

# **BRIAN MOSS & ASSOCIATES LTD.**

DEVELOPMENT MANAGEMENT PLANNING

38 Clark Road  
Ajax, Ontario L1S 3B6

January 19, 2023

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
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)
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.
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

Cc: Greg Silas, Liverpool Road Limited Partnership