

## Questions for the Vaughan Official Plan Process

There are a number of important questions related to population and housing that should be considered as part of the Vaughan Official Plan. These include:

- **Achieving the Growth Plan's goals requires an overall shift in housing preferences in favour of medium and higher density housing. Family households currently have a very high preference for lower density forms. And, family households are the vast majority of households in Vaughan, now and in the future. To help achieve the Growth Plan and City goals respecting household types, how can medium and higher density housing alternatives be made more attractive to family households?**
- **What policy tools are available to the City and what specific policies might be required to facilitate changes in housing choices?**
- **An objective of the Growth Plan is to plan "complete communities", an element of which is the provision of appropriate housing for all stages of a household's life cycle. In the context of the City's demographic and economic characteristics, what does housing in a complete community in Vaughan mean? How can new communities be planned and existing communities intensified to achieve more complete communities?**
- **One way to address the housing choice challenges is to encourage "empty-nester" households to move to medium- and higher-density housing, rather than aging in place, in order to "free up" lower-density housing for younger families. Can medium and higher density housing be made more attractive to this group? Are there Official Plan policies that can encourage a shift in empty-nesters' preferences?**

## Public speaker series

### Session 1: Defining a Sustainable Future

Thursday, April 10, 2008, 7:00 pm – 9:00 pm

Moderator: Melanie Hare, Urban Strategies

Speakers: Pamela Robinson, Ryerson University; Friends of the Greenbelt Foundation, George Dark, Evergreen Foundation, Urban Strategies, James Micak, DPRA, Vaughan Environmental Master Plan

### Session 2: Improving Vaughan's Quality of Life: City Building and Place Making Initiatives

Thursday, April 24, 2008, 7:00 pm – 9:00 pm

Moderator: Mark Reid, Urban Strategies

Speakers: Gil Penalosa, Walk and Bike for Life, Project for Public Spaces, Mark Lakeman, City Repair Project, Portland, OR Greg Weimerskirch, Urban Design Associates, Pittsburgh, PA, Catherine O'Brien, Child friendly Land use & Transportation

### Session 3: Vaughan as a 21st Century City

Tuesday, May 6, 2008, 7:00 pm – 9:00 pm

Moderator: Pino Di Mascio, Urban Strategies

Speakers: Mark Kingwell, University of Toronto, Philosopher, Cultural Theorist, Roger Keil, York University, City Institute Greg Beaker, Euclid Canada

## Visioning workshops

Five community Visioning workshops will be held in each of Vaughan's communities:

### Maple

May 21, 7-9 pm

Civic Centre Council Chambers

### Thornhill

May 27, 7-9 pm

Y.C.D.S.B Centre for the Arts

### Vaughan Corporate Centre

May 28, 7-9 pm –

Hilton Garden Inn

### Kleinburg

June 4, 7-9pm

McMichael Canadian

Art Collection

### Woodbridge

June 11, 7-9 pm

Vellore Village

Community Centre

Cafetorium

## Vaughan Tomorrow

The City of Vaughan is undertaking an ambitious three-year project to create a new Official Plan. The Official Plan is part of Vaughan's integrated Growth Management Strategy. It will address all elements of effective, sustainable and successful city-building while managing projected growth over the next 25 years.



# Population & Housing



Vaughan's new Official Plan must conform with the provinces *Places to Grow* legislation. *Places to Grow* is a land use policy framework that sets policies on how regional and local municipalities in the Greater Golden Horseshoe should plan for development including standards for higher-density and compact urban growth. To achieve these standards, the City will need to understand the population and housing trends in Vaughan.

## Vaughan Continues to Grow Rapidly

The City of Vaughan is one of the fastest growing municipalities in the Greater Toronto Area and Hamilton (GTAH). It has experienced rapid growth since the construction of the York/Durham Servicing System in 1976.

Shown in the table, Vaughan's population grew from 18,000 in 1976 to 239,000 in 2006, meaning that the City had 12-fold growth in 30 years and a high compound annual rate of growth of 9.0 percent. This growth was concentrated in Woodbridge, Thornhill and Maple

Population		1976	1986	1996	2006
Vaughan	Population	18,000	65,000	133,000	239,000
	Growth	-	47,000	68,000	106,000
	Growth Rate	-	13.8%	7.4%	6.1%
York Region	Population	204,000	351,000	592,000	893,000
	Growth	-	147,000	241,000	301,000
	Growth Rate	-	5.6%	5.4%	4.2%
GTAH	Population	3,590,000	4,516,000	5,097,000	6,060,000
	Growth	-	927,000	580,000	964,000
	Growth Rate	-	2.3%	1.2%	1.7%

## New families drive growth in Vaughan

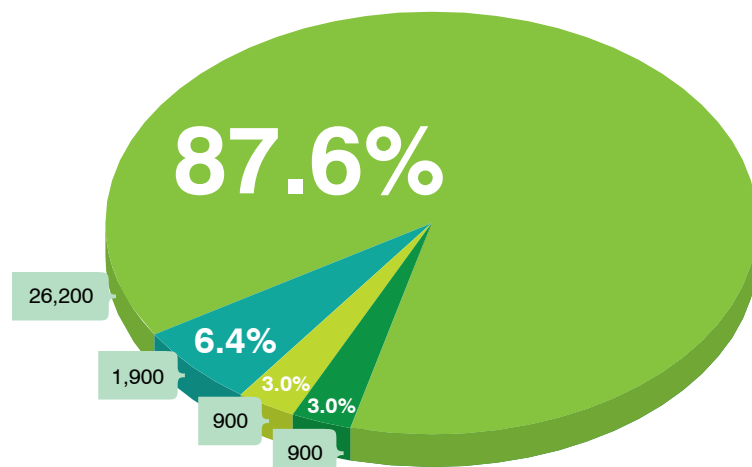
Vaughan's rapid population growth has resulted largely from migration, as families have moved into new ground-related housing (singles, semis, rows). Most of these households have moved to Vaughan from Toronto.

In the early period of its urban development, Vaughan was dominated by single-detached housing. In 1991, nearly 90% of units were of this type. Over time, a more diverse housing stock has been established. By 2006, single-detached units were below 70% of the total and other forms of housing were becoming a more important part of the community. Nonetheless, Vaughan is still growing as a result of new family households moving into the community, so demand for ground-related housing still dominates.



Like much of the rest of the GTA, Vaughan is increasingly multi-cultural. Approximately 45% of Vaughan's population are immigrants and over 19% are visible minorities. Another key demographic characteristic of Vaughan is its relatively high income, near the top of the rank of GTA municipalities. Nonetheless, approximately 8% of the City's population are low-income, whose specific needs must be considered.

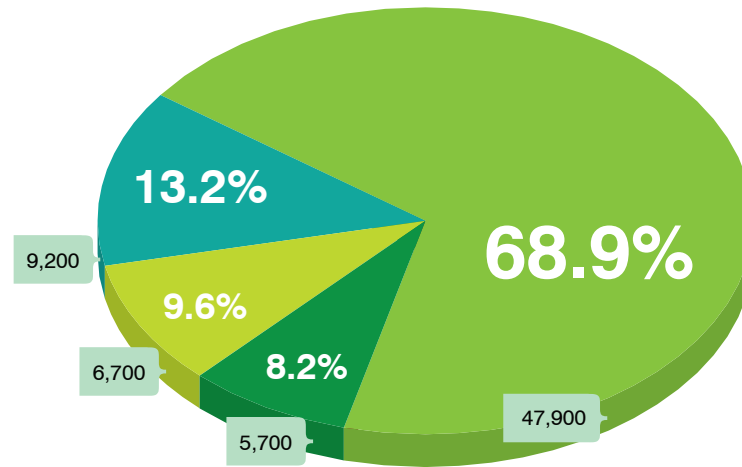
### Housing Stock, City of Vaughan, 1991



**Total Units: 29,900**

Source: Hemson Consulting Ltd. based on Statistics Canada Census Data

### Housing Stock, City of Vaughan, 2006



**Total Units: 69,500**

Source: Hemson Consulting Ltd. based on Statistics Canada Census Data

## Vaughan's Future Population and Housing Growth

The *Places to Grow* program has established population targets for all of the regions in the GTA to 2031. The new target for the Region of York is 1,500,000 people in 2031.

Now that growth at the regional level has been established, York Region has prepared draft population allocations for all of its municipalities. The mid-range target for Vaughan is 422,000 people by 2031.

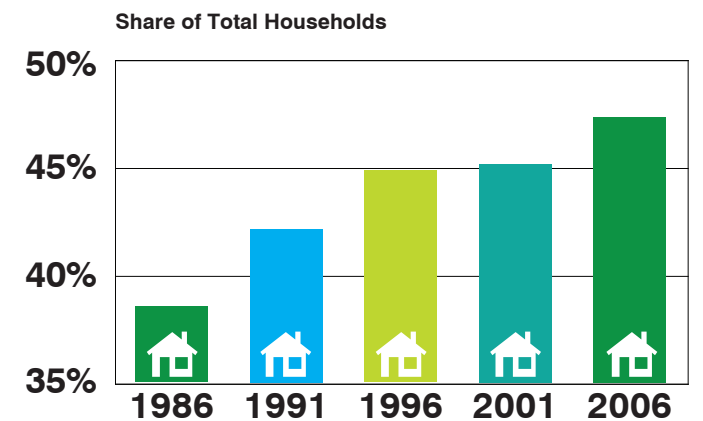
The *Places to Grow* program requires, after 2015, 40% of all new housing units to be within the built-up area of Vaughan. The purpose is to increase the density of existing areas and reduce the need for new urban lands. Units provided in the built-up area would primarily be medium- and high-density units, such as apartments. Meeting the 40% requirement will mean a significant shift in the housing mix in the Region and in Vaughan, which would mean a significant change in people's housing preferences in favour of higher-density living.

The age structure of Vaughan's population by 2031 will have a significant effect on achieving this objective.

Currently, Vaughan has a relatively young population with about half of the population below the age of 40. The population aged 55 and over will more than double in 2031, due to the simple fact that the largest age groups in Vaughan today are between 35 and 45 – these same people will be between 60 and 70 by 2031.

The aging of the population is important because age and housing choices are closely related. Most newly formed households, headed by those in their 20s, choose to occupy apartments. As people move into their family formation years, typically becoming partnered and having one or more children in their late 20s through their 30s, the preference for apartments declines dramatically while the preference for ground-related housing increases significantly. Without significant changes in buyer preferences, ground-related housing is still expected to dominate the market through the planning period.

### Single detached unit occupancy patterns of GTA Population aged 65+



Source: Hemson Consulting Ltd. based upon Statistics Canada Data

## Housing Choices of Seniors

As the City of Vaughan works to achieve higher-density housing, it is important to look at different demographic groups and their specific housing preferences. It is a common misconception that seniors (persons aged 65 and over) choose to leave their homes after they reach retirement age, either to live in a retirement destination such as Florida or Muskoka, or to live in apartments.

However, moving is far less common than might be expected. Most seniors choose to remain in the family home as long as they can and few permanently migrate elsewhere. In the GTA the proportion of people aged 65 who live in single-detached units continues to increase as people "age in place". The increasing trend is the result of seniors living longer and staying healthier longer. Most typically, seniors tend to leave their homes due to health reasons or death of a spouse.

Even though by 2031 a greater proportion of Vaughan's population will be of retirement age, this will not in itself have a significant effect on the overall housing choices in the community.

