

Whitchurch-Stouffville Housing Strategy

Phase I: Background Report Presentation

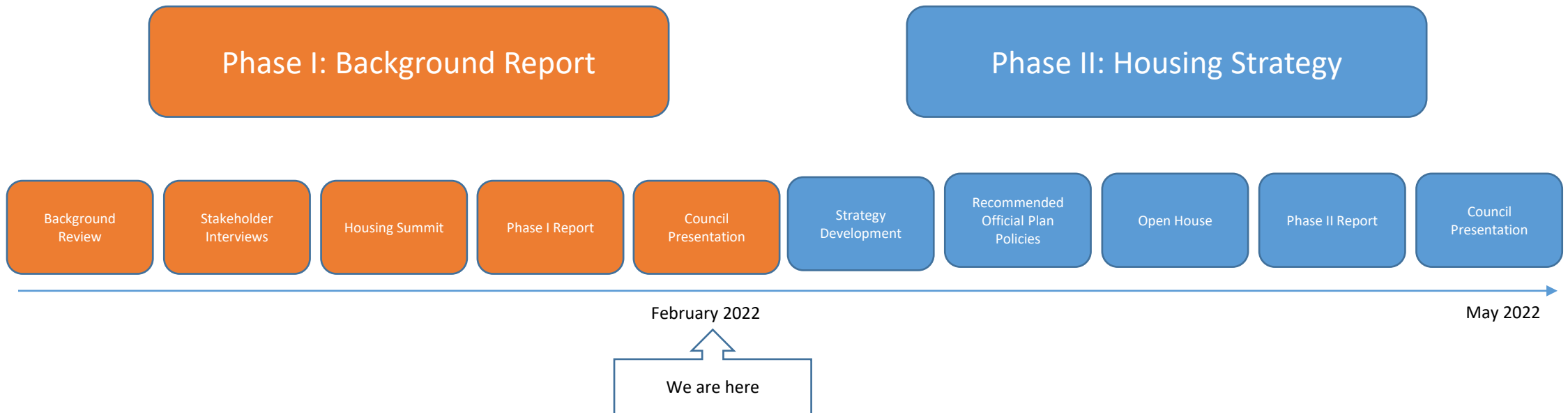
February 2, 2022



Project Purpose & Overview

- The Housing Strategy will ensure there are sufficient housing options in the Town to meet the full spectrum of housing needs to the year 2051
- Phase I: Background Report
 - Housing background
 - Housing trends analysis
 - Housing needs assessment
- Phase II: Housing Strategy
- The Housing Strategy will inform the Town's Official Plan Review

Project Timeline and Deliverables



The Housing Continuum

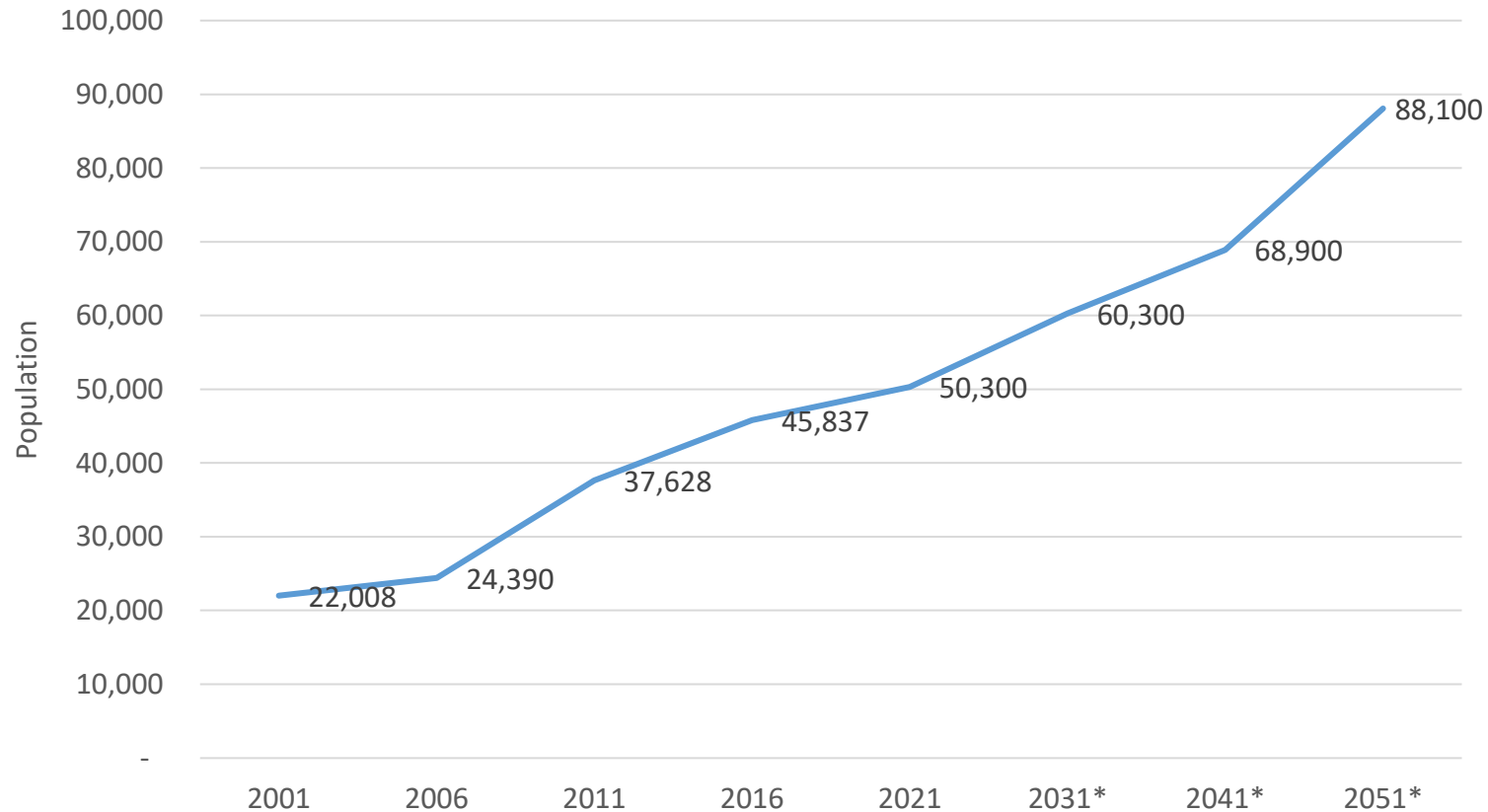


Affordability

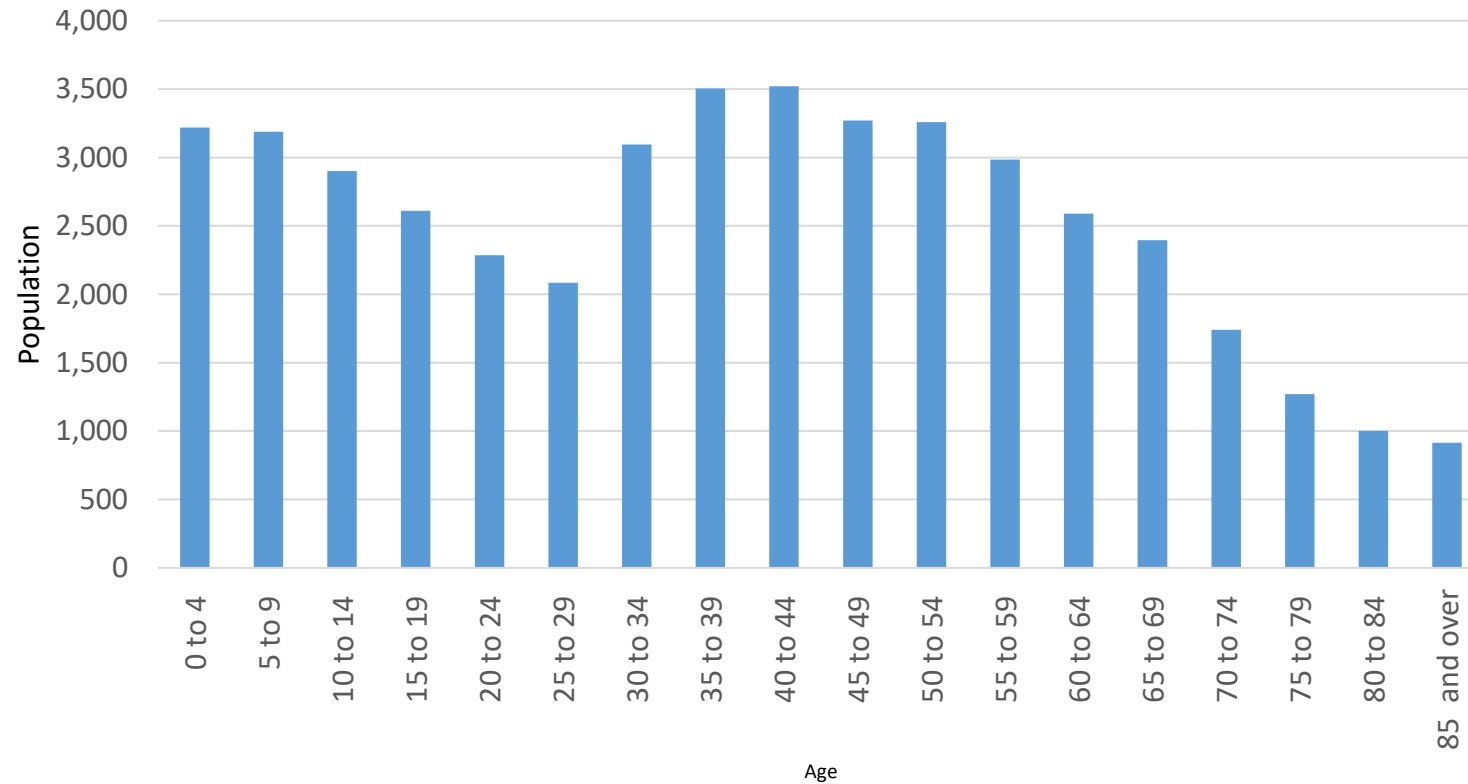
Definition(s)	Builder/Operator	Tenure
• Less than 30% of pre-tax income • At least 10% below average resale price • Rent at or below average market rent • 80% Average or Median Market Rent • 125% Average Market Rent (York Region)	• Private • Public • Non-profit	• Renter • Owner • Co-operative

Demographics & Current State of Housing

Significant growth projected for WS to 2051

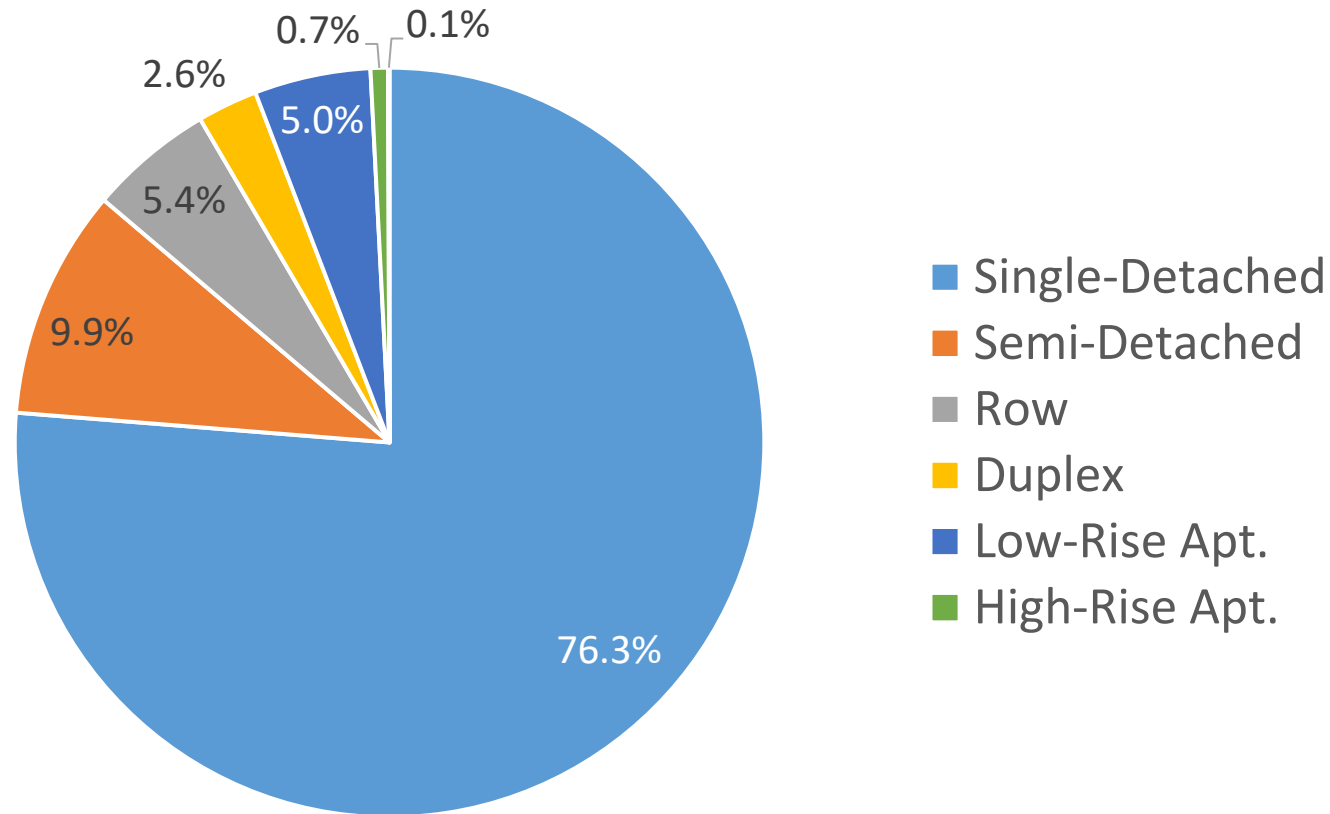


Half of the population is over 40



Source: 2016 Census

Over 75% of housing stock is single-detached



Source: 2016 Census

Ownership housing is out of reach for most households

Median House Price (2020)

\$920,250

Household Income Required

\$230,375

**W-S Median Household
Income (2021)**

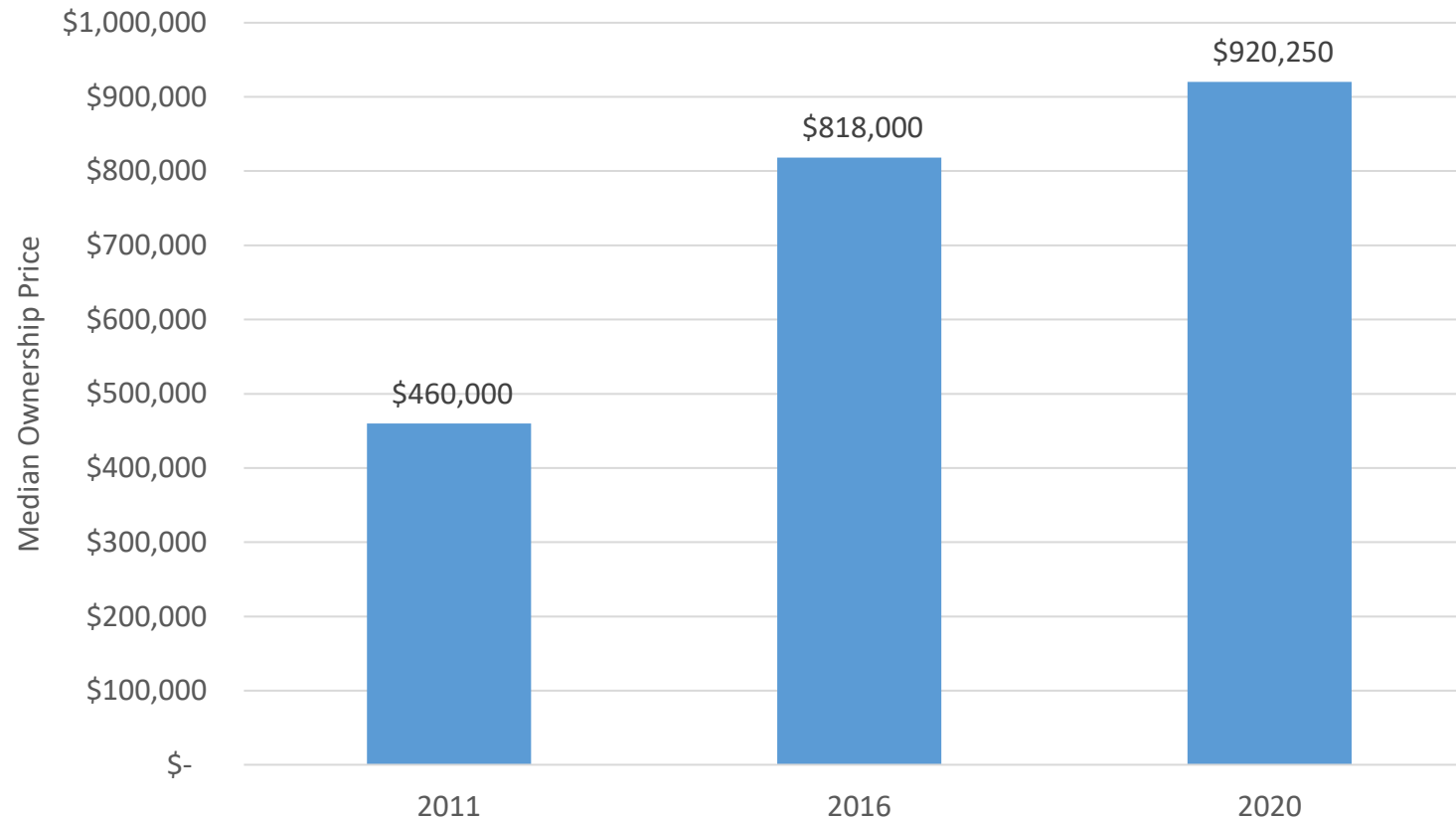
\$111,875

**Change in Median House Price
(2011-2020)**

+100%

Source: 2016 Census, TRREB December 2020,
TRREB December 2011

Ownership housing is out of reach for most households



Source: TRREB December 2020, TRREB December 2016, TRREB December 2011

Limited rental opportunities for low-income households

Median Market Rent (All Units)

\$1,392

Household Income Required

\$55,680

Vacancy Rate (2020)

0.7%

Number of Primary Rental Units*

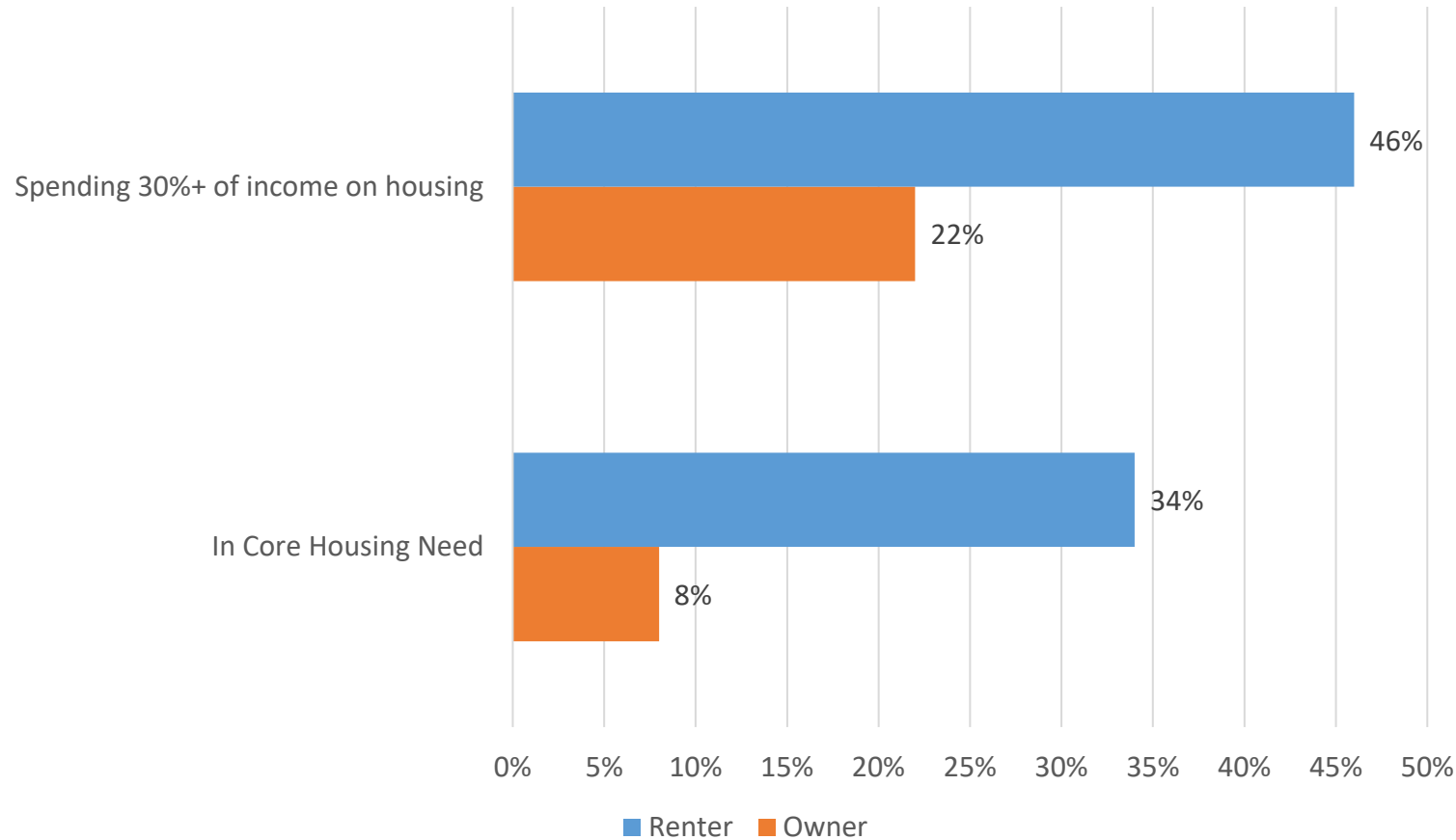
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Source: 2016 Census, CMHC Rental Survey 2020

Note: CMHC data is from Aurora-Newmarket-Whitchurch-Stouffville subregion

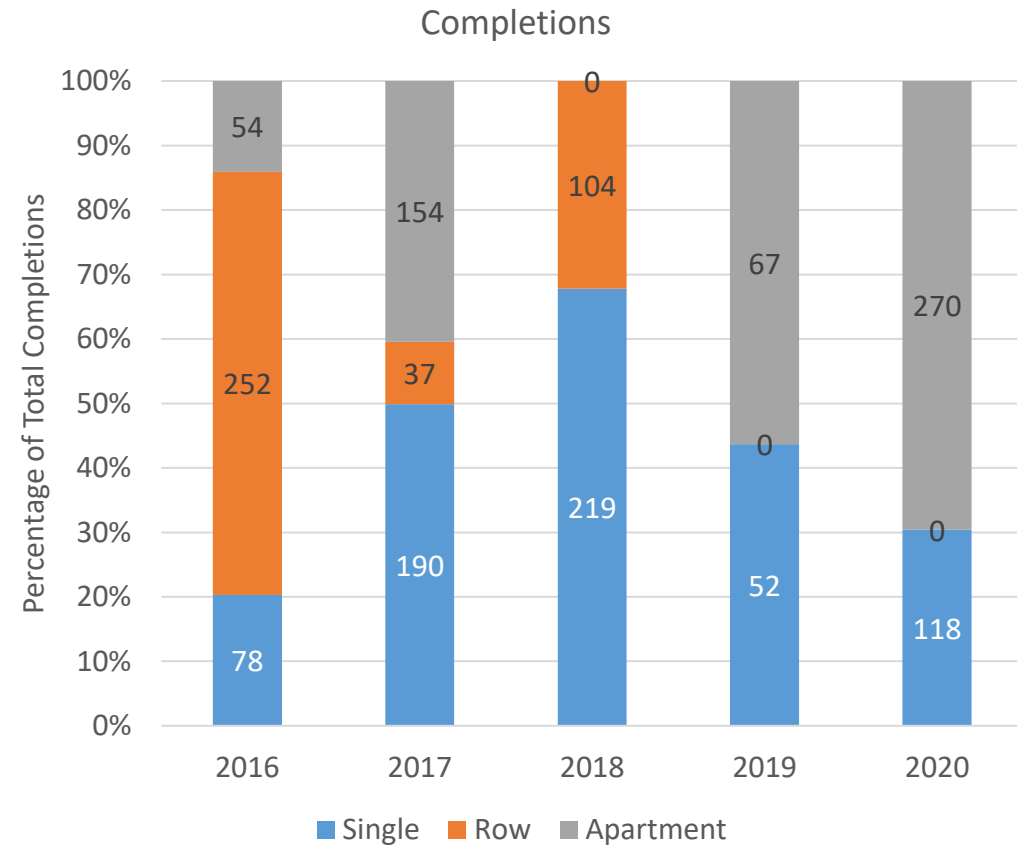
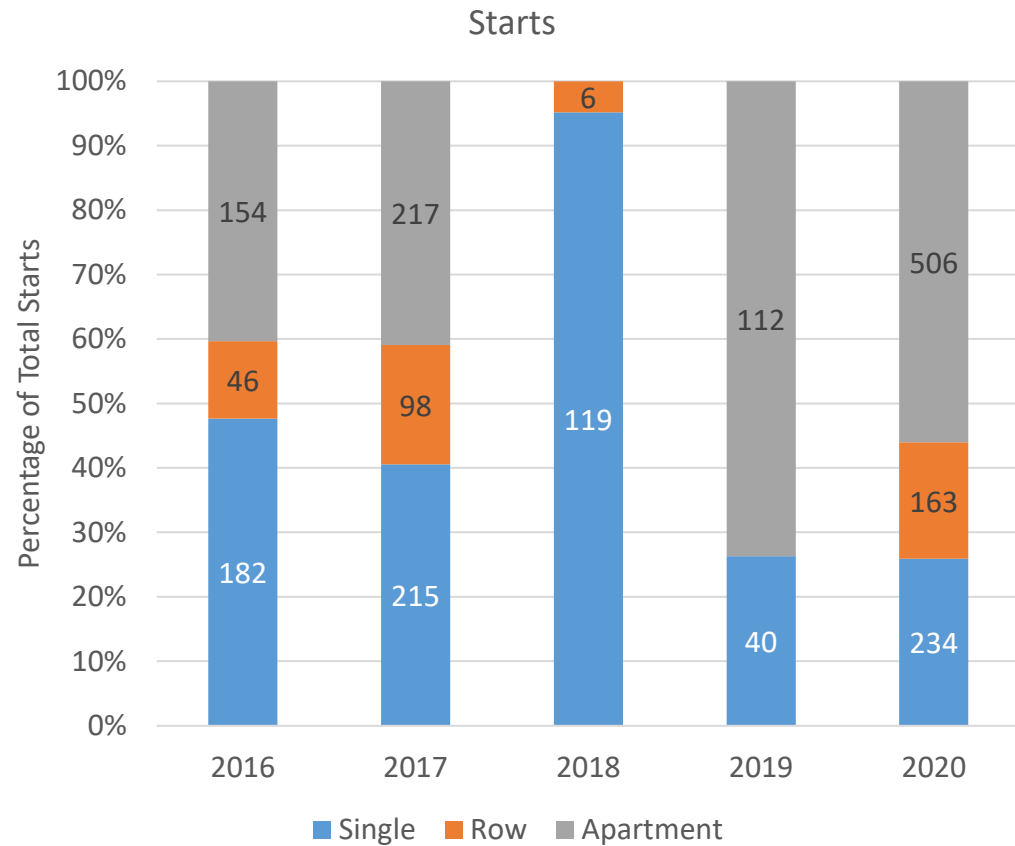
*Whitchurch-Stouffville only

Renters are more cost-burdened and in core housing need



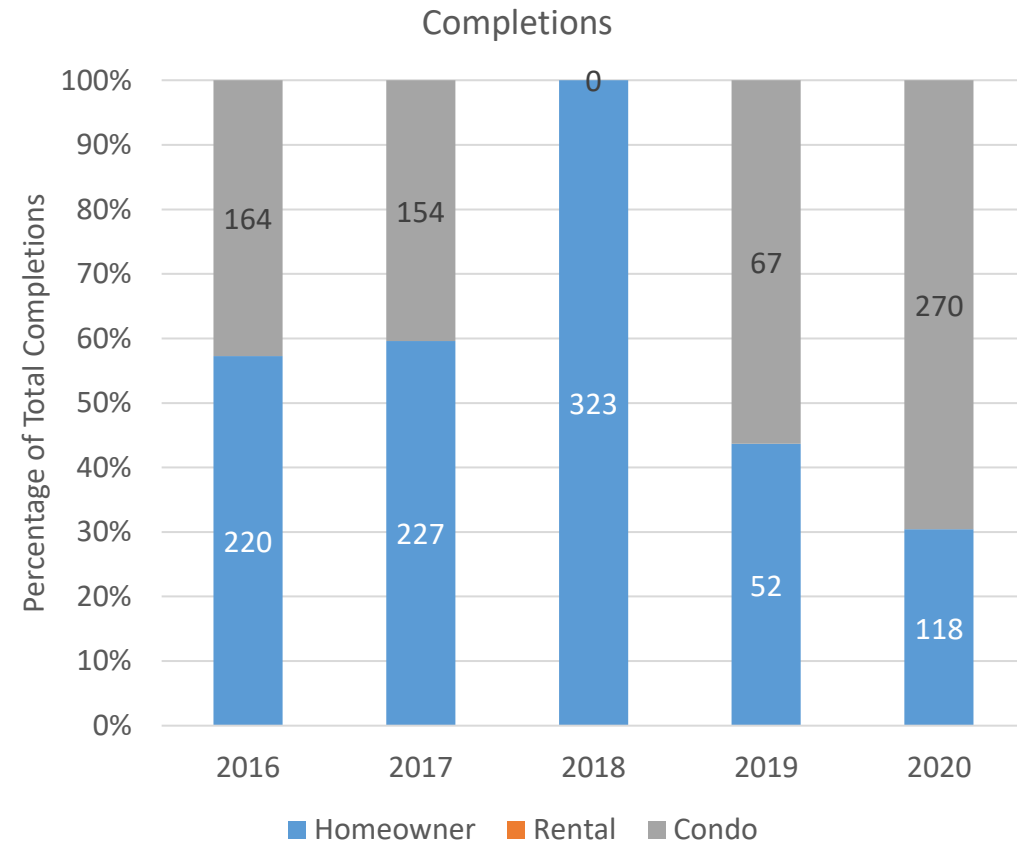
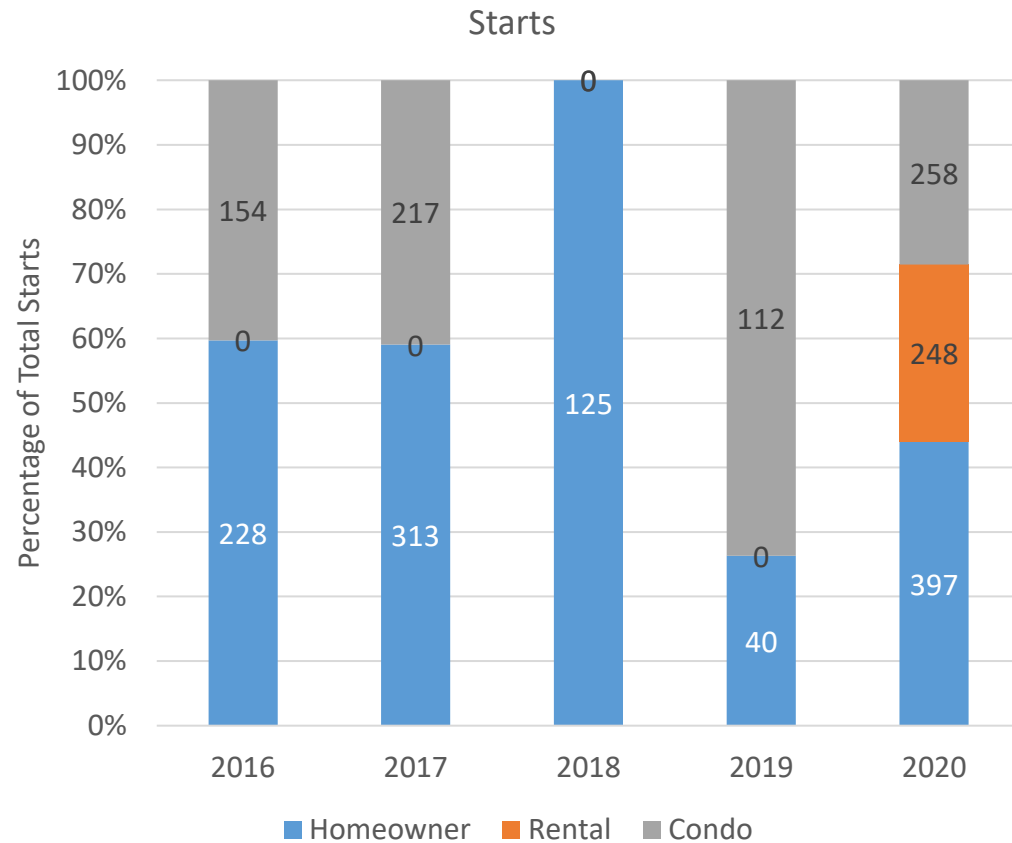
Source: 2016 Census, CMHC Rental Survey 2020
Note: CMHC data is from Aurora-Newmarket-Whitchurch-Stouffville subregion

Increasing diversity in housing stock



Source: CMHC Starts and Completions Survey

Most new stock is targeted at owners



Source: CMHC Starts and Completions Survey

Consultation & Community Engagement

Consultation & Community Engagement

- Community survey
- Housing Summit
- Stakeholder interviews
- Takeaways and themes:
 - Affordability challenges
 - Need for greater housing diversity
 - Designing for density
 - Protection of greenspace
 - MZOs
 - Community opposition



Household Projections & Housing Mix

Household growth tracks with population growth



- 2021: 50,300 people
- 2051: 88,100 people
- Increase of 37,800 people over the next 30 years



- Existing Households (2016): 15,360 units
- Household Growth (2021-2051): +15,390 units
- Approximately 513 units added annually

Diverse housing mix projected

Planning Policy Area	Singles, Semis, Duplex	Rows, Stacked	Apartments	Total
Built Up Area (BUA)	160	960	2,950	4,070
Designated Greenfield Area (DGA)	4,100	3,780	3,180	11,060
Rural Area	260	0	0	260
Total	4,520	4,740	6,130	15,390

Built Up Area Mix

Low Density: 4%
Medium Density: 24%
High Density: 72%

Designated Greenfield Area Mix

Low Density: 37%
Medium Density: 34%
High Density: 29%

Town Wide Mix

Low Density: 29%
Medium Density: 31%
High Density: 40%

Housing Allocation and Mix in Relation to Affordability and Need

- High-level review suggests that the housing mix is generally appropriate in terms of providing a range of forms at a variety of price points with potential for improved affordability
- Target for rental housing may require incentives to ensure there is a mix of both condominium and rental apartment style units

Affordability Targets

Affordability Targets

- An average of **513 units** will need to be built annually to achieve the residential unit forecast for 2021 to 2051
- **130 units per year** (25%) should be built to be affordable for households in the 60th income percentile or lower
 - 60th income percentile: \$151,703
 - Affordable house price: \$611,073 or less
- Of the affordable units, approximately **50 units per year** (10% of total units) should be built as affordable rental
 - \$1,831 or less per month per York Region definitions

Tools & Best Practices for Affordable Housing

Tools & Best Practices

- Funding & financing
 - Federal, Provincial, Regional
- Local policies and tools
 - Zoning by-laws
 - Community Improvement Plans
 - Inclusionary Zoning
 - Policies for public land
 - Grants, waivers, deferrals, reductions



Source: geranium.com

Housing Strategy Recommendations & Next Steps

Housing Strategy Recommendations

- Identify the role, legislative authority, and municipal tools available to the Town to promote affordable housing
- Introduce affordable housing targets in the Town's Official Plan, including affordability thresholds, target populations, and a target for rental housing
- Recommend policies to increase housing mix and affordability
 - Higher-density housing
 - Innovative housing types (micro suites, live-work units, modular housing)
 - Secondary suites
 - Shared living arrangements and other supportive housing options (group homes, boarding homes)
 - Rental replacement and demolition/conversion control to support and preserve existing rental options

Housing Strategy Recommendations

- Recommend incentive programs and identify partnerships to increase viability of developing affordable housing
 - Financial incentives
 - Policies for use of public land
 - Funding opportunities from other levels of government
- Explore the potential for Inclusionary Zoning in Major Transit Station Areas (MTSAs) (Stouffville GO Station, Old Elm GO Station)
- Encourage participation of community organization and private sector
- Include recommendations from the in-progress Short-Term Rental Licensing Review
- Address community concerns/opposition through education

Housing Strategy Recommendations

Overall approach:

- Determine short-, medium-, and long-term objectives
- Align and coordinate municipal policies with affordable housing policies at other levels of government
- Provide examples from other municipalities to assist with implementation, where appropriate

Next Steps

- Develop recommended action items for inclusion in the Official Plan
- Public Open House
- Draft and final strategy documents

Q & A

For additional information:
cometogetherws.ca/housing

To provide comment:
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