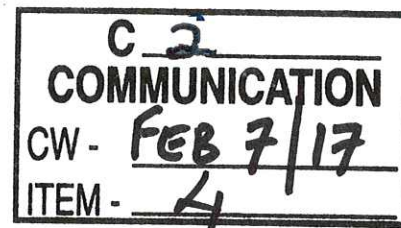




BUILDING A GREATER GTA
Building Industry and Land
Development Association



February 6, 2017

Mayor Bevilacqua and members of Council
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Dear Mayor and members of Council,

RE: City-Wide Secondary Suites Study – Approval of Draft Official Plan Policies, Zoning Standards and Implementation Strategy

With more than 1,450 member-companies, BILD is the voice of the land development, home building and professional renovation industry in the Greater Toronto Area (GTA). Our industry is essential to the GTA's long-term economic strength and prosperity. In 2015 alone, the residential construction industry generated 196,603 on-site and off-site jobs in new home building, renovation and repair – one of the GTA's largest employers. These jobs paid \$11.4 billion in wages and contributed \$30.2 billion in investment value to the economy. In York Region specifically, there were over 20,000 jobs in 2015, amounting to \$1.1 billion in wages, and \$3 billion in investment value. Residential renovation is essential to the Greater Toronto Area's economic foundations, job creation, housing quality and long-term prosperity.

On behalf of the BILD York Chapter and Renovator Council members, we applaud the City of Vaughan for producing a comprehensive study on City-Wide Secondary Suites, which includes the Draft Official Plan Policies, Zoning Standards and an Implementation Strategy. BILD and its members have been engaged in this study and we thank City staff for their inclusive consultation process.

BILD would like to take this opportunity to express our support for the study, as means of delivering affordable housing options, and expanding housing choice and mix. Secondary suites enable low and moderate income households that desire ground-related housing – to be achieved. Not only are secondary suites a source of affordable rental housing, they can also provide extra income and security for first time homebuyers. Secondary suites encourage both affordability and intensification through the adaptive reuse of the existing housing stock. BILD believes that this broad based solution is an equitable way of creating a new supply of affordable housing, while also eliminating illegal accessory apartments that may be hidden and unsafe.

BILD and its Renovator Council members look forward to continued consultation through the implementation of this plan. Thank you for the opportunity to submit these comments. If you have any questions, please contact the undersigned.

Sincerely,

Danielle Chin MCIP RPP
Senior Manager, Policy & Government Relations

cc: John Mackenzie, Deputy City Manager, Planning and Growth Management