

February 23, 2026

Mayor Steven Del Duca
Members of Vaughan City Council
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Re: Toronto Regional Real Estate Board Submission on the City of Vaughan's Proposed Budget 2026 and 2027–2030 Capital Plan

Dear Mayor Del Duca and Members of Vaughan City Council,

On behalf of the Toronto Regional Real Estate Board (TRREB), representing 70,000 REALTOR® Members serving the Greater Toronto Area (GTA), including those living and doing business in the City of Vaughan, we are pleased to provide our comments on the City's proposed 2026 Budget and multi-year capital plan.

Our Members witness daily the profound effects of municipal fiscal decisions on housing affordability, market stability, and overall community liveability.

Vaughan's residents and businesses are navigating a challenging housing environment, with high home prices and a limited supply of housing types that consumers want and need. TRREB commends Mayor Del Duca and the City Council for the proactive and forward-thinking steps already taken to address these pressures.

The City's Fiscal Discipline and Affordability Focus

We applaud the proposed 2026 Budget's disciplined approach, avoiding service cuts while continuing to invest in essential services, community safety, environmental sustainability, and growth-related infrastructure. This reflects strong fiscal stewardship amid economic uncertainty.

Particularly noteworthy is the City's 47 per cent reduction in development charges (DCs) passed in November 2024, a significant incentive that supports builders in bringing new supply online more quickly and eases cost pressures in a high-growth city like Vaughan. Combined with policies to reduce DC rates, defer, or freeze residential development, these measures demonstrate a commitment to accelerating housing production while protecting municipal finances.

We appreciate Vaughan's recent adoption of the Vaughan Official Plan 2025, which directs significant growth to transit corridors and major areas, fosters higher densities, supports transit ridership, and creates complete communities with a mix of housing, jobs, and services. This provides a solid foundation for long-term housing supply and economic vitality.

Further to the adoption of the Official Plan 2025, we are encouraged to see that the City is undertaking a **Housing Strategy** to expand housing options to meet the current and future needs of residents. The focus on affordable units and mid-rise development will support the policy

objectives of the Vaughan Official Plan 2025. As a key housing stakeholder, TRREB is available to participate and provide evidence-based support for this initiative.

Vaughan Residents Remain Concerned About Housing Affordability

According to a recent 2025 Ipsos survey on behalf of TRREB, amid these positive steps, anxiety and concerns persist among Vaughan residents and across the GTA.

Key findings include:

- 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.

These findings underscore that additional steps could further improve the market environment and increase housing options for families and individuals.

Explore Permissions for Fourplexes, Sixplexes, and Similar Multi-Unit Forms

To build on a strong foundation and advance Vaughan's housing supply goals and Housing Strategy, TRREB encourages the City to consider additional zoning reforms aligned with recent provincial directions.

Vaughan could examine the feasibility of adopting zoning permissions such as those in the City of Toronto, where fourplexes and sixplexes (up to four and six residential units in low-rise buildings) are permitted as-of-right, particularly in areas near transit or along major streets.

This incremental approach to gentle density would:

- Increase housing choices in established neighbourhoods without requiring complete rezoning applications.
- Support infill development on underutilized larger lots.
- Contribute meaningfully to long-term supply goals while minimizing impacts on existing communities.

Maintain and Build on Recent Development Charge Reductions

TRREB commends the City of Vaughan for its significant 47 per cent reduction in development charges for residential developments introduced in November 2024 and effective until November 2029. This policy has lowered costs by bringing low-rise residential rates down to approximately \$50,193 per unit (from \$94,466), providing a strong incentive for builders to advance projects and bring new supply to market more quickly.

Maintaining these DC cuts is crucial to sustaining housing momentum in a fast-growing city like Vaughan, especially amid today's low new construction activity. Exploring additional targeted relief, such as further discounts or deferrals specifically for family-sized units and "missing middle" forms (duplexes, triplexes, fourplexes, townhouses) would encourage even more diverse and attainable housing options.

By keeping upfront costs lower, the City helps prevent these fees from being fully passed on to homebuyers and renters through higher prices or rents, a key factor in addressing affordability pressures.

TRREB recommends that a commitment to preserve and, if feasible, expand these measures be made in the 2026 Budget and multi-year capital plan. This will help accelerate supply and reinforce Vaughan's leadership in balancing fiscal responsibility with housing affordability. These measures could also add thousands of new units over the coming decade.

Conclusion

TRREB strongly advocates for a 2026 Budget and multi-year capital plan that continues to balance fiscal responsibility with bold action on housing supply, affordability, and housing-enabling infrastructure. Vaughan's leadership in development charges positions the City as a model in the GTA. By exploring these additional measures, the City can accelerate progress toward complete, accessible, liveable and prosperous communities.

TRREB is available to support the City of Vaughan through ongoing dialogue, participation, and the provision of real-time market data.

Thank you for your dedication to Vaughan's housing needs and for prioritizing residents' well-being. We look forward to working together.

Sincerely,



Daniel Steinfeld
President
Toronto Regional Real Estate Board