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416-673-7444
www.quadreal.com

QuadReal Property Group
199 Bay Street, Suite 4900
P.O. Box 373
Toronto, ON M5L 1G2
Canada

VIA EMAIL
March 30, 2026

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

Dear City Clerk and Members of Council,

Re: Mayoral Directive 1-2026 – Development Charge Exemption for Residential Development

On behalf of QuadReal Property Group, we appreciate the opportunity to comment on the proposed time-limited exemption of City development charges (“DCs”).

Today’s announcement by the federal and provincial governments marks an important shift in housing policy. The commitment to fund infrastructure and support reductions in municipal DCs by up to 50% is a clear acknowledgement that upfront costs are a primary barrier to housing delivery and that coordinated action across all levels of government is required to address it.

In that context, Vaughan’s continued leadership on DC policy is both timely and critical.

QuadReal is a long-term investor and developer in the City, with a significant commitment at Assembly Park in the Vaughan Metropolitan Centre. The site is being delivered in multiple phases and represents a meaningful contribution to Vaughan’s housing and employment growth. Advancing these phases and others like them requires not just supportive policy, but policy that aligns with how development is actually executed.

We support the intent of the proposed DC exemption. However, the current 10-month window is unlikely to materially influence housing starts.

Even for projects that are well advanced, the path from approvals to construction is measured in years. At Assembly Park, individual phases are sequenced based on market absorption, financing, procurement, and delivery logistics. These are not decisions that can be accelerated within a short policy window, even with strong incentives.

As structured, the exemption will primarily capture projects already positioned to proceed, rather than unlocking the next wave of development.

The federal and provincial announcement reinforces this point, both levels of government are committing funding over multiple years to enable sustained DC reductions and long-term project viability. The opportunity for Vaughan is to align with that approach.

We would therefore respectfully recommend extending the exemption period to approximately 48 months. A longer window would:

- Align with real development timelines;
- Allow projects currently in the pipeline to advance into construction;
- Provide the certainty needed to influence capital allocation decisions today; and
- Maximize the benefit of the newly announced federal and provincial funding.

Ultimately, the objective should be to unlock projects that are currently stalled, not just to accelerate those already underway. Without new starts, there is no new DC revenue and no growth in the property tax base.

We commend the City for moving early on this issue and encourage Council to take the next step by aligning the program with the broader direction now being set at the provincial and federal levels.

We would welcome the opportunity to discuss further.

Sincerely,

QuadReal Property Group



Jay Claggett, MCIP, RPP, CD
Senior Vice President, Development – Asset Management