



# Housing Needs Assessment

## City of Pickering

June 27, 2025

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## Preface

[Canada's Housing Plan](#) and [Budget 2024](#) both signaled the Government of Canada's intent to use Housing Needs Assessments (HNAs) as a key tool in its evidence-based long-term approach to addressing housing needs across the country. This includes the renewal of the Canada Community-Building Fund and the previously announced permanent transit funding.

As the federal government strives to become a more informed investor, evidence-based tools that provide a clear assessment of local needs and gaps will be required to inform decision making. HNAs will help all levels of government understand the local housing needs of communities - how they may relate to infrastructure priorities - by providing the data necessary to determine what kind of housing needs to be built and where. The intent is to promote systematic planning of infrastructure that takes into consideration current and future housing needs.

## Funding Requirement

Under the Housing Accelerator Fund, the Government of Canada currently requires funding recipients to complete an HNA by year 3 of the program, if one has not already been completed within two years of the 2022 federal budget announcement (April 7, 2022).

Going forward, HNAs will be required for:

- Communities with a population of 30,000 and over receiving funding through the Canada Community-Building Fund;
- Communities with a population of 30,000 and over receiving funding through permanent transit funding; and,
- Future federal infrastructure funding applicants as required.

Once an HNA has been completed as a federal program requirement, a community will not be required to complete a new one for other Housing, Infrastructure and Communities Canada programs, other than to update it every five years.

## Purpose

When done properly and regularly, a HNA will allow a community to answer fundamental questions such as:

- Where does the greatest housing need exist in our community?
- How can we set meaningful housing targets and measure progress to support the right kind of housing for all residents?

- How much housing, which size and at what price point do we need to ensure that all current and future households can live in suitable, adequate and affordable housing?

HNAs will allow all levels of government (federal, provincial/territorial and municipal) to use this evidence base to inform their investments in enabling and supportive infrastructure as well as guide their policy and regulatory decision-making. HNAs as a tool can help communities plan for and build housing more effectively to address the needs of their residents and instill transparency and accountability across the board.

This HNA template has been informed by best practices from jurisdictions across Canada, consultations with experts, and engagements with provinces and territories. These include the City of Vancouver's [Housing Needs Report](#) and the City of Edmonton's [Affordable Housing Needs Assessment](#) (for the affordable housing side of needs assessments), as well as the Housing Research Collaborative at the University of British Columbia which brought together a national network of researchers and experts to develop the Housing Assessment Resource Tool (HART). The HART project provides formatted data from Statistics Canada on key housing indices such as core housing need for a wide variety of jurisdictions and geographic levels.

Based on these best practices, this guidance document includes the following necessary information, explained in more detail below.

1. Development and use of Housing Needs Assessments
2. Community profiles and trends
3. Household profiles and economic characteristics
4. Priority groups
5. Housing profiles
6. Projected housing needs and next steps

Communities completing an HNA as a requirement for federal infrastructure programming will be expected to complete all sections outlined in this template. Communities may use a previously completed HNA if an updated version is available; however, communities would be expected to address any gaps related to any of the sections of the guidance document – both qualitative and quantitative – between their existing HNA and this federal template. Additional details about the timelines for completion and submission of HNAs will be provided with specific infrastructure funding programs (e.g. Canada Community-Building Fund).

## 1. Methodology

In this section, applicants should outline the research methodology used to inform the completion of the assessment, where the methodology is derived from, any assumptions used, and any necessary justification. While different assessments may incorporate unique methodological elements or considerations depending on context, the following methods should generally be outlined:

- **Quantitative research** such as economic data, population and household forecasts; and,
- **Qualitative research** such as interviews, policy analysis and stakeholder engagement.

Both qualitative and quantitative aspects of this guidance document are equally important.

Communities will be required to engage with key stakeholders in the housing sector, including non-profit housing providers, developers, and public entities, as well as those with specific lived experiences, to develop a comprehensive Housing Needs Assessment (HNA). This section should include what forms of engagement were conducted, with whom, how learnings were incorporated into or informed the HNA's findings, and what engagement opportunities may exist to share findings with the community.

To the extent possible, publicly available data from the following sources will be prepopulated to facilitate automated completion of the quantitative components of the assessments:

- [Statistics Canada Census Data](#)
- [CMHC Housing Market Information Portal](#)
- [Statistics Canada Housing Statistics Dashboard](#)
- [CMHC Demographic Projections: Housing Market Insights, June 2022](#)
- [CMHC Proximity Measures Database](#)
- [Housing Assessment Resource Tool Dashboard](#)
- [Canadian Housing Evidence Collaborative – Housing Intelligence Platform](#)

In addition to this data, communities are required to incorporate internal and non-public facing, non-confidential data, into their HNAs in order to more fully capture local contexts and realities as needed.

If this data is unavailable at the time of completion of the first HNA, communities are expected to collect these data points for future iterations. Other fields will be pre-populated. Fields marked with an asterisk (\*) indicate data points which are unavailable from the source or suppressed due to low counts.

**1.1 Please provide an overview of the methodology and assumptions used to develop this Housing Needs Assessment, using the guidelines above. This should include both quantitative and qualitative methods. Please also identify the publicly available data sources used to complete this assessment beyond the sources listed above, if applicable.**

This Housing Needs Assessment has been developed by utilizing empirical data that is quantifiable from a variety of sources that include the Statistics Canada Census Profiles, Canada Mortgage and Housing Corporation, the Regional Municipality of Durham, Toronto Real Estate Board, Regional Information Systems Working Group (“RISWG”) (a working group of the Regional Planning Commissioners of Ontario), City of Pickering Application Management and Data Automation (AMANDA data), and the Central East Health Line.

Publicly available data sources in addition to those listed above are available at the following links:

1. Region of Durham Official Plan and Background Studies (<https://www.durham.ca/en/doing-business/envision-durham.aspx>)
2. Canada Mortgage and Housing Corporation (<https://www.cmhc-schl.gc.ca/>)
3. Toronto Regional Real Estate Board (<https://trreb.ca/>)
4. Region of Durham Point-In-Time Count Report, 2021 ([Durham Region – Point-In-Time Count Report 2021 – Measuring The Scope And Nature Of Homelessness In Durham](#))
5. Region of Durham By-Name List ([Homelessness Coordinated Access System - Region of Durham](#))
6. Central East Health Line (<https://www.centraleasthealthline.ca/index.aspx>)
7. Pickering Growth Management Strategy, by Watson & Associates Economists Ltd. in association with WSP, (<https://pub-pickering.escribemeetings.com/Meeting.aspx?Id=020c35f6-c51a-4378-96ea-8a36d9918c15&Agenda=Agenda&lang=English>)
8. Pickering Housing Strategy & Action Plan (<https://www.pickering.ca/council-city-administration/plans-projects-and-studies/housing-strategy-and-action-plan/>)

9. Community Development Council Durham Point-In-Time-Count ([https://www.cdcd.org/wp-content/uploads/2022/04/CDCD\\_PiT-Count\\_2021\\_Report\\_Full-Report\\_WEB.pdf](https://www.cdcd.org/wp-content/uploads/2022/04/CDCD_PiT-Count_2021_Report_Full-Report_WEB.pdf))

The qualitative data used in this report has been collected through various engagement methods, including public information centres, surveys, interviews, etc., through various City and Region of Durham projects. The projects are wide ranging and have occurred over the last five years and include the Pickering Housing Strategy & Action Plan, the Region of Durham Official Plan Review, Pickering Age Friendly Community Plan, and the Pickering Official Plan Review.

**1.2 Please provide an overview of the methodology and assumptions used to engage with stakeholder groups, e.g. non-profit housing organizations, in the development of this Housing Needs Assessment. This should include qualitative and quantitative methods. Please provide a description of who was engaged, the type of engagement that took place, and the nature of the engagement (e.g., interviews, consultations)**

At the City level, the City of Pickering has conducted robust and wide-ranging engagement with respect to housing needs through the City's Housing Strategy Study, which resulted in the Pickering Housing & Action Plan passed by Pickering Council in 2022.

During the Housing Strategy Study, Pickering engaged with multiple stakeholders through public open houses, meeting with community advisory groups, stakeholder meetings, one-on-one interviews and a dedicated website.

Key stakeholder focus group meetings were held with stakeholders including, private land/housing developers, Planning Consultants, BILD, Realtors, Regional Housing Services staff, Durham Family services, Region of Durham Planning, Region of Durham Housing Services, Durham Region Non-Profit Housing Corporation, Durham Region Home Builders Association, Habitat for Humanity, Real Estate Board members, etc. In addition to the focus groups, one-on-one interviews were held with Durham Region Non-Profit Housing Corporation, Durham Region Home Builders Association, and Habitat for Humanity.

The Pickering Housing Study was also informed by previous work and public consultation completed as part of the Pickering Age Friendly Community Plan. In 2019, Council endorsed in principle the Pickering Age Friendly Community Plan ("AFCP"). The AFCP is a 5-year plan that establishes a vision, and guiding principles to help ensure that local policies, community programs and services, and municipal infrastructure meet the existing and future needs of older adults in Pickering. There are 68 actions identified in the AFCP and each are categorized by a World Health Organization (WHO) theme, including Housing which is identified as the highest priority of the eight identified themes in the AFCP.

In addition to the Pickering Housing Strategy and Age Friendly Community Plan, Pickering is currently undertaking an Official Plan Review. The Official Plan Review includes numerous public open houses, six discussion papers (including Growth Management & Urban Structure and Housing and Affordability), multiple online surveys, and a dedicated project website. To date the Official Plan Review has included five public information centres and five surveys, with additional engagement planned. To date the total number of surveys completed and attendance at the PIC's total 1,073. The Official Plan Review also includes consultation with First Nations communities.

The Official Plan Review is an additional opportunity to further engage with stakeholders and to introduce policy to implement the housing strategy and address the challenges Pickering is facing to meet the needs of the community.

The Region of Durham recently completed an Official Plan Review which included extensive public consultation and stakeholder engagements on many of the same topics the Pickering Official Plan is currently reviewing. Pickering staff were actively engaged in the Region's Official Plan Review, gaining additional insight on priorities and challenges around housing at a Regional level.

**1.3 Please provide an overview of the methodology and assumptions used to conduct engagement with the priority groups (identified in Section 4) in the development of this Housing Needs Assessment. This should include qualitative and quantitative methods. Please provide a description of who was engaged, the type of engagement that took place, and the nature of the engagement (e.g. interviews, consultations). If a private individual has been engaged, please anonymize and remove any identifying features from the narrative.**

As outlined above, priority groups were also engaged broadly and effectively through the numerous engagement efforts that were undertaken in the creation of the Pickering Housing Strategy & Action Plan and the Age Friendly Community Plan. The engagement included consultation with Regional Housing Services, Durham Family services, Region of Durham Housing Services, Durham Region Non-Profit Housing Corporation, and Habitat for Humanity.

One of the Action Items in the Pickering Housing Strategy that has been implemented is the creation of an Office of Affordability. This new staff position is responsible for implementing the Pickering Housing Strategy & Action Plan and creating relationships between the development community, not-for-profit housing providers and levels of government to address housing gaps in Pickering.

The City of Pickering has been working closely with the Region of Durham, who has a number of housing and homelessness programs in place, to consult and work with priority groups on an ongoing basis. This work is useful as Pickering implements the Housing Action Plan, annual monitoring reports and reviews and updates the Housing Strategy & Action Plan at regular intervals.



The City of Pickering has been working to build better relationships with First Nations communities. Through the Pickering Official Plan Review and Secondary Plans, the City has been engaging with Indigenous communities, seeking input on a number of issues including housing.

As indicated above, the City of Pickering is in the middle of an Official Plan Review which provides additional consultation opportunities for all residents and stakeholders, including priority groups.

## 2. Community Profile and Trends

In this section, communities are expected to tell their housing story through the lenses of their community and household profiles using both qualitative and quantitative data. Communities may structure this information in different ways, including by providing past benchmarks, present figures, future projections, and current growth rates at a local, regional and provincial level.

<b>2.1 Please detail the existing municipal housing policy and regulatory context, such as approved housing strategies, action plans and policies within Official Community Plans.</b>
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In January 2022, the City of Pickering approved the Pickering Housing Strategy & Action Plan, 2021-2031. The purpose of the Pickering Housing Strategy & Action Plan is to:

- establish the City's role and priorities with facilitating opportunities for developing housing, affordable housing, and age-friendly housing in Pickering over the next 10 years (2021-2031);
- assist Council with decision making;
- provide a framework for staff in implementing its responsibilities, including those that relate to the coordination of actions with other agencies, organizations and governments;
- assist in guiding residential growth within the City;
- aid in the education and creation of general public awareness of what the City is doing on this issue; and
- provide a mechanism to monitor progress as the City works to implement its plan.

The Action Plan provides a number of items Pickering can pursue, including policy initiatives, financial incentives and creating partnerships with the development and not-for-profit communities to achieve more rental and affordable housing options in Pickering.

Furthermore, the Pickering Official Plan prioritizes key housing objectives and targets for the City, including:

- setting a goal of 25% of all housing being affordable.
- setting a target of 11,500 intensification units in strategic growth areas.
- through recent amendments for strategic growth areas, directing development and intensification to areas well served by current and planned transit.
- promoting opportunities for a wide variety of housing forms, tenure and types to meet the evolving needs of Pickering's residents.
- encouraging the provision of housing for people with special needs, including assisted housing for low-income people, seniors, emergency accommodation, and other forms of supportive housing.

The City is in the process of reviewing the Official Plan. The review includes updating policies and setting housing projections to 2051. Through the Official Plan Review Pickering will:

- review current housing policy.
- implement policies that directs growth to 2051.
- Ensure there is adequate land available and serviced to meet projected housing needs of Pickering residents.
- implement policy changes identified in the Pickering Housing Strategy & Action Plan identified above.
- Implement minimum densities for strategic growth areas, including the Pickering Protected Major Transit Station Area, City Centre, and Kingston Road Corridor.

In addition to the plans identified above, the City of Pickering has committed to prioritize housing approvals and do their part to meet a target of 13,000 new homes built in Pickering by 2031, as part of its Municipal Housing pledge to the Province of Ontario.

Pickering also recently completed a consolidated Zoning By-law project that consolidated the City's five by-laws into one zoning by-law. The consolidated by-law implements a number of recent Provincial policy changes regarding intensification, built form, environmental matters and mapping changes. Performance standards were updated, and current development and building practices are reflected in the new by-law.

## 2.2 Community Profile

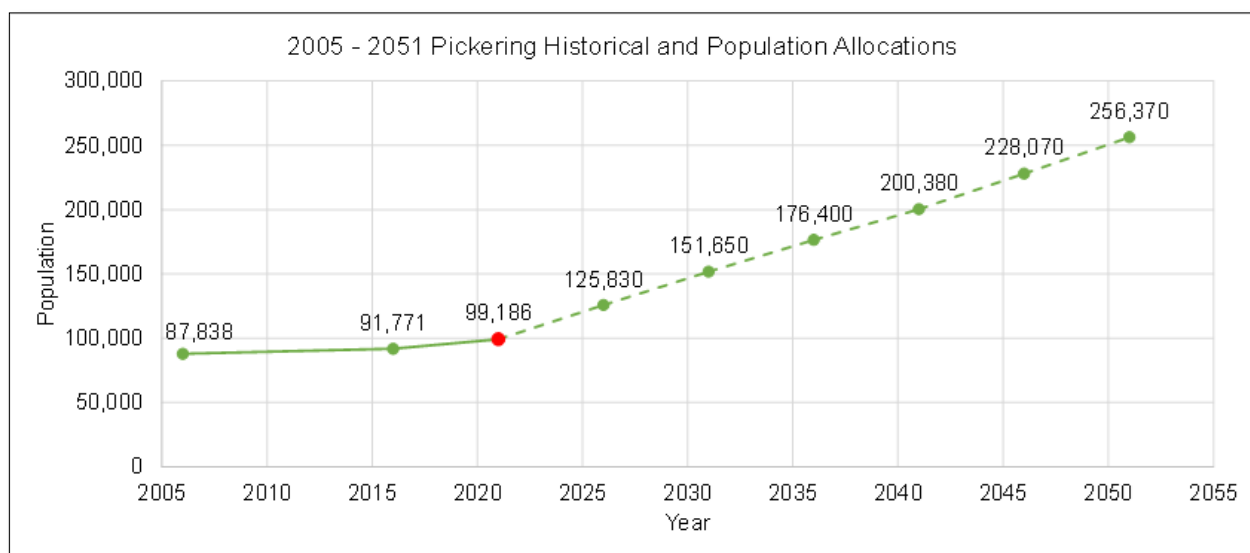
2.2.1 Population		
Characteristic	Data	Value
Total Population (Number)	2016	91771
	2021	99186
Population Growth (Number)	Total	7415
	Percentage	8.1
Age (Years)	Average	40.9
	Median	40.8
Age Distribution	0 - 14 years	16405
	15 - 64 years	66350
	65+ years	16430
Mobility	Non-movers	89190
	Non-migrants	3265
	Migrants	5175

2.2.2 Demographic Information		
Characteristic	Data	Value
Immigrants	Total	35780
Non-Immigrants	Total	61835
Recent Immigrants (2016-2021)	Total	2815
Interprovincial migrants (2016-2021)	Total	665
Indigenous Identity	Total	1065

### 2.3 How have population changes in your community as illustrated by the above data impacted your housing market?

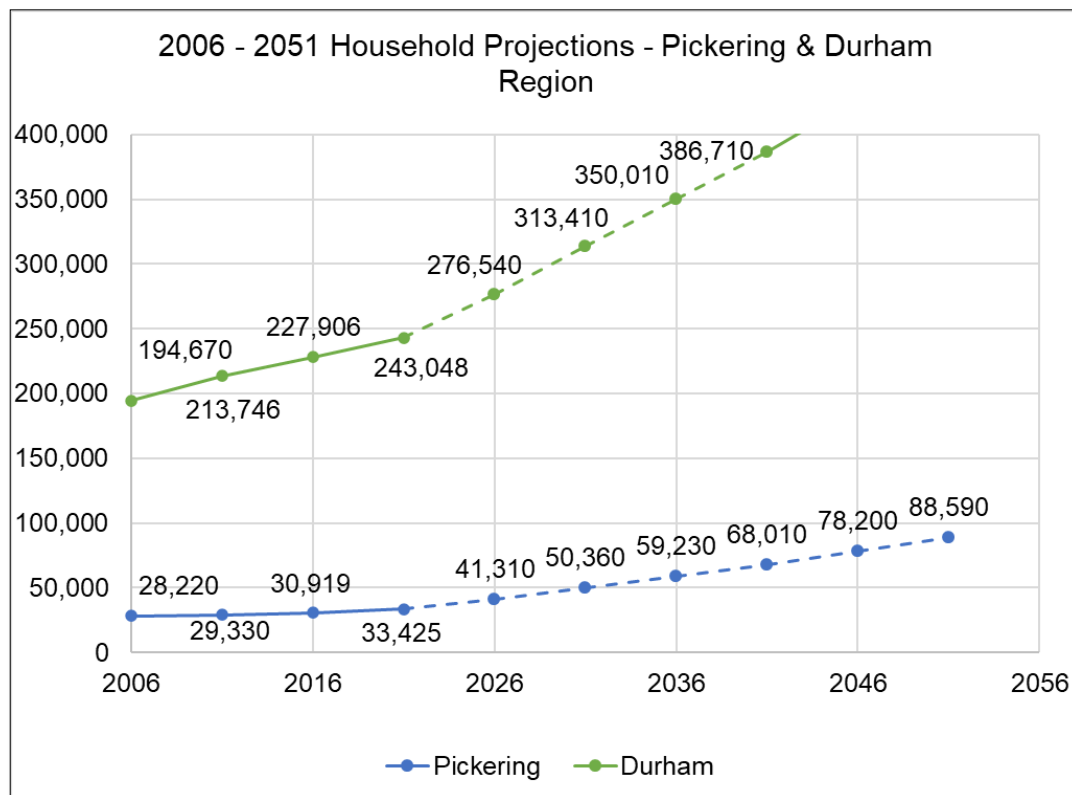
The City of Pickering is located directly east of Toronto, which has one of the most expensive housing markets in Canada. There is a significant demand for housing in Pickering due to its close proximity to Toronto and quick access to major highways and transit, such as the GO Train.

Pickering has only recently become a city with a population of 100,000 residents. However, the anticipated rate of growth over the next 25 years is expected to result in Pickering more than doubling its current population by 2051. Corresponding with a significant increase in population is a projected increase in the number of housing units that will be built to accommodate that population growth.



Pickering Historical and Projected Population. Source: Envision Durham





**Pickering and Region of Durham Household Projections. Source: Envision Durham**

Growth in Pickering had previously been limited due to a lack of greenfield development and limited demand for higher density housing forms. With the approval of the Seaton Community, which includes over 7,000 acres of land and an anticipated population of 61,000 residents, and development beginning in 2017, that has created significant new greenfield development opportunities for housing.

In the last 10 years there has also been an increased demand for higher density housing forms, specifically around the City Centre and Kingston Road Corridor, which are both served by existing and planned higher order transit. These shifts have led to significant increases in housing starts in Pickering in recent years.

During the 2016 to 2024 period, the City of Pickering accounted for approximately 15% of the population growth across Durham Region, up from 3% from 2001 to 2016. This growth has been driven by steady development in both greenfield and intensification areas. This growth is reflected in recent building activity. Between 2021 and 2024 (new units only), the City of Pickering represented approximately 23% of new residential housing construction (as measured in terms of number of housing units) in Durham Region.

### **3. Household Profiles and Economic Characteristics**

This section should provide a general overview of income, housing and economic characteristics of the community being studied. Understanding this data will make it easier to observe the incidence of housing need among different socio-economic groups within the community. Income categories could be used for this analysis and can be completed in accordance with the HART methodology and CMHC data.

Area Median Household Income (AMHI) can be used as the primary basis for determining income brackets (as a percentage of AMHI) and corresponding housing cost ceilings.

This section should also outline the percentage of households that currently fall into each of the income categories previously established. This will allow a better understanding of how municipalities compare to Canadian averages, and the proportion of households that fall into each household income category. This will also allow for a better understanding of drop-off levels between total households and the number of units required to meet anticipated need or demand in each category. Housing tenures allow for the comparison of renter and owner-occupied households experiences and is important for understanding a community's housing context.

Using a stratified, income-based approach to assessing current housing needs can enable communities to target new housing development in a broader and more inclusive and equitable way, resulting in housing that can respond to specific households in core housing need. This is shown in the next section.

### 3.1 Household Profiles

3.1.1 Household Income and Profile		
Characteristic	Data	Value
Total number of households	2016	30,919
	2021	33,425
Household income (Canadian dollars per year)	Average	141,200
	Median	118,000
Tenant Household Income (Canadian dollars per year, only available at CMA or CA Level) - Data from [CMA or CA name]	Average	80,100
	Median	65,500
Owner household income (Canadian dollars per year, only available at CMA or CA Level) - Data from [CMA or CA name]	Average	155,400
	Median	120,000
Average household size (Number of members)	Total	3
Breakdown of household by size (Number of households)	Total	33,425
	1 person	5,740
	2 persons	9,715
	3 persons	6,445
	4 persons	6,805
	5 or more persons	4,720
Tenant households (Number of households)	Total	4,960
	Percentage	14.839

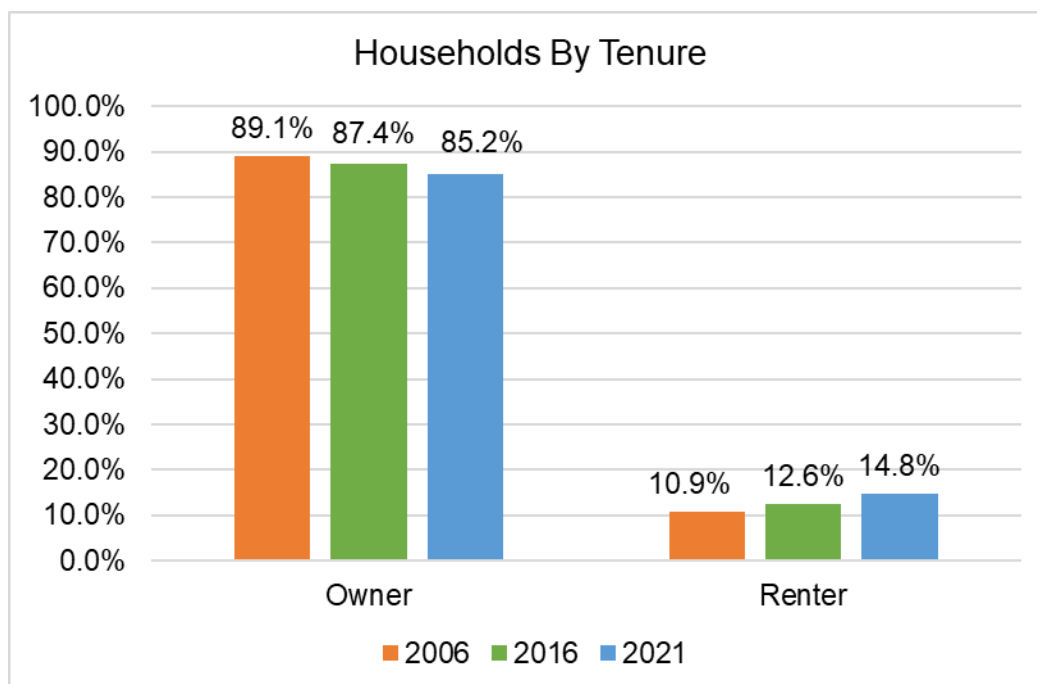
3.1.1 Household Income and Profile		
Characteristic	Data	Value
Owner households (Number of households)	Total	28,470
	Percentage	85.176
Percentage of tenant households in subsidized housing	Percentage	10
Households within 800m of a higher-order/high frequency transit stop or station (#)	Total	3,230
	Percentage	9.66%
Number of one-parent families	Total	5,290
	Percentage	18.371
Number of one-parent families in which the parent is a woman+	Total	4,240
Number of one-parent families in which the parent is a man+	Total	1,055
Number of households by Income Category	Very Low (up to 20% below Area Median Household Income (AMHI))	1,050
	Low (21% – 50% AMHI)	5,005
	Moderate (51 – 80% AMHI)	6,445
	Median (81% - 120% AMHI)	8,170
	High (>120% AMHI)	12,605



**3.2 Please provide context to the data above to situate it within your municipality. For example, is there a significant number of one-parent families? Are owner household incomes far surpassing tenant household incomes?**

### Household Tenure

Pickering has traditionally experienced a high rate of home ownership. 85.2% of residents living within private dwellings are owners, and 14.8% are renters. Despite the continuation of high ownership, there has been a slow increase in the percentage of rental households over the last decade.



Pickering Households by Tenure 2006-2021. Source: Statistics Canada Census Data

### Household Income

Household income characteristics are indicators of a resident's financial capacity to afford housing. According to Statistics Canada, in 2020, the average household income in Pickering was \$141,200 and the median household income was \$118,000. The average household income has increased approximately 18% since 2015.

While the average and median household income across Pickering is relatively high, there is a significant difference between owner and tenant households. Owner households experience average and median household incomes that are almost double those of tenant households.

Despite the high household income averages and medians experienced in Pickering, the average annual growth rate for re-sale housing units increased at a rate that outpaced household income by nearly four times from 2016 to 2021. The rate of increase in rents was comparable to the rate of increase for household income during the same period. The above household income levels within the City of Pickering have not kept pace with housing prices, which has eroded housing affordability in the ownership market over the past decade.

The average household income and the median household income in Pickering remains slightly higher than the average in Durham Region.

### Household Size

Household Size	Pickering			
	2011	2016	2021	% Change in Household Size 16'-21'
<b>1 person</b>	<b>4,510</b>	<b>5,155</b>	<b>5,740</b>	<b>11.4%</b>
<b>2 persons</b>	<b>8,240</b>	<b>8,970</b>	<b>9,715</b>	<b>8.3%</b>
<b>3 persons</b>	<b>5,845</b>	<b>6,085</b>	<b>6,445</b>	<b>5.9%</b>
<b>4+ persons</b>	<b>6,615</b>	<b>10,710</b>	<b>11,525</b>	<b>7.6%</b>

**Pickering Household Size 2011-2021. Source: Statistics Canada Census Data**

Households containing four or more persons represent the majority of households within Pickering. However, the largest increase in the number of Pickering households by household size, since 2016, was in single person households, with an increase of 11.4%. While the size of Pickering households is not skewed dramatically in any direction, the average number of persons per household is 3, which has remained consistent since 2011. This places pressure on larger housing units, whether owned or rental, to accommodate larger household sizes on average.

**3.3 Suppression of household formation (e.g., younger people living with their parents due to affordability pressures) and housing demand (e.g., “driving until you qualify”) can both indicate strained local housing market conditions. Please provide any data or information that speaks to how suppression of the formation of new households and suppression of housing demand has impacted your community since 2016, and how projected formation patterns are expected to be impacted over the next 5 to 10 years. Please indicate methods used to determine expected household formation, such as calculating headship rates broken down by specific age estimate impacts.<sup>1</sup>**

3.3.1 Household Formation						
HH* Head Age Category	2016			2021		
	Pop.	Headship Rate (%)	HHs*	Pop.	Headship Rate (%)	HHs*
15 to 24	12,955	1.3%	165	12,190	1.6%	200
25 to 34	10,945	25.2%	2,760	13,250	25.7%	3,400
35 to 44	11,090	46.4%	5,145	13,190	45.8%	6,045
45 to 54	14,840	53.6%	7,960	12,850	52.5%	6,745
55 to 64	13,585	55.5%	7,535	14,870	54.5%	8,100
65 to 74	7,990	56.4%	4,505	9,930	54.1%	5,375
75 to 84	3,845	56.8%	2,185	4,650	56.2%	2,615
85 plus	1,605	41.4%	665	1,855	51.2%	950

\*Household/Households

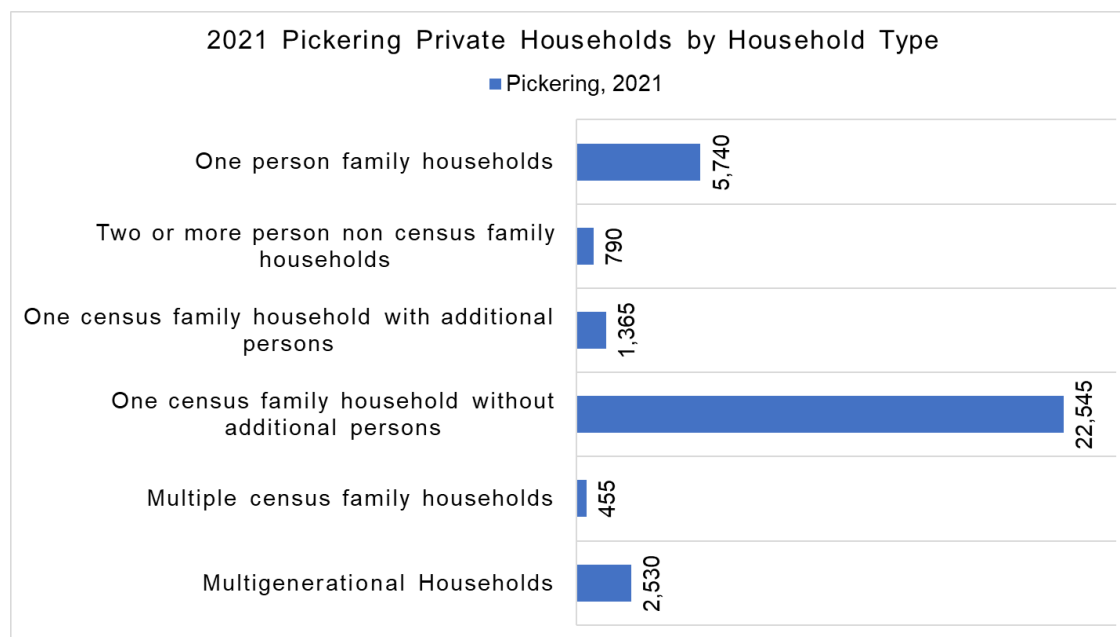
Household type can be a determining factor of whether a dwelling is considered affordable for an individual or family. Several distinct household types include one census families (families with children & families without children), one parent family households, multigenerational households, multiple census family households, one census family household without additional persons, one census family household with

<sup>1</sup> We recognize that some municipalities may not have this data available at the time of completion, but encourage them to do their best in addressing this question. Municipalities will be expected to build this expertise in subsequent iterations of their Housing Needs Assessments.

additional persons, two or more person non-census family households, and one person family households.

In 2016, census families accounted for 76.4% of households in Pickering. Specifically, families with children made up the largest share of households with 53.6%, while families without children followed with 22.8%. Multiple census families (4.8%) and non-families (18.9%) accounted for the remaining households. One-person households accounted for 16.7%.

In 2021, one census families accounted for 67.5%, whereas, non-census families accounted for 32.5% of households in Pickering. Under the one census family category, families with children made up the largest share of households with 35.5% and families without children represented 21.4% of households. Multiple census families represented 1.4%, and non-census families accounted for the remaining 2.4% households. One-person households in Pickering accounted for 17.2%.



**Pickering Private Households by Household Type. Source: Statistics Canada Census Data**

Over the past 15 years, people between 35 and 44 years of age and under 19 represent the highest concentration of newcomers to the City of Pickering. In the most recent 2016 to 2021 Census period, these two age groups, combined, accounted for 65% of total positive net migration to the City. Young adults aged 20 to 34 experienced strong migration from 2016 to 2021, after a period of net out-migration from 2006 to 2016. The population aged 55 to 74 has consistently experienced net out-migration in the City of Pickering.



As discussed previously, the long-term growth outlook for the City will occur at a significantly higher rate than experienced historically. It is important to recognize that accommodating new residents over a sustained long-term period at a higher level compared to the past two decades will require the provision of a broad range of housing options by location, structure type/density, and affordability to accommodate a growing and diversifying population base by age and income in the city.

Another significant trend the City must anticipate, like many Canadian municipalities, is the influence of the Baby Boom generation on real-estate market demand over the next several decades. Pickering's percentage of older seniors (i.e., people 75 years of age and older) is anticipated to steadily increase from approximately 6% in 2021 to 11% in 2051.

### 3.4 Economic Conditions

3.4.1 Economy and Labour Force		
Characteristic	Data	Value
Number of workers in the Labour Force	Total	53705
Number of workers by industry (Top 10 only)	Health care and social assistance	5730
	Retail trade	5510
	Professional, scientific and technical services	5210
	Finance and insurance	4840
	Educational services	3850
	Construction	3840
	Manufacturing	3135
	Transportation and warehousing	2915
	Public administration	2915
	Administrative and support, waste management and remediation services	2520
Unemployment rate and participation rate (Percent)	Unemployment rate	12.867
	Participation rate	65.339
All classes of workers (Number)	Total	51980
Employees (Number)	Total	44475
Permanent position (Number)	Total	38300

3.4.1 Economy and Labour Force		
Characteristic	Data	Value
Temporary position (Number)	Total	6175
Fixed term (1 year or more, Number)	Total	2055
Casual, seasonal or short-term position (less than 1 year, Number)	Total	4120
Self-employed (Number)	Total	7505
Number of commuters by commuting destination	Within census subdivision	6485
	To different census subdivision	3295
	To different census division	14595
	To another province/territory	20
Number of commuters by main mode of commuting for the employed labour force with a usual place of work or no fixed workplace address	Car, truck or van	26000
	Public transit	2335
	Walked	565
	Bicycle	80
	Other method	880

**3.5 How have labour conditions (e.g., prevalence of precarious employment, temporary or seasonal workforces, reliance on sectors such as natural resources, agriculture, tourism, etc.) in your community impacted housing supply and demand?**

Pickering's main areas of employment are generally not considered seasonal or temporary. Pickering's largest industry employers are health care and social assistance, retail trade, professional, scientific and technical services, finance and insurance, educational services, and construction.

While Pickering does not experience a significant number of temporary or seasonal workers, the Province of Ontario recently announced the refurbishment of Pickering Nuclear, which will increase temporary skilled workers brought into the community for this multi-year project.

A main impact on housing in Pickering has been the lack of greenfield development land until recently and the cost of housing. The approval and commencement of construction of the Seaton community has provided additional housing opportunities in Pickering.

Pickering also has very high-income levels, as previously discussed. This has resulted in a very high rate of home ownership. As a result, the number of primary rental market units is extremely low. This may create issues as affordability continues to become more challenging, Pickering sees larger increases in older populations, and demands for more temporary housing increase due to projects like the Pickering Nuclear Refurbishment.

Affordability is impacted by Pickering's location adjacent to Toronto, which has the highest housing prices in Ontario and some of the highest in Canada, and the lack of supply of specific housing types or tenures.

**3.6 Households in Core Housing Need**

A household is considered to be in core housing need if it meets two criteria:

1. A household is below one or more of the national adequacy, suitability and affordability standards; and,
2. The household would have to spend 30% or more of its before-tax household income to access local housing that meets all three standards.

Housing is considered to be affordable when housing costs less than 30% of before-tax household income. Housing is considered to be suitable when there are enough bedrooms for the size and make-up of the household. Housing is considered to be adequate when it is not in need of major repairs. Determining the percentage of core housing need would facilitate comparison with forecasts of population growth and household formation, in turn enabling more accurate projection of anticipated housing



needs broken down by different factors such as income, household size and priority population, as explained below. It is important to note that official measures of those in core housing need exclude key groups, including those experiencing homelessness, students living independently of their guardians, people living in congregate housing, and migrant farm workers. This means that core housing need figures may underestimate overall housing need. Due to this, communities should also strive to include as much information as possible about these groups in the Priority Groups section below, in order to provide a comprehensive picture of who is affected by core housing need.

**Please use the following section to insert the following Housing Assessment Resource Tools Data Tables ([Housing Needs Assessment Tool | Housing Assessment Resource Project](#))**

Income Categories and Affordable Shelter Costs:

3.6.1 Income Categories and Affordable Shelter Costs		
Income Category, relative to Area Median Household Income (AMHI)	Annual Household Income (Canadian Dollars per Year)	Affordable Shelter Cost (Canadian Dollars per Month)
Very Low Income (20% or less of AMHI)	<= \$23,800	<= \$595
Low Income (21% to 50% of AMHI)	\$23,800 - \$59,500	\$595 - \$1,488
Moderate Income (51% to 80% of AMHI)	\$59,500 - \$95,200	\$1,488 - \$2,380
Median Income (81% to 120% of AMHI)	\$95,200 - \$142,800	\$2,380 - \$3,570
High Income (121% or more of AMHI)	>= \$142,801	>= \$3,571

3.6.1 Households in Core Housing Need		
Characteristic	Data	Value
Affordability – Owner and tenant households spending 30% or more on shelter costs (# and %)	Total	<b>8,035</b>
	Percentage	24.1
Affordability – Owner and tenant households spending 30% or more on shelter costs and in core need (# and %)	Total	<b>3,180</b>
	Percentage	9.8
Affordability – Tenant households spending 30% or more of income on shelter costs (# and %)	Total	1,890
	Percentage	38.4
Affordability – Tenant households spending 30% or more of income on shelter costs and in core need (# and %)	Total	<b>1,105</b>
	Percentage	3.4
Affordability – Owner households spending 30% or more of income on shelter costs (# and %)	Total	<b>6,145</b>
	Percentage	21.7
Affordability – Owner households spending 30% or more of income on shelter costs and in core need (# and %)	Total	<b>2,075</b>
	Percentage	6.4
Adequacy – Owner and tenant households in dwellings requiring major repair (# and %)	Total	<b>1,205</b>
	Percentage	3.6
Adequacy – Owner and tenant households in dwellings requiring major repair and in core need (# and %)	Total	<b>285</b>
	Percentage	0.9
Adequacy – Tenant households in dwellings requiring major repairs (# and %)	Total	<b>275</b>
	Percentage	5.5

<b>3.6.1 Households in Core Housing Need</b>		
<b>Characteristic</b>	<b>Data</b>	<b>Value</b>
Adequacy – Tenant households in dwellings requiring major repairs and in core need (# and %)	Total	<b>130</b>
	Percentage	0.4
Adequacy – Owner households in dwellings requiring major repairs (# and %)	Total	<b>930</b>
	Percentage	3.3
Adequacy – Owner households in dwellings requiring major repairs and in core need (# and %)	Total	<b>160</b>
	Percentage	0.5
Suitability – Owner and tenant households in unsuitable dwellings (# and %)	Total	<b>1,775</b>
	Percentage	5.3
Suitability – Owner and tenant households in unsuitable dwellings and in core need (# and %)	Total	<b>210</b>
	Percentage	0.6
Suitability – Tenant households in unsuitable dwellings (# and %)	Total	<b>500</b>
	Percentage	10.1
Suitability – Tenant households in unsuitable dwellings and in core need (# and %)	Total	<b>95</b>
	Percentage	0.3
Suitability – Owner households in unsuitable dwellings (# and %)	Total	<b>1,275</b>
	Percentage	4.5
Suitability – Owner households in unsuitable dwellings and in core need (# and %)	Total	<b>110</b>
	Percentage	0.3
Total households in core housing need	Total	<b>3,330</b>

3.6.1 Households in Core Housing Need		
Characteristic	Data	Value
Percentage of tenant households in core housing need	Percentage	25.3
Percentage of owner households in core housing need	Percentage	7.7

Percentage of Households in Core Housing Need, by Income Category and Household Size:

3.6.2 Percentage of Households (HH) in Core Housing Need (CHN), by Income Category and Household Size						
Income Category	Affordable Shelter Cost (Canadian Dollars per Month)	1 Person HH	2 Person HH	3 Person HH	4 Person HH	5+ Person HH
Very Low Income (20% or less of AMHI)	<= \$595	85.7%	14.3%	0%	0%	0%
Low Income (21% to 50% of AMHI)	\$595 - \$1,488	40.5%	31.5%	16%	7%	5%
Moderate Income (51% to 80% of AMHI)	\$1,488 - \$2,380	0%	8.9%	22.8%	32.9%	35.4%
Median Income (81% to 120% of AMHI)	\$2,380 - \$3,570	*	*	*	*	*
High Income (121% or more of AMHI)	>= \$3,571	*	*	*	*	*

2021 Affordable Housing Deficit:

3.6.3 2021 Affordable Housing Deficit by Household (HH)						
Income Category	Affordable Shelter Cost (Canadian Dollars per Month)	1 Person HH	2 Person HH	3 Person HH	4 Person HH	5+ Person HH
Very Low Income (20% or less of AMHI)	<= \$595	360	60	0	0	0
Low Income (21% to 50% of AMHI)	\$595 - \$1,488	1,010	785	400	175	125
Moderate Income (51% to 80% of AMHI)	\$1,488 - \$2,380	0	35	90	130	140
Median Income (81% to 120% of AMHI)	\$2,380 - \$3,570	0	0	0	0	0
High Income (121% or more of AMHI)	>= \$3,571	0	0	0	0	0
Total		1,370	880	495	310	270

**3.7 Please provide any other available data or information that may further expand on, illustrate or contextualize the data provided above.**

### Seniors Housing

There are a total of 3,161 seniors housing or retirement units in 26 residences in Durham Region. In 2021, a total of 2,844 residents (out of a population of 46,903 seniors, 75 and older, in Durham Region) were living in these types of units, representing a 6.1% capture rate.

The vacancy rate of seniors housing within Durham more than doubled from 8.3% in 2019 to 18.4 % in 2021. This substantial increase may have been due to increased monthly rental costs. The 2021 average monthly rent for senior housing units in Durham was \$4,293, a 3.6% increase in the average rental cost of \$4,144 in 2020. The average rent of seniors housing has generally continued to increase. Rent costs for bachelor and studio units for seniors experienced the largest increase between 2020 to 2021, approximately 6.1%. The one exception to the increases in rent was for two-bedroom units, which decreased by 7.9% between 2020 and 2021. This could be due to the cost of two-bedroom units being significantly higher than the total average rent. The price of rent for two-bedroom units could make them unaffordable to the majority of residents, which leads to less demand for these units, resulting in a decrease in renting two-bedroom units. Another cause for increased vacancy rates may have been the effects of COVID-19, and an aversion to congregate living situations.

### **Community Housing Needs**

Durham Access to Social Housing, (“DASH”), manages the wait list for rent-geared-to-income and accessible units at community housing properties and at some private properties within the Region.

In 2021, there were 675 community housing units located in Pickering. The number of community housing units have remained consistent in Pickering over the last decade despite an increase in demand.

There are 499 residents with Pickering addresses on the DASH waiting list. Pickering residents on the DASH waitlist Across Durham Region accounted for 8,284 applicants on the DASH wait list for rent geared income (RGI) units in 2021. While the numbers each year may vary, there has been a general increase in demand over the years, while the number of RGI units has remained relatively unchanged at 4,481. There is now more than double the demand for units than currently available.



## 4. Priority Groups

There are 12 groups that CMHC defines as priority populations for affordable homes: groups who face a proportionally far greater housing need than the general population. There is also a 13th group, women-led households and specifically single mothers, implied in the National Housing Strategy which targets 33% (with a minimum of 25%) of funding going to housing for women-led households. Priority population groups are:

- Women and children fleeing domestic violence
- Women-led households, especially single mothers
- Seniors 65+
- Young adults aged 18-29
- Indigenous Peoples
- Racialized people
- Recent immigrants, especially refugees
- LGBTQ2S+
- People with physical health or mobility challenges
- People with developmental disabilities
- People dealing with mental health and addictions issues
- Veterans
- People experiencing homelessness

Census data does not disaggregate core housing need data by all priority populations, including veterans, individuals who identify as LGBTQ2S+, survivors of domestic violence, and individuals experiencing homelessness. Many households may have members in multiple priority categories which may also not be represented in the data. With these limitations in mind, information on housing need by priority population would be helpful for developing inclusive housing policies.

**4.1 What information is available that reflects the housing need or challenges of priority populations in your community? If data is available, please report on the incidence of core housing need by CMHC priority population groups in your community. If no quantitative data is available, please use qualitative information to describe the need for these priority populations.**

4.1.1 Core Housing Need (CHN) by CMHC Priority Groups		
Characteristic	Data	Value
	Total (Households)	3,330

<b>4.1.1 Core Housing Need (CHN) by CMHC Priority Groups</b>		
<b>Characteristic</b>	<b>Data</b>	<b>Value</b>
All households experiencing CHN	Percentage (of all households)	10.2%
CHN in households with women and/or children fleeing domestic violence	Total (Households)	*
	Percentage (of priority group)	*
CHN in households led by women	Total (Households)	1,850
	Percentage (of priority group)	13.9%
CHN in households led by single mothers	Total (Households)	645
	Percentage (of priority group)	19.3%
CHN in households led by senior(s) aged 65-84	Total (Households)	1,200
	Percentage (of priority group)	13.7%
CHN in households led by senior(s) aged 85+	Total (Households)	230
	Percentage (of priority group)	25.1%
CHN in households led by young adult(s) aged 18-29	Total (Households)	175
	Percentage (of priority group)	15.4%
CHN in Indigenous-led households	Total (Households)	45
	Percentage (of priority group)	8.3%
CHN in visible minority-led households	Total (Households)	1,775
	Percentage (of priority group)	11.1%
	Total (Households)	510

<b>4.1.1 Core Housing Need (CHN) by CMHC Priority Groups</b>		
<b>Characteristic</b>	<b>Data</b>	<b>Value</b>
CHN in Black-led households	Percentage (of priority group)	14.9%
CHN in new-immigrant-led households	Total (Households)	75
	Percentage (of priority group)	11%
CHN in refugee-led households	Total (Households)	240
	Percentage (of priority group)	13.5%
CHN in households with a same-sex couple	Total (Households)	*
	Percentage (of priority group)	*
CHN in households with Transgender member(s)	Total (Households)	25
	Percentage (of priority group)	9.4%
CHN in households with Non-Binary member(s)	Total (Households)	*
	Percentage (of priority group)	*
CHN in households with member(s) with physical health and/or mobility challenges	Total (Households)	915
	Percentage (of priority group)	9.6%
CHN in households with member(s) with developmental disabilities	Total (Households)	445
	Percentage (of priority group)	8.1%
CHN in households with member(s) dealing with mental health and addictions issues	Total (Households)	240
	Percentage (of priority group)	6.6%
	Total (Households)	20

4.1.1 Core Housing Need (CHN) by CMHC Priority Groups		
Characteristic	Data	Value
CHN in households with Veteran member(s)	Percentage (of priority group)	3.6%
CHN in people experiencing homelessness	Total (people)	31
	Percentage (of priority group)	

There are a number of challenges faced by priority groups that can impact housing affordability and needs.

### **Affordability**

For Young Adults, the challenges are about being able to enter the market at all given the cost of housing in Pickering. It is increasingly difficult for younger adults to save enough for a down payment and be able to afford market rents or ownership. Affordability can also significantly impact women led households, recent immigrants, single occupant households, and retirees.

As previously mentioned, the average income in Pickering, especially in homeowner households, is relatively high. This has a direct impact on the high cost of homes in Pickering.

### **Housing Options**

As identified in previous sections Pickering has historically observed high levels of home ownership with majority of housing being low density. In recent years there has been more medium and high-density housing built, however; low density still remains the dominant housing form. There have been very few rental options available in Pickering, with extremely low vacancy rates. There continues to be very little primary rental housing being constructed and recent market conditions has had a significant impact on higher density housing, delaying the start of many projects. This lack of rental options can impact young adults, recent immigrants, single occupant households, and retirees, as they may not have the income for home ownership or not require the same amount of housing space associated with low density housing forms.

### **Housing Supply**

Supply remains an issue, but so too are economic and inflationary pressures, with these priority groups being disproportionately impacted. Despite an increase in building activity in recent years, very little primary rental housing has been constructed or is even being proposed.

The high-density housing market has also seen a slow-down due to a number of recent impacts. Reductions in federal immigration targets, rising interest rates between early 2022 and mid-2023, a recent weakening in macro-economic conditions and on-going U.S. trade conflicts have softened the Canadian residential real estate market, including the local market in Pickering. Within this current environment the housing market, particularly for high-density condominiums, is anticipated to remain relatively weak over the near-term.

**4.2 Please describe the incidence and severity of homelessness in your community, including an estimated number of individuals and/or families experiencing homelessness (hidden, visible, chronic, living in encampments, and episodic). If available, please include recent Point-in-Time counts.**

Durham Region maintains a By-Name List (BNL) as a real-time, up to date list of all people known to be experiencing homelessness in our community. The list contains key information about people experiencing homelessness that helps community agencies connecting them to appropriate services.

The BNL has grown from 586 total people in January 2024 to 826 total people in January 2025, an increase of 41% in one year. In Pickering, the BNL has grown from 18 total people in January 2024 to 31 total people in January 2025, an increase of 72%.

This data displays those who have noted their Region (most frequented location) as Pickering. Pickering By-Name List Data: January 2025:

- 31 people experiencing homelessness in Pickering
  - Of those, 16 are experiencing chronic homelessness, meaning they have been experiencing homelessness for 6 months or more (52%)
- Pickering residents make up almost 4% of the overall By-Name List

Out of the 31 people in Pickering, 19 people have high to very high acuity. This demonstrates a level of acuity that would require support to get and maintain stable housing, including people who need permanent housing with ongoing access to wrap-around services and supports (possibly 24/7) and case management to remain stably housed.

The BNL only includes those who are known to the homelessness support system, meet eligibility criteria, and who have provided consent to participate on the BNL. There are people who may not have engaged the support system, those who have not consented to participate, or those who have lost touch with the support system. Subsequently, the BNL is under representative of the population of people experiencing homelessness in the Region and Pickering.

**4.3 Please describe local factors that are believed to contribute to homelessness in your community (e.g., the closing of a mental health facility, high numbers of refugee claimants, etc.).**

Much like many other communities, Durham Region and the City of Pickering lack affordable housing options. There is more demand for supportive, transitional, and deeply affordable accommodation than the Region has available. This creates a bottleneck in the housing system as households are unable to move individuals through the continuum. Pickering also lacks supportive, transitional, and deeply affordable accommodation to address the needs of those experiencing homelessness.

**4.4 Please identify temporary and emergency relief resources available for individuals experiencing homelessness in your community (e.g., number of shelter beds, resource centres, number of transitional beds available). If possible, please indicate whether capacity levels are commensurate with need. There will be an opportunity to provide information on local permanent solutions and resources further down.**

In Pickering, temporary and emergency relief resources for individuals experiencing homelessness include:

- Dedicated Advocacy Resource Support (DARS): 25 winter warming beds.
- CDCD Ajax: Provides services to Pickering.
- DARS Farm House: 7 Transitional Beds.
- DARS Lunch: Served on Wednesdays.
- Durham Region Street Outreach: Supports unsheltered individuals in need.

Pickering is continuing to work with partner agencies, including the Region and DARS, to find additional opportunities to provide temporary and emergency relief resources.

**4.5 Some groups, including students, those in congregate housing, and temporary foreign workers, may be excluded from publicly available core housing need data sources. Communities are encouraged to use this section to describe the housing needs of these respective populations to ensure that all groups are represented in their HNA.**

With multiple post-secondary institutions in the GTA, including three in Oshawa, located in close proximity to Pickering, the housing needs of student populations are a concern. Limited on-campus housing forces students to seek affordable accommodations off-campus, where rising demand drives up rental prices. This often results in students having to live farther from campus, leading to long commutes, additional expenses, and increased stress.



Temporary foreign workers also face difficulties in securing stable housing due to their short-term work contracts, which can lead to housing uncertainty. Many live in employer-provided housing, which can create an imbalance of power. For example, some workers must adhere to strict rules or face limited access to necessities like transportation to grocery stores.

Individuals in congregate housing frequently report issues of overcrowding, which impacts their quality of life.

As Pickering's population continues to grow, the demand for rental housing increases. However, the primary rental market has not kept pace with the growth of renter households, leading to a tighter rental market, higher rent prices, and low vacancy rates.

In 2024, Pickering amended the Official Plan and Zoning By-laws to implement policy changes permitting up to two additional dwelling units where single, semi-detached and townhouse dwellings are permitted. This will provide additional housing options, including rental, which can benefit some of these groups.

The Pickering Housing Strategy and Action Plan also identified co-housing and co-living as emerging trends. Pickering has reviewed the current Official Plan and there are no barriers to co-housing and co-living in current City policy.

Including these groups in the Housing Needs Assessment is crucial to ensure their specific needs are addressed. This will help the City develop targeted solutions in housing policies and development, ensuring everyone has access to safe, affordable housing.

## 5. Housing Profile

### 5.1 Key Trends in Housing Stock:

This section should tell a story of housing changes over time in a community through trends in net change of affordable or below-market housing. This should be expressed through illustrations of net losses or net gains in affordable and non-market housing over the previous three census periods.

**5.2 Please provide a brief history of how housing in the community has been shaped by forces such as employment growth and economic development, infrastructure, transportation, climate impacts, and migration. Please include any long-term housing challenges the community has faced:**

Pickering had a total of 33,425 private dwellings in 2021. Single detached homes accounted for 60% of constructed dwellings, followed by apartments accounting for 18%, townhouses 14%, and semi-detached 8%.

77.5% of the dwellings in Pickering were built prior to 2000, while 22.5% of dwellings have been built since 2001. Compared to other municipalities in Durham Region, Pickering has a larger share of housing built before the year 2000. Nevertheless, the City's development has increased in recent years with intensification in the City Centre, and new greenfield development areas, like the Seaton community. The relatively slow rate of development between 2001 and 2021, reflects the impacts of the recession in 2007/2008, and the limited supply of large tracts of readily developable, serviced land, in South Pickering.

Data collected from Pickering building permits, as well as site plan and subdivision applications provide additional insight into the current and future supply of housing. Building permit data identifies a shift towards townhouse construction in recent years. Since 2017, townhouses have accounted for approximately 50% of building permits issued. In 2018, apartments accounted for 19.7% of all approved permits, and in 2021, 22.4% of the total approved building permits. Apartment buildings could see a larger share of the amount of permits issued each year as strategic growth areas continue to intensify.

Despite the recent increase in the number of higher density housing units, as discussed previously, recent impacts of higher interest rates and economic situations evolving around the world, have weakened the high density market in Pickering. This is anticipated to continue in the near term. Despite near term challenges, Pickering is expected to experience a high rate of housing development, including higher density housing options, over the medium and long term.

As mentioned multiple times through this report, there is a lack of primary rental housing options in Pickering. This has led to very low vacancy rates and a lack of this housing

option to residents. This will become more important as Pickering experiences the largest increase in younger families and anticipate to experience a significant increase in seniors population, age 75+, in the coming years.

5.2.1 Housing Units: Currently Occupied/Available		
Characteristic	Data	Value
Total private dwellings	Total	33425
Breakdown by structural types of units (number of units)	Single-detached	19915
	Semi-detached	2510
	Row house	4980
	Apartment/flat in a duplex	1825
	Apartment in a building that has fewer than 5 storeys	1105
	Apartment in a building that has 5 or more storeys	3060
	Other single attached	10
	Movable dwelling	20
Breakdown by size (number of units)	Total	33425
	No bedrooms	70
	1 bedroom	1685
	2 bedrooms	3765
	3 bedrooms	12820
	4 or more bedrooms	15085
Breakdown by date built (number of units)	Total	33425
	1960 or before	2070
	1961 to 1980	8350

5.2.1 Housing Units: Currently Occupied/Available		
Characteristic	Data	Value
	1981 to 1990	8955
	1991 to 2000	6540
	2001 to 2005	1680
	2006 to 2010	1315
	2011 to 2015	1675
	2016 to 2021	2845
Rental vacancy rate (Percent)	Total	0.3
	Bachelor	*
	1 bedroom	*
	2 bedrooms	*
	3 bedrooms+	0.3
Number of primary and secondary rental units	Primary	353
	Secondary	4,577
Number of short-term rental units	Total	*

**5.3 In the last five years, how many affordable units for low and very low-income households have been built, and how many have been lost? If data is not available, please describe how the loss of affordable housing units may have impacted your community.**

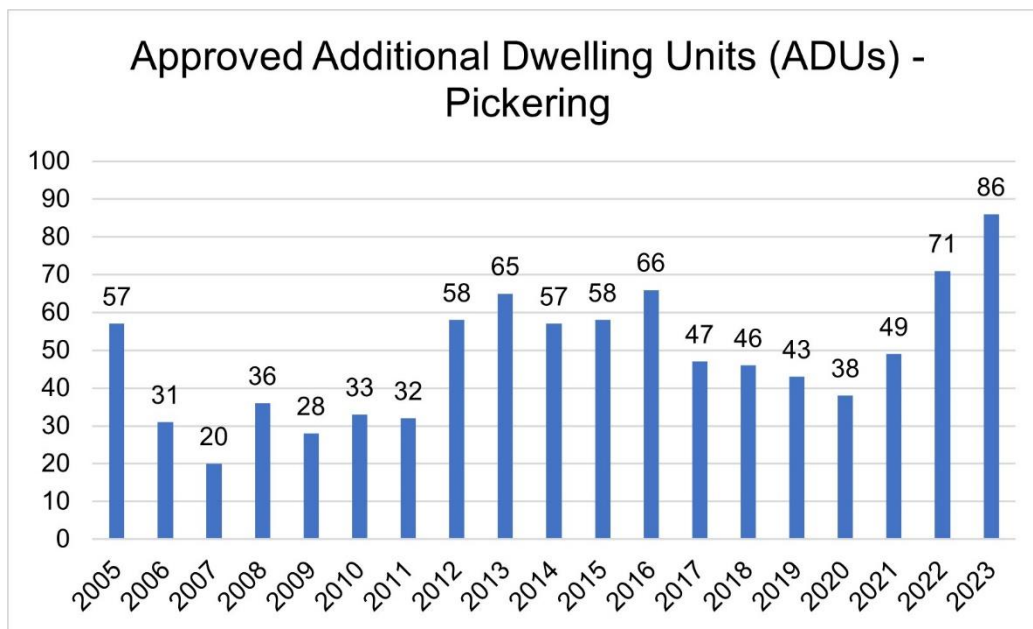
5.3.1 Change in Units Affordable to Low-Income Households		
Characteristic	Data	Value
Affordable units built (number of units)	2016 to 2021	60
Change in number of affordable units built	2016 to 2021	205

5.3.1 Change in Units Affordable to Low-Income Households		
Characteristic	Data	Value
before 2016 (number of units)		
Change in number of affordable units (number of units)	2016 to 2021	265

There have been very few affordable housing units built in Pickering in the last decade. Recent changes by the Provincial Government to eliminate development charges and parkland dedication requirements for affordable housing units has not led to an increase in affordable units being constructed.

Pickering continues to work with the development community to identify opportunities to include affordable housing units within developments in the city. There have been a two notable applications submitted that would include a total of 40 affordable units.

In addition to units that meet a definition of affordable housing the City has made recent amendments to the Official Plan and Zoning By-law to permit Additional Dwelling Units (ADUs) in all residential areas. This has led to a significant increase in ADU's in since 2022, providing additional options for more affordable housing units within existing neighbourhoods.



Source: City of Pickering, AMANDA Database, 2023.

**5.4 How have average rents changed over time in your community? What factors (economic, social, national, local, etc.) have influenced these changes?**

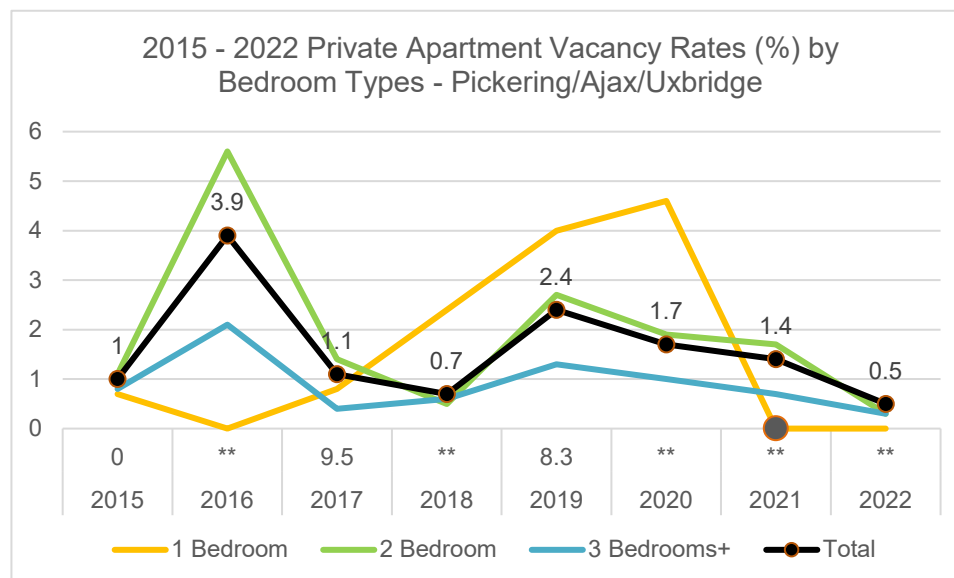
5.4.1 Average Rent by Year		
Characteristic	Data	Value
Average Monthly Rent (number, by year)	2016	1,306
	2017	1,341
	2018	1,395
	2019	1,468
	2020	1,521
	2021	1,563
	2022	1,599
	2023	1,846
Change in Average Monthly Rent (percent, by year)	2016-2017	2.7%
	2017-2018	4%
	2018-2019	5.2%
	2019-2020	3.6%
	2020-2021	2.8%
	2021-2022	2.3%
	2022-2023	15.4%

Rents in Pickering have continued to increase since 2016. The rate of increase for rents was comparable to the rate of increase for household income from 2011 to 2021. There was a noticeable increase in average monthly rent in 2022-2023.

**5.5 How have vacancy rates changed over time? What factors have influenced this change?**

5.5.1 Rental Vacancy Rate by Year		
Characteristic	Data	Value
Rental vacancy rate (percent, by year)	2016	0.2%
	2017	0.5%
	2018	1.1%
	2019	1.6%
	2020	1%
	2021	0.3%
	2022	0.5%
	2023	0.5%

In 2022, the total apartment vacancy (including all bedroom types) was 0.5%. Data for 2022, shows continued low vacancy rates in all bedroom categories. The vacancy rate has generally continued to decrease since 2018 and has not returned to 3% or above for almost a decade.



Source: Canada Mortgage and Housing Corporation – Rental Market Survey, Toronto 2022.



Pickering's overall vacancy rate can be better captured by looking at the vacancy rate of three-bedroom apartments, as they account for 97% of Pickering primary rental units. As of 2022, the average vacancy rate of three-bedroom apartments was 0.3%.

One of the significant factors that has influenced the low vacancy rates in Pickering is the lack of primary rental housing options, both in terms of number of units and the type of units. The number of primary rental units had remained unchanged since 2007. In addition, 97% of the 353 primary rental units are three bedrooms. In 2024, a 227-unit rental apartment building opened with a mix of unit sizes from one bedroom to three bedrooms. The additional units and unit sizes will provide additional options for Pickering residents.

Despite the recently added 227 units, the number of primary rental units in Pickering remains around 1% of the total housing stock. It is anticipated that vacancy rates will remain low until more primary rental units are added and account for more of the housing stock in Pickering.

## 5.6 How have trends in core housing need changed over time between both tenant and owner-occupied households?

5.6.1 Core Housing Need by Year and Tenure		
Characteristic	Data	Value
Owner households in Core Housing Need (number)	2016	2,385
	2021	2,145
	Total Change	-240
	Percent Change	-10.06%
Tenant households in Core Housing Need (number)	2016	1,210
	2021	1,185
	Total Change	-25
	Percent Change	-2.07%
Owner households in Core Housing Need (percentage)	2016	9.06%
	2021	7.68%
	2016	33.61%

5.6.1 Core Housing Need by Year and Tenure		
Characteristic	Data	Value
Tenant households in Core Housing Need (percentage)	2021	25.35%

As of 2020, 10% (3,330 households) of Pickering's total number of private households were considered to be within core need. Of the 3,330 households identified to be in core need, 25.3% were tenant households and 7.7% were owner households. There was a 10% reduction in the number of households in core housing need. There was a reduction in both tenant and owner households in core housing need. Despite the reduction, approximately a quarter of tenant households continue to experience core housing need.

## 5.7 Non-Market Housing

5.7.1 Current Non-Market Housing Units		
Characteristic	Data	Value
Number of housing units that are subsidized	Total	522
Number of housing units that are below market rent in the private market (can either be rent or income-based definition)	Total	757
Number of co-operative housing units	Total	321
Number of other non-market housing units (permanent supportive, transitional, etc.)	Total	7

**5.8 Please describe any other affordable and community housing options and needs/gaps currently in your community that are not captured in the table above. Examples can include:**

Are any of these affordable housing units accessible or specifically designed for seniors, including long-term care and assisted living?

Does your municipality provide rent supplements or other assistance programs that deepen affordability for households?

Is your community in need of supportive housing units with wrap-around supports, such as for those with disabilities?

The Pickering Housing Strategy and Action Plan identified gaps that currently exist in the community. The gaps include:

- There is an insufficient supply of primary rental units in Pickering.
- There is an insufficient supply of ownership housing options that are affordable to households with moderate incomes and that are appropriate for larger households, as well as seniors wishing to downsize and remain in Pickering.
- There is a need for more seniors housing options, both in terms of tenure and typology. This includes co-living, primary rental units, seniors specific communities/buildings, and long term care units.

In addition to the gaps listed above, Pickering has heard from residents that there is a need for more accessible housing options. These options are limited due to the age and typology of Pickering's current housing stock.

## 5.9 Housing Trends

5.9.1 Housing Values		
Characteristic	Data	Value
Median monthly shelter costs for rented dwellings (Canadian dollars)	Median	1,720
Purpose-built rental prices by unit size (Average, Canadian dollars)	Total	1,563
	Bachelor	*
	1 bedroom	*
	2 bedrooms	*

5.9.1 Housing Values		
Characteristic	Data	Value
	3 bedrooms+	1,564
Purpose-built rental prices by unit size (Median, Canadian dollars per month)	Total	1,487
	Bachelor	*
	1 bedroom	*
	2 bedrooms	*
	3 bedrooms+	1,489
Sale prices (Canadian dollars) (2024)	Average	984,991
	Median	936,750
Sale prices by unit size (Average, Canadian dollars) (2024)	Bachelor	*
	1 bedroom	508,650 (condo)
	2 bedrooms	916,875 (detached)
	3 bedrooms+	1,002,992 (detached)
Sale prices by unit size (Median, Canadian dollars) (2024)	Bachelor	*
	1 bedrooms	490,000 (condo)
	2 bedrooms	923,750 (detached)
	3 bedrooms+	969,000 (detached)

5.9.2 Housing Units: Change in Housing Stock		
Characteristic	Data	Value
Demolished – breakdown by tenure	Tenant	0
	Owner	0
Completed – Overall and breakdown by structural type	Total	427
	Single	157

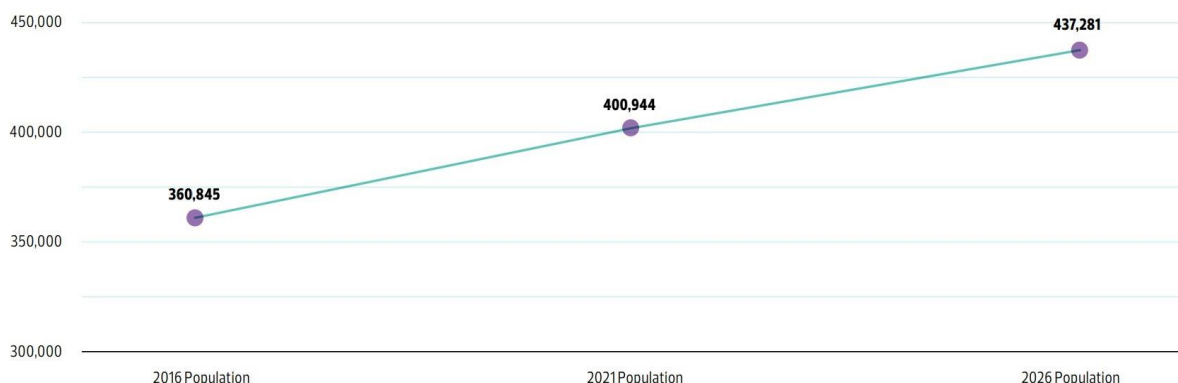
5.9.2 Housing Units: Change in Housing Stock		
Characteristic	Data	Value
(annual, number of structures)	Semi-detached	48
	Row	222
	Apartment	0
Completed – Breakdown by tenure (annual, number of structures)	Tenant	0
	Owner	261
	Condo	166
	Coop	0
Housing starts by structural type and tenure (*2024 to end of October)	Total	Total: 1,696

5.9.2 Housing Units: Change in Housing Stock		
Characteristic	Data	Value
Starts – Overall and breakdown by structural type (2021, number of structures)	Total	912
	Single	273
	Semi-detached	66
	Row	249
	Apartment	324
Starts – Breakdown by tenure (2021, number of structures)	Tenant	*
	Owner	411
	Condo	501
	Coop	*

## 6. Projected Housing Needs and Next Steps

***This section aims to answer the question, how much and what type of housing is needed to meet the needs of the population over the next 10 years? How will this Housing Needs Assessment (HNA) be meaningfully used in planning and investment decisions?***

This section projects population trends from the previous 10 years, dividing by income category and target housing costs while considering migration trends. An example of a benchmarked projection from [Edmonton's Affordable Housing Needs Assessment](#) is provided below.



***Household Growth Projection 2016- 2026. [Source: Edmonton Affordable Housing Needs Assessment – August 2022](#)***

HNAs should be able to convey through their data-driven narrative how many housing units are needed by income category, household size and dwelling type over the next 10 years. In completing this section, communities must carefully consider their past growth trends and future demographic projections, including recent immigration patterns, aging population dynamics, and economic trends. Furthermore, it is also crucial for communities to consider any pre-existing housing shortages, as evidenced by indicators such as recent trends in rental vacancy rates, growth in prices/rents, the number of households in core housing need, and the aging of their current housing stock.

### 6.1 Projection Methodology Guidelines

There are several projection methodologies that can be used to project housing demand, [including the HART housing needs projection here](#). The federal government recommends using the HART methodology as a reference point, with additional considerations and data points to improve the validity of the methodology. These considerations, including economic data integration and supply capacity and gaps as

well as steps for calculating the methodology are noted below. Provinces and territories, in consultation with their municipalities/communities, are invited to use a methodology that fits their regional circumstances, ensuring the assumptions that inform their preferred methodology are also clearly explained. The federal government will review the HNAs as a requirement for its various funding programs and assess the methodology and assumptions that inform it for their validity and robustness. If needed, further engagements can take place to better align the preferred methodology with the federal government's expectations.

In employing a projection methodology, jurisdictions may find the following list of key considerations and steps useful. The following approach involves first projecting the population into the future, then projecting household formation from headship rates, and then **demand for housing by tenure, dwelling type and size, family type and income groups**. Following the Population Projection, Household Projection and Housing Demand Projection steps, a table is presented of the key considerations for each step in the process.

### Step 1: Population Projection

- Conceptually the projected population is calculated as the survived population + births + projected net migrants. An example of an accepted method to calculate population projection is the Cohort-Component population projection method.

### Step 2: Household Projection

- Project family and non-family households separately by multiplying the projected population by age group in a given year with projected headship rates (household formation) by age group in a given year.
  - A headship rate represents the probability that a member of a given age group will head (maintain) a household of a given type (family or non-family). Historical headship rates are calculated as the ratio of household heads in an age group to the population of that age group.
  - Total headship rates can be determined by adding family and non-family headship rates together for a given age group and year. An increase in the total headship of any particular age group means that overall a higher proportion of that group heads households than previously. The converse holds true for a decrease in the total headship rate. Thus, the total rate is an overall indication of the propensity to form households in a particular age group.
- Project both family and non-family households by household type (composition), including couples without children, couples with children, lone parents, multiple-



family households, one-person households, and other non-family households. This can be achieved by multiplying the projected number of households in a particular age group by the projected household type proportions for that age group.

- Historical proportions for family households are the ratio of the number of family households of a given type in an age group to the total number of family households headed by that age group.
  - Historical proportions for non-family households are the ratio of the number of non-family households of a given type in an age group to the total number of non-family households headed by that age group.
- Project net household formation according to family and non-family household types by calculating the difference between projected households in successive years.

### **Step 3: Housing Demand (Need) Projection**

- Project the number of owner households within a particular age range and household type by multiplying projected household by type (family and non-family) by projected ownership rates.
- Project the number renter households by calculating the difference between projected households and the number of projected owner households.
  - Historical ownership or renter rates are the ratio of the number of owning/ or renter households of a given type and age of head to the total number of households (owners and renters combined) of that type and age of head.
- Project dwelling type (single, semi, row, apartment) by multiplying projected age-specific renter and owner dwelling choice propensities by household type (family and non-family) with the projected number of renter and owner households of the given household type and age group.
  - Historical dwelling choice (occupancy) propensities describe the proportion of a given household type, tenure, and age of head group occupying each of the four dwelling types.
- Finally, communities should integrate assessments of pre-existing housing shortages into their final calculations. This integration should be informed by a thorough review of the preceding quantitative and qualitative analyses within the HNA. Additionally, communities should utilize the data and more advanced methodologies detailed in the Annex to ensure a comprehensive estimation of these shortages.

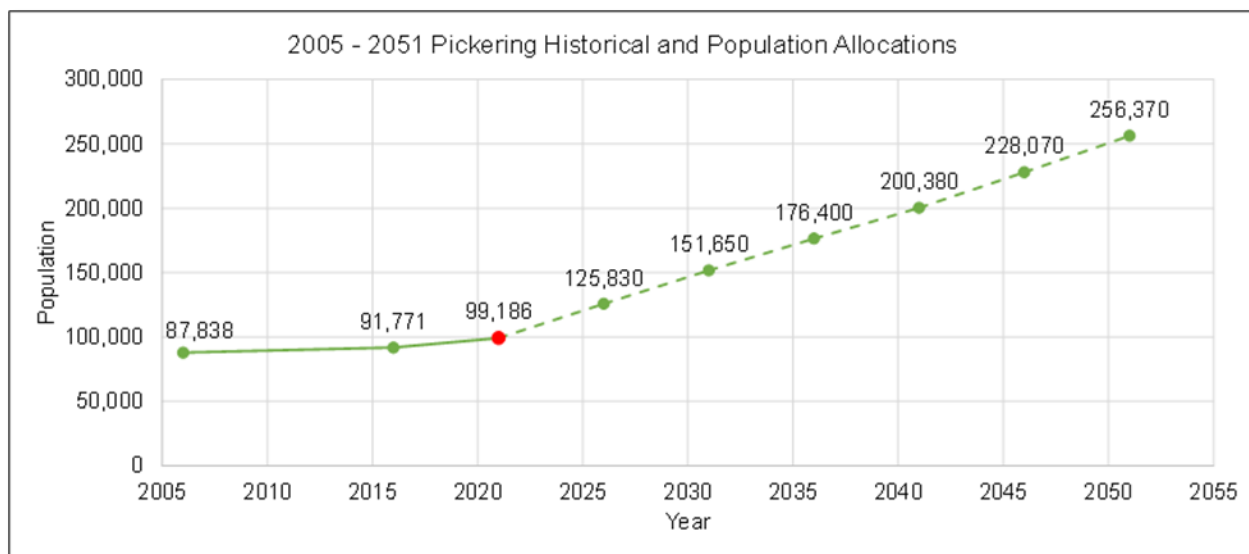
### **Overview:**

As an introduction to this segment, please see the City of Pickering's population projection below. The growth projections are based on work completed through Envision Durham and as part of the Growth Management Strategy undertaken as part of the Pickering Official Plan Review.

The growth projections for Envision Durham were established by the Province through the former A Place to Grow: Growth Plan for the Greater Golden Horseshoe. The projections have been reviewed against recent provincial planning policy changes, updates to Canadian federal immigration target, updates to population forecasts by the Ontario Ministry of Finance, and evolving regional economic and real estate trends across the Greater Toronto and Hamilton Area.

Pickering is projected to grow at a significantly faster rate to 2051 than has been observed at any time in the city's past. Pickering's population is forecast to reach 256,400 by 2051. This represents an increase of approximately 5,100 people per year and an annual growth rate of 3.1%. This growth will have implications for housing in the city.

To accommodate the long-term population growth to 2051, the City will need to plan for 35,400 additional households across a broad range of housing options. This is more than the current 33,440. This equates to an annual average of 1,840 housing units per year.



**2005 – 2051 Pickering Historical and Population Allocations. Source: Envision Durham.**

### Pickering Population Projections

Municipality	2021	2026	2031	2036	2041	2046	2051
<b>Pickering</b>							
Urban	98,360	121,220	147,000	171,710	195,670	223,330	251,600
Rural	4,580	4,610	4,650	4,690	4,710	4,740	4,770
<b>Total</b>	<b>102,940</b>	<b>125,830</b>	<b>151,650</b>	<b>176,400</b>	<b>200,380</b>	<b>228,070</b>	<b>256,370</b>
<b>Projections</b>							

Source: Envision Durham

Given that the projected growth far exceeds the historical trends within the city, there can be challenges with projecting future needs as historical trends may not provide the same reliability in such a situation.

### HART Household Projections – Projected Households by Household Size and Income Category

- The HART methodology estimates the total number of units by type (number of bedrooms) and with reference to income categories that will be needed to house a community's projected population.

Please use the Housing Assessment Resource Tools Households Projections tab to fill out the table below for your jurisdiction – [Housing Needs Assessment Tool | HART](#)

6.1.1 Projected Households by Household Size and Income Category, 2031						
HH Income Category	1 person	2 person	3 person	4 person	5+ person	Total
Very Low Income	1,020	69	0	0	0	1,089
Low Income	2,709	1,938	508	193	163	5,511
Moderate Income	1,749	2,851	1,173	788	622	7,183
Median Income	891	3,166	2,153	1,555	986	8,751
High Income	422	3,168	3,223	3,998	3,016	13,827
Total	6,791	11,192	7,057	6,534	4,787	36,361

## Key Considerations

### Population

- It is strongly advised to use the updated post-census population estimates for 2022 as your base population provided by Statistics Canada's demographic estimates division. These estimates account for any discrepancies in population counts, whether they are undercounts or overcounts. These estimates also smooth out the sharp downturn in immigration due to the pandemic in 2020/21. Please refer to annex for links to Statistics Canada CSD and CMA estimates.
- If historical fertility, survival and mortality rates by age category are stable and not trending, apply average historical rates to current population by age to project forward. If rates do trend by age over time, estimate the average change in rates in percentage points and add to current rates when projecting forward for the baseline scenario.
- For larger communities and centres where the data exists, disaggregate and project baseline net migration flows for respective components (i.e., net interprovincial, net intra migration and net international). Disaggregate net international migration and project its components further (emigration, returning Canadians, non permanent residents, etc.) and use recent growth trends per flow to project total net international migration. In projecting international migration, it will be important for communities to use the more updated federal immigration targets as an anchor.
- Because of the economic uncertainty triggered by the COVID-19 pandemic and potential future shocks, larger communities are expected to create one additional population scenario (high) to supplement the baseline. Utilize StatsCan projection methodology for fertility, survival, and migration to establish the high scenario. Consult Statistics Canada's population projection report cited in the appendix. Communities should avoid using low population or migration scenarios to prevent housing need undercounting.
- **Smaller Communities:**
  - In smaller centers where population projection scenarios are unavailable from StatsCan, but there is the capacity to generate them, cities can resort to using historically high population growth rates or migration scenarios as alternative methods for projecting future population.
  - One industry communities should also develop multiple population scenarios to manage economic volatility

### Household Projections

- Headship rate is commonly defined as the ratio of the number of households by age to the population of adults by age in each community and can be used to project future households.
- If historical headship rates data is not trending or stable by age, apply the average historical census family/non-family headship rates by age group to the corresponding population within each age group.
- If historical headship rates by age is showing a trend over time, include the average historical census family/non-family headship rates percentage point change to the current headship rate. Subsequently, apply these adjusted headship rates by age to the corresponding population within each age group. By incorporating average historical headship rates into household projections, communities can mitigate the impact of potential decreases in recent headship rates that may be due to housing unaffordability, therefore avoiding artificially low household projections.
- **Optional for Smaller Communities:**
  - For the younger population aged 18-34, predict family/non-family headship rates using economic modeling. See UK study in annex for further guidance.
  - Project household composition by family/non-family households using latest census proportions by family type.
  - Project household size by age for family/nonfamily type by dividing population by households.

### Housing Demand

#### To project housing demand by tenure:

- If ownership rates for family/non-family households within specific age groups are not showing a trend over time, apply the average historical ownership rates to projected households by age. The remaining households are considered renter households by age.
- If ownership rates for family/non-family households within specific age groups are trending over time, include the average historical percentage point change to the current ownership rates. Apply these adjusted ownership rates to household counts by age to project tenure by age. The remaining households are considered renter households by age.

### To project housing demand by dwelling type:

- If historical dwelling propensities by family type, age, and tenure are not exhibiting a trend, apply the average historical demand propensity by type, age, and tenure to project households by type, age, and tenure.
- If historical demand type propensities are trending, incorporate the average percentage point change in demand type propensities to the current propensities. Apply these adjusted propensities to household types to estimate future dwelling propensities.

### Economic Data Integration

- Relying solely on traditional demographic approaches to forecast housing needs can underestimate housing demand.
- Headship rates by age and family type can be projected by considering economic factors as explanatory drivers. These factors could include income, unemployment rates, prices, rents, and vacancy rates.
- CMHC is developing models to project headship rates for household maintainers aged 18-34 in provinces and larger metropolitan areas. Larger communities can benefit from leveraging these projections.
- Using an economic approach to project headship rates and incomes facilitates the estimation of household counts by age, size, tenure, and income. When integrated with dwelling type, price, and rent data, this approach assists in identifying potential households in core housing need.

### Supply Capacity & Supply Gaps

- Housing need projections should be adjusted upwards or downwards to account for the **net effects** of conversions, demolitions, and vacant units in each community.
- Where data is available, communities should assess future capacity by compiling data on draft approved serviced lots, categorized by dwelling type and tenure, that will be available for residential development. When combined with household projections by dwelling type and tenure, help estimate supply gaps
- In addition, larger communities can leverage supply gap estimates from CMHC to help inform where need is greatest and to identify housing shortages.
- **Optional for Smaller Communities:**
  - Comparing housing need projections with supply capacity will enable communities to identify potential gaps in supply by dwelling type and tenure.

## 6.2 Projection Methodology

Please outline the methodology and calculations used to complete the projections here, including any assumptions made.

The HNA is expected to be updated at frequent intervals to reflect latest data and trends, particularly in line with latest StatsCan and CMHC data as well as they come available.

The following data tables have been populated to the best of the City's ability, however data constraints and access to reliable data currently pose challenges to the municipality in future projections. The City of Pickering will strive to fill these data gaps for future iterations of the HNA so that a comprehensive understanding of the City's future population may be better identified. While the City will strive to fill the gaps, there are events that no one can anticipate, such as COVID-19, that impact markets and residents needs that make anticipating housing need difficult.

The information that should be filled in for future iterations of the Housing Needs Assessment may be viewed below and are noted with an asterisk\*.

6.2.1 Projections 2036		
Characteristic	Data/Formula	Value
Women by age distribution (# and %)	0-14	*
	15-19	*
	20-24	*
	25-64	*
	65-84	*
	85+	*
Male Births	Births x Estimated Proportion of Male Births	*
Female Births	Total births – Male Births	*
Survival Rate	Survival rate for those not yet born at	*

6.2.1 Projections 2036		
Characteristic	Data/Formula	Value
	the beginning of the census year	
Net Migrations	Net migration (in and out) of those not yet born at the beginning of the census year	48,024
Projected Family Households	Age-group population x projected age-specific family headship rate	46,792
Projected Non-family Households	Age-group population x projected age-specific non-family headship rate	12,438
Total Projected Headship Rate	Family headship rates + non-family headship rates	34%
Projected Net Household Formation	Projected households by type (family and non-family) (Year 2) – Projected households by type (family and non-family) (Year 1)	*
Projected Owner Households	Projected households by type, year and age group x Projected ownership rate by type, year and age group	*
Projected Renter Households	Projected households by type, year and age group – projected owner households by type, year and age group	*



6.2.1 Projections 2036		
Characteristic	Data/Formula	Value
Projected Dwelling Choice	Projected households by type, tenure and age group x projected dwelling choice propensities by type, tenure and age group	*

## 6.3 Population and Households Projections

6.3.1 Anticipated Population by 2051		
Characteristic	Data	Value
Anticipated population	Total	256,400
Anticipated population growth	Total	152,800
	Percentage	147%
Anticipated age	Average	*
	Median	*
Anticipated age distribution (and %)	0-19	53,844 (21%)
	20-44	58,972 (23%)
	45-64	66,664 (26%)
	65-74	23,076 (9%)
	75+	28,204 (11%)

6.3.2 Anticipated Households by 2051		
Characteristic	Data	Value
Current number of households	Total	33,440
Anticipated number of households	Total	88,560
Anticipated Household Age	Average	*
	Median	*
Anticipated Households by Tenure	Renter	*
	Owner	*
Anticipated Units by Type	Total	88,560
	Single Semi-detached	33,890
	Row	24,170
	Apartment	30,500
Anticipated Units by Number of Bedrooms	1 bedroom	*
	2 bedroom	*
	3 bedroom	*
	4 bedroom	*
	5 bedroom	*
Anticipated Households by Income	Average	*
	Median	*
	Very Low	*
	Low	*
	Moderate	*
	High	*

6.3.2 Anticipated Households by 2051		
Characteristic	Data	Value
Anticipated average household size	Total	2.9
Draft approved lots by planned housing type	Total	*
Draft approved lots by tenure	Tenant	*
	Owner	*

## **7. Use of Housing Needs Assessments in Long-Term Planning**

**7.1 This final section aims to determine how your community anticipates using the results and findings captured in the Housing Needs Assessment to inform long-term planning as well as concrete actions that can address identified needs. Please use the following questions to describe how those linkages will be made.**

- **How will this HNA inform your official community or development plan, housing policies and/or actions going forward?** For example, if the HNA identifies specific needs in your community across the housing spectrum – such as housing needed for priority populations, units for large households in denser form factors, more diverse structural types such as missing middle housing, or more affordable and higher-density housing near transit - how could actions and changes in policy and planning help address those needs?

The City of Pickering is currently undertaking an Official Plan Review. The Official Plan lays the policy foundation for how Pickering will grow and for land use decision-making in the City. It represents the vision for growth and change within the city. The Pickering Housing Strategy and Action Plan, and this Housing Needs Assessment, have identified housing needs and opportunities that housing policy can address as Pickering grows and plans to 2051. The City will use the information to drive policy directions to address the current and future needs of the community.

The City continues to find additional strategies to work with the not-for-profit, development industry, and different levels of government, to provide a more diverse range of housing options, including higher density housing, and affordable and purpose-built rental housing. The Housing Strategy and Action Plan specifically identifies affordable and purpose-built units as key priorities for the community. The City will continue to collaborate with the Region of Durham to find opportunities and solutions to housing throughout the remainder of the housing spectrum.

The Pickering Housing Strategy and Action Plan and the HNA also support the planning and investments being made for intensification of Pickering's PMTSA and strategic growth areas, including Kingston Road Corridor, to promote complete communities. The strategic growth areas are anticipated to see redevelopment and intensification, providing a diverse range of housing opportunities that can meet the needs of the community and priority groups.

- **How will data collected through the HNA help direct those plans and policies as they aim to improve housing locally and regionally, and how will this intersect with major development patterns, growth management strategies, as well as master plans and capital plans that guide infrastructure investments?**

The HNA data is another source of information that will inform conversations with Council and the Region of Durham to ensure there is adequate funding and infrastructure to meet the current and future needs of Pickering residents. The HNA reinforces the work completed through the Housing Strategy and Action Plan and the Growth Management Strategy completed as part of the Pickering Official Plan Review.

The HNA will be especially helpful as the Region of Durham updates its housing strategy. The data provides specific gaps in non-market housing that can help lead to additional investment in emergency and transitional housing in Pickering.

- **Based on the findings of this HNA, and particularly the projected housing needs, please describe any anticipated growth pressures caused by infrastructure gaps that will need to be prioritized and addressed in order to effectively plan and prepare for forecasted growth. This can relate to any type of enabling infrastructure needed for housing, including fixed and non-fixed assets, as well as social, community or natural infrastructure that your local government has identified as a priority for fostering more complete and resilient communities. Examples may include:**
  - Will your public transit system have the capacity to meet increasing demand?
  - Will your water and wastewater system have the capacity for additional connections based on the amount of new housing units that will need to be built?
  - Will new roads or bridges need to be built to serve new or growing communities?
  - Will new schools, parks, community or recreational centres need to be built to serve new or growing communities?
  - Will broadband service and access need to be significantly expanded to help new residents and businesses connect? Are there any climate risks or impacts that will affect new growth?

This HNA, the Pickering Official Plan Review, and the recently approved Region Official Plan “Envision Durham”, all identify community needs, both locally and regionally, to accommodate growth. These plans review land requirements, growth forecasts, capital investments required to accommodate growth, and a review of community elements like transportation, parks, schools, etc., to ensure that growth can occur in a sustainable way while meeting the needs of current and future residents.

In addition to the Official Plan and the Housing Strategy and Action Plan, there are a number of additional plans that the City of Pickering and the Region of Durham

continuously update to ensure that all elements required to support growth are in place. These include:

**Pickering Corporate Strategic Plan:** In 2023, Pickering developed the City's first strategic plan. The Strategic Plan defines goals, a shared vision and a collective plan of action. It functions as a platform for the allocation of resources (fiscal and human), and acts as a performance measure, providing an opportunity for members of the public, City staff and Council to evaluate progress and ensure that there is alignment of actions taken. Two of the specific goals and priorities identified by Council are Advocate for an Inclusive, Welcoming, Safe & Healthy Community and Advance Innovation & Responsible Planning to Support a Connected, Well-Served Community.

**Pickering Integrated Transportation Master Plan:** Pickering's Integrated Transportation Master Plan (ITMP) is a long-range plan which provides a framework and direction for transportation infrastructure needs across the City. The ITMP is designed to help Pickering's transportation system meet the needs of pedestrians, cyclists, transit riders, motorists, and goods movement traffic. The Master Plan also presents the long-term objectives that Pickering wishes to achieve in the coming decades, and the supporting policies on which infrastructure decisions are based.

The Official Plan Review will look to build upon the goals and vision of the ITMP.

**Pickering Economic Development Strategy:** The Economic Development Strategy provides a framework for fostering and attracting economic growth within Pickering. This Strategy contains an analysis, insights, and resulting Action Plan that highlights Pickering's strengths and provides advice on specific employment sectors.

The plan allows the City and its stakeholders to better guide investment and activities, to facilitate business attraction, retention and expansion, employment and mixed-use land development, and to target potential industry sectors.

**Pickering Recreation and Parks Master Plan:** The Recreation and Parks Master Plan will identify the parks and recreation needs for Pickering for the next ten years, to 2034. The plan will provide direction for managing parks and recreation programs (such as pools, ice pads, soccer fields, etc.), the efficient delivery of services, and the development of new or the renewal of existing infrastructure to support our growing community.

**Durham Region Housing Plan, At Home Durham:** The plan aims to improve affordability and access to housing, protect the existing affordable housing supply, encourage housing diversity, and build capacity in the housing system. The plan was designed for 10 years, 2014-2024. As the Region will begin reviewing the plan the HNA will allow staff to identify specific needs in Pickering.

## ***Annex A: Relevant Links for Developing Housing Needs Projections***

### **Data and Analysis**

[Housing Statistics - Statistics Canada](#)

[Population estimates, July 1, by census subdivision, 2016 boundaries \(statcan.gc.ca\)](#)

[Population estimates, July 1, by census metropolitan \(statcan.gc.ca\)](#)

[Population and demography statistics \(statcan.gc.ca\)](#)

[Population Projections for Canada \(2021 to 2068\), Provinces and Territories \(2021 to 2043\) \(statcan.gc.ca\)](#)

[Housing Market Information Portal](#)

[UrbanSim – Scenario Modeling](#)

### **Reports & Publications**

Housing Markets Insight - [CMHC's household projections for 8 of Canada's major urban centres until 2042](#)

CMHC - [Housing Shortages in Canada Report](#)

University of British Columbia - [Housing Assessment Resource Tools \(HART\)](#)

University of London - [Affordability targets: Implications for Housing Supply](#)

[Nova Scotia Housing Needs Assessment Report Methodology](#)

[Ontario Land Needs Assessment Methodology](#)

[British Columbia Affordable Housing Need Assessment Methodology](#)



## Annex B: Glossary

**Affordable Housing:** A dwelling unit where the cost of shelter, including rent and utilities, is a maximum of 30% of before-tax household income.

**Area Median Household Income:** The median income of all households in a given area.

**Cooperative Housing:** A type of residential housing option whereby the owners do not own their units outright. This would include non-profit housing cooperatives, as stand-alone co-operatives or in partnership with another non-profit, including student housing co-ops, as well as Indigenous co-ops, including those in partnership with Indigenous governments and organizations. This does not, however, include homeownership co-ops or equity co-ops that require an investment, which along with any profit earned, is returned to co-op investors.

**Core Housing Need:** Refers to whether a private household's housing falls below at least one of the indicator thresholds for housing adequacy, affordability or suitability, and would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (attains all three housing indicator thresholds).

- *Adequate* – Does not require any major repairs, according to residents. Major repairs include those to defective plumbing or electrical wiring, or structural repairs to walls, floors or ceilings.
- *Suitable* – Has enough bedrooms for the size and make-up of resident households, according to guidelines outlined in National Occupancy Standard (NOS).
- *Affordable* – All shelter costs total less than 30% of a household's before-tax income.

**Household:** A person or a group of persons (other than foreign residents) who occupy a private dwelling and do not have a usual place of residence elsewhere in Canada.

**Household Formation:** The net change in the number of households.

**Supportive Housing:** Prioritizes people experiencing chronic homelessness and other vulnerable people who have the highest support needs. It provides long-term affordable housing and a diversity of customized support services.

**Permanent Supportive Housing:** Prioritizes people experiencing chronic homelessness and other vulnerable people who have the highest support needs. It provides long-term affordable housing and a diversity of customized support services.

**Purpose-Built Rental:** Also known as the primary rental market or secure rentals; multi-unit buildings (three or more units) which are built specifically for the purpose of providing long-term rental accommodations.

**Short-Term Rentals:** All or part of a dwelling unit rented out for less than 28 consecutive days in exchange for payment. This includes bed and breakfasts (B&Bs) but excludes hotels and motels. It also excludes other accommodations where there is no payment.

**Suppressed Household Formation:** New households that would have been formed but are not due to a lack of attainable options. The persons who would have formed these households include, but are not limited to, many adults living with family members or roommates and individuals wishing to leave unsafe or unstable environments but cannot due to a lack of places to go.

**Missing Middle Housing:** Housing that fits the gap between low-rise, primarily single-family homes and mid-rise apartment buildings, typically including secondary and garden suites, duplexes, triplexes, fourplexes, rowhouses and townhouses, courtyard housing, and low-rise apartment buildings of 4 storeys or less. These housing types provide a variety of housing options that add housing stock and meet the growing demand for walkability. The missing middle also refers to the lack of available and affordable housing for middle-income households to rent or own.