting Links

Staff Report: <https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=130873>

Minister Clarks Letter Requesting Housing Pledge:

Vaughan Pledge: <https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=130875>

Thank you,  
Irene Ford

**C16**  
**COMMUNICATION**  
**COUNCIL – February 22, 2023**  
**CW (2) - Report No. 9, Item 3**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](#); [Isabel Leung](#)  
**Subject:** FW: [External] Re: City of Vaughan Housing Pledge - Deferred March 8  
**Date:** February-16-23 7:21:30 PM

---

**From:** IRENE FORD [REDACTED]  
**Sent:** Wednesday, February 15, 2023 7:05 PM  
**To:** Clerks@vaughan.ca  
**Cc:** Todd Coles <Todd.Coles@vaughan.ca>; Wendy Law <Wendy.Law@vaughan.ca>; Haiqing Xu <Haiqing.Xu@vaughan.ca>; Nick Spensieri <Nick.Spensieri@vaughan.ca>; Council@vaughan.ca; Brian Capitaio <bcapitaio@yrmg.com>; Kim Zarzour <kzarzour@yrmg.com>; Noor Javed <njaved@thestar.ca>; Emma McIntosh <emma.mcintosh@thenarwhal.ca>; Fatima Syed <fatima@thenarwhal.ca>; Jeff Gray <jgray@globeandmail.com>; Robert Benzie <rbenzie@thestar.ca>; Joel Wittnebel <joel.wittnebel@thepointer.com>; Michael Tiboloco <michael.tiboloco@pc.ola.org>; Steve Clark <steve.clark@pc.ola.org>; Comments <comments@auditor.on.ca>; Wayne Emmerson <wayne.emmerson@york.ca>; John Taylor <jtaylor@newmarket.ca>; Margaret Quirk <mquirk@georgina.ca>; Tom Mrakas <tmrakas@aurora.ca>; Steve Pellegrini <spellegrini@king.ca>; Christopher Raynor <christopher.raynor@york.ca>; Mike Crawley <mike.crawley@cbc.ca>; Frank Scarpitti <mayorscarpitti@markham.ca>; Sandra Malcic <sandra.malcic@york.ca>; Paul Freeman <paul.freeman@york.ca>; Wendy Kemp <wendy.kemp@york.ca>; David West <david.west@richmondhill.ca>; Mayor-Town of Whitchurch-Stouffville <mayor@townofws.ca>; Francesco - M.P. Sorbara <francesco.sorbara@parl.gc.ca>; Watt Heather (MMAH) <heather.watt@ontario.ca>; Smartprosperity Info <info@smartprosperity.ca>; John MacKenzie <john.mackenzie@trca.ca>; shawn.jeffords@cbc.ca; Minister (MMAH) <minister.mah@ontario.ca>  
**Subject:** [External] Re: City of Vaughan Housing Pledge - Deferred March 8

Hello All,

It was fascinating to learn during yesterday's meeting that within the last 24 hours Minister Clark communicated that the deadline for the housing pledge was extended until later in March. As a result Vaughan Council deferred the item until the next Committee of the Whole Meeting on March 8th.

I reiterate my concerns that it is wholly inappropriate to ask for the pledge from lower tier municipalities when upper tiers allocate and are responsible for servicing capacity. Regardless of how planning responsibilities change the regions are still responsible as of right now, when the pledge is requested.

I guess that the City of London did not find out prior to this extension being granted. They did however, appear to have concerns contrary to Minister Clark's rosey tweet about the pledge. [London's pledge of 47,000 homes includes assertive letter to province but avoids 'punching them in the face'](#)

For those interested the targets as set out in the Bulletin posted on the ERO. [2031 Municipal Housing Targets | Environmental Registry of Ontario](#)

Municipality	Housing Target
City of Toronto	285,000
City of Ottawa	151,000
City of Mississauga	120,000
City of Brampton	113,000
City of Hamilton	47,000
City of London	47,000
City of Markham	44,000
City of Vaughan	42,000
City of Kitchener	35,000
Town of Oakville	33,000
City of Windsor	13,000
City of Richmond Hill	27,000
City of Burlington	29,000
City of Oshawa	23,000
City of Barrie	23,000
City of Guelph	18,000
City of Cambridge	19,000
Town of Milton	21,000
Town of Whitby	18,000
City of St. Catharines	11,000
Town of Ajax	17,000
City of Waterloo	16,000
City of Kingston	8,000
City of Brantford	10,000
Clarington	13,000
City of Pickering	13,000
City of Niagara Falls	8,000
Town of Newmarket	12,000
Town of Caledon	13,000
<b>Totals</b>	<b>1,229,000</b>

Thank you,  
Irene Ford

On Tuesday, February 14, 2023 at 11:17:34 a.m. EST, IRENE FORD <[REDACTED]> wrote:

Vaughan Clerks,

While my communication is late for today's Committee of the Whole agenda I ask that it please be added to the Council agenda when this item comes forward. As always if I have misunderstood anything I welcome clarifications and corrections from staff.

**I respectfully ask that Council direct staff to include language that acknowledges resident concerns and limitations beyond the control of the City of Vaughan that reduce the ability to build housing at the levels set out in the Province's Housing Target Pledge:**

1) The Housing Pledge is almost double what Vaughan is required to accept as per the Growth

Plan and recently approved York Region Official Plan; **Housing Pledge = 42,000 vs. York Region Official Plan = 22,000 a difference of 21,000 Homes**

2) The Housing Pledge does not address other critical needs to properly address the housing crisis including housing type, location and provision of affordable and accessible housing

3) The infrastructure, particularly water and wastewater servicing, approvals is beyond the control of the City of Vaughan and direction under Schedule 10 of Bill 23 brings more uncertainty to the ability of York Region to provide service capacity at the levels of growth proposed.

4) The City nor York Region have master plans, official plans or budgets that accommodate and responsibly plan for the additional 21,000 houses that the province has requested the City of Vaughan to pledge a commitment to approving to build

5) Residents in Vaughan are increasingly frustrated at the magnitude, density and amount of development applications coming forward in the absence of any consideration or improvements to their communities. Residents are asking for complete walkable communities with mixed use planning and it is not being delivered. Even when planned variance applications or tribunal decisions come through to increase residential and decrease commercial services; day to day services are not provided in new or existing communities. There is only increased competition for already scarce public resources; transit, roads, schools, community centers, parks, greenspace, grocery stores. These concerns are not NIMBY nor BANANA they are about liveability and creating communities, built environments, that people want to live in, stay in and foster social capital.

6) Implications of Bill 23 brings legislative certainty to the reduction of development fees collected in the future by municipalities. While Minister Clark 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.

While I applaud staff's commitment to streamline and improve the development application approvals process there are several limiting factors not identified in Vaughan's Housing Pledge (Attachment 2). Many are beyond the control of the City and have significant budget implications that are likely compounded by the implications of Bill 23. To not acknowledge the limitations beyond control of the City makes the pledge meaningless. Perhaps only a document to appease and justify the current Ontario PC Government's misguided legislative changes that blame municipal development and conservation authorities development application approvals as the red tape and cause of the housing crisis. Will this put the City in a precarious position in the future should they be unable to satisfy the pledge?

## **Land nor development approvals/permits are the limiting factors to achieving housing targets in York Region, it is servicing capacity.**

This pledge as is worded masks the fact that the City of Vaughan is blindly planning to achieve the housing target set by the province that is almost double what was just approved and required in York Region's Official Plan. **The Province's target is nothing more than a laudable goal and it undermines the entire MCR process and all of the public consultation that just went into updating York Region's Official Plan.** A planning process that has cost taxpayers millions extra as a result of changes half through the process as identified in the Auditor General's value for money audit on land use planning. [https://www.auditor.on.ca/en/content/annualreports/arreports/en21/AR\\_LandUse\\_en21](https://www.auditor.on.ca/en/content/annualreports/arreports/en21/AR_LandUse_en21)



[.pdf](#). Not to mention the \$100M EA on the Upper York Sewage System that was just thrown in the garbage as Schedule 10 of Bill 23 basically directs York Region staff to start over and find a new solution using the Duffin Creek's W/W Treatment Plant and seek a third expansion and a new EA approval 0.49 cents of each Vaughan property tax dollar goes to the Region. If we are planning as if EA's are approved then the entire process is broken and the public will continue to have no choice but to seek federal intervention.

## **MMAH Housing Pledge: 42,000 New Homes by 2031 York Region's Official Plan (Approved Nov, 2022): 22,000 New Homes (units)**

### ***Servicing to Support the Housing Pledge***

It is important to note that York Region Official Plan, as just approved by the Minister of Municipal Affairs and Housing on November 4, 2022, forecasts the City of Vaughan to growth from 340,700 to 407,300 persons between 2021 and 2031, or a net growth of 66,600 persons, or approximately 22,200 units if an average 3 persons per unit is applied. The Pledge of 42,000 dwelling units by 2031 is a significant increase, which requires all services, e.g. water, wastewater, road, and transit capacities to increase accordingly. Much of them is not within the jurisdiction of the City of Vaughan. It remains unclear as to how the required infrastructure will be provided to meet the new housing target.

The target set by the province in this pledge is in conflict with the Growth Plan and York Region's Official Plan. This is critical because York Region's Official Plan is guiding major infrastructure investment based on phasing policies that are based on the Transportation and WasteWater Master Plans. Do these documents need to be updated with significant infrastructure upgrades and in turn conduct more studies and seek approvals. The latter is often dependent on provincial approvals and beyond the control of both York Region and Vaughan. Not to mention wasteful planning b/c it is impossible for staff to plan anything as the direction is changing so fast and they must feel like a ping-pong ball batted around a table.

How can City of Vaughan staff say with confidence that they will meet the housing targets when on the same agenda you have the ALLOCATION OF SERVICING CAPACITY ANNUAL DISTRIBUTION AND UPDATE (Item 5: [Committee of the Whole \(2\) - February 14, 2023](#)) in which staff identify remaining servicing capacity for 2023 is 3,411 person equivalents and that allocation of servicing capacity from York Region is not anticipated to be announced until Q4 2023? Where and how will servicing capacity mysteriously/magically appear from? If I understand correctly we have 55,702 units under review, that is a far, far cry from the servicing capacity Vaughan currently has available? If we assume 3 persons per unit would that be 167,106 persons equivalents? Refer to Table 2 of this staff report: <https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=130873>

Committee of the Whole (2) - February 14, 2023

I am mystified how the Kleinburg Resource Recovery Facility has surplus capacity of 2907 persons equivalent, which discharges into the Humber River, is we are planning on decommissioning this plant, within the same planning cycle, as part of the West Vaughan EA?

**I also think it is a huge disservice to pledge more housing for the sake of housing in the absence of any analysis of where, what type of housing and how it will be affordable and accessible for our most vulnerable who are already experiencing housing insecurity.** Housing built for investors will not address the critical need for affordable housing nor will more greenfield and/or greenbelt low rise sprawl that doesn't have access to transit or other key community services.

I don't get it - residents are screaming because the development applications are coming in ahead of infrastructure and services required for communities to be liveable. We are clearly approving development far above and beyond what is required in the Growth Plan as well as York Region's Official Plan. This is not being transparently acknowledged by staff who keep accepting development applications as 'complete' bringing them forward to public meetings. This in turn allows these applications to go forward to appeal if there is a decision or no decision by the Vaughan Council. If we can't service the growth, why are we continuing to accept the development applications and frustrate communities? Unless the only goal is to give land-use approvals not actually build housing? I know you can't refuse the applications but are we required to accept development and density well beyond what is being asked of the City of Vaughan and what can be reasonably serviced and in a manner that is costly (wasteful) and irresponsible?

Supporting Links

Staff Report: <https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=130873>

Minister Clarks Letter Requesting Housing Pledge:

Vaughan Pledge: <https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=130875>

Thank you,  
Irene Ford