

# 2024 Housing Report

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The Canada Community-Building Fund



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# The Housing Report

## Housing Needs Assessments

Lower- and single-tier municipalities with a population of 30,000 or more on the 2021 census are required to prepare a [Housing Needs Assessment](#) (HNA) by March 31, 2025. Of the 443 municipalities receiving CCBF funds through AMO, 61 meet these criteria. These 61 municipalities are listed in [Appendix A](#). AMO invited – but did not require – other municipalities to prepare an HNA if they wished to do so.

Less than a third of the 61 municipalities had created some form of housing plan or strategy prior to the renewal of the *Administrative Agreement*. AMO reviewed these documents – and found that many were inconsistent with the guidance provided by Housing, Infrastructure and Communities Canada (HICC) in July. A little over a third of the 61 municipalities were additionally working on an HNA as required under the Housing Accelerator Fund – one consistent with previous guidance provided under that program.

Many municipalities have raised concerns about the March 31<sup>st</sup> deadline – but AMO has not received formal requests for an extension. Extension requests will be brought to the Oversight Committee and considered on a case-by-case basis. As noted in the [HNA FAQs](#) prepared by AMO, municipalities may indicate if data is unavailable for this first iteration of the HNA, but will be required to include this data in subsequent updates.

## The Letter of Intent

In accordance with [s. 2.1 of Schedule G to Annex B](#) of the AA, the Government of Ontario will report progress toward provincial commitments outlined in the Letter of Intent.

Municipalities are committed to doing everything in their power to address priorities outlined in the Letter of Intent. However, achieving success – such as, on the preserving and increasing the supply and mix of affordable housing – requires all three orders of government to be working in partnership.

## Projects improving housing availability or affordability

Municipalities were not asked to report housing outcomes for 2023. Projects impacting the availability or affordability of local housing were therefore identified by skimming project titles and descriptions for keywords relating to housing. Projects identified are listed in [Appendix B](#).

## AMO's efforts to date and next steps

Recognizing the immense challenges, AMO is looking at gathering greater insights into municipalities' progress toward the expansion and development of the housing supply. Considerations over the next few years includes:

- **Collecting relevant public data** – describing the construction, affordability, adequacy, sufficiency, and distribution of Ontario's housing supply from Statistics Canada, the Canada Mortgage and Housing Corporation (CMHC), the Government of Ontario, and other parties;
- **Coordinating with Ontario** – to better ensure alignment among efforts to measure municipal progress toward the development of the housing supply;

- **Working with HART and municipal staff** – to facilitate the completion of HNAs – and the integration of the resulting information;
- **Reviewing existing municipal housing documents** – to identify pre-existing conditions and concerns pertaining to the housing supply, affordable housing, and related issues; and
- **Facilitating knowledge-sharing** – by hosting symposia and publishing research on homelessness and affordable housing.
- **Developing case studies** – describing CCBF investments (and their impacts on the local housing supply), housing developments (and the barriers that they had to overcome to succeed), etc.;
- **Convening discussion forums** – to share information and best practices regarding infrastructure investment for housing development;
- **Helping municipalities identify gaps** – by flagging areas of significant core housing need and by making relevant data readily available;
- **Publishing maps, data, and other analyses** – so that researchers, journalists, government employees, and Canadians generally can benefit from AMO's efforts; and
- **Conducting other research** – identifying barriers to development and factors contributing to development delays, quantifying the costs required to build infrastructure to service new housing, etc.

## Appendix A: Municipalities required to prepare an HNA

Name	Population	Households
Ajax, Town of	126,666	39,488
Aurora, Town of	62,057	21,506
Barrie, City of	147,829	55,316
Belleville, City of	55,071	23,536
Bradford West Gwillimbury, Town of	42,880	13,415
Brampton, City of	656,480	182,472
Brant, County of	39,474	14,330
Brantford, City of	104,688	41,673
Burlington, City of	186,948	73,180
Caledon, Town of	76,581	23,699
Cambridge, City of	138,479	51,269
Centre Wellington, Township of	31,093	11,972
Chatham-Kent, Municipality of	103,988	44,028
Clarington, Municipality of	101,427	35,953
Cornwall, City of	47,845	21,386
East Gwillimbury, Town of	34,637	11,449
Fort Erie, Town of	32,901	14,081
Georgina, Town of	47,642	17,895
Greater Sudbury, City of	166,004	71,476
Guelph, City of	143,740	56,480
Haldimand, County of	49,216	18,719
Halton Hills, Town of	62,951	21,825
Hamilton, City of	569,353	222,807
Innisfil, Town of	43,326	15,708
Kawartha Lakes, City of	79,247	32,708
Kingston, City of	132,485	57,836
Kitchener, City of	256,885	99,812
Lakeshore, Municipality of	40,410	14,386
LaSalle, Town of	32,721	11,644
London, City of	422,324	174,657
Markham, City of	338,503	110,867
Milton, Town of	132,979	40,038

Name	Population	Households
Mississauga, City of	717,961	244,575
New Tecumseth, Town of	43,948	15,854
Newmarket, Town of	87,942	30,301
Niagara Falls, City of	94,415	37,793
Norfolk, County of	67,753	27,711
North Bay, City of	52,662	23,467
Oakville, Town of	213,759	73,558
Orangeville, Town of	30,167	11,059
Orillia, City of	33,411	14,422
Oshawa, City of	175,383	66,634
Ottawa, City of	1,017,449	407,252
Peterborough, City of	83,651	35,977
Pickering, City of	99,186	33,425
Quinte West, City of	46,560	19,056
Richmond Hill, City of	202,022	69,314
Sarnia, City of	72,047	32,188
Sault Ste. Marie, City of	72,051	32,530
St. Catharines, City of	136,803	58,903
St. Thomas, City of	42,840	18,062
Stratford, City of	33,232	14,743
Thunder Bay, City of	108,843	48,405
Timmins, City of	41,145	17,886
Vaughan, City of	323,103	103,914
Waterloo, City of	121,436	47,040
Welland, City of	55,750	23,656
Whitby, Town of	138,501	46,460
Whitchurch-Stouffville, Town of	49,864	16,707
Windsor, City of	229,660	94,273
Woodstock, City of	46,705	18,886
<b>Total: 61 municipalities</b>	<b>8,945,079</b>	<b>3,329,662</b>

## Appendix B: Projects with identified housing impacts

Title	Description	Category
Replacement of Stormwater Infrastructure along Union St	We are replacing existing stormwater infrastructure to enable future development.	Wastewater
Reconstruction of Pomeroy Ave and McClellan St	We are replacing aging infrastructure (road, water, sewer, storm, sidewalks, curbs, hydrants, etc.) from roads that were identified as priorities in our asset management plan while ensuring sufficiently sized infrastructure for a new subdivision expected to come online in the next year or two.  Work involves the full reconstruction of 666 m of village street, 666 m of sidewalks and curbing, 662 m of watermains, 662 m of sewer mains, 660 metres of storm drainage, and 6 fire hydrants.	Local Roads and Bridges
Robertson Line Reconstruction	The reconstruction of Robertson Line ensures the continued safety of the roadway for residents and allows for the development of additional residential lands through the improvements made to the road.  Work involved the reconstruction of 3.2 km of Robertson Line from White Lake Road to Hidden River Road. The work generally included in-place processing of the existing surface, areas of full depth excavation and alignment correction, lane and shoulder widening, supply/placement of granular material, and asphalt paving. Work also consisted of drainage improvements together with ditch realignment and replacement of road crossing culverts.	Local Roads and Bridges

Title	Description	Category
Picton Main Street Reconstruction - Phase 2	<p>Phase #2 of the Picton Main Street Project from Johnson Street to Spencer Street, similar to Phase #1, involves upgrading the existing sanitary sewers and watermain as required to accommodate the forecasted growth in the East Picton development area. This section of infrastructure has reached the end of its useful life and requires full replacement.</p> <p>Road reconstruction includes curb &amp; gutters, concrete sidewalks, new storm &amp; sanitary sewers upgraded replacement watermain &amp; new sewage forcemain. Road reconstruction will terminate at Spencer St. Sewage forcemain will extend to the location of the new pumping station approximately 260m east of Spencer. Work takes place from Johnson Street to Spencer Street.</p>	Local Roads and Bridges
Speedvale Road Reconstruction - Woolwich to Metcalf	<p>The project will improve service and capability, create redundancy and address current conditions. The project will address the poor transmission East to West, and is needed to accommodate zone 2 growth.</p> <p>This project includes full reconstruction of the bridge, road, storm, wastewater and water infrastructure along Speedvale Avenue East, from Woolwich Street to Delhi Street.</p>	Local Roads and Bridges
Lakeshore Road Pumping Station Renewal	<p>Station renewal is urgently needed to address both capacity and sustainability issues. The station has not been upgraded since initial construction in 1985 and is in deteriorating condition. Along with sustainability concerns, moderate growth is also forecasted within the station's catchment area that requires an increase in station capacity from the current 63 L/s to 81 L/s.</p> <p>This project includes renewal of all station infrastructure, including pumps and process piping, mechanical, electrical, instrumentation, standby generator, security, site works, and other features as well as the construction of a new 250 mm diameter forcemain to replace the existing 200 mm forcemain.</p>	Wastewater

Title	Description	Category
Official Plan & Zoning By-law Update	<p>We are updating our planning documents so that we can respond to - and be ready for - all development proposals.</p> <p>Council has recognized that the present Official Plan and Zoning By-law are in need of updating. This project modernizes the documents in order to reflect the current planning environment and ensure the community is able to respond to development and other concerns.</p>	Capacity-Building
Official Plan and Zoning By-Law Update	<p>The Official Plan and Zoning By-law are in need of updating. This project modernizes the documents to reflect the current planning environment and ensures that the community is able to respond to development and other concerns.</p> <p>Work involves providing updated planning documents to ensure that the community is able to properly respond to development plans.</p>	Capacity-Building
Reconstruction of Riggs Road	<p>This project will prevent floods and washouts. This project is also the first step in our efforts to turn connecting roads within our township from gravel to paved surfaces to allow for easier travel and encourage growth.</p> <p>We are replacing culverts and fixing low spots over 5 lane-km. Work involves laying gravel then paving with Flex Asphalt.</p>	Local Roads and Bridges
Rehabilitation of Sanitary Sewers on Elderwood Dr, Walford, and Struthers St	<p>The replacements will improve the environment, reduce maintenance and operating costs for the benefit of the residents and businesses in the area and allow the expansion of the development areas.</p> <p>Work involves the replacement of approximately 850 m of sanitary sewers (350m on Struthers-Regent to Junction Creek and 450 m Elderwood Drive). The sanitary sewer and forcemain has deterioration and infiltration for pipes ranging in age from 20 and 70 years, as well as capacity requirements.</p>	Wastewater
Expansion of the Wastewater Treatment Plant	<p>We are increasing capacity at the wastewater treatment plant to enable growth.</p> <p>Our current wastewater treatment plant has reached capacity. We are therefore expanding the plant.</p>	Wastewater



Title	Description	Category
Reconstruction of Derby St and Holland St	<p>Derby St and Holland St have exceeded their expected lives and have neither sidewalks nor storm sewers. A major residential development is additionally planned to the south of this area.</p> <p>Work involves reconstruction of the full length of both Derby St and Holland St -including the installation of storm sewers and sidewalks.</p>	Local Roads and Bridges
Catherine Street Reconstruction	<p>Catherine Street has been prioritized due to the poor condition of the combined sewer. The sewer separated to reduce flows to the Waste Water Treatment Plant - allowing for future growth in Smiths Falls. The watermain was upsized to accommodate fire flows in the area. The roadway was in very poor condition and needed to be replaced to decrease greenhouse gas emissions and improve the rideability of Catherine St.</p> <p>Work involves separating the existing combined sewer. New storm sewers are being connected to existing downstream storm sewers at Davidson and Jasper Ave (off Oak St). Approximately 700 m of roadway is being replaced due to very poor conditions. New sidewalk and curb is being placed to address active transportation needs in the area and drainage meet ADOA standards.</p>	Local Roads and Bridges
Road and Stormwater Replacement in Princeton	<p>The objective of the project is to improve drainage and urbanize the streets in the village. The new design and system will bring the village up to today's standards which will help mitigate future problems like flooding. The new system will also provide the opportunity for the village to grow.</p> <p>Work involves replacing all stormwater and road assets (2.6 lane-km) in the village of Princeton.</p>	Local Roads and Bridges

Title	Description	Category
Rehabilitation of Sanitary Sewers	<p>The replacements will improve the environment, reduce maintenance and operating costs for the benefit of the residents and businesses in the area and allow the expansion of the development areas.</p> <p>The project involves replacement of approximately 430 m of sanitary sewers (400 m on Bancroft from Nottingham to Levesque and 30 m on Loach's from Oriole to Latimer). The sanitary sewer and forcemain has deterioration and infiltration for pipes ranging in age from 20 and 70 years, as well as capacity requirements.</p>	Wastewater
Design and Construction of an Elevated Water Tank in Drayton	<p>This investment ensures that water pressure for both residential and firefighting, that were dangerously close to minimum levels, can now address current need and future growth for the next 30 years and beyond.</p> <p>The work includes the design/construction of an elevated water tank with a net working capacity of 2,400 m<sup>3</sup> (0.53 MIG), complete with valve and chemical rooms, process piping, mechanical and electrical works, and related site works.</p>	Drinking Water
Update of the Official Plan	<p>The official plan is a critical policy document for the Township that guides future decisions on development and growth and requires updates.</p> <p>Full update of existing official plan which is currently from 2003.</p>	Capacity-Building
Construction of Thompson Road West	<p>This project will provide additional water, wastewater and stormwater infrastructure for future development.</p> <p>The project involves the development of a new road that will connect Main Street to a new development area within the Town of Penetanguishene.</p>	Local Roads and Bridges

Title	Description	Category
Official Plan Review including Zoning By-Law	<p>The new Official Plan is to be used to guide future growth, land use, and development within the Town of Cobalt with planning policies and regulations consistent with the Provincial Policy Statement and conforming to the Growth Plan for Northern Ontario.</p> <p>The Town of Cobalt has been without an Official Plan review for 20 years and we are out of compliance with current provincial land use guides. The updated Official Plan and Comprehensive Zoning By-Law will replace the current versions and be used moving forward.</p>	Capacity-Building
Expansion of the Denis St Pierre Wastewater Treatment Plant	<p>There is an increase in demand for development and additional treatment capacity is required.</p> <p>The scope of work is to provide increased capacity within the Denis St. Pierre Wastewater System servicing the Belle River and Maidstone communities.</p>	Wastewater
Development of a Stormwater Infrastructure Master Plan	<p>This project considers a Master Planning process for the stormwater network, including conveyance and treatment. It would seek to identify operations and maintenance needs, capital planning and operational and budgetary resources required to ensure the stormwater network is operated and maintained to an environmental standard, and to meet expectations in a growing community.</p> <p>Work involves the creation of a Master Plan for the stormwater system.</p>	Capacity-Building

Title	Description	Category
Reconstruction of York Rd from Stevenson St S to Victoria Rd	<p>The buried infrastructure is significantly past its estimated service life. Replacing this infrastructure will result in significant repairs needed to the road surface, so coordinating this work is recommended.</p> <p>Coordination will see notable cost savings and reduced disruption of service to users. This work is also being driven by growth planning.</p> <p>Replacement of storm mains, watermains, wastewater mains, and road resurfacing as part of the York Road Upgrades (Phase 4 Stevenson Street South to Victoria Road). The need for this project is driven by age and condition needs as well as growth planning. The total length of the project is approximately 528 linear meters.</p>	Local Roads and Bridges
Seacliff Drive - Cherry Lane to Regatta Road Reconstruction	<p>The purpose of this project is to reconstruct the road to allow for future traffic growth.</p> <p>The project was completed in phases. The first phase involved the installation of a traffic signal and required road works at the intersection of Cherry Lane and Seacliff Drive. The second phase completed the widening of Seacliff Drive to Regatta, along with active transportation paths and sidewalks.</p>	Local Roads and Bridges
Keil Drive Extension - Bordeaux to Indian Creek	<p>Extension of existing arterial road to improve traffic flow and connectivity.</p> <p>The Municipality is extending Keil Drive from Bordeaux to Indian Creek to improve traffic flow in the area and satisfy a recommendation in the Transportation Master Plan. The extension will facilitate growth in the Southwest quadrant of Chatham. Sanitary, storm, and water infrastructure will be extended where necessary as part of this road extension.</p>	Local Roads and Bridges
Extension of Crawford Drive to Harper Road	<p>We are completing roadway and wastewater works to facilitate new development.</p> <p>The project scope includes the closure of Crawford Drive west of the Harper Road Intersection and construction of a new connection from Crawford Drive to Harper Road northwest of the new Casino / Hotel development lands.</p>	Local Roads and Bridges

Title	Description	Category
Reconstruction of Anne Street	Reconstruction of existing roads to facilitate abutting new development.	Local Roads and Bridges
	<p>The project consists of storm sewer installation (220 m), sanitary installation (220 m), minor water system alterations, water main replacement, sidewalk installation, and road reconstruction (220 m). This also involves road base excavation, curb and gutter installation and base coarse and top coarse asphalt placement.</p>	
Port Dover WPCP Upgrades	We are increasing plant capacity to enable new development and improve wastewater effluent quality/compliance.	Wastewater
	<p>Major upgrades are being made at the Port Dover Water Pollution Control Plant (WPCP) including aeration system and blowers, headworks, chlor/dechlor disinfection, installation of equalization tank, installation of standby generator and replacement of onsite pumping station.</p>	
Extension of Water Mains	<p>This project will go beyond simply restoring existing water distribution infrastructure and will ultimately result in a more efficient and effective water distribution network with additional capacity and reduced water quality concerns. The looping of water main lines ensures that future economic growth areas along the Highway and north of the existing community core will have sufficient water quality, water pressure and fire flow protection.</p>	Drinking Water
	<p>Work included three water main extensions, including a new large-diameter water main extension at Queen Street, at the west end of town to protect the hospital and elder complex and at the east end of town for the existing and new school. This project also included enhanced crossings of the CNR and Highway to eliminate inefficient dead-ends in the existing system and looping of water main lines to eliminate stagnant and potentially unsafe water.</p>	

Title	Description	Category
York Region Rapid Transit	<p>This project supports the development of the transportation network, connecting people and communities. It brings easy access to transportation services, supports efforts to reduce traffic congestion and greenhouse gas emissions, and improves air quality.</p> <p>This project is the construction of Toronto-York Spadina Subway Extension (TYSSE) which extends the existing TTC subway system across the municipal boundary between the City of Toronto and the Regional Municipality of York.</p>	Public Transit