

MEMBER'S RESOLUTION

Committee of the Whole (2)

DATE: Tuesday, May 13, 2025

**TITLE: THREE STRIKES AND YOU ARE IN – FASTER APPROVALS
FOR MORE HOMES IN VAUGHAN**

FROM:

Mayor Steven Del Duca

Whereas, Vaughan has always been a destination of choice, a place people dream of calling home, and where future generations wish to raise their families, start businesses, and enjoy an unrivalled quality of life; and

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; and

Whereas, Vaughan received \$59 million to build more housing units as part of the federal Housing Accelerator Fund in 2023, \$35 million from the province's Housing-Enabling Water Systems Fund in 2024; and \$20 million from the province's Housing-Enabling Core Servicing Stream under the Municipal Housing Infrastructure Program in 2025; and

Whereas, in 2024, Vaughan Council cut development charge rates on all residential developments by almost 50 per cent to boost housing construction and lower housing costs for residents; and

Whereas, the entire City of Vaughan is subject to Site Plan Control By-law No. 123-2013, as amended; and

Whereas, pursuant to the Site Plan Control By-law, when an applicant considers developing a property with one or more buildings, the applicant must receive Site Plan approval from the City before a building permit is issued; and

Whereas, pursuant to the *Planning Act*, if approval is not granted within 60 days the applicant may choose to appeal the Site Plan Application to the Ontario Land Tribunal; and

Whereas, there may be several submissions of a Site Plan Application which may be a costly and time-consuming process for both City staff and the applicant; and

Whereas, the City of Mississauga has adopted a “three strikes and you are in” model upon consultation with the stakeholders to address these issues with the Site Plan Application process; and

Whereas, the “three strikes and you are in” model fosters collaboration between the City and applicants providing opportunity for communication and negotiation; and

Whereas, the model encourages the City and applicant to communicate requirements clearly providing applicants with much needed predictability.

It is therefore recommended:

1. That Council formally approves a "three strikes and you are in" model to be adopted by the Planning, Growth Management and Housing Delivery Portfolio for Site Plan Applications that commits to the following:
 - a. the City commits to three sets of comments (if necessary) delivering feedback on Site Plan Applications; and
 - b. after the third set of comments is delivered, the applicant be given the option of a face-to-face ‘redline’ meeting with the staff to resolve any outstanding issues so that a Site Plan Approval can be issued; and
2. That the model be effective and operational as of June 2025.

Financial and Staff Resource Impact

Existing operating budget will be leveraged to implement the above

Attachments

N/A