



March 30 2026

The Corporation of the City of Vaughan
Members of Council
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: Mayor Del Duca
Members of Council

From: Primont Homes

Re: Staff Report: Time Limited Exemption of City Development Charges for Residential Developments – Response to Mayoral Directive 1-2026

Dear Mayor Del Duca and Members of Council,

Primont Homes is the Owner of approximately 114 acres within the City of Vaughan, representing active applications at various stages of the planning, development, and construction process.

Primont has been closely following the City of Vaughan’s approach to Development Charge incentives as a tool to help reinvigorate the housing industry. We commend Mayor Del Duca for his February 24, 2026 directive to explore a framework for a city-wide Development Charge Exemption program.

Primont is supportive of this initiative, and respectfully requests that Council consider the following amendments to strengthen the Program:

- 1. Extension of Program Timeline**
We recommend extending the program end date from February 28, 2027 to December 31, 2027. This extension would provide an applicant with time to advance the planning and development approvals while enabling the sales program to proceed with greater certainty in support of permitting and construction phases.
- 2. Eligibility for Units at Permit Stage**
We recommend that the policy framework include eligibility for units that were in a permit issuance position at the time of the Mayor’s February 24, 2026 directive; in the case of Primont’s Hillmont project, a Development Charge exemption would translate into



approximately \$12 million in savings to the project—significantly improving housing affordability for our purchasers.

We appreciate the City of Vaughan's leadership in addressing the current housing challenges. The market conditions along with high financing and construction costs, continue to keep many prospective buyers on the sidelines. Initiatives such as this Program are critical to restoring market confidence and improving housing affordability.

Thank you for your consideration

Kind regards,

Carmela Liggio

Director, Land Development

carmela@primont.com

Primont Homes

cc:

Mayor Del Duca

Members of City of Vaughan Council

Joe Montesano, President