

From: [Assunta Ferrante](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Feedback on THREE STRIKES AND YOU ARE IN – FASTER APPROVALS FOR MORE HOMES IN VAUGHAN
Date: May-14-25 9:19:11 AM

From: Joe Fleming [REDACTED]
Sent: Monday, May 12, 2025 11:10 PM
To: mayor@vaughan.ca
Cc: Clerks@vaughan.ca; Council@vaughan.ca
Subject: [External] Feedback on THREE STRIKES AND YOU ARE IN – FASTER APPROVALS FOR MORE HOMES IN VAUGHAN

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Dear Mayor Del Duca,

Thank you for your continued leadership and commitment to addressing the housing crisis in Vaughan. I appreciate the urgency with which the City is working to meet its housing targets and support the creation of vibrant, inclusive communities.

I recently read your proposal titled *"Three Strikes and You Are In – Faster Approvals for More Homes in Vaughan."* While I understand and support the goal of improving efficiency and predictability in the site plan process, I wanted to share a few thoughts that I hope will be helpful.

The baseball analogy is memorable, but it may unintentionally suggest that approval is expected once an applicant reaches the third round of comments. In practice, not every application will be appropriate for approval after three rounds, especially if fundamental issues remain unresolved or the proposal does not align with Vaughan's planning objectives. In that sense, the "three strikes and you are in" phrasing is concerning to many in the community.

Recently, there has been a noticeable trend where developers are purchasing low-density, mixed-use parcels, often the last remaining greenfield sites within established residential communities. These sites were typically envisioned for future retail or other local-serving uses. Instead, we are seeing proposals for high-density and medium-

density condominiums on these lands, well outside the city's defined intensification areas in the Vaughan Official Plan. This shift can have long-term implications for neighborhood character, infrastructure, and the balance of uses within complete communities.

To address this, I would like to suggest a small addition to the resolution that could help reinforce the City's planning principles. A clause such as the following might provide helpful clarity:

"Whereas, the Site Plan Application, following the redline meeting, represents good planning and conforms to the Vaughan Official Plan and land use objectives."

This would acknowledge that while speed and collaboration are important, they must be balanced with the need for sound planning and consistency with the City's long-term vision.

I appreciate your time and consideration, and I look forward to seeing Vaughan continue to lead in both housing innovation and responsible development.

Sincerely,

Joe Fleming
Woodbridge