

March 31, 2026

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

**C13.**  
**Communication**  
**Council – April 28, 2026**  
**CW(1) – Report No. 17 Item No. 7**

Dear City Clerk and Members of Council,

**Re: Mayoral Directive 1-2026 Time-Limited Exemption of Development Charges of Residential Development Response**

On behalf of Zancor Homes , we extend our appreciation for allowing us to provide comments on the proposed limited exemption on the City's Development Charges (DC's) per the Mayoral Directive 1-2026

Zancor Homes is actively pursuing various development opportunities in Vaughan to deliver much-needed housing and new communities in the City and across GTA. With the current downward trend in the housing, real estate and residential construction market, Zancor Homes is not exempt, like many other developers from this negative impact to the industry. We also recognize the City's efforts and leadership in boosting housing development, supporting the construction work force and the economy. Certainly, this DC Exemption is greatly helpful in providing meaningful impact to our end goal which is to build more homes. We support this initiative by the City.

The most recent announcement by the Province on the HST exemption for new home sales greatly pushes the residential market into the positive direction. DC reductions and exemption greatly boost this effort. However, we believe that for a more effective reception by prospective home buyers, we respectfully suggest extending this DC Exemption period to December 31, 2028 effectively converting it into a minimum 2-year program. From a sales standpoint, this provides more confidence on the side of the public and prospective home buyers knowing that owning their homes becomes affordable and more realistic. This timeline also allows more opportunity for development approvals, entitlements and agreements to materialize without posing too much burden on City staff as well, especially those who have to review and process approvals, permits and legal agreements.

Again, we greatly appreciate your review of our comments and look forward to working with City Staff and Council in this effort.

Sincerely,



Carlos Itagan, C.E.T.  
Director, Planning & Development  
Zancor Homes