

## **MEMBER'S RESOLUTION**

### **Committee of the Whole (2)**

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**DATE:** Tuesday, September 17, 2024

**TITLE: MAKING HOUSING MORE AFFORDABLE IN VAUGHAN**

**FROM:**

Mayor Steven Del Duca

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**Whereas**, there is a housing affordability crisis in the City of Vaughan and across Ontario;

**Whereas**, the City of Vaughan agreed to the provincial housing pledge that committed us to enable the building of 42,000 units of housing by 2032;

**Whereas**, a healthy balance of housing supply is needed, including low-rise, mid-rise and high-rise options for residents, and the City of Vaughan should use all tools to encourage that this balance is achieved;

**Whereas**, the City of Vaughan's development charge rates increased by 229 per cent from 2009 to 2021 and 66 per cent since 2018, making Vaughan's development charge rates among the highest in the Greater Toronto and Hamilton Area;

**Whereas**, there is broad acknowledgement that onerous development charges are making the housing affordability crisis even more challenging in the current economic climate;

**Whereas**, the City of Vaughan is scheduled to begin the next update of its Development Charges Background Study and Development Charges By-Law in 2027.

**It is therefore recommended:**

1. THAT staff be directed to report back to Council by the end of October 2024 with options to amend the current Development Charges By-Law to help make housing more affordable in Vaughan;

2. The options referred to above are to include the following provisions for consideration:
  - a. A 25 per cent reduction in the residential development charge rate that was calculated as of Dec. 31, 2022, which would last until the end of this term of Council; and
  - b. Revisions to sections 3(2) and 3(3) of the Development Charges By-law to read the collection date to be first occupancy for all residential forms of development, or alternatively, a 24-month deferral for the collection of development charges for residential development; and
  - c. Delete the charging of interest pursuant to sections 26.1 and 26.2 of the *Development Charges Act*, and
  - d. Fix development charge rates to the date of planning applications for singles, semis and townhouses using section 27 agreements; and
  - e. Nothing in this Member's Resolution should impact any area-specific development charges.
  
3. Staff are to include any other proposed measures relating to reducing the cost of housing in Vaughan in this report.

**Financial and Staff Resource Impact:** *No financial impact has been identified.*

**Attachments:**

1. Schedule A – *Development charges for Various Types of Homes in Greater Toronto & Hamilton Area Municipalities*