

**SPECIAL COUNCIL (BUDGET) MEETING – FEBRUARY 24, 2026  
COMMUNICATIONS**

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		<b><u>Rpt. No.</u></b>	<b><u>Item No.</u></b>	<b><u>Committee</u></b>
<b><u>Distributed February 20, 2026</u></b>				
C1.	Presentation material	9	1	Sp. Committee of the Whole (Budget)
<b><u>Distributed February 23, 2026</u></b>				
C2.	Daniel Steinfeld, Toronto Regional Real Estate Board, Don Mills Road, Toronto, dated February 23, 2026	9	1	Sp. Committee of the Whole (Budget)

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**Please note there may be further Communications.**

**C1.**

**Communication**

**Council – February 24, 2026**

**Sp.CW (Budget) – Report No. 9    Item No. 1**

# **Proposed 2026 Budget and 2027-2030 Capital Financial Plan**

**Special Council (Budget)  
February 24, 2026**



# Service Excellence

## Awards & Recognition of the City's Accomplishments

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1. GFOA Distinguished Budget Presentation Award
2. 2024 Culture Days' Top Participating Communities
3. Tree Cities of the World Award for 2024
4. MarCom Awards for Excellence in Marketing and Communication – 2 Platinum and 3 Gold
5. Ontario Public Works Association National Public Works Week Award
6. BeSpatial 2025 Best Public Sector GIS award
7. NextGen-Skill Development Employment Program For Persons With Disabilities
8. Municipal Waste Association's Promotion & Education Award - Waste Calendar
9. Gold ACE Award from the Canadian Public Relations Society for Best Marketing Campaign
10. 2024 Engineering Project of the Year (PEO-York Chapter) Competition, Small Project Category
11. Human Resources Director Canada Best Places to Work 2025 Award
12. International Economic Development Council 2025 Excellence in Economic Development Awards
13. Attractions Ontario 2025 Annual General Meeting Award winners
14. 2025 Ontario Professional Planners Institute PlanON Vision Award of Excellence
15. Provincial and National Lifesaving/Lifeguarding Champions
16. 2025 International Festivals & Event Association World Festival & Event City Award
17. National Procurement Institute (NPI) Achievement of Excellence in Procurement Award
18. 2025 Ontario Association of Chiefs of Police Traffic Safety Excellence Award
19. Recreation Services Honoured with MarCom awards

# Mayoral Direction – 2026 Budget

Delivering a **safe,**  
**secure** and  
**affordable**  
community for you



Recognizes the current economic environment of continued uncertainty.



Respects taxpayers – **0%** tax rate increase



No impact on Council-mandated service levels



Continues to support Council priorities such as reducing traffic

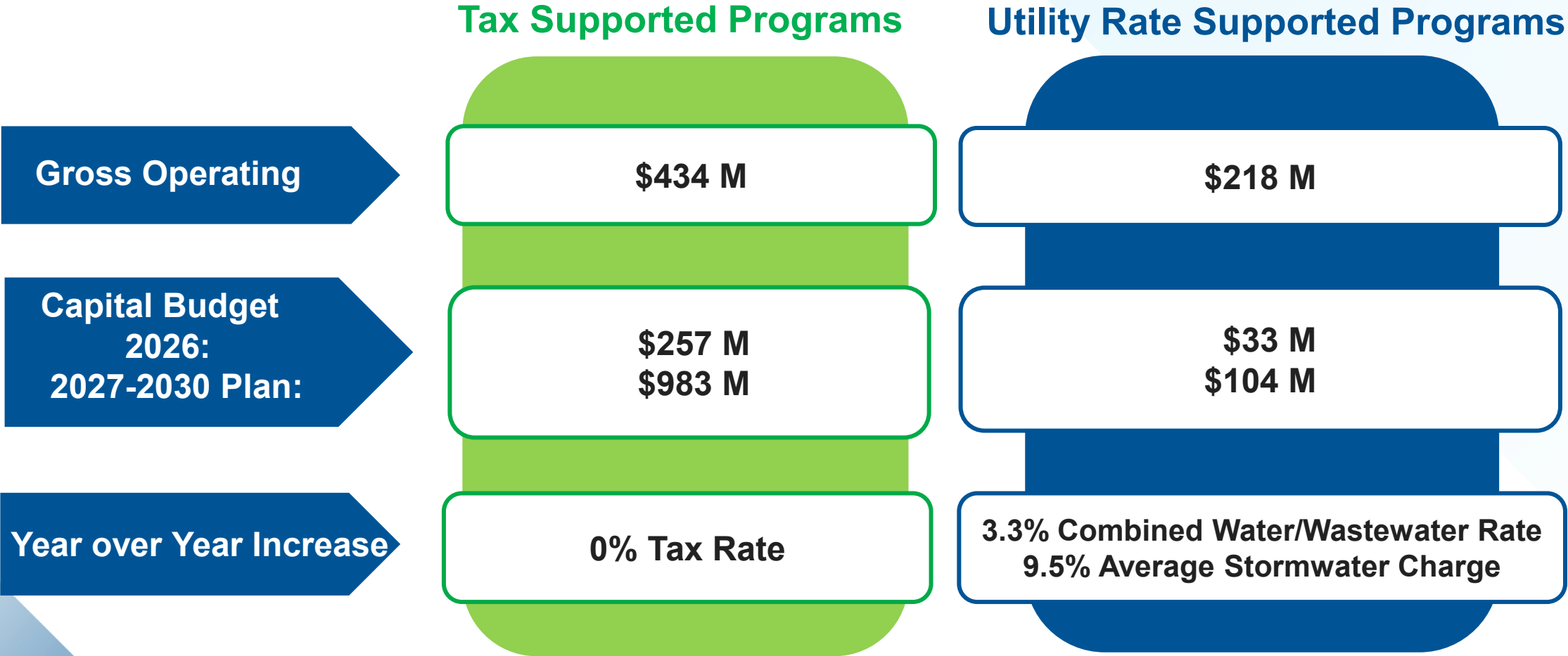


Manages growth and renews critical infrastructure



Prudent and sustainable fiscal management

# 2026 Budget Summary



# York Region and Other Municipal Comparators - 2026 Tax Rate Increases

as of February 12, 2026



**York Region**

**Other Surrounding Municipalities**

	2026 Tax Increase
<b>Vaughan</b>	<b>0.00%</b>
York Region	4.28%
Markham	3.90%
East Gwillimbury	3.85%
Georgina	3.50%
Whitchurch-Stouffville	3.50%
King	3.49%
Richmond Hill	3.46%
Newmarket	2.99%
Aurora	2.20%
<hr/>	
Peel Region	3.36%
Mississauga	1.61%
Brampton*	1.00%
Toronto	2.20%

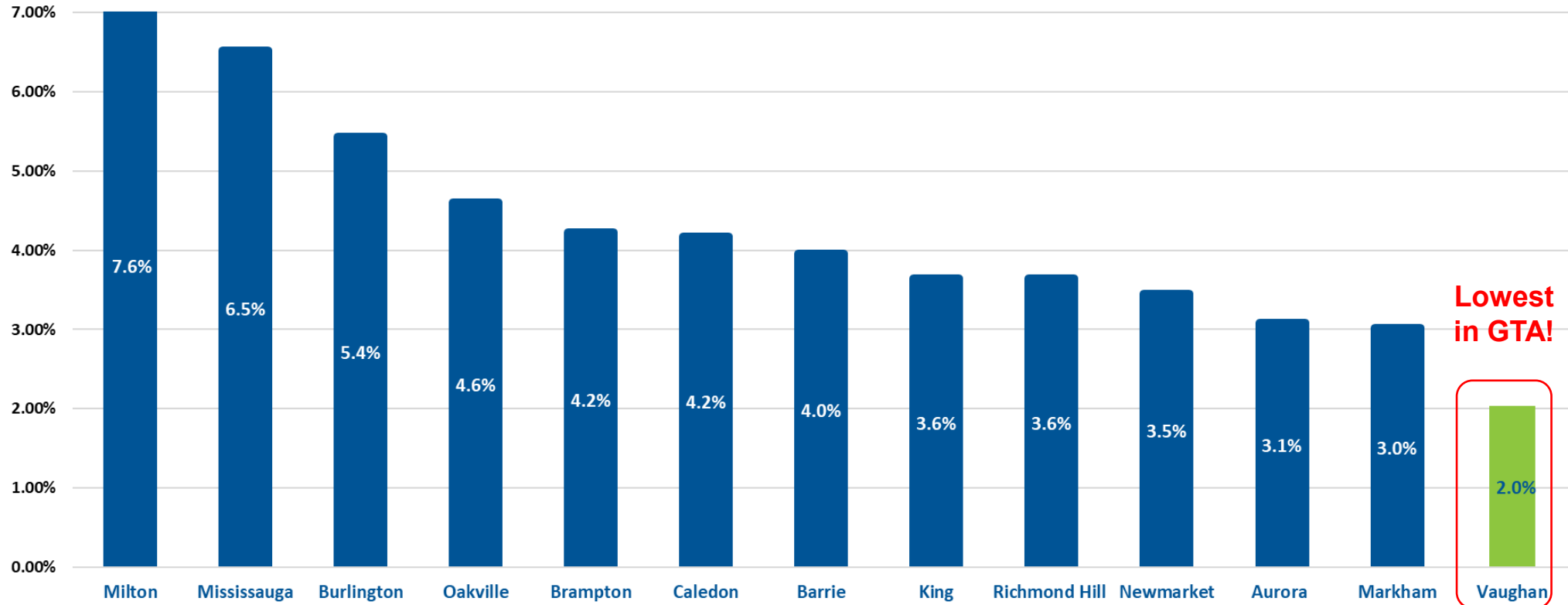
\*Includes 1% Hospital Levy

Note: All remaining municipalities in the list have adopted their budgets.

# Property Tax Rate Increase - **Lowest** in GTA

Vaughan's Municipal Property Tax increases is the lowest compared to other Ontario municipalities.

### Municipal Property Tax Increases: Five Year Average (2022-2026)

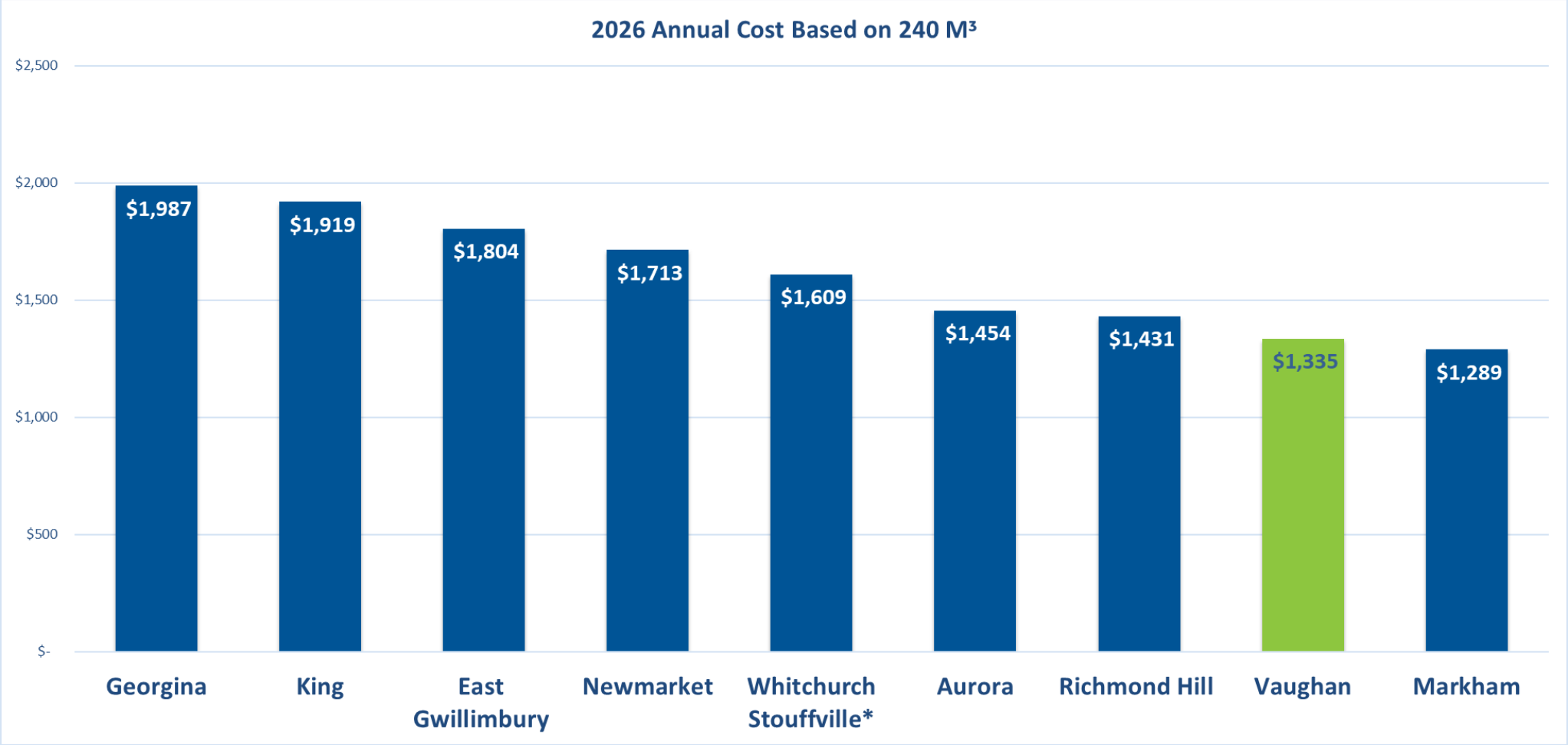


as of 1/9/2026

- *Vaughan Proposed 2026 tax rate increase of 0.0%*
- *Note: Mississauga has not adopted their budget yet.*

# 2026 Water and Wastewater Rates Municipal Comparators

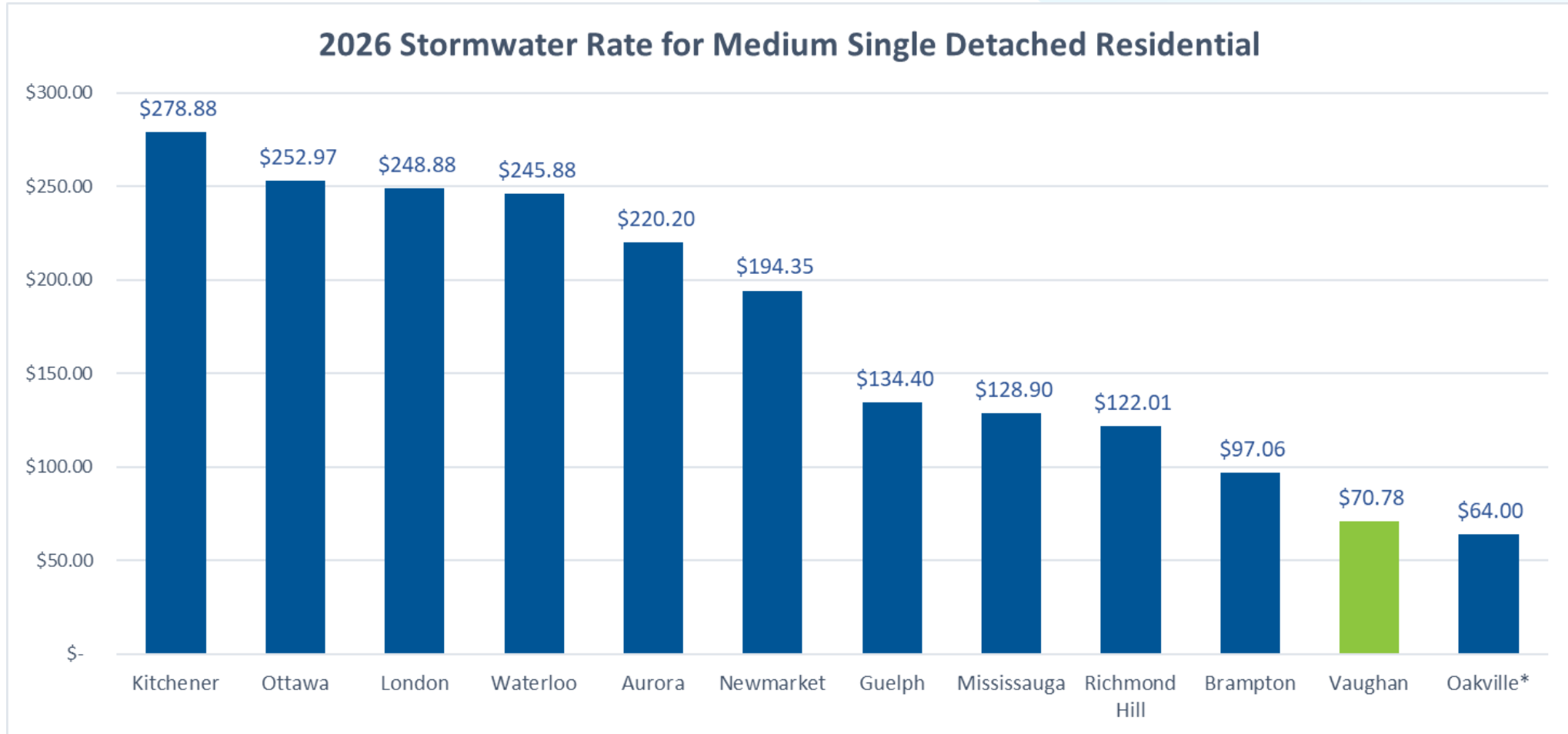
Vaughan's annual water and wastewater charge is among the lowest compared to other York Region municipalities.



\*Whitchurch-Stouffville's dollar rates were estimated by applying the published percentage increase to the previous year's rates, as actual dollar amounts are not yet publicly available.

# 2026 Stormwater Charge Municipal Comparators (Residential)

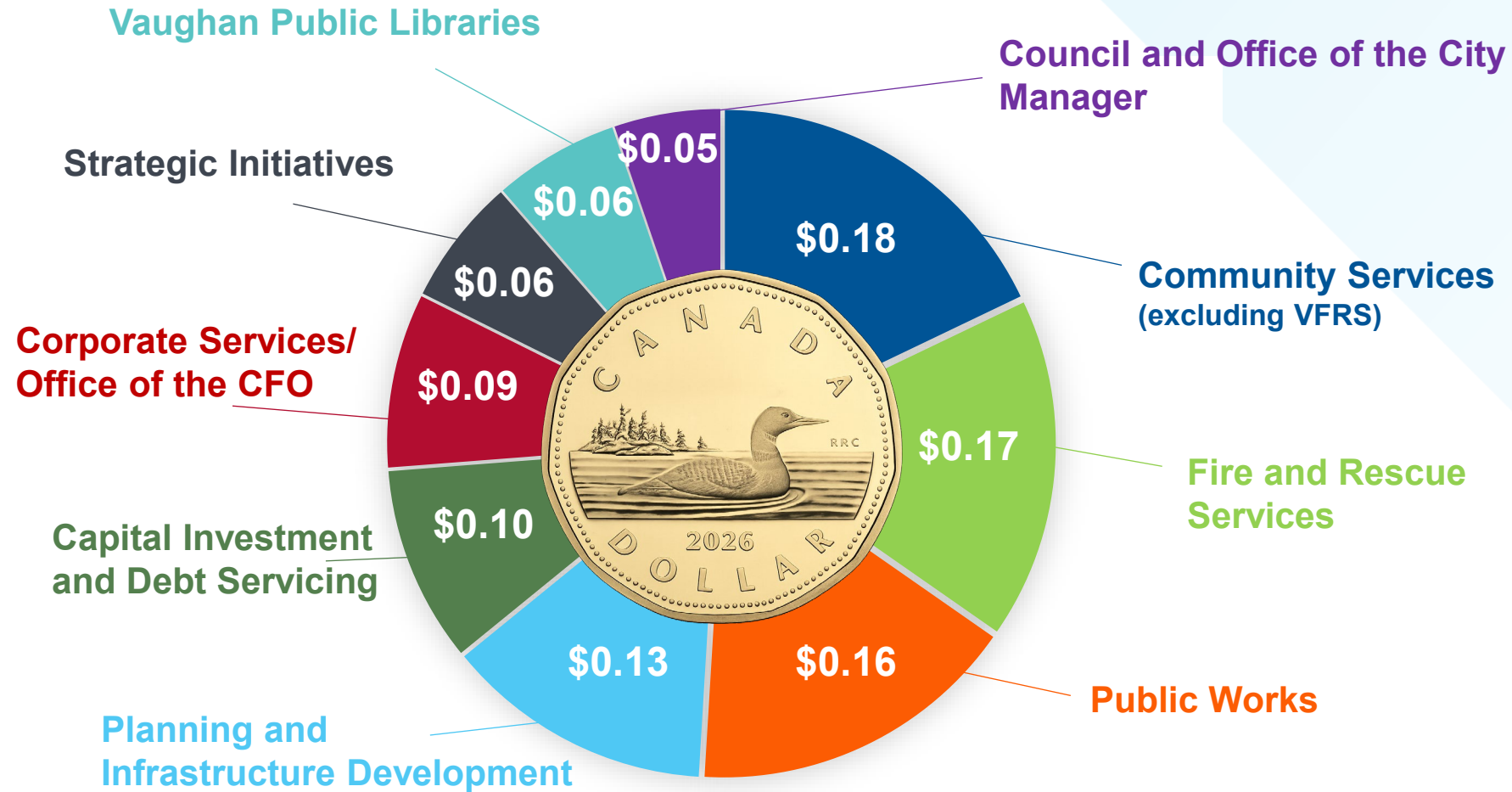
Vaughan's annual stormwater charge is among the lowest compared to other Ontario municipalities.



\*Oakville is introducing their stormwater fee in 2026 with a phased-in approach, with residential rates at 50% and ICI rates at 25% of the full fee for the first year.

# What Do Taxes and Non-Tax Revenues Fund?

## City Expenditures by Service





# Thank you!

Financial Planning and Development Finance  
City of Vaughan  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1

[vaughan.ca](http://vaughan.ca)

**C2.  
Communication**

**Council – February 24, 2026**

**Sp.CW (Budget) – Report No. 9    Item No. 1**

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