

TRREB: 83 Per Cent of Vaughan Residents Support Cutting Development Charges as Home Building Stalls

New Ipsos polling shows overwhelming local backing for fee reductions, serious affordability concern

VAUGHAN, ON — January 29, 2026 — A recent Ipsos poll conducted on behalf of the Toronto Regional Real Estate Board (TRREB) finds that 83 per cent of Vaughan residents support cutting development charges on new homes a clear signal that reducing government-driven housing costs remains a policy with strong support from local voters.

Vaughan has recently taken action on this front. Under the leadership of Mayor Steven Del Duca, City Council approved policies in late 2024 that reduced development charge (DC) rates by roughly 47 per cent and locked in lower rates on residential developments through to 2029. Prior to these changes, Vaughan's DCs were among the highest in the Greater Toronto Area (GTA), with low-rise residential charges previously near \$94,500 per unit before the cut brought them down to just over \$50,000.

"These numbers show that Vaughan residents are ready for bold action on housing affordability," said Daniel Steinfeld, TRREB President. "Cutting the taxes and fees that drive up housing costs is something the public strongly believes will make a real difference in people's lives, and Mayor Del Duca and Council should be applauded for their efforts on this front."

The poll also shows:

- **91 per cent of Vaughan residents agree taxes on housing in Ontario are too high and want provincial reform.**
- **83 per cent are concerned that young people renting or living with their parents may never be able to afford to buy a home.**
- **74 per cent are frustrated by the lack of progress on housing affordability.**
- **63 per cent believe the housing situation in Vaughan has gotten worse.**

Vaughan Housing Starts

According to provincial housing targets and CMHC construction data, Vaughan is not building enough homes to remain on pace to meet Ontario's housing supply objectives.

Between 2021 and 2025, Vaughan averaged fewer than 3,000 housing starts per year, with activity declining sharply in the most recent years, putting the City on track for another year of significantly underperforming housing supply.

“At a moment when affordability concerns are intensifying, Vaughan cannot afford a sustained slowdown in homebuilding,” added Steinfeld. “The data shows that meeting housing targets will require continued action to lower costs, support project viability, and keep new homes moving through the pipeline.”

Vaughan’s Housing Policy Response

Recognizing the growing affordability pressures facing residents, Vaughan has taken steps aimed at lowering housing costs, accelerating construction, and expanding housing choice across the city. Vaughan City Council approved significant reductions to residential development charges in 2024, cutting what had previously been among the highest development charges in the GTA.

This action forms part of a broader housing strategy that includes advancing transit-oriented development around the Vaughan Metropolitan Centre and subway stations, and supporting higher-density, mixed-use growth along major corridors.

“These are important and necessary steps,” said John DiMichele, TRREB CEO. “Lowering development charges helps remove one of the biggest cost barriers to building new homes, and Vaughan deserves credit for taking action. Pairing cost reductions with faster approvals and transit-oriented growth is exactly the direction municipalities need to move.”

Building More Housing Vaughan Families and Young People Can Afford

TRREB is calling on the City of Vaughan and the Province of Ontario to prioritize the following actions to restore housing affordability and expand access to homeownership:

1. Maintain and Build on Development Charge Reductions

Maintaining the City’s recent DC cuts and exploring additional relief for family-sized and missing-middle housing would help ensure projects move forward and new supply reaches the market. Reducing upfront costs provides greater certainty for builders and helps prevent higher fees from being passed on directly to homebuyers — a critical issue in a city where affordability pressures are intensifying.

2. Expand Missing-Middle and Family-Sized Housing Options

Vaughan already has one of the highest homeownership rates in the GTA, but that success has come alongside growing barriers for first-time buyers and young families. Expanding the supply of townhomes, multiplexes, and low-rise, family-oriented housing is essential to ensuring the next generation can put down roots in the city.

3. Speed Up Approvals and Turn Policy into Homes

Affordability frustration is increasingly tied to slow delivery. Accelerating approvals, streamlining zoning, and ensuring that policy reforms translate into actual homes on the ground will be critical to reversing these perceptions and restoring confidence that affordability is improving.

About the Poll

These are some of the findings of an Ipsos poll conducted between Oct 17 – 30, 2025, on behalf of TRREB. For this survey, a sample of 2,000 GTA residents aged 18 years. The poll is accurate to within ± 2.7 percentage points, 19 times out of 20.

Read the [Vaughan Ipsos poll](#) factum here.

Media Inquiries:

For all media inquiries, please email media@trreb.ca.

About TRREB:

The [Toronto Regional Real Estate Board](#) is Canada's largest real estate board, with over 70,000 residential and commercial professionals connecting people, property, and communities.