



June 27, 2023

Mayor Frank Scarpitti and Members of Council

City of Markham
101 Town Centre Blvd.
Markham, ON
L3R 8G5

Sent via email to clerkspublic@markham.ca

RE: June 28, 2023 – Council, Item 6.1 | MEMORANDUM - CITY OF MARKHAM'S RESPONSE TO BILL 109 - MORE HOMES FOR EVERYONE ACT, 2022, AND BILL 23 - MORE HOMES BUILT FASTER ACT, 2022, FILE: PR 22 260697 (10.0)

The Building Industry and Land Development Association (BILD) is in receipt of Item 6.1 *Memorandum - City of Markham's Response to Bill 109 - More Homes For Everyone Act, 2022, and Bill 23 - More Homes Built Faster Act, 2022, File: PR 22 260697* as presented on the June 28th Council agenda. On behalf of our York chapter, BILD appreciates this opportunity to provide the following sentiments as it relates to this work.

As you may recall from December 2nd correspondence to City Council, BILD and its members had submitted substantial concerns with the original draft of the OPA which contained a frontloading approach to Bill 109 implementation. Similar approaches in other municipalities have led BILD to appeal Official Plan Amendments across the GTA.

In the interest of collaboration, since our original submission, City staff have consulted with BILD and further changes were made in advance of the June 13th Development Service Committee meeting. Our correspondence to that meeting expressed our preliminary thoughts on the positive changes that were made, with some outstanding concerns for technical amendments that were needed.

With the further amendments and reporting to the June 28th Council meeting, we are pleased to report that with these changes, we believe that the City's instruments and approach better reflect the spirit and intent of the provincial legislation. We have also heard some positive feedback from our members, which is encouraging. We thank Markham staff for their continued commitment to working with BILD staff to create a planning application framework that we can collaboratively work within.

Ultimately, this is a new process for all participants and some challenges associated with this process may be experienced. Significant cooperation will be required between the City and the industry for this new approach to be successful. The industry is committed to maintaining an open and honest dialogue for things that are and aren't working with this new system and the City should feel comfortable doing the same through its City-Builder Forum, as we work towards the common objective to deliver more homes to the City of Markham.

As your community building partners, we appreciate the conversations had throughout this process and for the opportunity to be a resource for the City.

Kind regards,

A handwritten signature in blue ink, appearing to read "Danielle Binder".

Danielle Binder, MCIP, RPP
Director of Policy and Advocacy

CC: *Arvin Prasad, City of Markham*
 Darryl Lyons, City of Markham
 Giulio Cescato, City of Markham

The Building Industry and Land Development Association is an advocacy and educational group representing the building, land development and professional renovation industry in the Greater Toronto Area. BILD is the largest home builders' association in Canada, and is affiliated with the Ontario Home Builders' Association and the Canadian Home Builders' Association. It's 1,500 member companies consists not only of direct industry participants but also of supporting companies such as financial and professional service organizations, trade contractors, as well as manufacturers and suppliers of home-related products.