

VIA EMAIL

March 30, 2026

The Office of the City Clerk
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

C11.
Communication
Council – April 28, 2026
CW(1) – Report No. 17 Item No. 7

Dear City Clerk and Members of Council,

Re: TIME LIMITED EXEMPTION OF CITY DEVELOPMENT CHARGES FOR RESIDENTIAL DEVELOPMENTS – RESPONSE TO MAYORAL DIRECTIVE 1-2026

On behalf of Cortel Group, we thank you for the opportunity to provide comments on the Committee of the Whole Report regarding the Mayoral Directive 1-2026 for a time limited exemption of City development charges ('DC').

As you are aware, Cortel Group is a family-run builder and developer based in Vaughan, Ontario. For over 50 years, Cortel has been building communities across the Greater Toronto Area. We build and deliver low, mid and high-rise buildings, as well as industrial. In our company's deep history in the building and development sector, we have never experienced this level of downturn in the housing market—an industry that has historically been robust, provides critical services, generates strong economic impact, and supports significant jobs.

The City of Vaughan has demonstrated leadership in advancing tangible solutions to support new housing starts and has effectively advocated for action from other levels of government to address the housing crisis. In November 2024, the City implemented a temporary 50% reduction in DCs for select housing developments. However, even with this reduction, Vaughan continues to have among the highest DC rates in the Greater Toronto Area.

We recognize that collaborative efforts are required to stimulate housing development. If implemented effectively, the proposed Mayoral Directive to temporarily exempt DCs has the potential to generate meaningful impact, ultimately benefiting the local economy and expanding the municipal tax base.

However, based on our experience, the proposed 10-month DC exemption period (February 25, 2026 to February 28, 2027 but will not be in force until April 2026 at the earliest so technically only a 10-month period) will not achieve the intended objective of advancing new housing projects—particularly high-rise developments. To be effective, the exemption period must align with the actual sequencing and timelines associated with development.

For example, even where a project has secured all planning approvals and completed building permit drawings and technical submissions, it can take approximately 48 months to reach foundation completion—a requirement under the proposed program.

Typical Mixed Use/High-Rise Condo Timeline			
Start	Finish	Milestone	Expected Timeframe
Apr-26	Apr-27	Building Permit	12 months
Apr-27	Jul-27	Tender	4-6 months
Jul-27	May-29	Sales	8-22 months
May-29	Apr-30	Construction to Footings	8-10 months

While the proposed exemption is well-intentioned, a 10-month window is unlikely to influence housing starts, even when considered alongside temporary Federal and Provincial HST exemptions and Regional DC reductions. Meaningful change will require more decisive action—specifically, extending the DC exemption period to 48 months to reflect actual development timelines and schedules and more closely align with the 2031 municipal housing target objectives.

We believe there is a significant opportunity to meaningfully support housing supply, job creation, and economic growth in the City of Vaughan. Accordingly, we respectfully request that Council extend the DC exemption period to better reflect the practical timing requirements of residential development.

It is important to underscore that without new housing starts, there will be no new DC revenue or additional property tax growth—the financial impact will be far greater than what is outlined in the report if there are no housing starts. We need to collectively work together towards housing delivery and ask that the City of Vaughan to continue to be a leader and champion by making the necessary changes to this DC exemption program.

We appreciate your consideration of our comments and concerns and request formal notice of any decision made by Council in this matter.

Sincerely,
Cortel Group



Peter Cortellucci

Assunta Ferrante

Subject: FW: [External] Vaughan Mayoral Directive - 1-2026
Attachments: Vaughan_DC_Mayoral Directive 1-2026_Cortel Letter_2026.03.30.pdf

From: Elsa Fancello <elsa.fancello@cortelgroup.com>
Sent: Tuesday, March 31, 2026 8:45 AM
To: Clerks@vaughan.ca
Cc: mayor@vaughan.ca; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Stefano Cortellucci <Stefano@cortelgroup.com>; Mario Cortellucci <Mario.Cortellucci@cortelgroup.com>; Peter Cortellucci <Peter.Cortellucci@cortelgroup.com>
Subject: [External] Vaughan Mayoral Directive - 1-2026

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Thank you for the opportunity to submit comments re: Staff's response to Mayoral Directive 1-2026.

We believe that the proposed 10-month DC exemption period (February 25, 2026 to February 28, 2027 but will not be in force until April 2026 at the earliest so technically only a 10-month period) will not achieve the intended objective of advancing new housing projects—particularly high-rise developments.

Please see attached letter.

With thanks,

Elsa

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