

**C8**  
**COMMUNICATION**  
**SPECIAL COUNCIL – October 3, 2023**  
**CW (1) - Report No. 39, Item 7**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Committee of the Whole - Communication - Item 7. Reducing Barriers To More Affordable Housing Options  
**Date:** October-03-23 12:42:03 PM  
**Attachments:** [Planning staff aim to add the .pdf](#)

---

---

**From:** Jean-François Obregón [REDACTED]  
**Sent:** Tuesday, October 03, 2023 12:20 PM  
**To:** mayor@vaughan.ca; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; adrian.volpentesta@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Clerks@vaughan.ca  
**Cc:** Glen Shields Rate Payers <glenshieldsratepayers@gmail.com>; Gino Muia [REDACTED]; Theodore Koutros <[REDACTED]>; Mary Prospero <[REDACTED]>; Joseph Brunaccioni [REDACTED]; Sharan Kaur <[REDACTED]>; Samantha F. Glass <[REDACTED]>  
**Subject:** [External] Committee of the Whole - Communication - Item 7. Reducing Barriers To More Affordable Housing Options

Dear Mayor Del Duca and Committee of the Whole,

I am an advocate for densifying in existing neighbourhoods across Vaughan's five wards. However, I would like to know more about the City of Vaughan's plans for doing four residential units on a property. There is potential to do this well, but I would advise you to work with citizens for a policy that can last.

It is unclear how quickly such a policy would be up and going in the City of Vaughan. While the City of Toronto has recently succeeded in bringing in a policy to allow multiplexes as of right, it took years of work and advocacy for this to happen. If monster homes can be built in Vaughan, which in another form can easily house three or four families then, I do not have an issue with the proposal. However, it is unclear how this item and proposal will line-up with the City's Affordable Housing Policy or the Official Plan Review, where I understand there is consideration for increased density in existing neighbourhoods.

There can be unintended consequences to as of right allowing four storeys. It can incentivize demolitions of perfectly fine homes with existing rental tenants. There are numerous properties already being converted to house two or three units per property in the City of Vaughan. The City of Vancouver brought in a policy to allow six storeys as of right, which is being criticized for displacing people. I'm attaching a Globe and Mail article about this. It raises these criticisms, which Vaughan would do well to avoid. While I'm supportive of the missing middle, I would not support a policy that removes existing housing stock that actually has hidden density in the way of renters living there.

Additionally, the City of Vaughan does not have a recycling policy that I'm aware of for waste avoidance in demolitions or renovations. Allowing for four residential units on a property as of right should go hand-in-hand with a policy or by-law making it harder for contractors to renovate homes without consideration for recycling or reuse. B.C. cities have such bylaws to avoid waste.

Thank you for considering my comments and concerns.

Best,

Jean-François

■ Laurel Valley Court, Concord, ON