



OFFICIAL PLAN REVIEW



Whitchurch-Stouffville Housing Summit

Welcome



Join the Discussion: cometogetherws.ca/housing

Tim Hayward, Policy Planner II, Town of Whitchurch-Stouffville
Email: opreview@townofws.ca
Phone: (905) 640-1900 ext. 2234



Welcome
from Mayor
Iain Lovatt



Your Facilitators

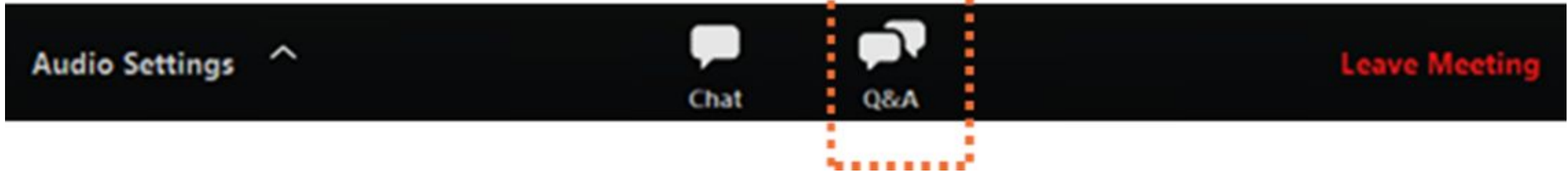
Morgan, Faith, and Nicole

Zoom Housekeeping

- This event is being recorded.
- Audience video and mics are off. Please participate via the Q+A.
- Submit any technical questions in the Q+A or send a chat to Nicole.
- Participate in the Zoom polls.
- Using the Q+A...

Have a Question?

Use the Q&A function
to submit questions



Questions can be
submitted anonymously.



Click on the **thumbs up**
button in the Q&A to
up-vote questions

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Housing Summit Purpose

- **Bringing the community together** to talk about housing and all the aspects of planning that the Town needs to consider to support housing for all
- **Present key highlights** on research and background review
- **Learn about housing strategies** and solutions from a key expert in the field
- **Ask questions and discuss ideas, vision, and innovative solutions** for housing in Whitchurch-Stouffville

Agenda

1. Avi Friedman: Thinking Outside the Box about Affordable Homes and Communities
2. Housing Affordability in York Region
3. The Picture of Housing in Whitchurch-Stouffville
4. Panel Discussion + Dialogue
5. Thank you & Next Steps

Poll #1: What aspect of housing in
Whitchurch-Stouffville is most important to
you?

Avi Friedman

Professor of Architecture
at McGill University



Poll #2: Considering Dr. Friedman's presentation and "outside the box" ideas, what solution(s) to our community's housing challenges gives you the most hope?

Housing Affordability in York Region

Sarah Cameron, Senior Planner, York Region

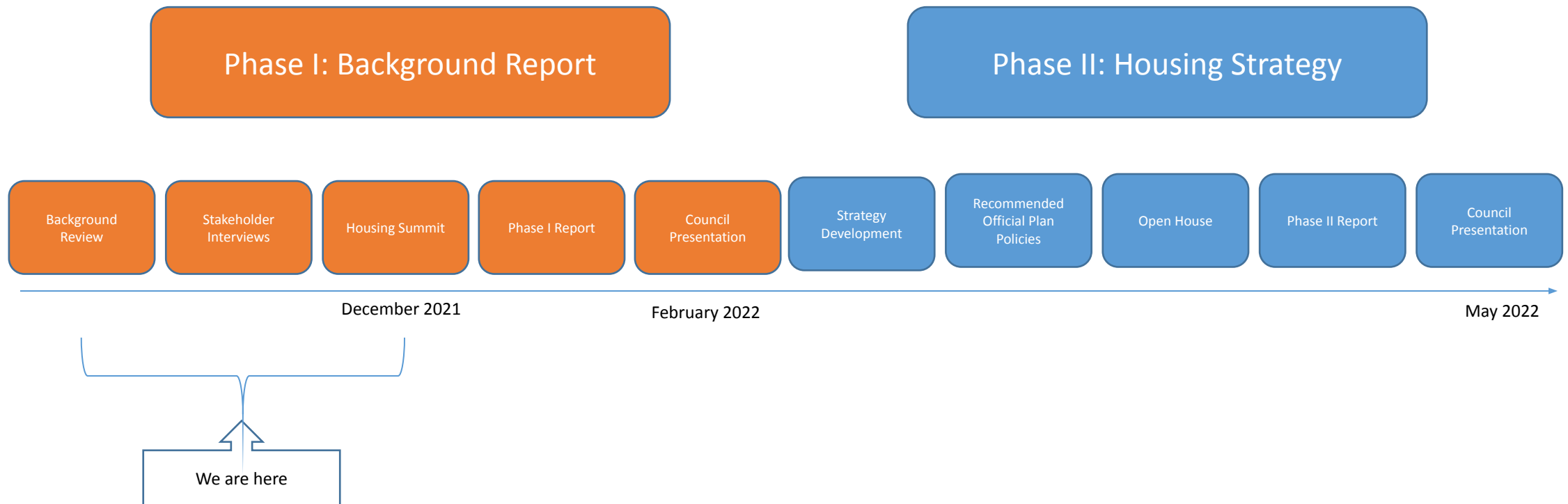
The Picture of Housing in Whitchurch-Stouffville

Ryan Taylor, Housing Consultant, Tim Welch Consulting

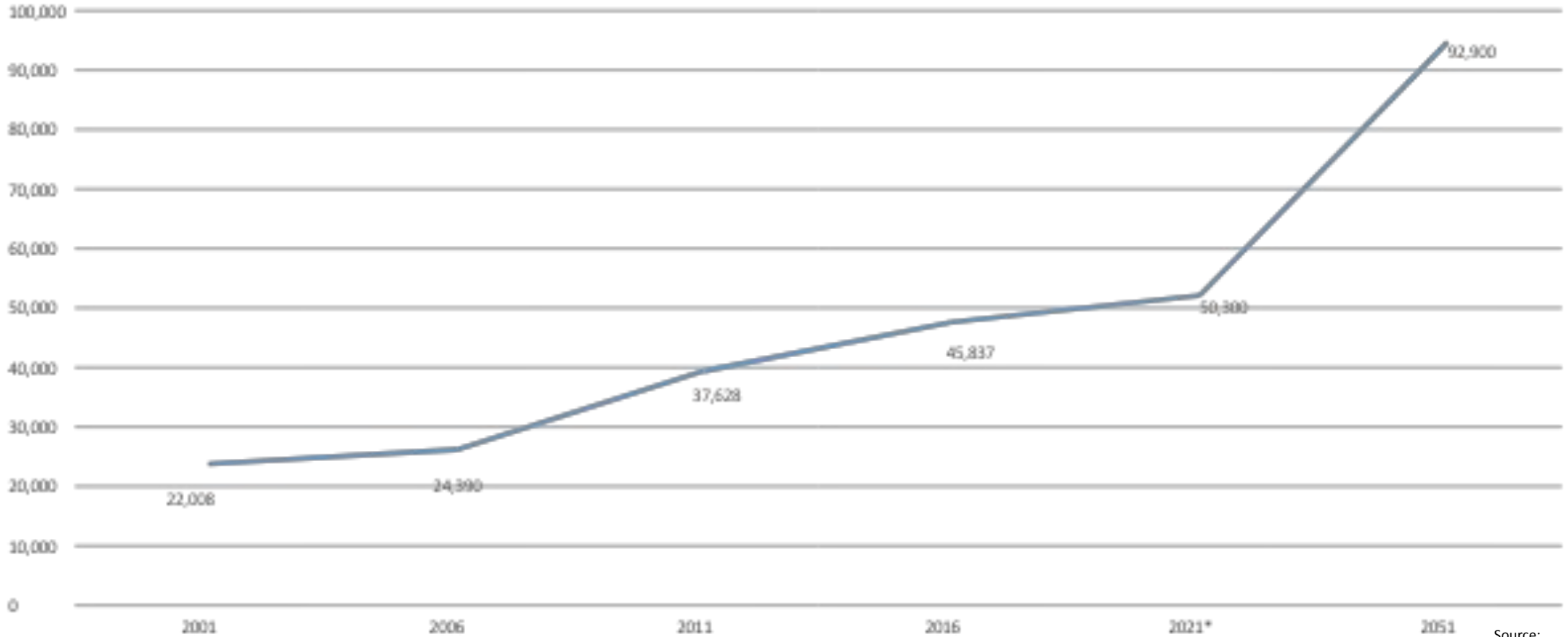
Housing Background – Preliminary Findings



Project Timelines and Deliverables

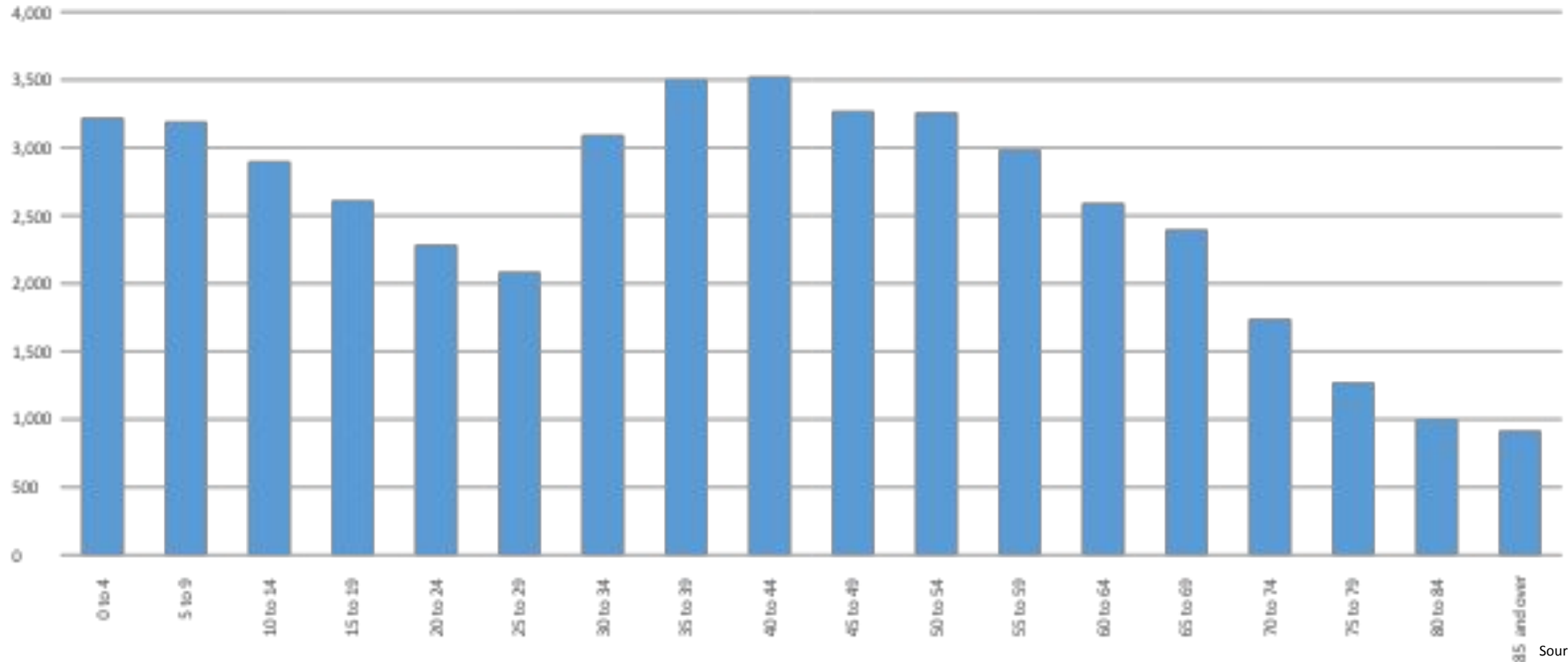


Significant growth projected for WS to 2051



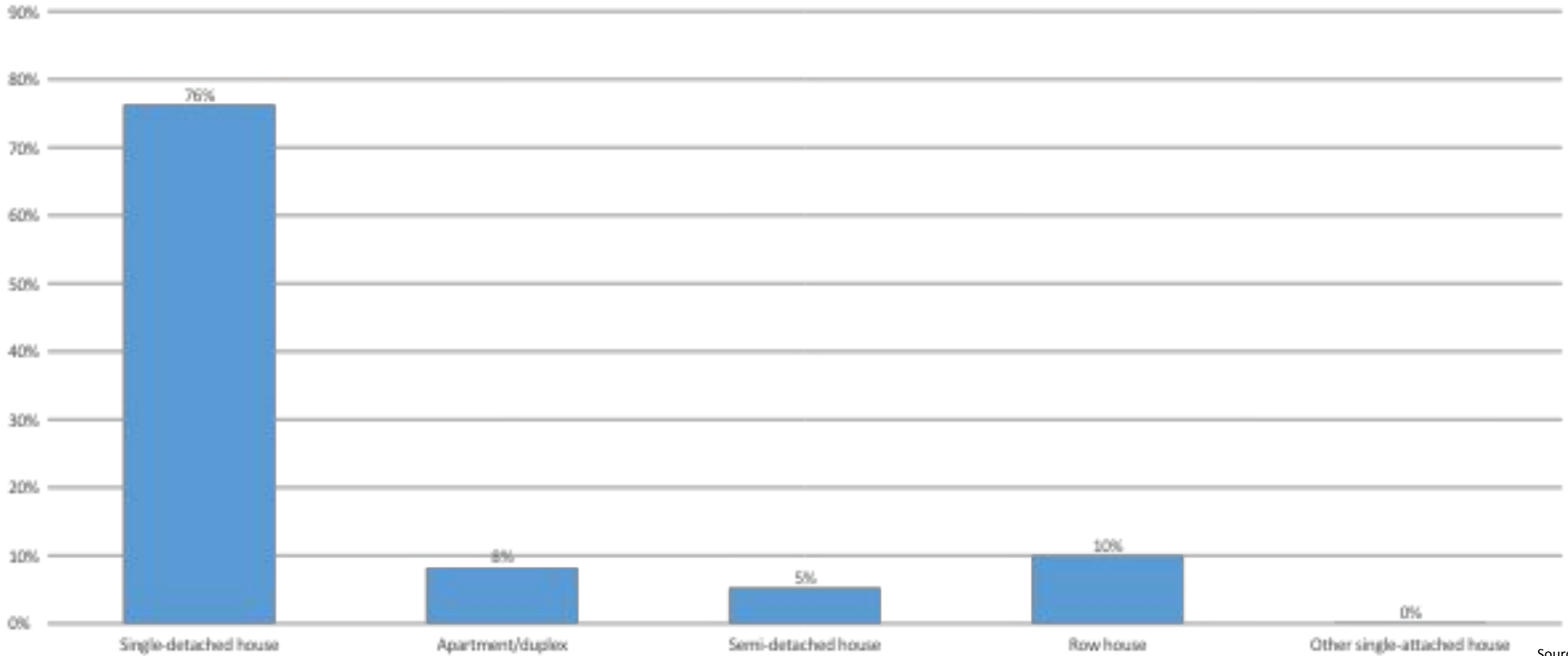
Source:
Statistics Canada, York Region,
Town of Whitchurch-Stouffville

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 (2021)

\$1,175,000

Household Income Required

\$283,500

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

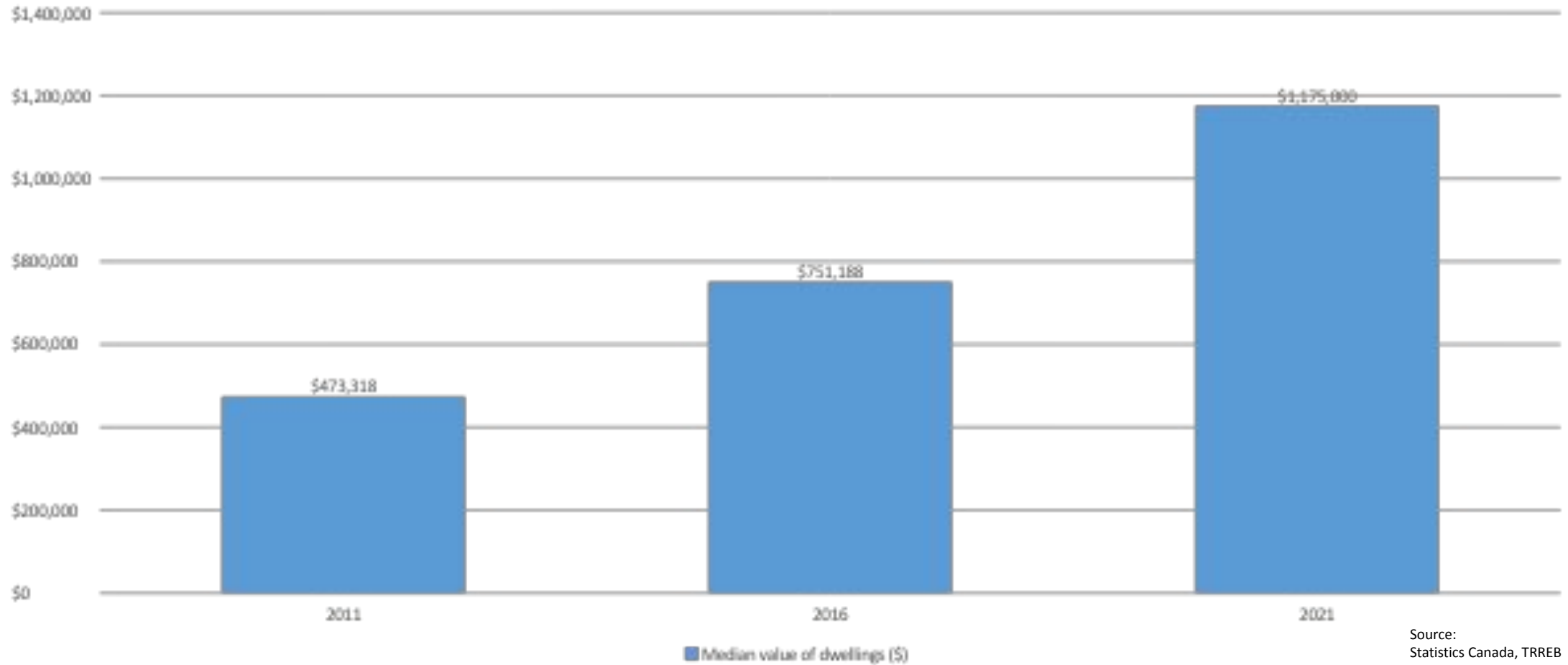
\$117,250

**Change in Median House Price
(2011-2021)**

+148%

Source:
Statistics Canada, TRREB

Ownership housing is out of reach for most households



Limited rental opportunities for low-income households

Average Market Rent (All Units)

\$1,372

Household Income Required

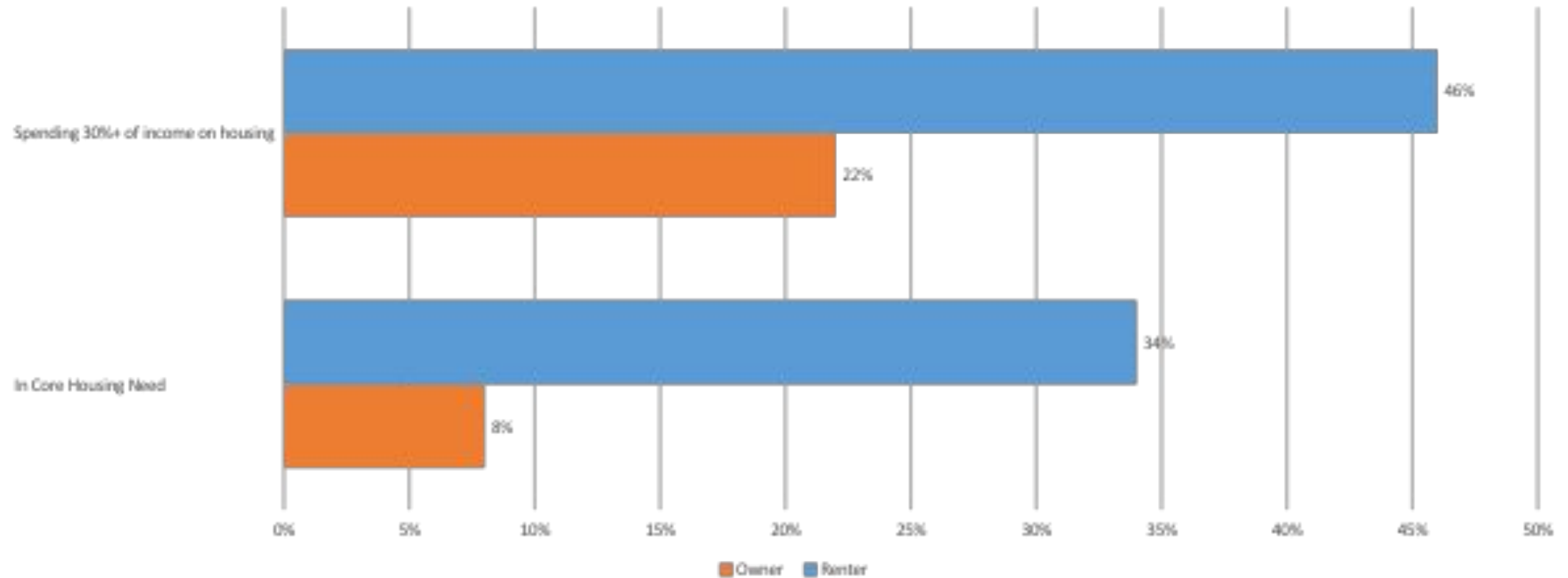
\$55,000

Vacancy Rate (2020)

0.7%

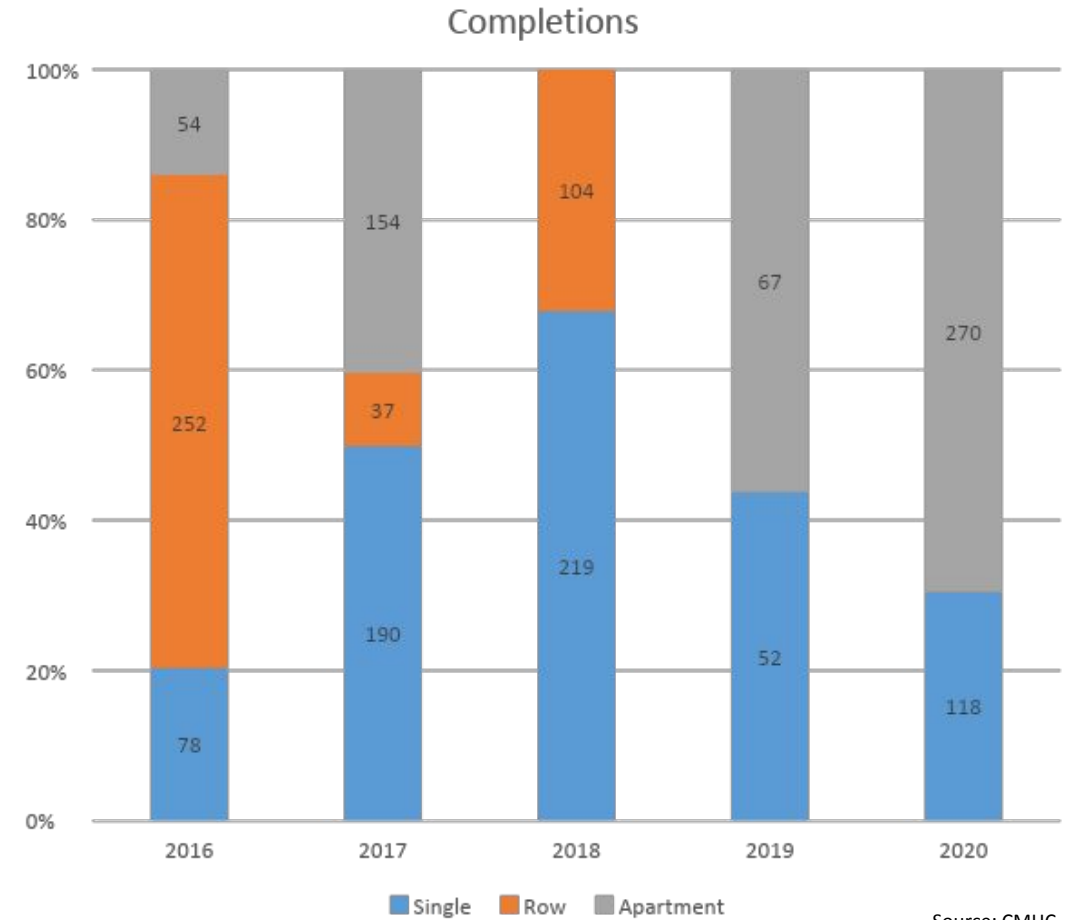
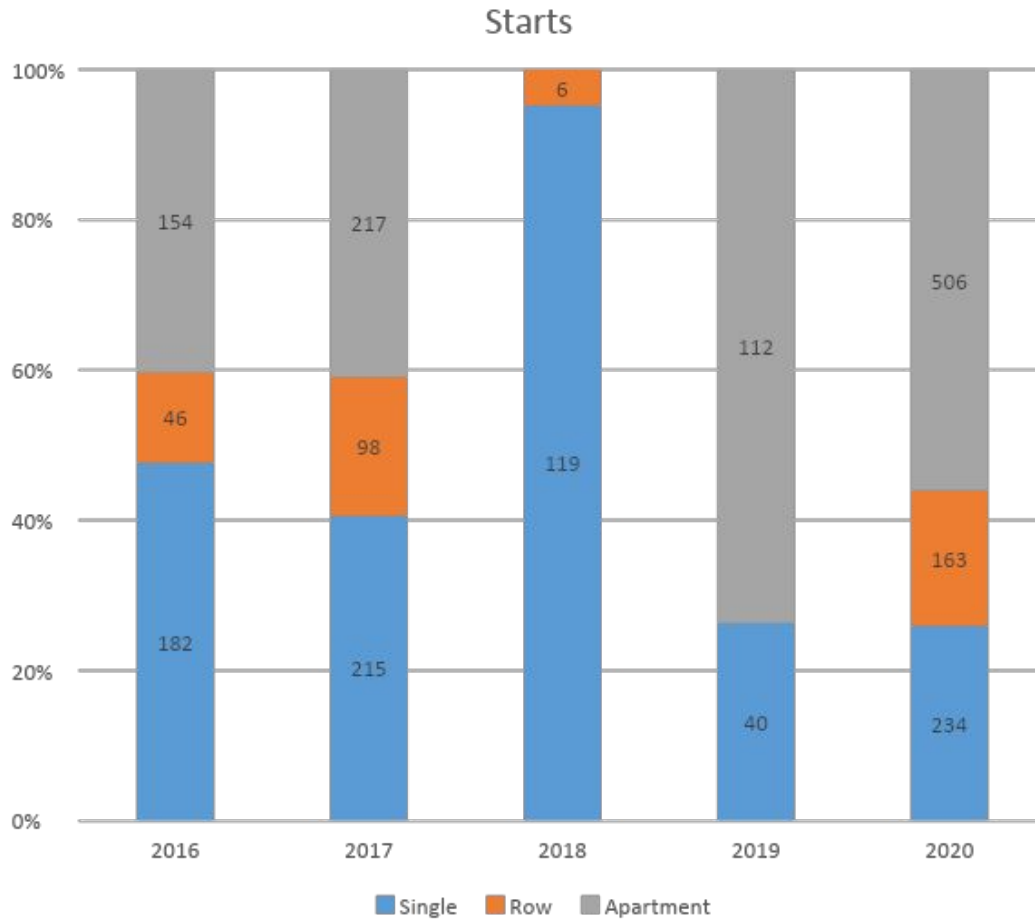
Source: CMHC

Renters are more cost-burdened and in Core Housing Need



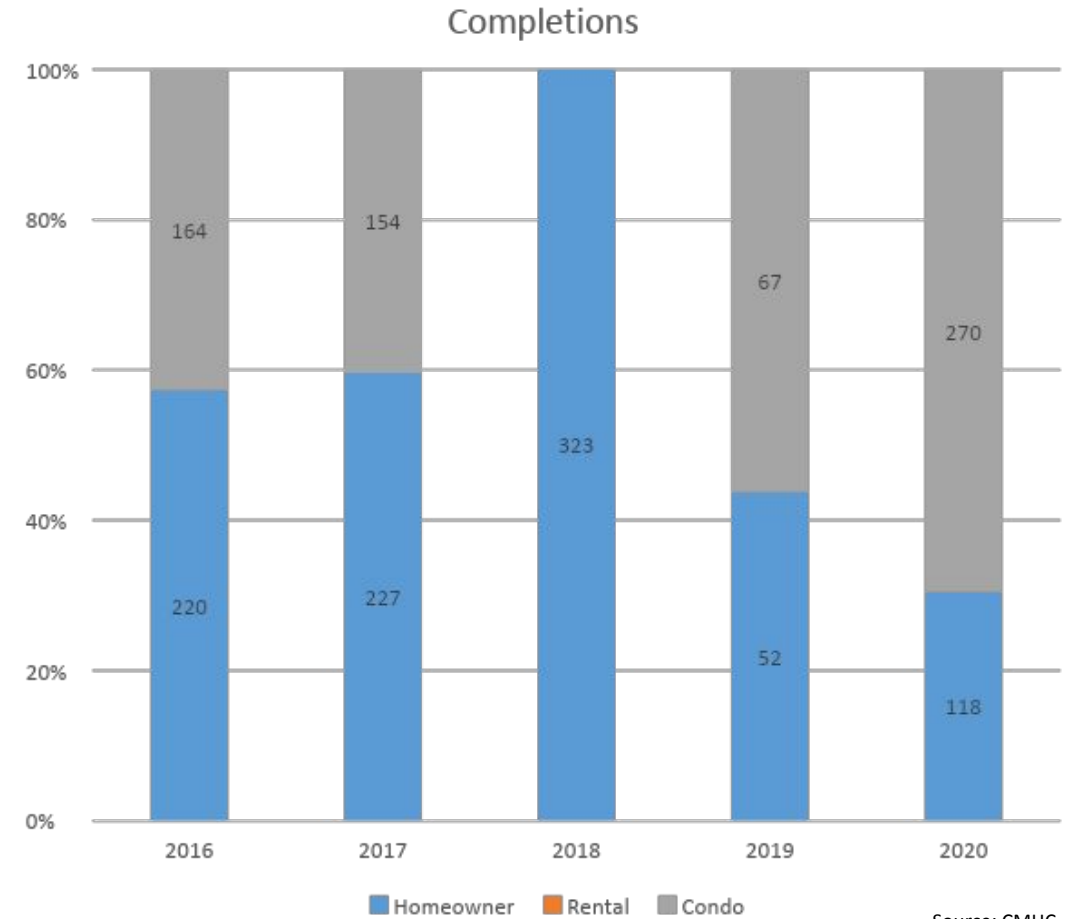
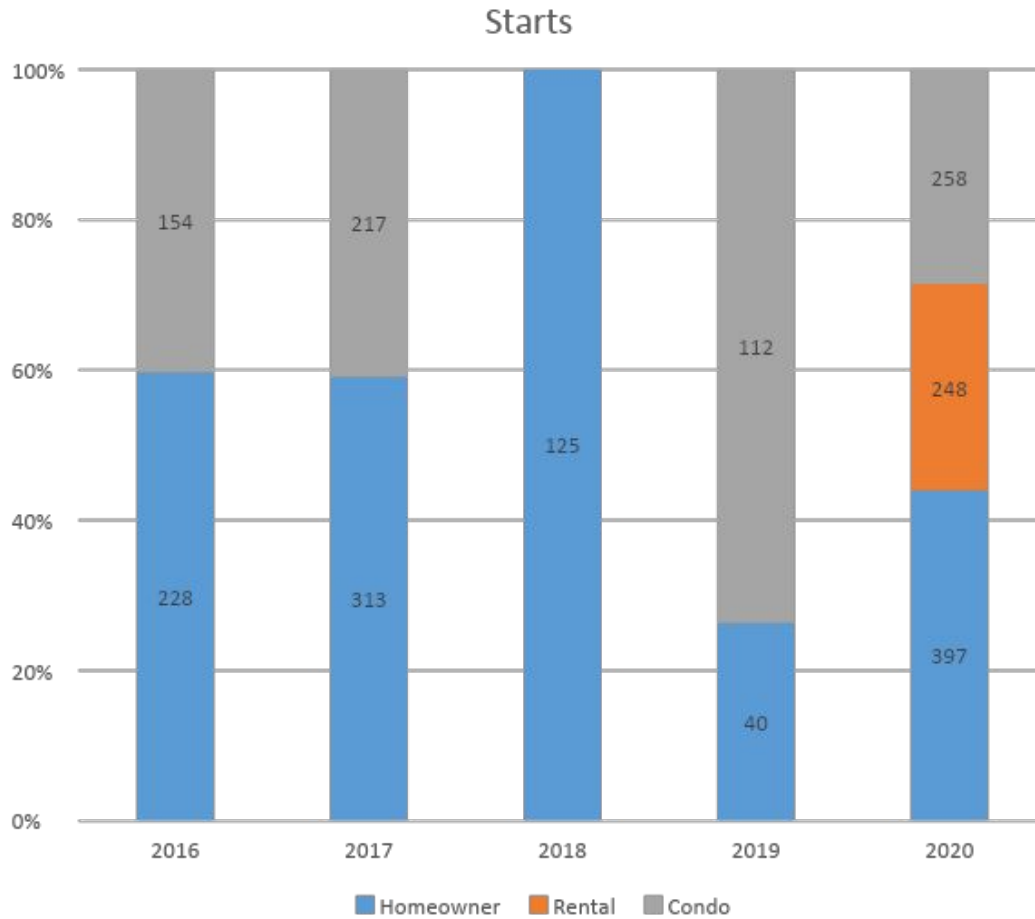
Source:
2016 Census, CMHC

Increasing diversity in housing stock



Source: CMHC

Most new stock is targeted at owners



Source: CMHC

www.cometogetherws.ca/housing

- Project information
- Complete the survey
- Sign up for notifications for upcoming meetings and draft deliverables

Poll #3: Which finding was most surprising?

Dr. Avi Friedman



Panel Discussion

- What does growth mean for our community?
- What type of housing is needed?
- What actions can address housing affordability?

Town of Whitchurch-Stouffville

Meaghan Craven, Manager,
Planning Policy

Randall Roth, Senior Policy
Planner

York Region

Sarah Cameron, Senior Planner

Tim Welch Consulting

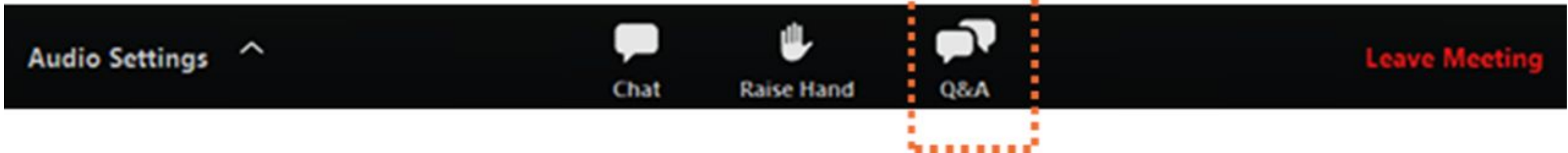
Tim Welch, Housing Specialist
and President

Dillon Consulting

Kelly Martel, Associate, Policy
Planner

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Thank you!

