

# Housing and Affordability

June 24 and 25, 2025

**PICKERING FORWARD**   
Planning tomorrow, together.

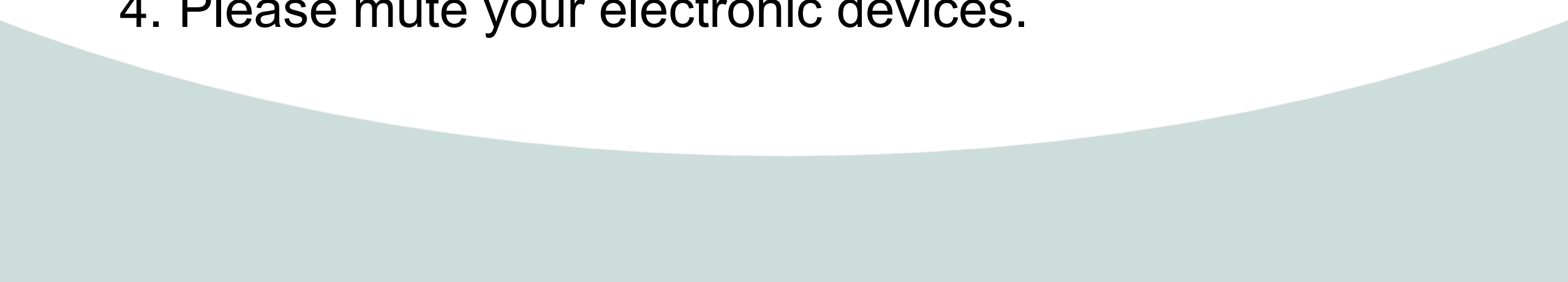


*City of*  
**PICKERING**

# Land Acknowledgement

We acknowledge that the City of Pickering resides on land within the Treaty and traditional territory of the Mississaugas of Scugog Island First Nation and Williams Treaties signatories of the Mississauga and Chippewa Nations. Pickering is also home to many Indigenous persons and communities who represent other diverse, distinct, and autonomous Indigenous nations. This acknowledgement reminds us of our responsibilities to our relationships with the First Peoples of Canada, and to the ancestral lands on which we learn, share, work, and live.

# Public Information Centre Guidelines

1. Please be respectful to all presenters and one another.
  2. Allow one person to speak at a time.
  3. Verbal abuse will not be tolerated.
  4. Please mute your electronic devices.
- 



# Introductions





# Agenda

- Introductions
- Orientation
- Presentation
- Table discussion



2024

2025

2026

**Phase One**  
Background and Research

**Phase Two**  
Policy Drafting

**Phase Three**  
Policy Recommendations

**Phase Four**  
Approval

**WE ARE  
HERE**

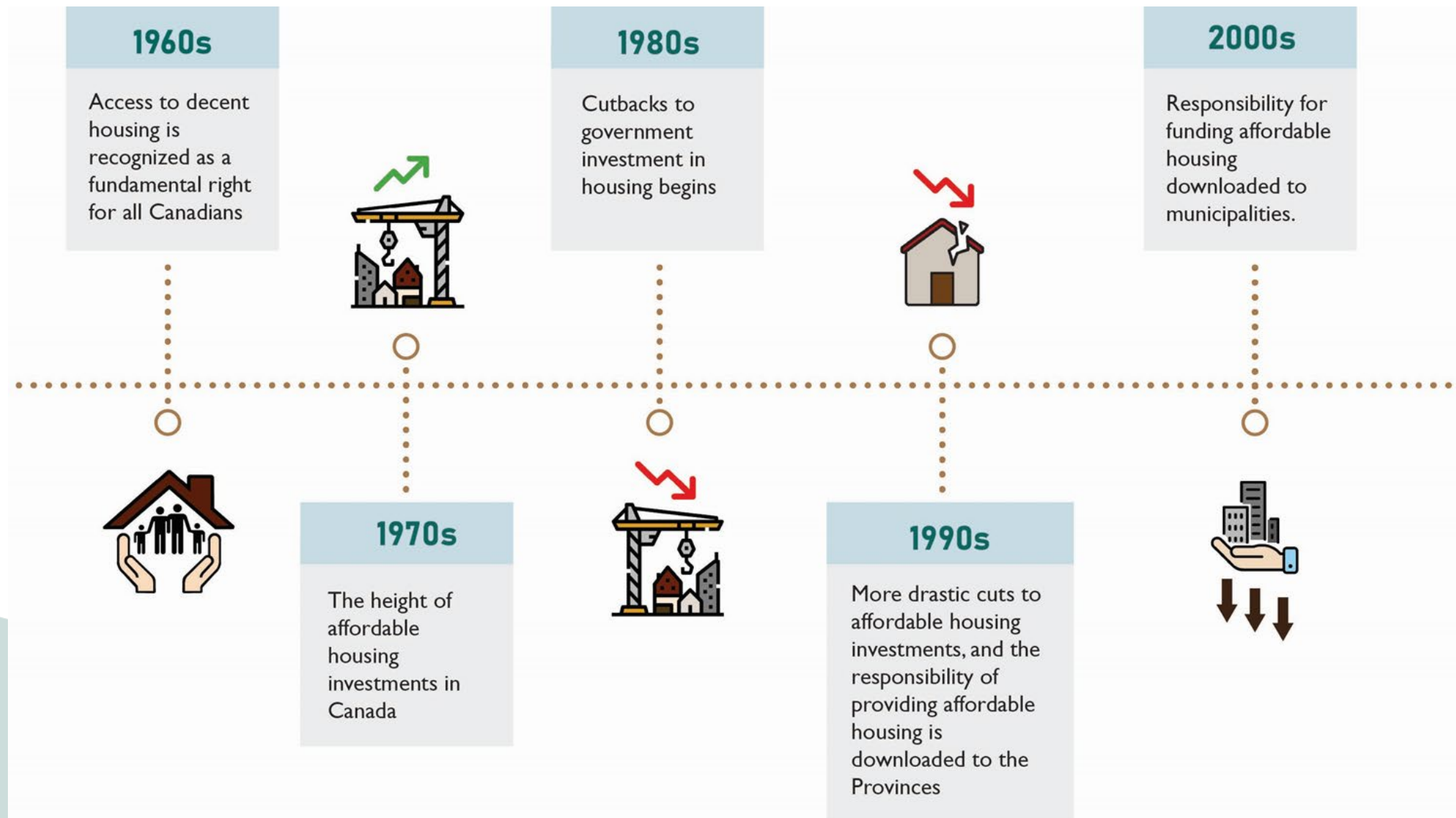


# Purpose of Presentation and Discussion

- Define who is involved in the delivery of housing and challenges with defining affordability.
- Identify Government housing policy that impact Pickering and how Pickering can promote housing choices; and
- Identify Pickering's current housing profile and trends that may impact the city's housing needs as it grows.

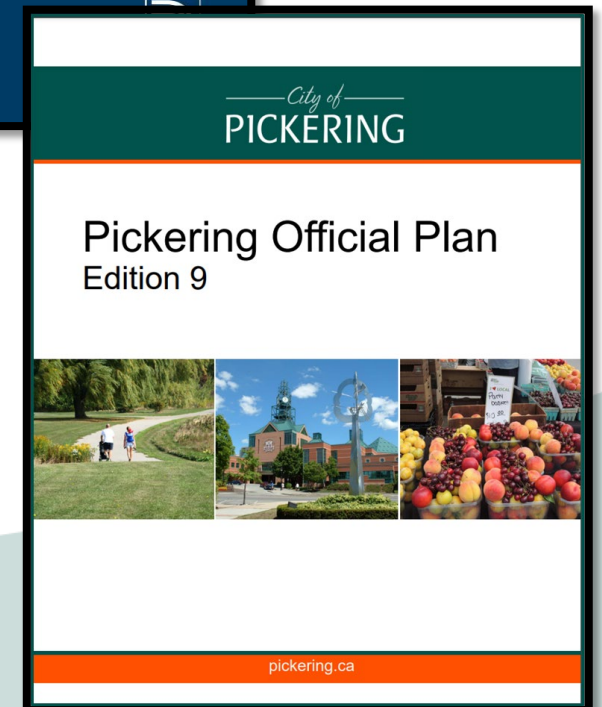
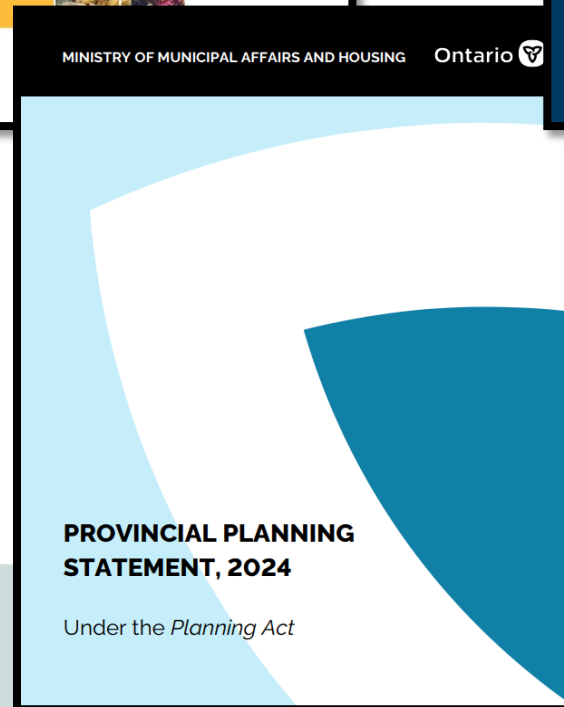
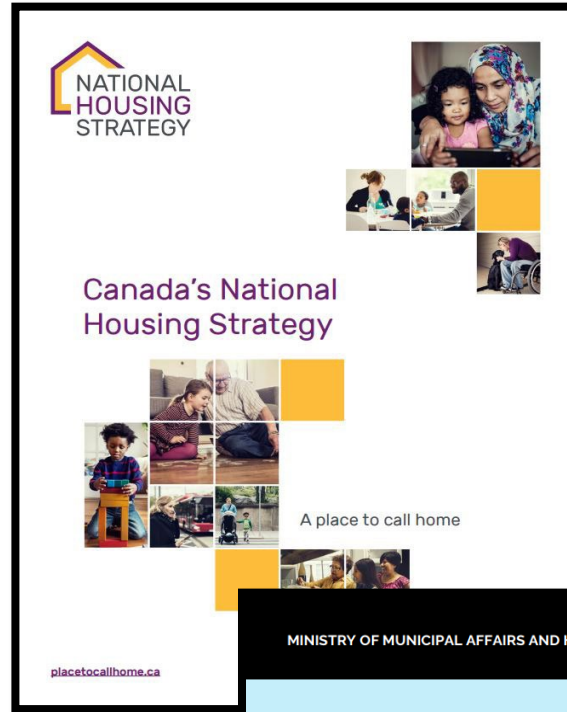


# Housing Policy Timeline





# The Role Of Governments in Housing

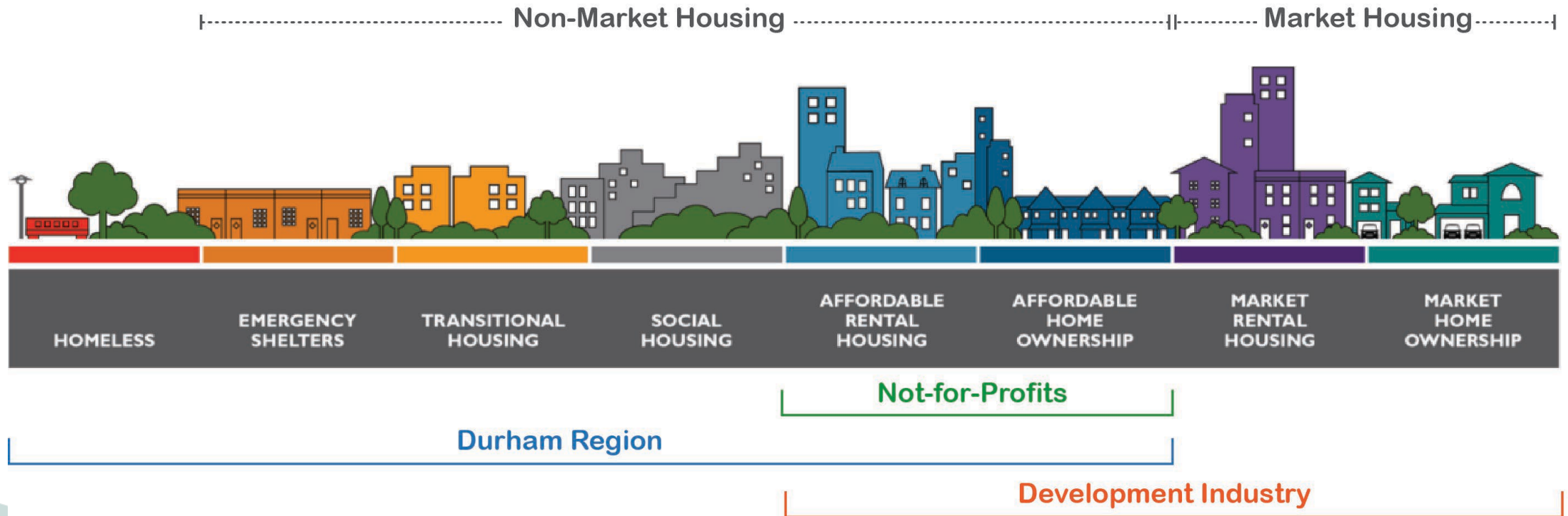


# Defining Affordable Housing

affordable housing



# Who Builds the Types of Housing in Pickering

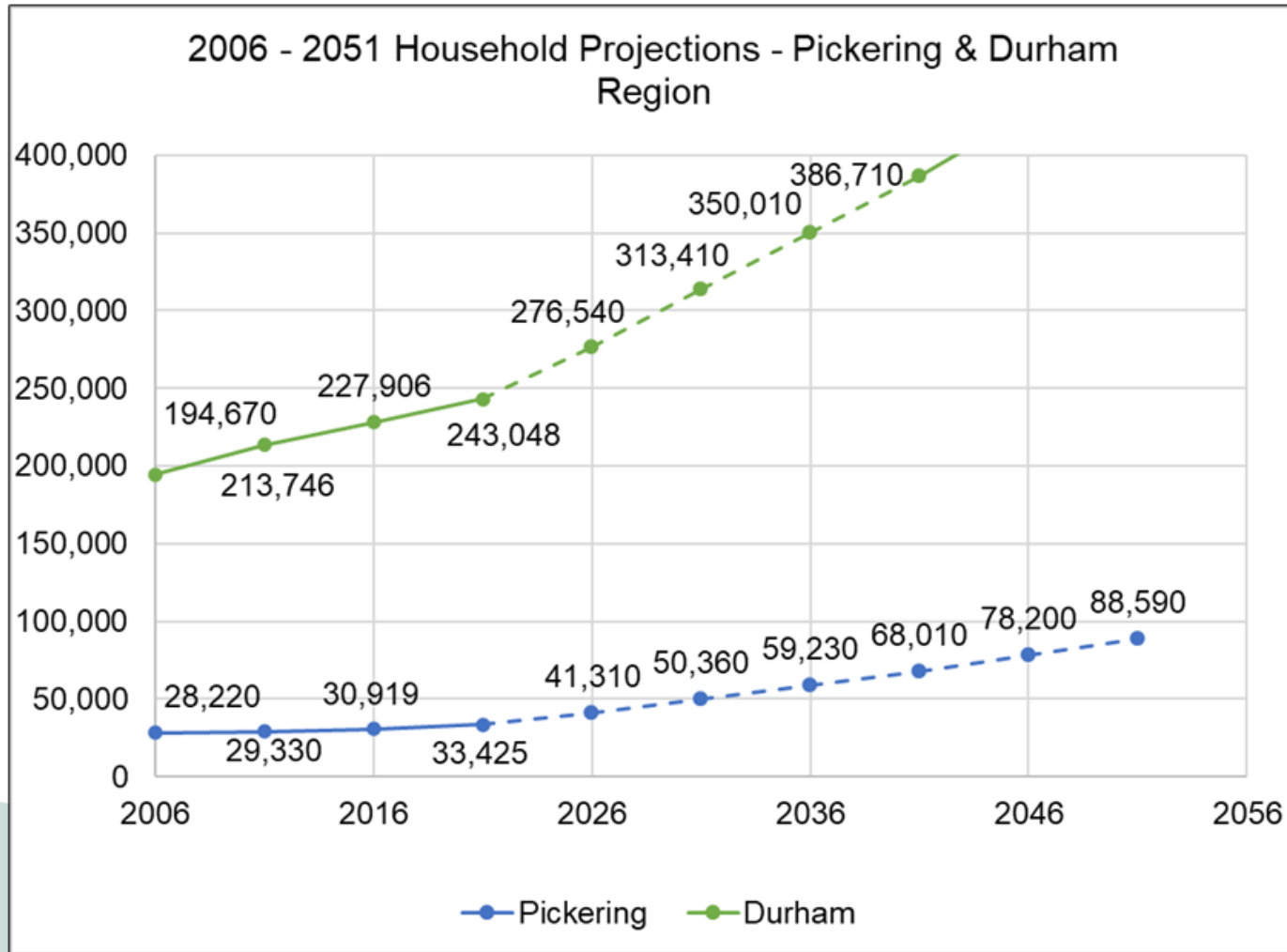


## Notes:

1. Durham Region is responsible for funding, planning, managing, and administering community housing, as Housing Service Managers.
2. The development industry plays the main role in delivering market housing. Developers can also construct affordable housing and partner with non-for-profit organizations within their projects.



# Pickering's Housing Profile



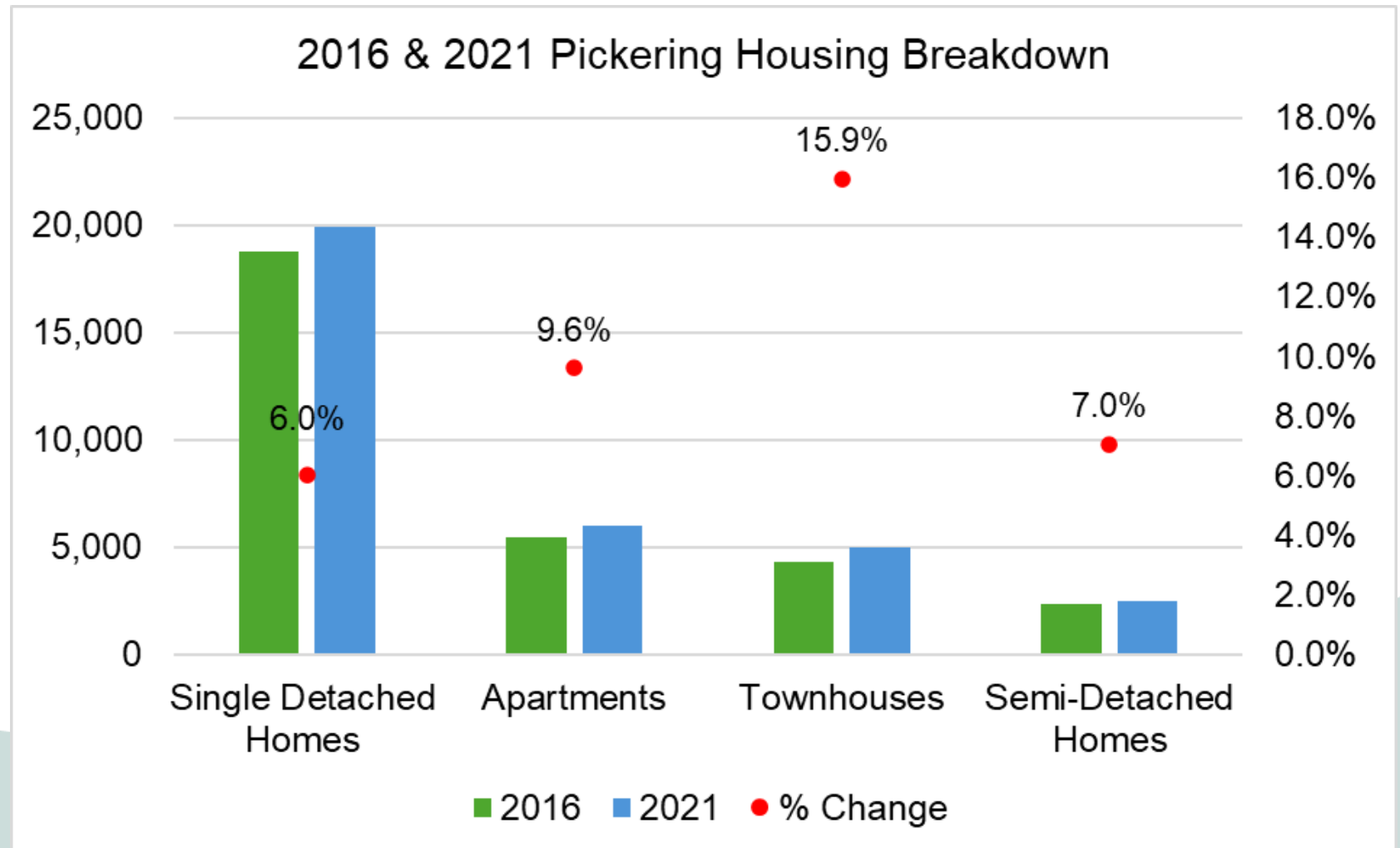
# Pickering's Housing Profile – Housing Stock

Single detached – 60%

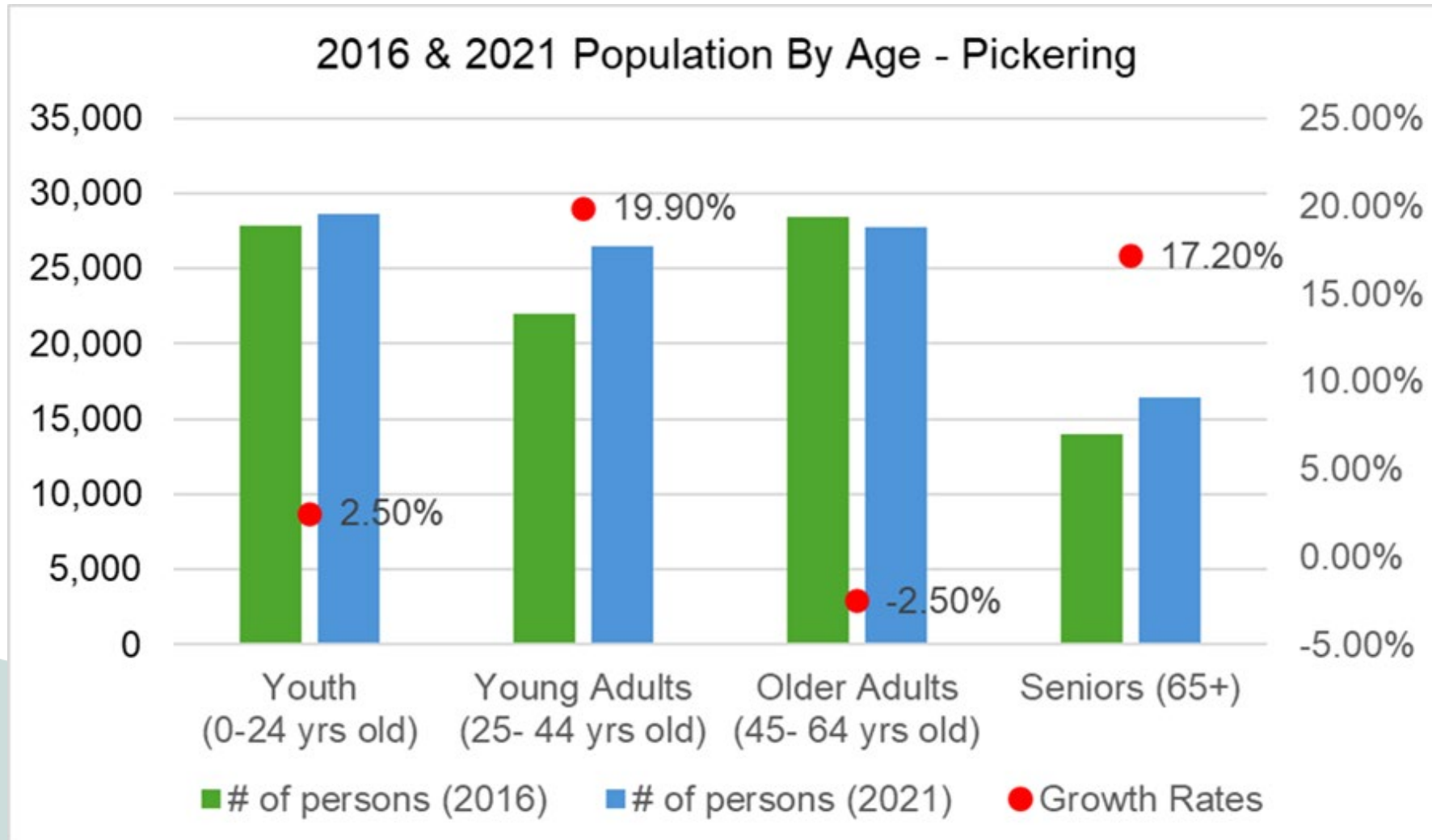
Apartments – 18%

Townhouses – 14%

Semi-detached – 8%



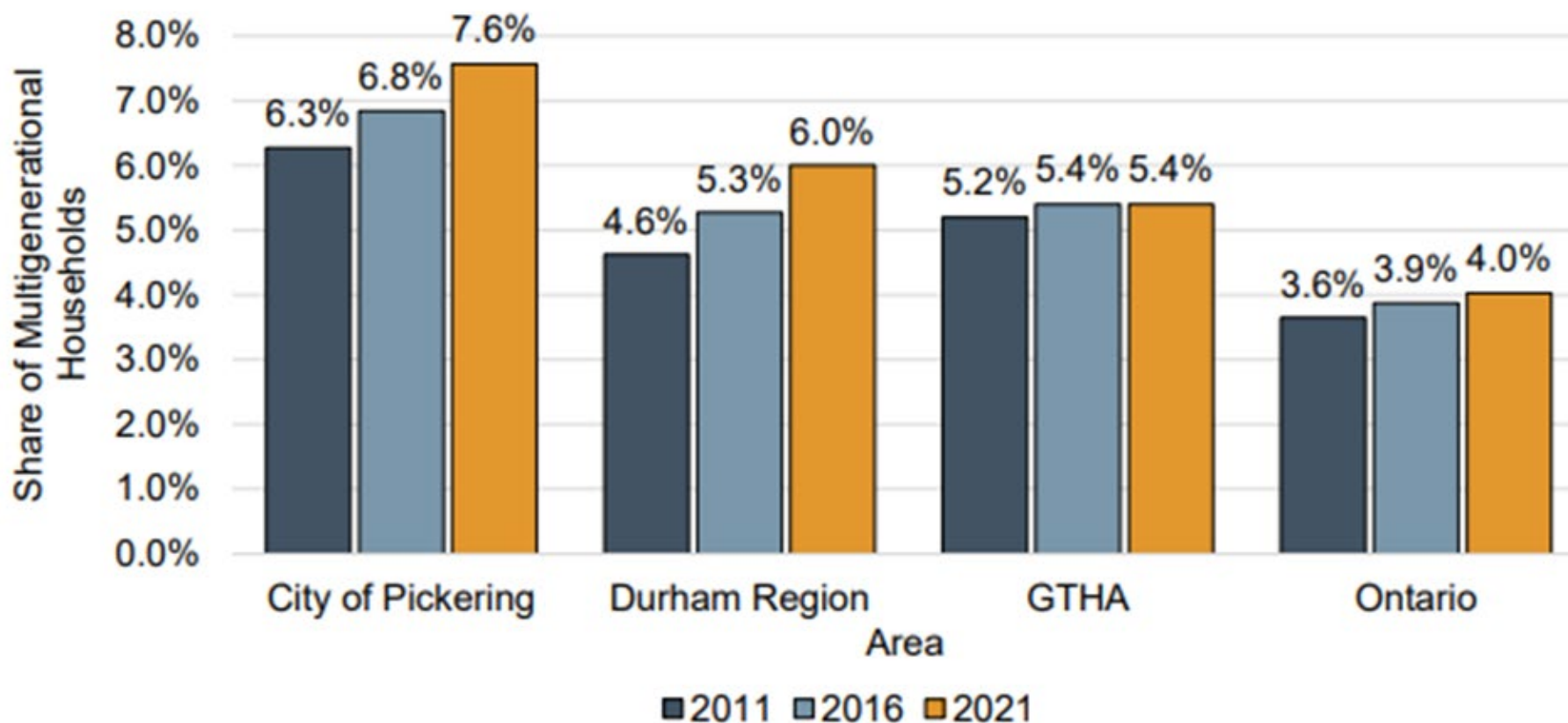
# Pickering's Housing Profile – Demographics





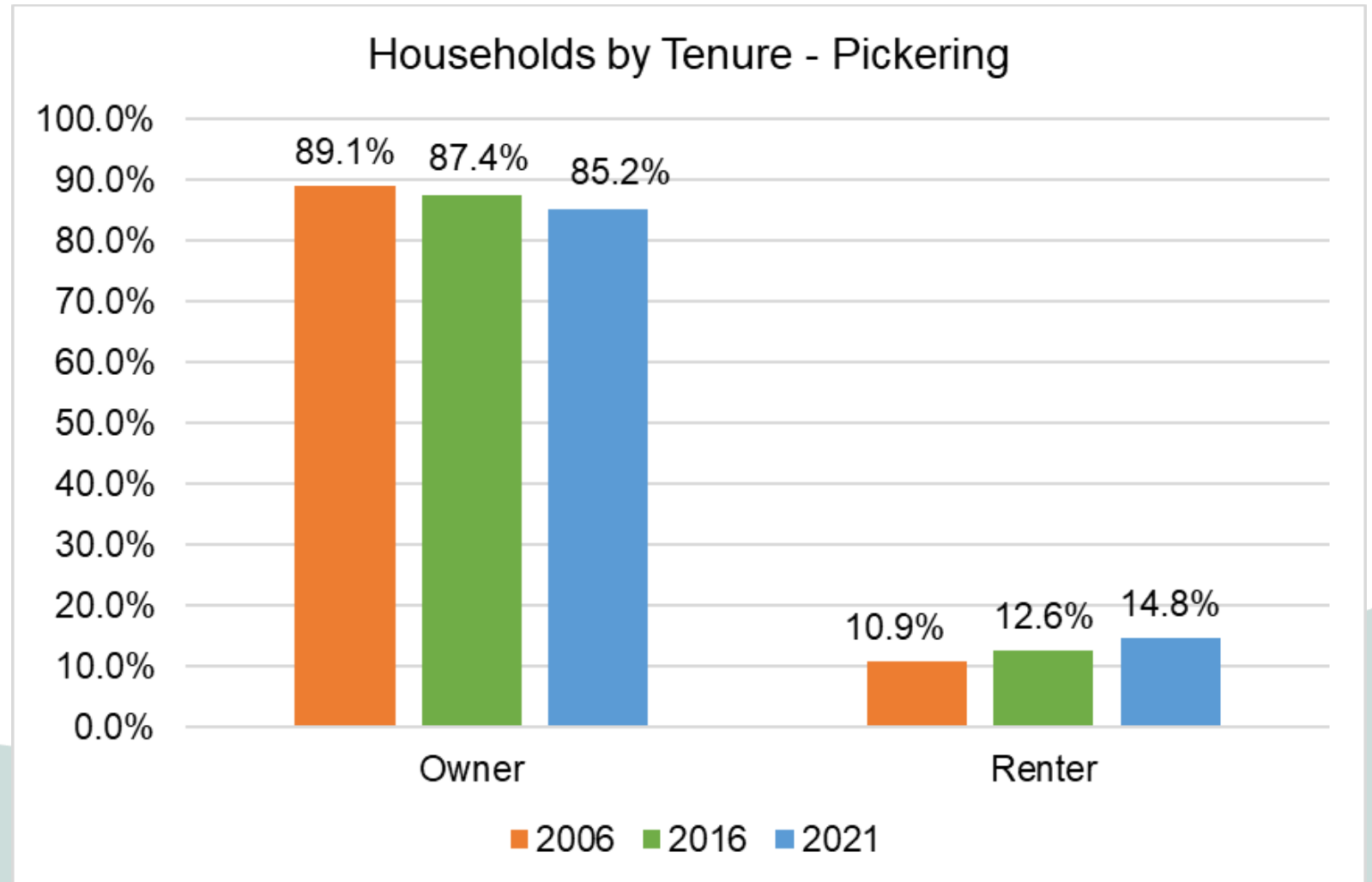
# Pickering's Housing Profile – Household Characteristics

City of Pickering  
Multigenerational Household Share of Total Permanent Households, 2011 to 2021



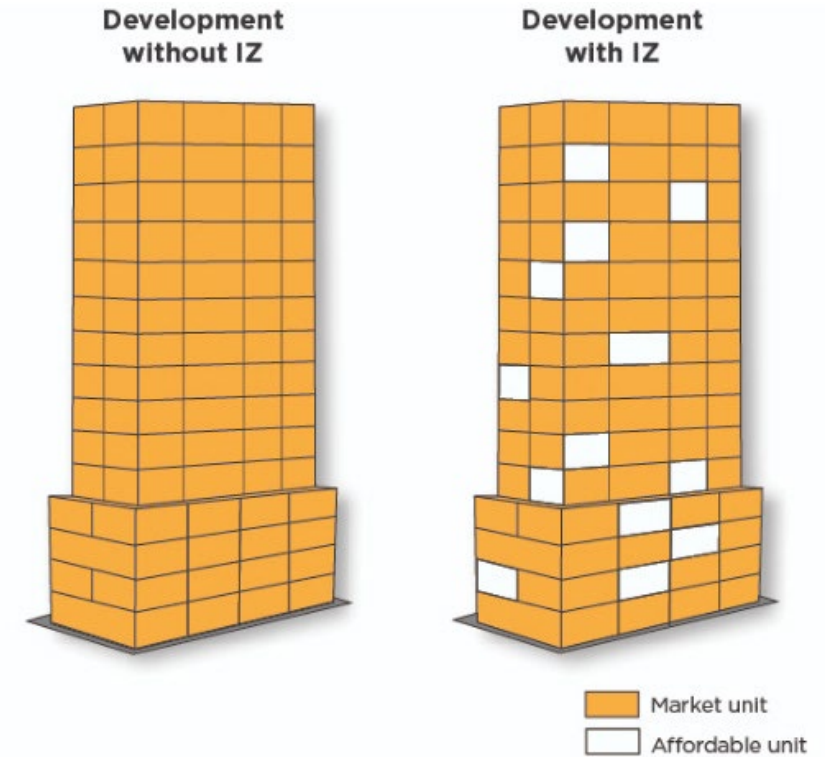
# Pickering's Housing Profile - Tenure

Despite the increase in renters Pickering has only had one new primary rental building built since 2007.



# How can Pickering Encourage Affordable Housing

- Financial Incentives
  - Community Improvement Plan
- Regulatory Incentives
  - Inclusionary Zoning
  - Additional Housing in Neighbourhoods



Example of Inclusionary Zoning



# Providing more Housing Options through Gentle Density





# Housing Options





# How can you provide input?

[PickeringForward@pickering.ca](mailto:PickeringForward@pickering.ca)



Attend  
events

Complete  
surveys

[Pickering.ca/PickeringForward](https://Pickering.ca/PickeringForward)





# Next Steps

- What we Heard report from tonight
- Official Plan Drafting
- Future Engagement Opportunities when Draft is Available

