

Subject: 2024 Housing Indicators Monitoring Report

Staff Report No. DS-005-25

**Department/
Commission:** Development Services Commission

Date: April 2, 2025

Recommendation:

- 1) That Council receive the 2024 Housing Indicators Monitoring Report for information.

Report Highlights

- Staff are working on a number of housing related initiatives to increase the supply of housing in Town.
- Key statistics and housing related data is provided for the Town to measure how the Town is doing towards meeting its various housing targets.

1. Purpose:

This report brings forward for information the 2024 Annual Housing Indicators Monitoring Report as included in Attachment 1. It brings together current housing supply information, real estate and rental market information, an update on housing targets and the Town’s housing related initiatives in one comprehensive document.

2. Background:

On May 18, 2022, Council endorsed the Town’s Housing Strategy in support of the Official Plan Review. The Housing Strategy helped to inform policy directions for the Town’s New Official Plan and ensure that there are sufficient housing options in the Town to meet the housing needs to the year 2051. One recommendation of the Housing Strategy was to develop a housing indicators monitoring and reporting system that would report on key housing indicators on an annual basis, starting one year after approval of the new Official

Plan and Housing Strategy and annually thereafter. This is the second annual report to implement the recommendation in the Town's Housing Strategy.

In May 2023, the federal government announced new funding to help municipalities accelerate the supply of housing at the municipal level through the Housing Accelerator Fund (HAF) grant program. The Town submitted its application and Action Plan for the second round of the HAF in September 2024 and was successful in its application. This report provides a brief status update and identifies next steps on the seven initiatives identified in the Town's Housing Action Plan.

On June 16, 2023, the Minister of Municipal Affairs and Housing requested that the Town demonstrate its commitment to accelerate housing supply by identifying a locally appropriate housing target to meet current and future needs to 2031 and to develop a Municipal Housing Pledge. On August 22, 2023 a follow-up letter from the Minister indicated that the Town had been assigned a specific housing target of 6,500 new homes to be constructed in the community. On September 13, 2023 Council endorsed the Town of Whitchurch-Stouffville Municipal Housing Pledge and directed Planning Staff report back to Council on a semi-annual basis on the progress towards the Municipal Housing Pledge for key performance indicators and market conditions.

Staff are bringing forward this Housing Indicators Monitoring Report to establish a baseline for key performance indicators and market conditions prior to implementation of new policies and programs. The monitoring and reporting on key housing indicators will be an important measure of progress to achieving housing goals and targets. This second annual report brings together all housing related targets and indicators in one comprehensive document and makes year over year comparisons to measure the Town's progress.

3. Analysis:

The 2024 Housing Indicators Monitoring Report forms Attachment 1 to this report, and is summarized with key statistics below.

3.1 Update on Key Housing Indicators

The first section recaps the growth forecasts and housing targets established for the Town set out in the new adopted Official Plan. These were included in order to track and monitor progress year after year.

The housing data section provides an overview of the housing supply characteristics and current real estate and rental market prices. This section summarizes and reports on the key indicators outlined in the recommendations of the Town's Housing Strategy. Highlights include:

- At year end, the Development Services updated pipeline identified approximately 11,659 units in the development pipeline. Of these, 1,938 units are located within

the Built-Up area in the Community of Stouffville, which will go towards meeting the Town's intensification target of 25% (4,200 units from 2016 through to 2051).

- The proportional split of housing type anticipates a lower proportion of single and semi-detached units and a higher proportion of new townhouse and apartment units. Of all units in the development pipeline, 14% are low density, 22% are medium density and 64% are high density. This demonstrates a shift in the housing options in Stouffville with additional density and a broader variety of unit types.
- The 2024 data reveals:
 - 3,501 housing units draft approved by Council.
 - There were building permits issued for 222 new residential units.
 - A total of 35 housing starts and 511 housing completions were recorded by CMHC for the Town.
 - The average house price in Stouffville was \$1,364,807 and the median house price was \$1,223,000. This number represents a 0.2% increase in average house price since last year.
 - According to the CMHC Rental Market Survey, the average rent in the greater Aurora/Newmarket/Stouffville area was \$1,777, representing an 8.4% increase over 2023. The average rent for a 1 bedroom was \$1,588, for a 2 bedroom was \$1,897 and for a 3+ bedroom was \$2,278.

Development Pipeline

The development pipeline refers to approved or planned projects, primarily residential, that have started obtaining the necessary regulatory approvals but have not been issued permits. The 2024 residential pipeline recorded 422 more units than the 2023 pipeline, representing growth of 3.8% in the near-term housing supply. Through the Development Pipeline, planning staff can track urban growth and change in Stouffville, as well as measure progress towards municipal and provincial housing targets.

Potential Population

The Town's Development Pipeline has the potential to accommodate Stouffville's future population growth. If the Pipeline was fully built out and occupied, the Town's population could see an increase of 29,000 people. However, not all proposals are approved and not all approved projects are built. A project approved by Council does not necessarily become an occupied home and depends on many factors beyond the municipalities control including market demand, interest rates and construction costs.

High Volume of Housing Approvals

Although residential permits issued and housing starts were lower in 2024, there were 3,501 housing units draft approved by Council (Table 1). Some of these projects require further planning approvals, however this number provides insight for forecasting how the Town may do in meeting housing targets in future years, as the applications being proposed and approved now are the pipeline from which future permits and housing starts will come.

Table 1

Dwelling Type	Units Draft Approved*
Single Detached	503
Semi Detached	N/A
Townhouse	1,104
Apartment	1,894
Total	3,501

*Includes units as part of the Application for Draft Plan of Subdivision File No. 19T(W)-22.004 which was approved in principle

3.2 Update on Municipal Housing Targets & Pledge

For those Ontario municipalities with housing targets, the Province reports housing starts publicly through its online tracker. The Province's online tracking site (<https://www.ontario.ca/page/tracking-housing-supply-progress>) shows that there were 42 housing starts in 2024 and that the Province has assigned the Town a housing target status of "Not met".

Many of the Ontario municipalities with assigned housing targets did not meet their 2024 targets. As of October 2024 (which was the last date the provincial housing tracker was updated), of the 50 municipalities with assigned targets, only 9 municipalities had exceeded their targets. According to the Provincial Tracker, there have been 72,639 new housing units recorded Province-wide in 2024. While there are many housing programs in place across Ontario municipalities, the market also plays a large role in the timely provision of housing. Complicated factors related to interest rates, labour shortages, material costs, etc. will impact the housing market.

3.3 Housing Accelerator Fund Initiatives

As part of its Housing Accelerator Fund (HAF) Round Two application, the Town prepared a Housing Action Plan which outlined the seven initiatives it will undertake to create more housing supply at an accelerated pace, and to contribute to overall objectives in creating a complete community. The initiatives focus on supplying housing that is affordable, supports the missing middle, increases housing options and contributes to a complete community.

Staff have begun to advance work for each of these initiatives and the implementation of future initiatives will be addressed in update reports to Council.

3.4 Other Housing Related Initiatives

In addition to the projects outlined in Attachment 1 and above, staff are working on other housing related initiatives.

1) ARU/Multiplex Project

The Town has released a Request for Proposal ("RFP") to obtain a consultant to create pre-approved working plans or "off-the-shelf" plans for additional residential units (ARUs) and multiplex design renderings. The multiplex design renderings will support demonstrating opportunities for gentle infill within the existing neighbourhoods of the Town. The pre-approved plans will support streamlining the process for homeowners to construct ARUs while expanding on missing middle housing.

2) Housing Webpage

Town staff are working to create a Housing webpage that will serve as an information landing page for all things housing in Town. The Housing webpage will provide resources including recent initiatives and ongoing projects as well as planning application related data that is required to be posted under [Ontario Regulation 73/23: Municipal Planning Data Reporting](#). It is anticipated that an early version of this webpage will be available in the near future.

4. Financial Implications:

There are no direct financial implications for this report, however, there are reporting requirements to the provincial and federal government that is tied to future funding. The Town will need to meet certain targets to receive funding from the Building Faster Fund and receive future installments of the HAF funding.

5. Broader Intergovernmental Impacts and/or Considerations:

The Town will continue to fulfill its quarterly reporting requirements to the provincial government on housing and planning application data and to CMHC in association with the HAF funding.

6. Communication:

Housing related updates will be posted to the new Housing webpage on the Town's website as they become available.

7. Alignment with Strategic Plan:

1. A Town that Grows

A Town that grows in support of complete communities

8. Attachments:

Attachment No. 1 – 2024 Housing Indicators Monitoring Report

9. Related Reports:

September 13, 2023 – [DS-041-23](#) Town of Whitchurch-Stouffville Municipal Housing Target and Pledge

April 24, 2024 – [DS-015-24](#) 2023 Annual Housing Indicators Monitoring Report

October 16, 2024 – [DS-049-24](#) Housing Accelerator Fund Application Resubmission

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