



April 14, 2026

Mayor Del Duca and Members of the Committee of the Whole
City of Vaughan
2141 Major MacKenzie Dr W.
Vaughan, ON
L6A 1T1

Re: Committee of the Whole – April 14, 2026

**Item 6.15: 2026 DEVELOPMENT CHARGES BACKGROUND STUDY (CITY-WIDE AND AREA SPECIFIC)
PUBLIC STATUTORY MEETING**

The Building Industry and Land Development Association (BILD) acknowledges receipt of *Item 6.15, the 2026 Development Charges Background Study (City-Wide and Area Specific)*, scheduled for consideration at the April 14 statutory public meeting. On behalf of our York Forum members, we appreciate the opportunity to provide these comments for Council's consideration.

We would like to thank the City of Vaughan for its continued engagement with BILD and our members through the established Working Group forum. Since the outset of this process, there has been ongoing and constructive dialogue involving City staff, industry representatives, and BILD's retained consultants. These discussions have supported a detailed review of the background materials, and we value the opportunity to continue this collaborative approach as the process advances.

We recognize and appreciate that the Mayor and Members of Council continue to demonstrate leadership in advancing housing supply, while acknowledging that builders and developers face a range of site-specific circumstances. We value Council's openness to hearing directly from our members and its willingness to understand the unique challenges associated with individual projects.

In a time of continued market uncertainty, we appreciate the City's flexibility and commitment to ongoing dialogue to help address the evolving needs of the industry. While there is always more that can be done, we acknowledge that Council has taken a proactive approach and has demonstrated an understanding of current market conditions. We are grateful for your continued commitment to working collaboratively toward solutions that reflect the dynamic nature of the market.

We also recognize that this is a statutory public meeting, and that BILD has already provided multiple detailed submissions to staff, supported by analysis from our consultants. We look forward to continuing these discussions as the process moves forward. In this context, we also acknowledge the Mayor's direction for a time-limited exemption of City development charges for shovel-ready residential developments, which we are hopeful will play a meaningful role in supporting housing supply during the current market downturn.

At the same time, we note that the proposed Development Charges represent an increase over the Mayor's November 2024 reductions, coming at a particularly challenging point in the market cycle. Given current economic conditions, we respectfully submit that now is not the appropriate time to implement these increases in full. We encourage Council to consider pausing the implementation of the proposed rates and to engage with industry on appropriate transition measures. This could include delayed implementation, phased increases, or other mechanisms that better reflect current market realities. BILD would welcome the opportunity to work collaboratively with the City to explore a more gradual and flexible approach, one that supports housing delivery while recognizing the financial pressures facing the development industry.

As for immediate next steps, we understand that an updated Development Charges Background Study will be released prior to Council's formal consideration, and BILD and our members look forward to having sufficient time to review the updated materials. In parallel, BILD and its consultants are currently reviewing the City's responses to our most recent submission and look forward to further discussions in the near term.

BILD greatly values its long-standing relationship with the City of Vaughan, grounded in transparency and collaboration. We appreciate the City's continued commitment to advancing housing supply and supporting complete communities. Our members remain committed to delivering much-needed housing and vibrant neighborhoods across Vaughan.

Thank you again for the opportunity to provide this submission. We look forward to continued collaboration as this work progresses.

Sincerely,

A handwritten signature in black ink, appearing to read 'Victoria Mortelliti', written in a cursive style.

Victoria Mortelliti, MCIP RPP.
Director, Policy and Advocacy