

# BRIAN MOSS & ASSOCIATES LTD.

DEVELOPMENT MANAGEMENT PLANNING

38 Clark Road  
Ajax, Ontario L1S 3B6

January 19, 2023

January 22, 2026 (update)

Affordable Housing Brief

**Re: OPA, Zoning, Draft Plan of Subdivision Applications  
640 Liverpool Road  
Liverpool Road Limited Partnership**

Further to our May 2022 preconsultation meeting, staff requested a response with respect to affordable housing. (Affordable Housing Brief).

1. Number of rental units in the development – the development is market housing in a very desirable area of Pickering and is not a formal rental property. There is a chance that some individual owners may participate in renting their homes, but likely a very small number. Formally, no rental units.
2. Breakdown in housing units – all units are townhomes with 3 bedrooms, a total of 51 units (*now 91 units*)
3. Estimated monthly rent – too early to estimate at this stage of the process
4. Number of accessible units – none
5. Vacancy rate (CMHC) for Pickering – (report only Oshawa and Toronto) Oshawa at 2% and Toronto at 4% (seems high compared to general reporting)(CMHC report based on October 2021) (*as of 2025 a general softening of the rental market as more supply is added in purpose built rentals and a lowering of demand as population increases are diminishing in this economic cycle.*) Oshawa is reported at about 4% and Toronto at 3%)
6. Average market rent in the area (Oshawa and Toronto are reported, not Pickering or Durham Region) Toronto market rent \$1,570 and Oshawa market rent \$1,407. (*Declines of rental income of about 5% in last 24 months, depending on location and amenities.*)
7. No grants or funding agreements are contemplated with the Province or Region of Durham.

Yours truly,

  
BRIAN MOSS AND ASSOCIATES LTD.

Per: Brian J Moss