



Town of Newmarket

Agenda

Committee of the Whole

Date: Monday, May 26, 2025
Time: 1:00 PM
Location: Streamed live from the Municipal Offices
395 Mulock Drive
Newmarket, ON L3Y 4X7

1. Notice

This meeting will be streamed live at newmarket.ca/meetings.

Public Input

Individuals who wish to submit input to Council in relation to an item on this agenda have the following options available.

1. Email your correspondence to clerks@newmarket.ca by end of day on May 21, 2025. Written correspondence received by this date will form part of the public record; or,
2. You are strongly encouraged to pre-register if you would like to make a deputation at the meeting. For more information regarding the options available, email your request and contact information to clerks@newmarket.ca.

2. Additions & Corrections to the Agenda

Note: Additional items are marked by an asterisk*.

3. Conflict of Interest Declarations

4. Public Hearing Matter(s)

There are no public hearing matters.

5. Presentations & Recognitions

- 5.1 Town of Newmarket Housing Needs Assessment and Inclusionary Zoning

Note: Andria Sallese, Senior Planner, Policy; Matt Pipe, SHS, and Dalton Wudrich, SHS will provide a presentation on this matter

1. That the presentation provided Andria Sallese, Senior Planner, Policy; Matt Pipe, SHS; and Dalton Wudrich, SHS regarding the Town of Newmarket Housing Needs Assessment and Inclusionary Zoning be received.

5.2 Automated Speed Enforcement, Post-Launch Updates

Note: Lisa Lyons, Director of Legislative Services/Town Clerk and Ben Worthington, Manager Automated Speed Enforcement (ASE) and Administrative Monetary Penalty System (AMPS) will provide a presentation on this matter. The presentation will be distributed at the meeting.

1. That the presentation provided by Lisa Lyons, Director of Legislative Services/Town Clerk and Ben Worthington, Manager Automated Speed Enforcement (ASE) and Administrative Monetary Penalty System (AMPS) regarding Automated Speed Enforcement, Post-Launch Update be received.

6. Deputations

7. Consent Items

7.1 Housing Needs and Inclusionary Zoning Assessment

1. That the report entitled “Housing Needs and Inclusionary Zoning Assessment” dated May 26, 2025, be received; and,
2. That the Housing Needs and Inclusionary Zoning Assessment report by SHS Consulting, dated May 2025, be received; and,
3. That Council authorize staff to initiate the process to develop a Housing Action Plan; and,
4. That the federal “Housing Needs Assessment – Town of Newmarket” dated May 2025, be received; and,
5. That Council authorize staff to forward the federal Housing Needs Assessment dated May 2025, to the Ministry of Housing, Infrastructure and Communities Canada and to post the report on the Town’s housing webpage by the June 30, 2025 deadline to meet the federal requirements; and,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

7.2 Automated Speed Enforcement, Post-Launch Updates

Note: This item will be distributed when available.

7.3 2025 First Quarter Financial Update

1. That the report entitled First Quarter 2025 Financial Update dated May 26, 2025 be received; and,
2. That changes to the 2025 capital budget and capital spending authority be made as outlined in the report; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

7.4 Downtown Parking Update

1. That the report entitled Downtown Parking Update dated May 26, 2025 be received; and,
2. That staff be authorized to proceed with the expansion of the existing parking lot at 500 Water Street; and,
3. That staff be authorized to proceed with the expansion of the existing parking lot in the Fairy Lake (P2) Public Parking; and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

7.5 2026 Budget Process and Target

1. That the report entitled 2026 Budget Process and Target dated May 26, 2025 be received; and,
2. That the proposed budget timelines with a target budget adoption date of December 8, 2025, be approved; and,
3. That Council confirms the target tax levy for the tax-supported operating budget to be below 3.0%; and,
4. That endorsement be given to staff to proceed with preparation of the 2026 budgets employing the structure as outlined in this report; and,
5. That the form and timing of budget submissions for all entities accountable to Council be subject to the process outlined in this report; and,
6. That the proposed community engagement plan for the 2026 budget be adopted; and,
7. That the Treasurer be authorized and directed to do all things necessary to give effect to this resolution.

7.6 Main Street District Business Improvement Area Board of Management Meeting Minutes of March 5, 2025

1. That the Main Street District Business Improvement Area Board of

Management Meeting Minutes of March 5, 2025 be received.

7.7 Accessibility Advisory Committee Meeting Minutes of March 20, 2025

1. That the Accessibility Advisory Committee Meeting Minutes of March 20, 2025 be received.

7.8 Elman W. Campbell Museum Board Meeting Minutes of March 26, 2025

1. That Elman W. Campbell Museum Board Meeting Minutes of March 26, 2025 be received.

8. Action Items

9. Notices of Motion

10. Motions Where Notice has Already been Provided

11. New Business

12. Closed Session

12.1 Automated Speed Enforcement Update

A trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization as per Section 239(2)(i) of the Municipal Act, 2001.

12.2 Downtown Parking Update

Advice that is subject to solicitor-client privilege, including communications necessary for that purpose as per Section 239(2)(f) of the Municipal Act, 2001.

12.3 Community Recognition

Personal matters about an identifiable individual, including municipal or local board employees as per Section 239(2)(b) of the Municipal Act, 2001.

13. Adjournment

Town of Newmarket

Housing Needs Assessment and Inclusionary Zoning

May 26, 2025

Presentation to the Committee of the Whole

Presenters:

Andria Sallese, Senior Planner, Policy

Matt Pipe, SHS

Dalton Wudrich, SHS



Meeting Purpose

- Present **feedback from consultation** events
- Present **key housing gaps** identified in the housing needs assessment
- Present **key findings of the Inclusionary Zoning analysis**
- Discuss **next steps** regarding the Federal Housing Needs Assessment and Housing Action Plan



Study Purpose

Housing Needs and Inclusionary Zoning Assessment

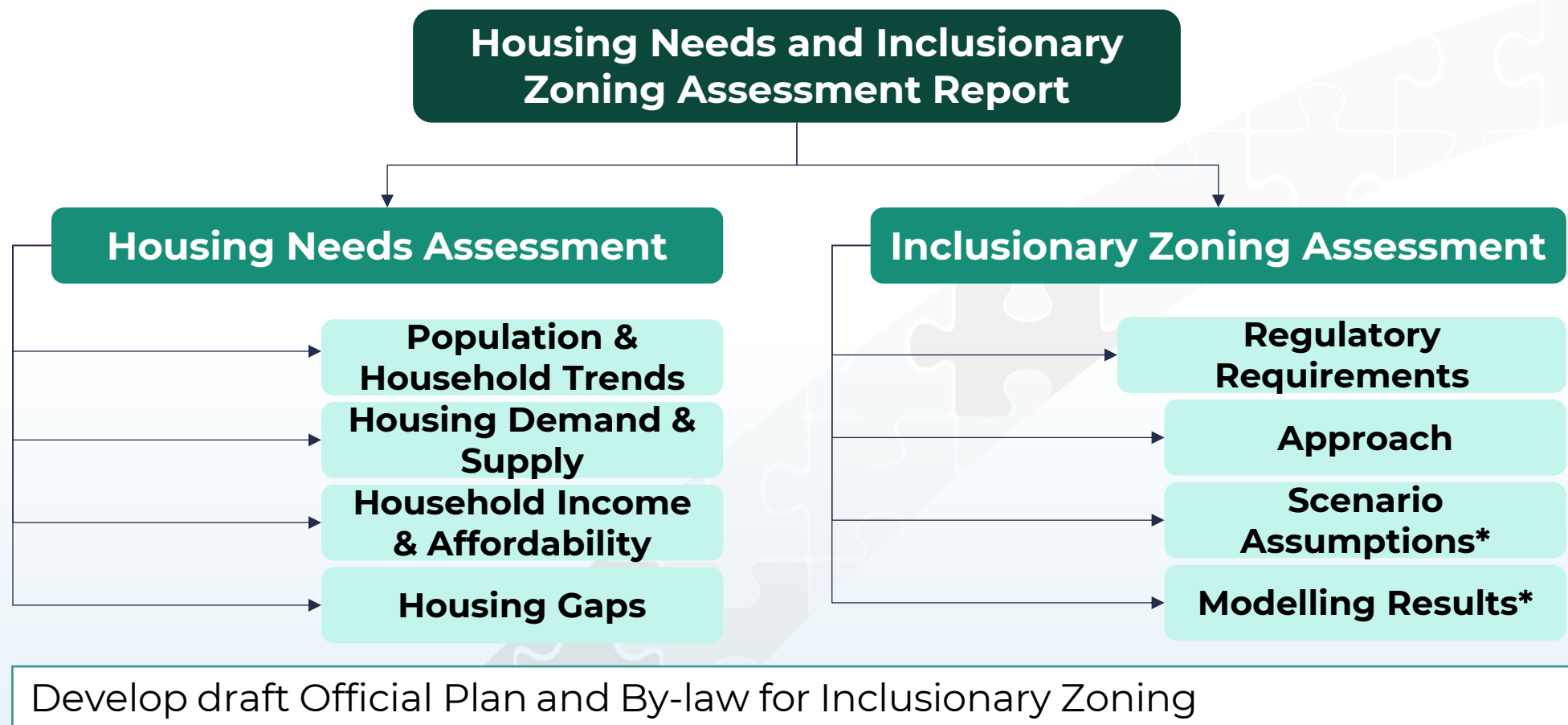
- Identify **current and emerging housing needs and** gaps in Newmarket, particularly as it relates to affordable rental and ownership housing and market-rate rental housing
- Define **affordable rental and ownership housing** in accordance with the definitions in the 2024 Provincial Policy Statement
- Meet the **provincial requirement for an assessment report** to support the implementation of enabling policies and an inclusionary zoning by-law for inclusionary zoning in the Town
- **Recommend policy directions** and a **draft policy framework** for implementing **Inclusionary Zoning**
- Inform the Town's future Housing Action Plan in 2026

New Federal HNA Template

- The federal government requires that municipalities **complete an HNA to qualify for funding under the Canada Community-Building Fund (CCBF)** and to inform funding for local housing needs and priorities.
- Municipalities with **populations over 30,000**
- Once completed, HNAs must be **updated every five years** to remain compliant with federal standards.
- The HNA must be submitted to the Ministry of Housing, Infrastructure and Communities Canada (MHICC) **by the end of June 30th.**



Project Components



*re-examined based on Peer Review comments



Needs Assessment Overview – Housing Gaps Analysis

There is a need to **increase the stock of purpose-built rental** housing in the primary rental market in Newmarket.

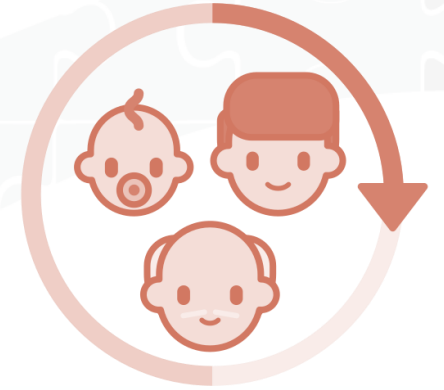
- **Renter households drove household growth** from 2016 to 2021
- These growth trends have occurred as the **rental housing stock in the Town has been largely stagnant**
- This has led to **increasing rental prices** on the primary rental market and **lowering vacancy rates**
- The rate at which **tenants report that major repairs** are required in their dwelling has **increased** since 2016
- In 2021 in Newmarket, over **one third of renter households were facing affordability issues** and **over one-in-six were facing deep affordability issues**



Needs Assessment Overview – Housing Gaps Analysis

There is a need for **affordable housing for a range of ages**, including housing options for young people looking to **form households** and older adults looking to **age-in-place**.

- From 2016 to 2021, the **young households decreased** in Newmarket as these young households increased throughout York Region.
- Young households were the **most likely to be facing affordability issues and deep affordability issues** in 2021.
- Seniors made up the **fastest growing age cohort** in the Newmarket between 2016 to 2021; households maintained by adults aged 65 years and older experienced the fastest growth during this period.
- Senior households were the **second most likely to be low-income** of all age cohorts.



Needs Assessment Overview – Housing Gaps Analysis

There is a need to **diversify the housing stock** to provide housing options for a range of household sizes, from **one-person households** to **family-sized households**.

- The average size of households in Newmarket (**2.9 persons**) was higher than Ontario (**2.6 persons**) and GTA (2.4 persons) in 2021
- In 2021, households with **4 or more persons were the most common in the Town**, but the household sizes with the highest growth, both in absolute terms and by growth rate, were **1 and 2-bedroom households**
- **One-person households**, across all indicators, have the **highest housing need** in Newmarket
- There has been a **lack of bachelor and three-bedroom units** in the primary rental market
- Recent development activity **demonstrate a more diverse range of housing forms being planned in the Town**



Understanding Affordable Housing Definitions

Provincial Planning Statement, 2024

Rental: Least expensive of:

- **Local AMR**
- **Rent at 30% of GAHI for low- and moderate-income households** (6th renter income decile)

Ownership: Least expensive of:

- **90% resale AAP**
- **Price at 30% of GAHI for low- and moderate-income households** (6th income decile)

**Used for:
Land Use Planning**

Development Charges Act, 1997

Rental: Least expensive of:

- **AMR** as set out in ARUB
- **Rent at 30% of GAHI for low- and moderate-income households** (6th renter income decile)

Ownership: Least expensive of:

- **90% APP** in ARUB
- **Price at 30% of GAHI for low- and moderate-income households** (6th income decile)

**Used for:
Determining Eligibility for
Development Charge Exemptions**

York Region Official Plan, 2022

Rental:

- **125% of AMR** in the region market area by bedroom type

Ownership:

- **Price at 30% of GAHI for low- and moderate-income households** (6th income decile)

**Used for:
Land Use Planning**

- **AMR:** Average Market Rent **APP:** Average Purchase Price **GAHI:** Gross Annual Housing Income
- **ARUB:** Affordable Residential Units Bulletin As set out by the Minister of Municipal Affairs and Housing



Affordable Housing Thresholds in the Town of Newmarket, 2024

	Ownership Housing		Rental Housing	
Income-Based Approach (1)	\$591,000		\$2,334	
Market-Based Approach (2)	Single-Detached	\$1,171,400	Bachelor	-
	Semi-Detached	\$835,800	One-Bedroom	\$1,590
	Row House	\$873,500	Two-Bedroom	\$2,010
	Apartment	\$578,900	Three+ Bedroom	\$1,334

Note: The cells shaded in light green indicate the least expensive approach, and therefore the affordable housing threshold, for each tenure of housing

Source: Statistics Canada 2021 Community Profiles, CMHC Rental Market Survey, TRREB Market Watch Data, 2024



Affordable Ownership in Newmarket

Ownership Affordability			Newmarket Re-Sale Ownership Market (2024)			
	2024 Income (All HH)	Max Affordable Price	Single- Detached	Semi- Detached	Row House / Townhouse	Apartments
			\$1,253,224	\$880,549	\$873,825	\$564,783
Low Income Deciles 1-3 (Less than \$86,886)	\$41,799	\$161,061	NO	NO	NO	NO
	\$64,342	\$247,926	NO	NO	NO	NO
	\$86,886	\$334,790	NO	NO	NO	NO
Moderate Income Deciles 4-6 (From \$86,887 to \$152,637)	\$105,672	\$407,177	NO	NO	NO	NO
	\$129,155	\$497,661	NO	NO	NO	NO
	\$152,637	\$591,032	NO	NO	NO	NO
High Income Deciles 7-9 (Greater than \$152,638)	\$181,991	\$709,619	NO	NO	NO	YES
	\$220,737	\$866,110	NO	NO	NO	YES
	\$279,444	\$1,103,291	NO	YES	YES	YES

- The ownership market was not affordable to households outside the high-income decile group.
- Only households in the 10th income decile can afford market rates for a single detached home.
- Apartment dwellings, the most affordable housing type, are the least common dwelling type in the Town.

Source: Statistics Canada Census of Population custom data tabulation, 2021; TREB Market Watch Data, 2024

Note: Affordable prices calculated using Bank of Canada 5-year mortgage rate; threshold of



Affordable Rental In Newmarket

Rental Affordability			Newmarket Rental Market (2024)			
	2024 Income (Renter HH)	Max Affordable Price	Bachelor	One-Bedroom	Two-Bedroom	Three or More Bedrooms
			**	\$1,590	\$2,010	\$1,334
Low Income Deciles 1-3 (Less than \$48,844)	\$26,535	\$553	N/A	NO	NO	NO
	\$36,163	\$904	N/A	NO	NO	NO
	\$48,844	\$1,221	N/A	NO	NO	NO
Moderate Income Deciles 4-6 (From \$48,845 to \$93,343)	\$63,403	\$1,585	N/A	NO	NO	YES
	\$78,667	\$1,967	N/A	YES	NO	YES
	\$93,344	\$2,334	N/A	YES	YES	YES
High Income Deciles 7-9 (Greater than \$93,344)	\$112,717	\$2,818	N/A	YES	YES	YES
	\$135,025	\$3,376	N/A	YES	YES	YES
	\$177,294	\$4,432	N/A	YES	YES	YES

- Bachelor unit rent prices not available due to lack of available data
- Lack of new supply of large units keeps 3+ bedroom average rents low
- While market appears affordable, supply of rental units has been insufficient for existing demand
- Lack of available units has led to consistently low vacancy rates in the Town
- Secondary rental market was much more expensive (up to 100% higher rent prices)

Source: Statistics Canada Census of Population custom data tabulation 2021; CMHC Rental Housing Market Survey, 2024

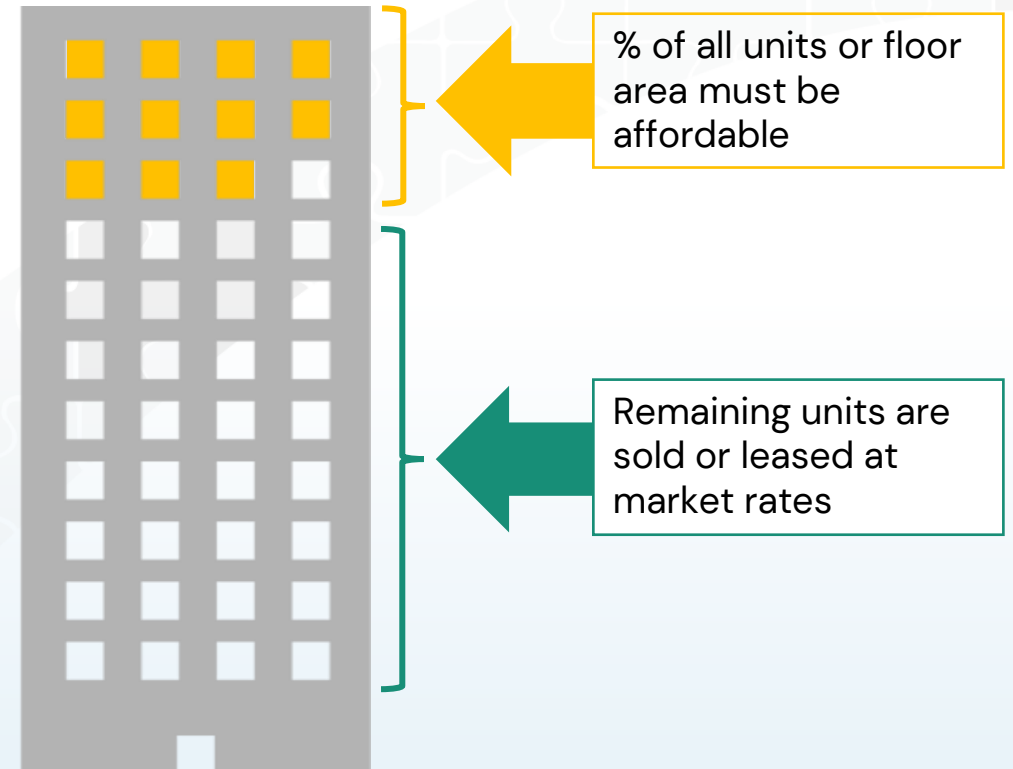
Note: Affordable prices calculated using threshold of 30% of household income spent on shelter; Ontario CPI increase from 2020 to 2024 of +17.4%. Bachelor unit prices unavailable due to a lack of data from CMHC's Rental Market Survey 2024.



What is Inclusionary Zoning?

- A land use planning tool that allows local governments to require the inclusion of affordable housing in new residential developments.
- The quantity of affordable housing is typically expressed as a percentage of housing units and/or residential gross floor area within the new development.

How Inclusionary Zoning Works



IZ Regulation (O. Reg 232/18) and Bill 23

- In addition to a housing needs assessment, the IZ regulation (O. Reg 232/18) requires that municipalities complete a financial impact assessment of implementing IZ on the local housing market in PMTSAs or CPPS areas.
- The Province has amended the IZ regulation to:
 - **Cap affordable units at 5% of the total units or gross floor area,**
 - **Set a maximum affordability period of 25 years, and**



Key Findings

- The analysis found that the potential impact of inclusionary zoning in Newmarket's PMTSAs requiring 5% of new units to be affordable for 25 years at 80% of market value has a **profit impact of between 0.3% and 0.4% for affordable ownership units** and **between 2.0% and 2.4% for affordable rental units**.
- Comparing these profitability impacts to the variability of other development costs and revenues, the potential IZ impact on project viability is considered small.
- The report notes that IZ policies should be considered with a future-oriented perspective, due to the ongoing adjustments to the residential development environment in Newmarket and across Ontario.
- The **Financial Investigation** found:
 - Little market difference between the various PMTSAs (No need to conduct separate analyses or develop IZ policies that differ by location).
 - Construction costs exceed expectations for project revenue; for both ownership and rental tenure projects.



IZ Financial Modelling

The investigation found:

- Little market difference between the various PMTSAs.
 - No need to conduct separate analyses or develop IZ policies that differ by location.
- Construction **costs exceed expectations for project revenue**; for both ownership and rental tenure projects.

Modelling Parameters

Three (3) building sizes:

- 21 storey high rise (270 units)
- 11 storey mid-rise (220 units)
- 3 storey stacked townhouses (60 units)

Rental and ownership tenure buildings:

- IZ units modelled as affordable ownership and rental

The affordability analysis considered:

- Unit set aside of 5%
- Affordability period of 25 years
- Affordable pricing at 80% of market value



Next Steps

- ✓ The Federal HNA must be submitted to the Ministry of Housing, Infrastructure and Communities Canada (MHICC) in advance of the June 30, 2025 deadline for review.
- ✓ Following any comments from the MHICC and updates to the federal HNA, the Ministry requires municipalities to post the report on their public-facing website **by June 30**.
- ✓ Housing Council Workshop in early Fall to discuss Affordable Ownership and Affordable Rental in the Newmarket Context.
- ✓ Housing Action Plan.
- ✓ Enabling policies in the Official Plan and IZ bylaw.





Town of Newmarket
395 Mulock Drive P.O. Box 328,
Newmarket, Ontario, L3Y 4X7

If you require this document in an alternative format email at clerks@newmarket.ca or call 905-895-5193.

Housing Needs and Inclusionary Zoning Assessment Staff Report to Council

Report Number: 2025-27

Department(s): Building and Planning Services

Author(s): Andria Sallese, Senior Planner, Policy

Meeting Date: May 26, 2025

Recommendations

1. That the report entitled “Housing Needs and Inclusionary Zoning Assessment” dated May 26, 2025, be received; and,
2. That the Housing Needs and Inclusionary Zoning Assessment report by SHS Consulting, dated May 2025, be received; and,
3. That Council authorize staff to initiate the process to develop a Housing Action Plan; and,
4. That the federal “Housing Needs Assessment – Town of Newmarket” dated May 2025, be received; and,
5. That Council authorize staff to forward the federal Housing Needs Assessment dated May 2025, to the Ministry of Housing, Infrastructure and Communities Canada and to post the report on the Town’s housing webpage by the June 30, 2025 deadline to meet the federal requirements; and,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Executive Summary

This report presents the findings of a combined Housing Needs and Inclusionary Zoning (IZ) Assessment undertaken by SHS Consulting, which analyzes housing needs and affordability in Newmarket and explores the potential housing market impacts of introducing Inclusionary Zoning policies in the Town.

The Housing Needs Assessment (HNA) identified three key housing gaps: a need to increase the supply of purpose-built rental housing; a need to provide affordable

housing options for a range of household sizes; and a need for affordable housing for a range of ages, especially young households and seniors. Regarding the feasibility of introducing IZ policies in Newmarket's Protected Major Transit Station Areas (PMTSAs), the analysis found that requiring 5% of new units to be affordable for 25 years at 80% of market value would be feasible, with only a slight reduction in developer profits for both ownership and rental units. A Peer Review, completed in accordance with the requirements of O. Reg. 232/18, confirmed that both the HN and IZ assessments met regulatory requirements.

The next steps (Phase 4) in the study process include updating the Official Plan to implement the consultant's policy directions and adding IZ-enabling policies as part of the Official Plan Review. Following the adoption of official plan policies, Staff will draft a by-law to give effect to the IZ policies to be presented at a public meeting. The by-law may set requirements and standards not specified in the regulations or policies and provide additional measures and incentives to support the IZ policies.

To qualify for funding under the Canada Community-Building Fund (CCBF), Newmarket must complete an HNA and update it every five years afterwards. Staff and the consultant have completed a draft of the federal template, which will be forwarded to the Ministry of Housing, Infrastructure and Communities Canada (MHICC) by the June 30, 2025 deadline.

Based on the HNA findings and the draft IZ policy directions, Staff recommend initiating the process to develop a Housing Action Plan. Staff also recommend using the HNA to inform updates to other Town plans and strategies.

Purpose

The purpose of this report is to present the findings of a combined Housing Needs and IZ Assessment which provides an analysis of housing needs and housing affordability in the Town and explores the potential housing market impacts of introducing IZ policies.

Background

SHS Consulting Inc. was retained by the Town in 2022 through a competitive RFP process to undertake a Housing Needs and IZ Assessment study in accordance with [Ontario Regulation 232/18](#) as amended. The study was divided into three phases:

- **Phase 1:** Preparation of a draft HNA to determine housing demand, supply, and affordability, and to develop IZ options.
- **Phase 2:** Consultation with local stakeholders and the public, circulating the draft HNA and IZ framework to York Region Housing staff for comments, and undertaking a Peer Review in accordance with O. Reg. 232/18.
- **Phase 3 [We are here]:** Refining the draft HNA and IZ analysis and draft policy directions and presenting the report to Council.

- **Phase 4:** Developing a Housing Action Plan **[future phase]**, which will explore tools and incentives to address the identified housing gaps. This phase will also implement the HNA and IZ policy directions through the updated Official Plan.

The draft HNA and IZ report examines current and emerging housing needs in Newmarket, assesses the impact of implementing IZ in the Town's PMTSAs, and represents a significant milestone in the study process (see **Attachment 1**). The HNA identifies three key housing gaps and proposes options to encourage a housing supply that addresses these needs. The IZ component of the report outlines a framework for implementing IZ policies. These gaps and the proposed IZ framework are described in more detail in the Discussion section of this report.

Discussion

Affordable Housing Policy Context in Ontario

In 2016, the Provincial government amended the *Planning Act* through the *Promoting Affordable Housing Act, 2016* (Bill 7), providing municipalities with an IZ tool that could require affordable housing units to be included in residential developments. On June 6, 2019, the *More Homes, More Choice Act, 2019* (Bill 108) received Royal Assent, which directed that IZ could only be applied within PMTSAs or where a Development Permit System (now called a Community Planning Permit System) is ordered by the Minister of Municipal Affairs and Housing. This change came into effect on September 3, 2019.

Additional legislative updates have further shaped the landscape of IZ in Ontario. The *More Homes Built Faster Act, 2022* (Bill 23), introduced reductions and exemptions to the *Development Charges Act, 1997* (DC Act 1997) for additional residential units, affordable housing units, and purpose-built rental units. During the consultation period for Bill 23, the Province also consulted on proposed amendments to the IZ regulation (O. Reg. 232/18) that would include an upper limit on the number of units to be set aside as affordable, a set aside of 5% of the total number of units (or 5% of the total gross floor area of the total residential units, not including common areas), and a maximum period of twenty-five (25) years over which the affordable housing units would be required to remain affordable. A "set aside" is the percentage of units in a development that are required to meet the prescribed affordability criteria.

The consultation document suggested that amendments would also prescribe the approach to determining the lowest price and/or rent that can be required for inclusionary zoning units, set at 80% of the average resale purchase price of ownership units or 80% of the average market rent (AMR) for rental units. As noted before, these proposed amendments would only apply to lands within PMTSAs. On May 12, 2025, the Province released the amending regulation ([O. Reg. 54/25](#)) which puts in place the 5% maximum set-aside rate (of the total residential units or the total gross floor area of all residential units) and 25-year maximum affordability period proposed in Bill 23. The Province did not proceed with including a market-based

definition of “affordable unit” in the regulation. Municipalities still retain the flexibility in defining affordability based on local income and housing data.

The *Affordable Homes and Good Jobs Act, 2023* (Bill 134) included amendments to the DC Act 1997, exempting affordable and attainable residential units from development charges and introducing changes to the definition of affordable housing to reflect local income levels and market conditions. The definition of affordable ownership and rental as set out in the DC Act 1997 is used to determine the eligibility criteria for development charge exemption.

The Provincial Planning Statement (PPS 2024) emphasizes the need for municipalities to provide a diverse range of housing options and densities, including affordable housing, to meet the needs of all residents. It also aligns housing development with infrastructure improvements to create sustainable and investment-ready communities. The PPS 2024 defines affordable ownership housing as the least expensive of either housing where annual accommodation costs do not exceed 30% of gross annual income for low- and moderate-income households, or housing priced at least 10% below the average resale price in the regional market area. Low- and moderate-income households are those in the lowest 60% of the income distribution. Similarly, the PPS 2024, defines affordable rental housing as the least expensive of either a unit where rent does not exceed 30% of gross annual household income for low- and moderate-income renter households, or a unit with rent at or below the AMR in the regional market area.

A more detailed summary of applicable policies and programs from all levels of government can be found in **Attachment 1**.

Ontario Regulation 232/18 and Inclusionary Zoning

Inclusionary Zoning (IZ) is a tool authorized under the *Planning Act* that can be used to require affordable housing units in residential developments of 10 or more units, which can only be applied within PMTSAs or in Community Planning Permit System (CPPS) areas ordered by the Minister. The *Planning Act* and O. Reg. 232/18 as amended by 54/25 direct how a municipality may implement inclusionary zoning policies. The regulation requires that municipalities complete a comprehensive assessment report, which includes an analysis of various factors such as demographics, household incomes, housing supply characteristics, and the financial impact of IZ on the local housing market.

Upon completion of the assessment report, municipalities can set out official plan policies which outline the approach to authorizing IZ. This policy framework may include, but is not limited to:

- the minimum size of development that would be subject to these policies;
- locations subject to these policies;
- the range of households the units would be affordable to; and,

- the period for which affordable housing units would be maintained as affordable.

Following the adoption of official plan policies, Section 35.2 of the *Planning Act* allows municipalities to pass a by-law to give effect to the IZ policies. The by-laws may set requirements and standards not specified in the regulations or policies and provide for additional measures and incentives to support the IZ policies. The adoption of by-laws to implement IZ cannot be appealed to the Ontario Land Tribunal, except by the Minister of Municipal Affairs and Housing. The HNA report is required to be updated every five years to determine whether the official plan policies require amending. A report detailing the performance of the IZ by-law is also required to be prepared every two years and address prescribed matters. As noted in the previous section, the amendment to O. Reg. 218/32 puts in place a maximum set-aside rate of 5% (of the total residential units or the total gross floor area of all residential units) and a 25-year maximum affordability period within PMTSAs.

Housing Needs Assessment Findings: Addressing Key Housing Gaps In Newmarket

Among other matters, the HNA report identifies Newmarket's current and emerging housing needs, determines which segments of the population are in greatest housing need, and how these needs can be addressed. The HNA report identified three (3) key housing gaps:

1) There is a need to increase the stock of purpose-built rental housing in Newmarket's primary rental market.

The recent growth in renter households in the Town has not been met with growth in purpose-built rental units. This has led to higher rent prices and record low vacancy rates, despite an aging rental housing stock and higher rate of required repairs. The current rental market is not affordable to low-income households and finding suitable units is difficult due to availability.

2) There is a need for affordable housing options for a range of ages, including young people looking to form households and seniors looking to age in place.

Recent trends indicate that the affordability of the housing market in Newmarket may be discouraging young people from forming households in the Town. The number of households with a primary maintainer under 25 decreased from 2016 to 2021 and these households were more likely to be low-income. The rising market prices for rental and ownership homes are resulting in a difficult environment for young people to form new households or move to Newmarket, or for seniors to age in place.

3) There is a need to diversify the housing stock to provide housing options for a range of household sizes, from one-person households to family-sized households.

While the average size of households in Newmarket was higher than that of Ontario and the Greater Toronto Area in 2021, gaps exist in the affordable housing supply for households of various sizes. One- and two-person households accounted for

65.2% of household growth from 2016 to 2021, while one-person households show the greatest need for affordable housing accommodations across all measures.

Larger households, such as lone-parent families, also face affordability issues disproportionately. There is a lack of three-bedroom or larger units available in the rental market, and the ownership market is currently unaffordable to many households. The current housing market in Newmarket requires a more diverse range of housing options to meet the existing demand for family-sized dwellings while addressing the growing need for affordable housing for one- and two-person households.

Addressing these gaps by encouraging the development of new rental units through incentives, expanding affordable housing options, and requiring the construction of a variety of housing types, will help ensure that Newmarket's housing market can meet the diverse needs of its residents.

Inclusionary Zoning in Newmarket's PMTSAs: Key Findings and Policy Directions

The IZ analysis examined three PMTSAs: Davis Drive and Yonge Street, Yonge Street and Eagle Street, and Longford Drive and Davis Drive. Based on a review of recent market transactions within Newmarket's PMTSAs, the analysis found that there were not sufficient housing market differences across the study area to require separate analyses or IZ policies that differ by location. The report determined that Newmarket's PMTSAs could be a single housing market. Three different building types were also examined: a 21-storey high-rise, an 11-storey mid-rise, and 3-storey townhouse buildings.

An analysis of the potential impact of IZ in Newmarket's PMTSAs found that requiring 5% of new units to be affordable for 25 years at 80% of market value has a profit impact of between 0.3% and 0.4% for affordable ownership units and between 2.0% and 2.4% for affordable rental units. Comparing these profitability impacts to common contingencies in residential construction projects, the consultant determined that the potential IZ impact on project viability was considered small.

The report recommends a 5% IZ set aside percentage, and a 25-year affordability period based on the changes to the IZ regulation that were consulted on at the time of the Bill 23 IZ amendments. The consultant also recommends that the IZ policies be considered with a "future-oriented perspective". These policies will only be implemented if the overall development project is viable, which may be challenging given other factors such as construction costs, interest rates, tariffs, supply chain issues and the impact on the residential development market. Further details on the prototype building statistics, unit mix and size, parking, and other matters considered in the IZ methodology and analysis can be found in **Attachment 1**.

Attachment 3 summarizes the IZ policy directions from the consultant report.

Peer Review Findings

As required by O. Reg. 218/32, a peer review of the IZ Impact Assessment portion of the report was undertaken. The Town retained Urban Metrics to complete this work in early 2025. While not required by regulation, the consultant also undertook a peer review of the HNA. The Peer Reviewer found the IZ analysis and HNA to meet all regulatory requirements. Finally, Staff circulated the draft HNA and IZ to York Region housing staff for comment. The final version of the HNA and IZ report found in **Attachment 1** addresses the feedback received from the Peer Reviewer.

Definition of “Affordable” In Newmarket

Affordable housing in Newmarket is defined according to key policy frameworks. The PPS 2024 and DC Act 1997 definitions use a blend of income-based and local market-based criteria but prioritize the lesser of the two (see **Table 1**). The York Region Official Plan (YROP 2022) defines affordable housing using income-based thresholds tied to local household income deciles. A rental unit is considered affordable if the rent is no more than 125% of the average market rent for similar units (by number of bedrooms) in the region whereas a home is considered affordable if the total yearly housing cost (e.g. mortgage, taxes and utilities) are no more than 30% of a household’s gross income but only for households that are considered low- to moderate-income.

Whereas the PPS 2024 and YROP 2022 definitions apply to land use planning and are intended to guide updates to local official plans, the DC Act 1997 definition is primarily meant to determine eligibility for development charge exemptions. These definitions reflect different layers of policy that Newmarket must navigate. The Housing Action Plan will clarify which standard – or combination – is most appropriate for the Newmarket context.

Definition Source	Affordable Rent	Affordable Ownership
PPS 2024	The least expensive of: A unit where the rent does not exceed 30 % of the gross annual household income for low- and moderate-income households*; or A unit for which the rent is at or below the average market rent of a unit in the municipality.	The least expensive of: Purchase price results in annual accommodation costs which does not exceed 30% of the gross annual household income for low and moderate incomes, or the purchase price is at least 10% below the average purchase price of a resale unit in the municipality
*Means: For homeowners: households earning less than the top 40% of all household incomes in the municipality. For renters: households earning less than the top 40% of all renter household incomes in the municipality.		
DC Act 1997	1. The rent is no greater than the lesser of:	1. The price of the residential unit is no greater than the lesser of:

	i. the income-based affordable rent for the residential unit set out in the Affordable Residential Units bulletin , as identified by the Minister of Municipal Affairs and Housing and ii. the average market rent identified for the residential unit set out in the Affordable Residential Units bulletin. 2. The tenant is dealing at arm's length with the landlord.	i. the income-based affordable purchase price for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and ii. 90 per cent of the average purchase price identified for the residential unit set out in the Affordable Residential Units bulletin. 2. The residential unit is sold to a person who is dealing at arm's length with the seller.
York Region Official Plan (2022)	A unit for which the rent is at or below 125% of the average market rent of a unit in the regional market area, by bedroom type.	Housing for which the purchase price results in annual accommodation costs not exceeding 30% of gross annual household income for low- and moderate-income households**.
**Means: households earning less than the top 40% of incomes, based on whichever is lower: the regional or local income distribution.		

Table 1 – Affordable Housing Definitions for Rental and Ownership Housing

The Canada Community-Building Fund and Federal HNA Template

The federal government requires that municipalities complete an HNA to qualify for funding under the Canada Community-Building Fund (CCBF) and to inform funding for local housing needs and priorities. Municipalities with populations over 30,000 receiving funding through the CCBF, which includes Newmarket, are required to complete an HNA by the third year of the program. Communities are expected to complete all sections outlined in the federal [HNA template](#) to address gaps between their existing HNA and the federal template. Once completed, HNAs must be updated every five years to remain compliant with federal standards.

In July 2024, the MHICC released the guidance materials for the federal HNA template. The guidance materials provide detailed instructions and best practices so municipalities can assess local housing needs, set targets, and inform infrastructure planning and investment decisions in alignment with federal requirements. The draft Federal HNA for Newmarket is complete in accordance with the federal guidance materials (see **Attachment 2**). The HNA must be submitted to the MHICC in advance of the June 30, 2025 deadline for review. Following any comments from the MHICC and updates to the federal HNA, the Ministry requires municipalities to post the report on their public-facing website by June 30th.

Consultation

Throughout 2024 and early 2025, Newmarket's project team engaged with the community using various methods, including pop-ups in local areas in the Town, public information centres, a focus group, as well as surveys and discussion papers, to understand local housing conditions. The project team also hosted one-on-one virtual sessions with local developers to gain insights into the residential development environment and financial analysis variables specific to Newmarket.

These stakeholders emphasized the Town's role in promoting affordable housing, suggested a concierge service for municipal approvals related to affordable housing, the importance of adequate resourcing for the management of agreements, and the need for incentives to make affordable housing viable in Newmarket. They also indicated that construction costs are unlikely to decrease soon, and parking remains necessary for marketability despite new legislation through the *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185), which restricts official plans and zoning by-laws from imposing minimum vehicular parking requirements in areas designated as MTSAs.

On October 7, 2024, the project team hosted a focus group with local organizations on the topic of equity, diversity, and inclusion in land use planning. Participants emphasized the need for multi-family housing to support aging in place, more complete communities with diverse housing options, and housing accessible to those with disabilities. They also supported more permissive zoning to allow multi-unit dwellings within low-density neighbourhoods near transit to create affordable options outside of PMTSAs. Finally, participants suggested incentives for developers, tenant protections, and support for IZ policies to create more inclusive communities in Newmarket.

In early 2025, Staff launched a new housing webpage, www.heynewmarket.ca/housingaffordability, to provide the public with information on housing matters, active development applications which propose affordable housing, and initiatives for diverse and inclusive housing options in Newmarket. The federal version of the HNA and all future reports and engagement activities related to the housing portfolio will be posted on the Town's housing webpage.

Next Steps

Housing Action Plan

A Housing Action Plan which implements the HNA and IZ policy recommendations is envisioned as forming Phase 4 of this study. The Housing Action Plan will explore various tools and incentives to encourage and support the provision of various housing types and tenures in the Town. The Housing Action Plan will also include stakeholder engagement to discuss and evaluate potential tools and incentives to deepen housing affordability in Newmarket.

Official Plan Review

The next phase of work will align with Phase 4 of the Official Plan Review and involve implementing the draft policy directions from the consultant's HNA and IZ report to enable Inclusionary Zoning in the Town's PMTSAs through the new Official Plan.

Integration with Other Municipal Strategies

Another next step could include using the HNA findings to inform Newmarket's other strategies and plans, such as the Economic Development Strategy and future climate plans. For example, by proactively addressing workforce housing needs (e.g. newcomer entrepreneurs) and developing streamlined processes and incentives that support affordable housing, Newmarket can foster economic growth and enhance its commitment to building complete communities. Additionally, incorporating sustainable housing practices and resilience strategies into future town-wide climate plans can help Newmarket achieve its climate goals while reducing inequality in areas that may be more vulnerable to the impacts of a changing climate.

Conclusion

Newmarket's approach to addressing housing affordability through comprehensive HN and IZ assessment reports and robust stakeholder consultation demonstrates the Town's commitment to creating diverse and inclusive housing options. Phase 4 will continue this dialogue and implement the HN and IZ Assessment recommendations and policy directions, including the development of a Housing Action Plan which leverages available tools and incentives, and explores funding streams to deepen affordability in Newmarket.

Council Priority Association

This report aligns with the following Council Priority: Diverse, Welcoming, and Inclusive Community

Human Resource Considerations

None.

Budget Impact

The Federal HNA is a requirement for receiving the Canada Community-Building Fund. Should the report not be posted on the Town's housing webpage by June 30, 2025, Newmarket may lose eligibility for receiving this fund.

Funding for the implementation of the Housing Action Plan will be allocated from the Town's Capital Budget.

Attachments

Attachment 1 – Town of Newmarket Housing Needs and Inclusionary Zoning Assessment Draft Report, May 2025

Attachment 2 – Housing Needs Assessment Town of Newmarket (Federal Report, 2025)

Attachment 3 – Inclusionary Zoning Requirements Under O. Reg 232/18 and Summary of Proposed Policy Directions

Submitted By

Andria Sallese, Senior Planner, Policy, Planning and Building Services

Approval for Submission

Adrian Cammaert, Manager, Planning and Building Services

Jason Unger, Director, Planning and Building Services

Peter Noehammer, Commissioner, Development & Infrastructure Services

Report Contact

For more information on this report, contact info@newmarket.ca.

Town of Newmarket

Housing Needs and Inclusionary Zoning Assessment

Final Report

Revised May 2025



Acknowledgements

This Housing Needs and Inclusionary Zoning Assessment for Town of Newmarket, along with the completed Federal Housing Needs Assessment template, was undertaken on behalf of the Town of Newmarket by SHS Consulting.

This report is the result of a collaborative process and would not have been possible without the active involvement of Town staff. We would like to thank the Town of Newmarket team for their direction, input, and assistance throughout this study.

Town of Newmarket

Jason Unger, Director of Planning & Building Services

Andria Sallesse, Senior Planner – Policy, Planning and Building Services

SHS Consulting

Narmadha Rajakumar, Partner

Helen Harris, Principal, Housing Policy and Research

Dalton Wudrich, Senior Consultant

Matt Pipe, Manager, Housing Policy and Research

Mel Giblon, Housing Policy and Research Analyst

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Executive Summary

The Housing Needs and Inclusionary Zoning Assessment report provides insights into the housing needs of the Town of Newmarket and assesses the impact of implementing inclusionary zoning in Newmarket.

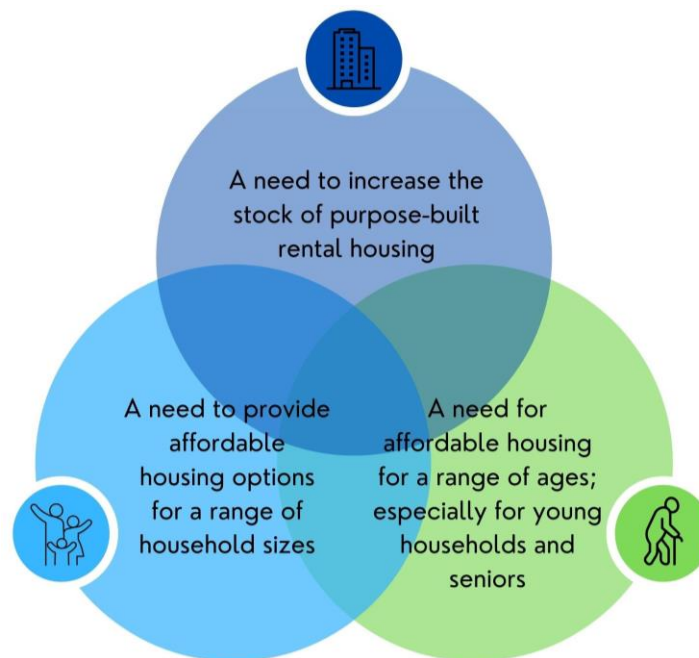
The report is organized into five (5) main sections:

- 1. Introduction and Context**
- 2. Housing Needs Assessment**
- 3. Inclusionary Zoning Impact Assessment**
- 4. Inclusionary Zoning Regulatory Requirements**
- 5. Draft Official Plan Policy for Inclusionary Zoning**

There is also an appendix that includes the policy framework review, a glossary of terms, and a definition of affordable housing that was completed prior to provincial legislation that defined this term.

Housing Needs Assessment Summary

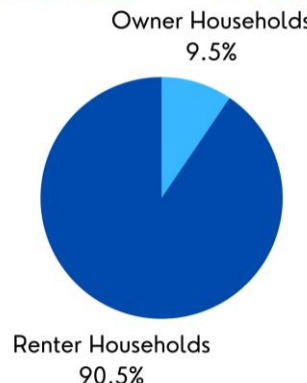
Within the Housing Needs Assessment, three (3) key housing gaps were identified.



1. There is a need to increase the stock of purpose-built rental housing in the primary rental market in Newmarket.

The recent growth in renter households in the Town of Newmarket has not been met with growth in purpose-built rental units. This has led to higher rent prices and record low vacancy rates, despite an aging rental housing stock and higher rate of required repairs. The current rental market is not affordable to low-income households and finding suitable units may be difficult due to availability.

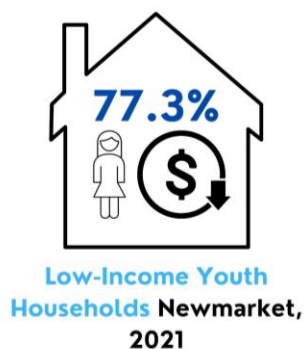
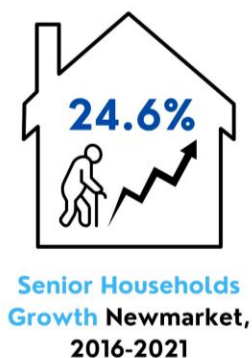
Total Household Growth in Newmarket from 2016-2021



2. There is a need for affordable housing for a range of ages, including housing options for young people looking to form households and seniors looking to age-in-place.

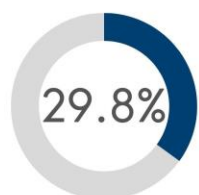
Recent trends indicate that the affordability of the housing market in Newmarket may be discouraging young people from forming households in the Town. The number of households with a primary maintainer under 25 decreased from 2016 to 2021 and these households were more likely to be low-income. The rising market prices for rental and ownership homes are resulting in a difficult environment for young people to form new households or move to Newmarket.

Senior households are the fastest growing age cohort in Newmarket. These households are most likely to be 'empty nesters' and low-income than households maintained by middle-aged persons. While these households often own a significant asset, such as their house, which gives them a high net worth without producing income, senior households who may be looking for smaller or more appropriate accommodations in the future will need available supply.

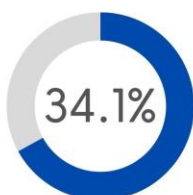


3. There is a need to diversify the housing stock to provide housing options for a range of household sizes, from one-person households to family-sized households.

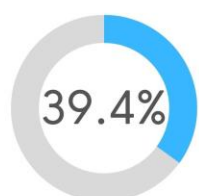
One-Person Household Affordability Statistics in Newmarket, 2021



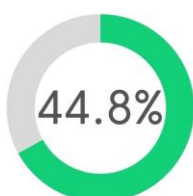
Face Affordability Issues



Face Deep Affordability Issues



Are in Core Housing Need



Are Considered Low-Income

While the average size of households in Newmarket (2.9 persons) was higher than Ontario (2.6 persons) and Greater Toronto Area (2.4 persons) in 2021, there are gaps in the affordable housing supply for households with a range of sizes. One- and two-person households accounted for 65.2% of the household growth from 2016-2021, while one-person households demonstrate the greatest need for affordable housing accommodations across all measures.

Larger households, such as lone-parent households, are also facing affordability issues disproportionately. There is a lack of three- or more-bedroom units available on the rental market and the ownership market is currently unaffordable to households with an income below \$246,250.

The current housing market in Newmarket requires a more diverse range of housing options to accommodate the existing demand for family-sized dwellings while considering the growing need for affordable housing for one- and two-person households.



\$1,235,440

The average price on the re-sale ownership market in 2022 was unaffordable to household incomes under

\$246,250



The number of 3+ bedroom apartments in Newmarket. Since 2004, the stock has declined by

20%

Inclusionary Zoning Summary

An analysis of the potential impact of inclusionary zoning in Newmarket's PMTSAs was performed and found that requiring 5% of new units to be affordable for 25 years at 80% of market value has a profit impact of between 0.3% and 0.4% for affordable ownership units and between 2.0% and 2.4% for affordable rental units. Comparing these profitability impacts to

common contingencies in residential construction projects, the potential IZ impact to project viability is fairly small; hard cost contingency amounts of 5% or more are common at this time, a soft cost contingency of 10% or more is advisable, and hard cost escalation of 6% or more per year are common.

When considering potential IZ policies, a future-looking lens must be used. The IZ policies will only be applicable if projects come forward, which will only happen if the base project is fundamentally viable. At this time, the overall residential development business is “upside down” where construction costs exceed reasonable expectations for project revenue; for both ownership and rental tenure projects. Should an IZ by-law be implemented, the development industry will understand that there is an additional 0.3% to 2.4% cost associated with the IZ units, and this will be priced into their financial analysis before bringing forward a new project.

Table 1: Summary of Inclusionary Zoning Recommendations

O.Reg 232/18, 3.(1) Policy Requirement	Proposed Policy Direction
1. Size of development (minimum unit threshold)	A minimum project size of 40 units which would achieve 2 or more units with the IZ set-aside at 5%.
2. Locations and areas of inclusionary zoning	All current PMTSAs.
3. Eligible household incomes	Use the income threshold for the 60th percentile renter household income, which is commonly referred to as the “moderate income” threshold.
4. Housing types and sizes of units	All housing types. The unit types (number of bedrooms) must be proportional to the building as a whole, and the unit sizes must be in keeping with the rest of the units in the building as a whole.
5. Required amount of affordable housing	<p>Affordable Housing Requirements in Ownership Buildings (Condominium): Affordable housing set-aside in ownership buildings (condominiums) is 5%.</p> <p>Affordable Housing Requirements in Purpose-Built Rental Projects: Affordable housing set-aside in purpose-built rental tenure buildings (purpose-built rental) is 5% of the GFA, with the caveat that each purpose-built rental project may request a waiver of the IZ requirements.</p>
6. Affordability period	25 years.
7. How measures and incentives are determined	No incentives provided to achieve IZ set asides, as the PMTSAs have been “pre-zoned” to provide additional development permissions and realize IZ contributions from future developments. The Town may provide incentives to deepen the affordability of the IZ units.

O.Reg 232/18, 3.(1) Policy Requirement	Proposed Policy Direction
8. Determination of Price Points for Affordable Units	<p>Rental: 80% of the city-wide average market rent, by number of bedrooms, as published annually by CMHC. (Corresponds to approximately the 4th renter household income decile.)</p> <p>Ownership: Unit price of 80% of average resale price in Newmarket. (Corresponds to the 9th or 10th household income decile)</p>
9. Approach to determine sharing of net proceeds	<p>0% of the net proceeds from any sale of an affordable unit will be distributed to the municipality.</p>
10. Offsite unit circumstances and conditions	<p>Offsite provision of IZ units is to be generally discouraged.</p> <p>Offsite units can be allowed by Council, where the residents of the IZ units would benefit from being in the alternative building due to social services being offered in the building, the units being more affordable due to a non-IZ mechanism, or where the units can be occupied significantly in advance of when they would otherwise be ready for occupancy.</p> <p>Sufficient financial assurance is provided by the development that is requesting offsite IZ units that the Town would be able to build the units with the funds, should the original project fail to be built.</p> <p>Offsite location complies with all applicable conditions in the Act.</p>

1.0 Introduction

This is a Housing Needs and Inclusionary Zoning Assessment Report developed to support the creation of an inclusionary zoning policy in the Town of Newmarket.

1.1 Background

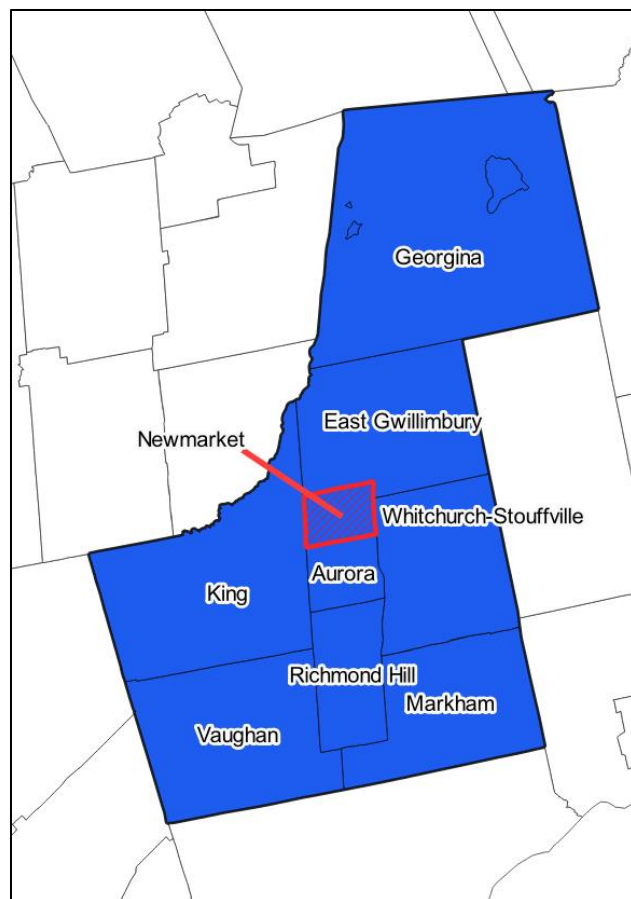
The Town of Newmarket (the Town) is a lower-tier municipality located within the Regional Municipality of York (the Region) in southern Ontario. Located north of the City of Toronto on the Barrie GO Train corridor, the entire Region has experienced rapid population growth in the last 15 years and the need to provide housing that is affordable to this growing population is an important consideration for the Region. However, the Town has its own distinct housing needs from the Region as well, and with the Newmarket Official Plan Review, the municipality has an opportunity to put in place policies to assist in achieving the Town's affordable housing targets.

Figure 2: General summary of Town of Newmarket and York Region, 2021

Quick Facts		
	Town of Newmarket	York Region
Population	87,942	1,173,334
Private Dwellings	31,239	405,863
Households	30,300	391,030
Population Density (Persons per square kilometre)	2,284	667
Land Area (Square kilometres)	38.5	1,758

Source: Statistics Canada Community Profiles, 2021

Figure 1: Map of study area (red)



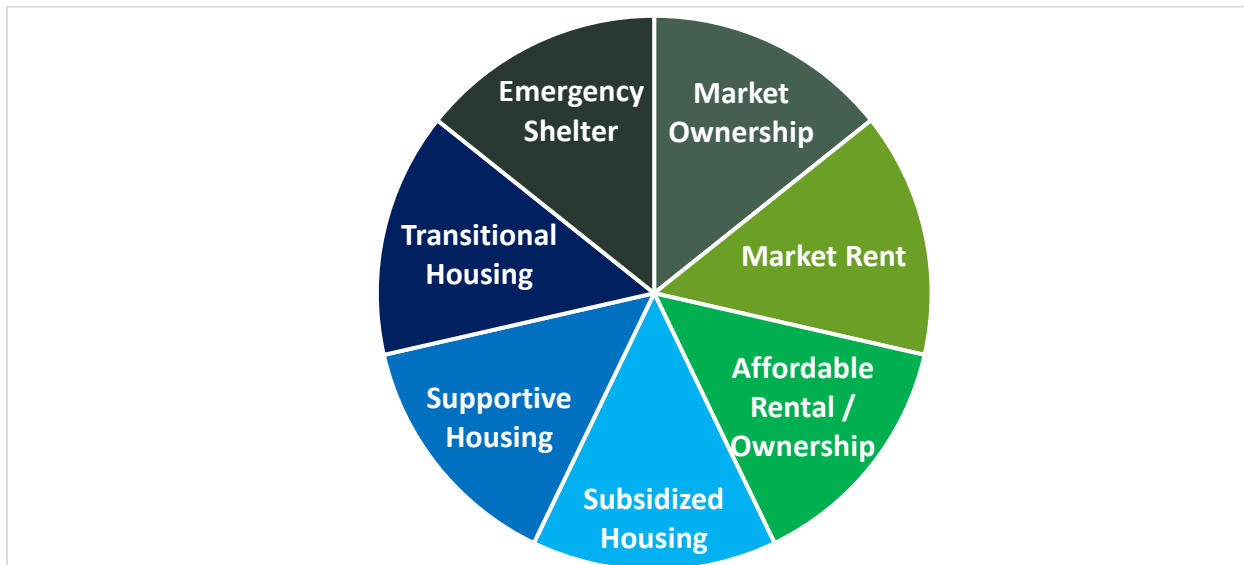
1.1.1 Housing Continuum

The Canada Mortgage and Housing Corporation (CMHC) defines the housing market as a continuum or system where housing supply responds to a range of housing need.¹

Due to demographic, social, economic, and geographic factors which impact housing need and demand, the private housing market does not always meet the full range of housing needs in a community. This is particularly true for individuals and families with low and moderate incomes or for people with unique housing and support needs.

While the housing continuum appears to be linear, it is not. People can move back and forth along the continuum through different stages of their lifetime. For example, a young couple may start in affordable rental housing when they settle in the geographical community, move to ownership housing as they expand their family, then downsize into a market rental unit during retirement, and move into supportive housing in their old age. As such, it is important for each geographical community to have an adequate supply of housing options within the housing system. The different elements of the housing system are described in the Glossary of the report (Section 7.0):

Figure 3: Elements of the Housing Continuum



Source: Canada Mortgage and Housing Corporation 2019²

1.1.2 Definition of Affordable Housing

The *Provincial Planning Statement, 2024 (PPS 2024)* amended the *Provincial Policy Statement 2020* Housing Policies so that planning authorities shall provide for an appropriate range and mix of housing options and densities by, among other things, permitting and facilitating all types

¹ Canada Mortgage and Housing Corporation (2018). About Affordable Housing in Canada. Accessed from: <https://www.cmhc-schl.gc.ca/en/developing-and-renovating/develop-new-affordable-housing/programs-and-information/about-affordable-housing-in-canada>

² This figure was adapted from the Wheelhouse Model developed by the City of Kelowna in 2017

of residential intensification. The term “affordable” housing has also been incorporated into the PPS 2024 definition of “housing options”. The definition for affordable in the PPS 2024 reads:

- a) in the case of ownership housing, the least expensive of:
 - 1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low- and moderate-income households; or
 - 2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality;
- b) in the case of rental housing, the least expensive of:
 - 1. a unit for which the rent does not exceed 30 percent of gross annual household income for low- and moderate-income households; or
 - 2. a unit for which the rent is at or below the average market rent of a unit in the municipality.

These thresholds for Town of Newmarket are displayed below for 2024:

Table 2: Affordable Housing Thresholds in the Town of Newmarket, 2024

	Ownership Housing		Rental Housing	
Income-Based Approach (1)	\$591,000		\$2,334	
Market-Based Approach (2)	Single-Detached	\$1,171,400	Bachelor	-
	Semi-Detached	\$835,800	One-Bedroom	\$1,590
	Row House	\$873,500	Two-Bedroom	\$2,010
	Apartment	\$578,900	Three+ Bedroom	\$1,334

Noted: The cells shaded in light blue indicate the least expensive approach, and therefore the affordable housing threshold, for each tenure of housing

Source: Statistics Canada 2021 Community Profiles, CMHC Rental Market Survey, TRREB Market Watch Data, 2024

1.2 Purpose of the Study

The purpose of this report is to present a combined Housing Needs Assessment and Inclusionary Zoning (IZ) Assessment that provides an analysis on housing needs and housing affordability in the Town of Newmarket and the potential housing market impacts of the proposed inclusionary zoning policies. Key components of the Housing Needs Assessment portion of the report includes an analysis of household income spent on housing; core housing need metrics; identification of housing gaps in Newmarket; and an analysis of the effects (if any) of any related Federal and Provincial policies/taxes have on achieving Newmarket’s housing affordability goals. This report was updated with the passing of the Province of Ontario’s *Bill 23, More Homes Built Faster Act, 2022*. This legislation included regulations regarding inclusionary zoning requirements and was utilized to assess the viability of inclusionary zoning policies.

Altogether, this analysis will provide the Town with a better understanding of the housing needs of the community and the potential impacts to the financial viability of developments that IZ policies may have. This report will satisfy legislative requirements for IZ policies that the Town may pursue to achieve affordable housing targets.

1.3 Approach and Report Format

This report provides a technical summary of findings and observations based on a detailed review of data, reports, and ancillary information. Findings have been summarized using distinct sections on housing need, housing supply, and housing affordability. Using a series of key indicators, emerging issues, market gaps and contributing factors are highlighted to help situate priority areas for consideration. As a result, this report helps to establish a sound foundation on which to develop an assessment of potential impact of the proposed Inclusionary Zoning policies, the second part of the study assignment.

1.4 Sources of Information

Unless otherwise stated, the data used in this report is from the Statistics Canada Census of Population to create a social-economic profile of the Town. These robust statistics are gathered by Statistics Canada every 5 years and provide a wealth of information. Custom Census data tabulations for 2016 and 2021 were ordered from Statistics Canada for the Town and Region to supplement and enhance the publicly available data. Due to the COVID-19 pandemic, the 2021 Census of Population was tabulated using data that was impacted by the public health measures that were implemented to slow the spread of COVID-19. These measures impacted economic conditions and how the people of Ontario worked and lived. Data for the non-market housing market was provided by York Region.

Local TRREB (Toronto Regional Real Estate Board) and CMHC's market surveys, including the Rental Market Survey, Housing Starts and Completions Survey, and Market Absorption Survey were relied on for housing market data. Housing statistics from CMHC have been used extensively to help inform the assessment, due in large part to their reliability and reporting frequency. Most statistics from CMHC are reported no less than annually and there is typically only a modest lag in publishing of this reported information after the data collection year. As a result, these data sets provide a current snapshot and are reflective of trends in market conditions.

1.5 Community and Housing Partner Consultations

Throughout 2024, consultation was completed through two activities to gain insight into the housing conditions in the Town of Newmarket: a public focus group engagement through the Official Plan Review process and developer interviews for inclusionary zoning purposes.

1.5.1 Developer Consultation Summary

Through July to September 2024, the Town of Newmarket met with members of the development community in facilitated one-on-one sessions to gather current information about the residential development environment in Newmarket. A second objective of the consultations was to share key financial analysis variables and gather insight into how the standard benchmark data may need to be modified for the housing development realities in Newmarket.

Feedback from the participants was collected on four discussion areas:

1. *Development challenges in Newmarket?*
2. *How can Newmarket's Housing Need be best addressed through inclusionary zoning?*
3. *Desired outcomes from an inclusionary zoning policy?*
4. *How can partnerships between the development industry and non-profit organizations best be used to enable inclusionary zoning?*

The key themes that came out of the discussion were on the role of the Town, partnerships, and feedback on the financial analysis assumptions. A summary of the key feedback messages is presented below:

Role of the Town:

- Stakeholders would like to see a concierge service for municipal approvals when affordable housing is proposed. This service should include set timelines to get zoning and planning application reviews completed.
- Newmarket does not have a municipal department to deal with the ongoing management of the IZ housing agreements – this should be considered.

Partnerships:

- Everyone has to put “skin in the game”. Developer and other home buyers are paying for the IZ units.
- Affordable housing can be built -with cooperation! (Between the Town and the development industry)
- There is a need for incentives to make affordable housing work in Newmarket.
- Not all developers have a rental management arm – need to consider who will own these units and ensure that the (IZ) rental stock remains affordable?

Financial Analysis Assumptions:

- Construction costs are unlikely to come down in the near future.
- Unit sizes were viewed as somewhat larger than what the industry expects to build in the near future. The suggestion was to reduce unit sizes by between 100 to 150 square feet for all types of units.
- Rental prices look a bit low for rents in new buildings.
- Though the Province has removed minimum parking requirements in major transit station areas in Bill 185, the feedback was that residential units in Newmarket require parking to be sellable.
- Land values in the regions outside of Toronto have declined, and the value of additional density has also declined due to the Provincial and Federal programs that increase base density near major transit locations.

The revised inclusionary zoning financial analysis incorporated the feedback in the following ways:

- Unit sizes were reduced by approximately 100 square feet.
- Rental prices were reviewed again, but currently advertised rents do not support substantial increases to the rental price assumptions.
- The parking amounts were retained, providing just over 1 parking stall per unit across the entire building.
- The land price data obtained by a land appraiser is out of date and has been replaced by an assumption that land would be approximately 10% of the project cost.
- And, the construction costs were lowered from the high end of the range to the middle of the range of values provided in the Altus Group Construction Cost Guide. This last adjustment makes the analysis somewhat optimistic, but should reflect the long term need for construction costs to be balanced with unit prices – currently construction costs are significantly higher than what either ownership or rental prices can support.

1.5.2 Official Plan Review – Knowledge Exchange Consultation

In October 2024, the Town of Newmarket hosted a public engagement centred around the Town of Newmarket Official Plan Review Knowledge Exchange. One of the topics for the knowledge exchange was this Housing Needs and Inclusionary Zoning Assessment report. The participants for the knowledge exchange included representatives from non-profit organizations, students, residents, and development planners.

Feedback from the participants was collected on three broad discussion questions:

- 1. How can diverse housing types and tenures, such as townhouses, mid-rise buildings, and innovative housing designs, help create more inclusive and complete communities in Newmarket?***
- 2. What measures should be taken to protect and enhance the existing housing stock in Newmarket, and how can policies promoting gentle density and shared occupancy benefit the community?***
- 3. Do you have any other ideas or feedback on the vision for affordable housing for the Town?***

Feedback from the consultation session included a range of potential benefits from creating a diverse range of affordable housing. Townhomes and tiny homes were provided as examples that participants had heard of from other communities that provided more people with an opportunity to get into the ownership market with a more affordable housing type. Participants noted the need for more multi-family housing to age-in-place, more dense and diverse communities that strengthens community bonding, and the need for housing accessible for those with physical or developmental disabilities.

Many participants provided feedback supporting more permissive zoning to allow for multi-unit dwellings, such as duplexes and triplexes, within existing low-density neighbourhoods to provide 'gentle density' and create more affordable options for residents.

Participants noted that there needs to be an effort to further embrace inclusive planning that would include considerations for those currently experiencing homelessness. It was noted that Newmarket should look to house the most vulnerable community members in the most humane way to try and address the needs of this crisis.

In terms of solutions, participants in the knowledge exchange mentioned incentives for developers to provide affordable housing, tenant protections within developments involving rehabilitation or demolition, and support for inclusionary zoning policies.

2.0 Newmarket Housing Needs Assessment

This section provides an overview of the population and household characteristics which impact the need for housing in the Town of Newmarket. This section also addresses the first five requirements of Section 2(1) of O. Reg 232/18 and includes the definition of affordable housing for use in inclusionary zoning policies.

2.1 Housing Demand

This section aims to identify population and household trends, analyze household incomes, and speak to the economic context of the Town of Newmarket. Population and household characteristics are determinants of the housing need in a community. These key determinants include age of the population, household size, household tenure, labour force activity, and household income.

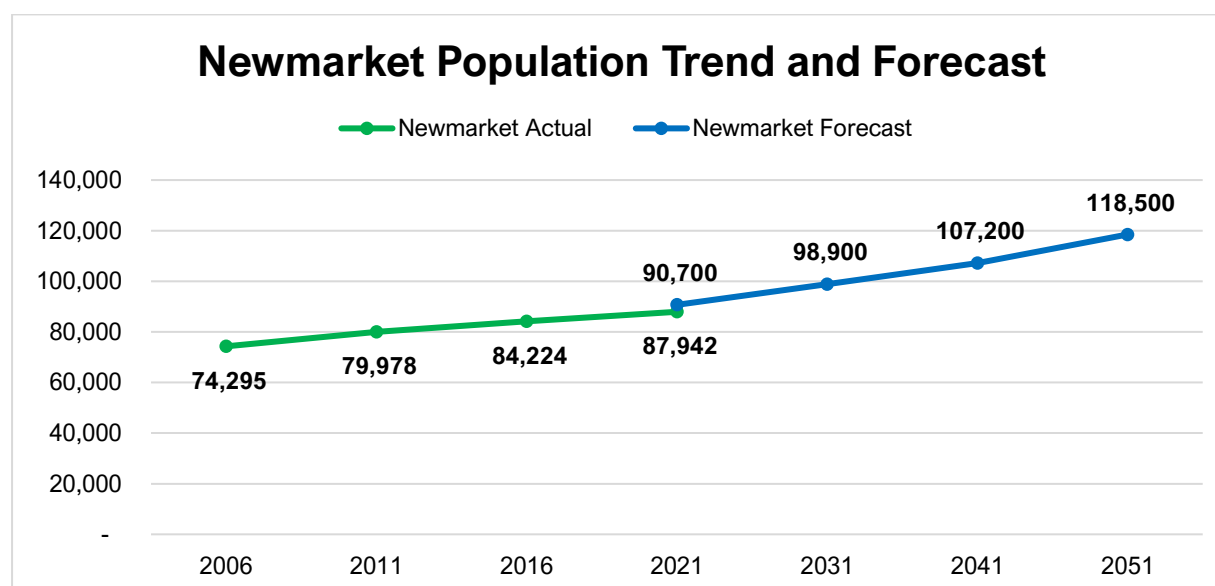
This information addresses the requirements of subsection 2(1)1 of O. Reg. 232/18 for an analysis of demographics and population in the municipality.

2.1.1 Population Trends and Projections

The Town of Newmarket had a population of 87,942 in 2021. This represented a growth of +3,718 or +4.4% from 2016 levels. This growth rate fell below the York Region growth during this period (+5.7%). In 2021, Newmarket had the fourth highest population of the nine municipalities in York Region. Although it is the smallest municipality by size in the Region, it is the most dense in terms population with 2,284 persons per square kilometre.

According to the *York Region Official Plan 2022*, the Town is expected to add an additional +30,558 people by 2051 (Figure 4), among the lowest absolute growth for a municipality in York Region and the lowest growth rate during this period of all member municipalities. According to the 2021 Census of Population, Newmarket's population in 2021 came in below the projection of 90,700 from this forecast. Newmarket contains one of the Region's regional centres (Newmarket Urban Centre) where intensification is planned to take place. Newmarket was designated as one of the Region's four Urban Growth Areas in 2015 for the *2041 Intensification Strategy*, however the population growth planned by 2031 (+4,200 people) was much lower than the other Urban Growth Areas of Markham (+22,600 people), Richmond Hill/Langstaff (+10,300 people), and Vaughan (+17,000 people).

Figure 4: Projected population forecast for the Town of Newmarket, 2021 to 2051, with historical trends

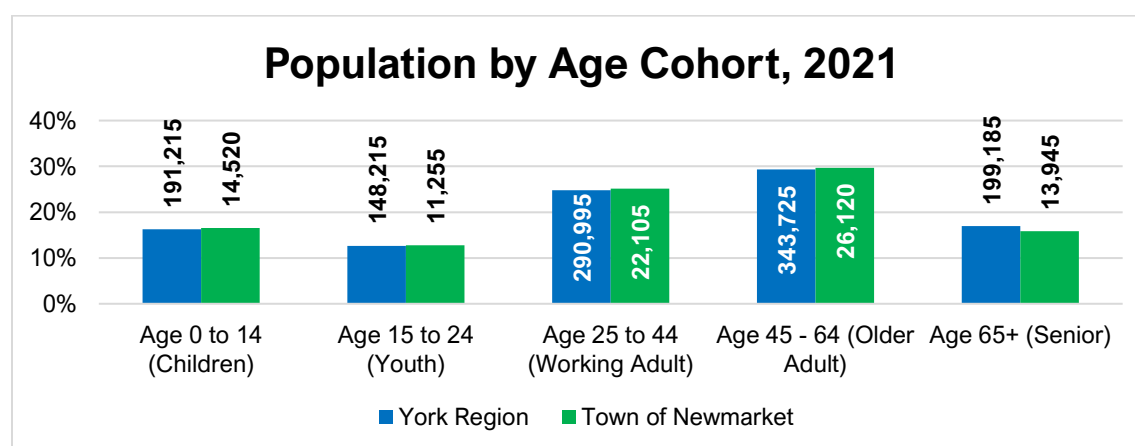


Source: Statistics Canada Community Profiles, 2006-2021; York Region Official Plan 2022 (June 2023 Office Consolidation)

Population Age

The average and median age of the Town's population in 2021 were 41.0 and 41.6 years, respectively. These were slightly lower than the Region's average and median age (41.4 and 42.0 years, respectively). This was, in part, due to a slightly lower proportion of seniors (aged 65 and up) in the Town relative to the Region (Figure 5).

Figure 5: Distribution of population by age cohorts; York Region and Town of Newmarket, 2021

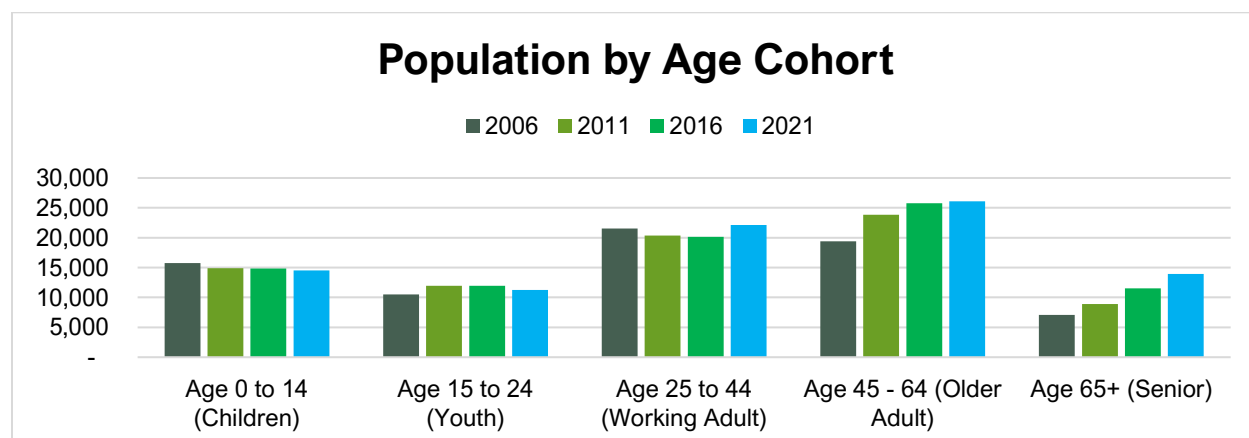


Source: Statistics Canada Community Profiles, 2021

However, Newmarket's population is aging along with the rest of the York Region. Seniors made up the fastest growing age cohort in the Town, adding +2,400 seniors from 2016 to 2021 (+20.8%). While this growth was lower than York Region's growth of the senior population

(+23.0%), it represented a trend towards an older population. Additionally, in 2021 the Town contained less children (-315 people) and youth (aged 15 to 24) (-680 people) compared to 2016 (Figure 6).

Figure 6: Distribution of population by age cohort over time; Town of Newmarket, 2006-2021



Source: Statistics Canada Community Profiles, 2006-2021

Indigenous Population

In 2021, 1.2% of Newmarket's population, or 1,015 persons, identified as Indigenous. This was lower than the proportion in 2016 (1.6%), but higher than the rate in York Region (0.5%). Of this population, 52.2% identified as First Nations members, 38.9% identified as Métis, and 2.0% identified as Inuk or Inuit. Additionally, 3.4% identify with multiple Indigenous ancestries and 3.9% chose not to respond. While Indigenous peoples make up only a very small proportion of the total population in Newmarket, it should be noted that these individuals may have unique needs, such as culturally appropriate housing and support services.

Visible Minority and Immigrant Population

Visible minorities accounted for 34.9% of the Newmarket population in 2021. This was much higher than 2016 levels, when 25.8% of the population identified as a visible minority. The most common visible minority in Newmarket was Chinese, making up 10.0% of the total population, followed by West Asian (6.5%). These two minorities were the fastest growing between 2016 and 2021, with the Town adding +3,655 people (+187.0%) who identify as West Asian and +3,045 people (+54.5%) who identify as Chinese.

In 2021, 33.4% of the population of Newmarket were immigrants. The number of immigrants in the Town increased by +5,710 (+24.6%) from 2016 to 2021. This growth rate was much higher than the York Region average (+8.1%) during this period. Of these immigrant population, over half (53.4%) immigrated between 2001 and 2021, higher than the York Region rate (43.7%) and a higher proportion compared to any municipality within the Region. These trends indicate an increasing rate of immigration to Newmarket, whose housing needs the Town will have to consider.

Population Mobility

Populations move their place of residence for a variety of reasons. Among the factors that may influence the movement of populations, the affordability and availability of housing are key drivers of the location where people decide to live. The Census of Population includes questions that ask for respondents to indicate whether they have moved in the last year and/or the last five (5) years. This includes movement within a municipality, from another municipality, from another province, and from outside of Canada.

In 2021, 10.4% of population that lived in Newmarket had moved their place of residence within a year of the 2021 Census. This rate was slightly higher the Region proportion (9.7%) and was among the highest rates in the Region. Of these movers, 37.0% moved within Newmarket, 55.2% came from another municipality in Ontario, 1.4% moved from another province, and 6.4% immigrated to Newmarket from another country.

These trends are largely consistent with the proportions of the population who have moved in the last five (5) years previous to the 2021 Census. There were 30,900 people, or 37.4% of the Town's population, that met this criterion. Of these movers, 24.5% moved within Newmarket, 62.4% came from another municipality in Ontario, 3.2% moved from another province, and 9.9% immigrated to Newmarket from another country.

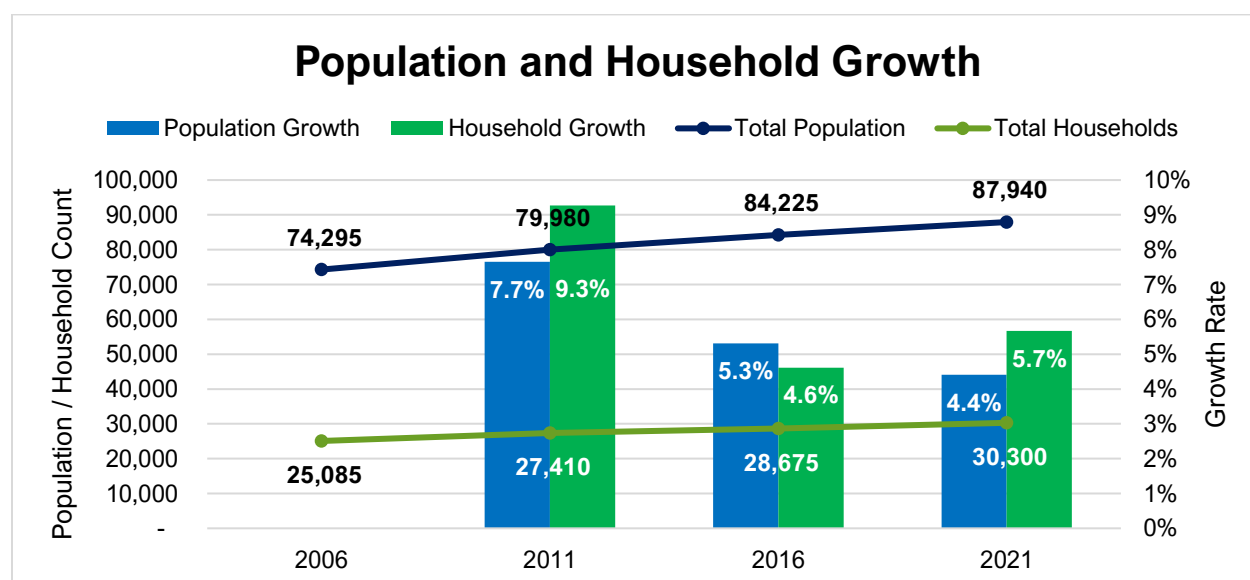
These trends point to an increase of interprovincial and international households to the Town. These households, potentially looking for more space to start a family or find more affordable housing accommodations than would be offered within larger city-centres, will need to be considered in Newmarket.

2.1.2 Household Trends

In 2021, there were 30,300 private households in the Town of Newmarket. This represented an increase of +1,630 households, or a growth rate of +5.7%, from the 2016 count. This growth rate was lower than the average for York Region (+9.5%) during this period and the lowest growth rate of households in York Region.

The growth rate of households has historically been slightly higher than the population growth rate in Newmarket (Figure 7). The number of households has grown +20.8% (+5,210 households) since 2006 as the population grew by +18.4% (+13,650 people). This may indicate households are diversifying and getting slightly smaller, although this trend has not impacted the average household size in Newmarket as it has remained 2.9 persons per household since 2006.

Figure 7: Population and household counts and growth rates; Town of Newmarket, 2006-2021



Source: Statistics Canada Community Profiles, 2006-2021

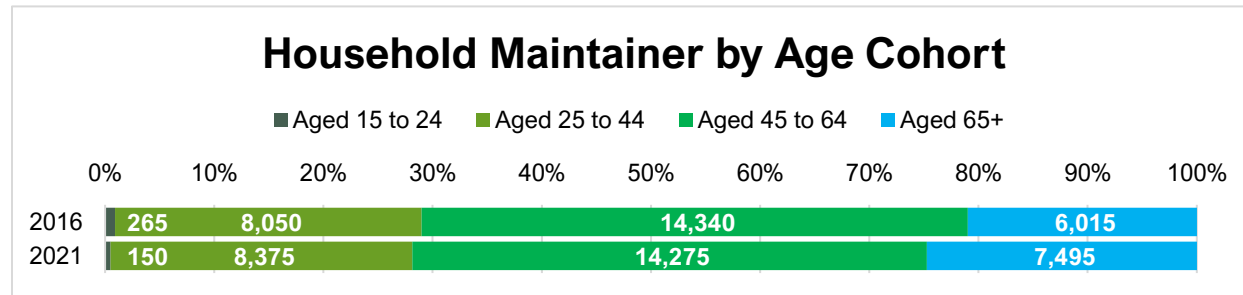
Note: Growth rates indicate the percentage growth since the last Census count.

Age of Household Maintainers

Currently, only 150 households are primarily maintained by someone between the ages of 15 and 24 years (Figure 8). This accounts for 0.5% of the households in the Town, among the lowest rates in the Region and lower than the York Region figure (0.9% of all households). The most common age cohort of household maintainers was between 45 and 64 years (47.1%). This was consistent with York Region (46.3%). Although the growth was modest, households with a primary maintainer aged between 25 and 44 grew by +4.0% from 2016 to 2021. This age cohort would typically be considered the most likely to have children and may be a contributing factor to the stability of a high average household size of the Town (2.9 persons), as discussed in Section 2.1.2 of this report.

However, the age of household maintainers continues to increase as the population grows older in the Town. The number of households in the Town grew by +1,630 households in 2021 compared to 2016 totals. Of those 1,630 new households, 1,480 were senior households. Further, the number of household maintainers aged 15 to 24 dropped from 265 in 2016 to 150 in 2021 (-43.4%). The Town was one of only two municipalities in York Region to experience a decline in this age of household maintainer. This is likely suggesting the current market in Newmarket is not affordable for young people trying to enter the housing market. The need for affordable housing options for these households should be considered.

Figure 8: Town of Newmarket households by age cohort of household maintainer, 2016-2021

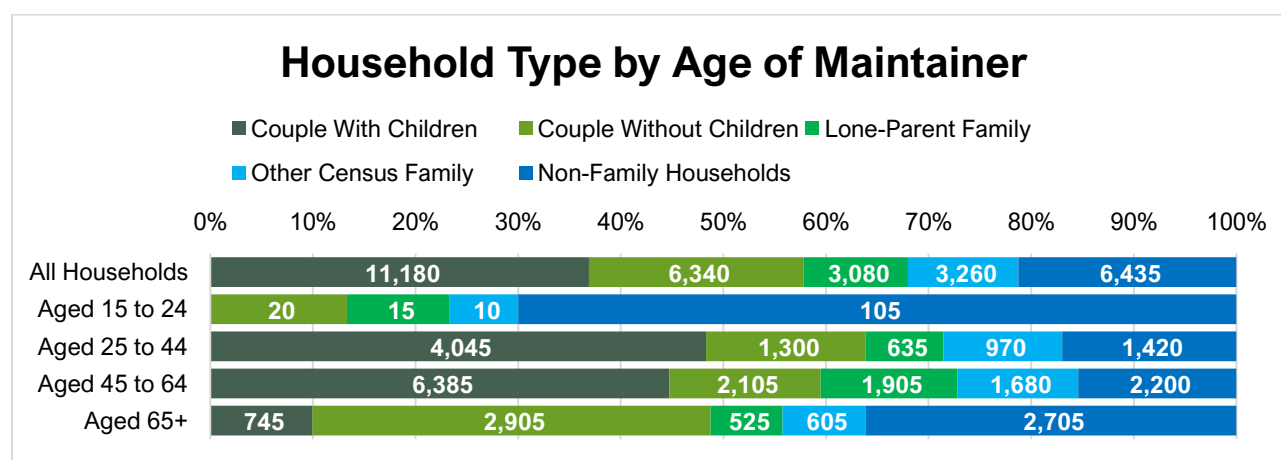


Source: Statistics Canada Community Profiles, 2016-2021

By assessing the age cohorts of primary household maintainers by household types, trends can emerge regarding household formation and senior households (Figure 9). Households with a primary maintainer aged between 15 and 24 were more likely to be non-family households. This would include one-person households or two- or more-person households who are not family. While the total number of households who fit this categorization is low (105 in 2021) and may not be a long-term trend, this may indicate housing in Newmarket is unaffordable to young families.

In terms of senior households, or those with a primary maintainer over the age of 65, these households tend to be 'empty nesters'. This would include couples without children (38.8%) and non-family (one-person) households (36.1%).

Figure 9: Household type by age cohort for primary household maintainer; Town of Newmarket, 2021



Source: Statistics Canada Community Profiles, 2021

Note: Other Census Families includes multiple family households, multi-generational households, and family households with additional persons.

Household Tenure

In 2021, 75.8% of the households in Newmarket were owner households. This was lower than the York Region rate (82.2%). The proportion of renter households increased from 20.5% in 2016 to 24.2% in 2021. This occurred as the number of owner households in the Town grew by +155 owner households and +1,470 renter households during this period. This growth in the

number of renter households (+25.0%) ranked among the highest in York Region, although fell below the growth of renter households Region-wide (+37.8%).

As discussed in Section 2.2.2 of this report, the Town has lacked new purpose-built rental construction in recent years. Between 2016 and 2021, the Town has recorded 247 rental completions. This lack of rental completions means that the increase in renter households has occurred almost entirely in the secondary rental market.

Household Size and Type

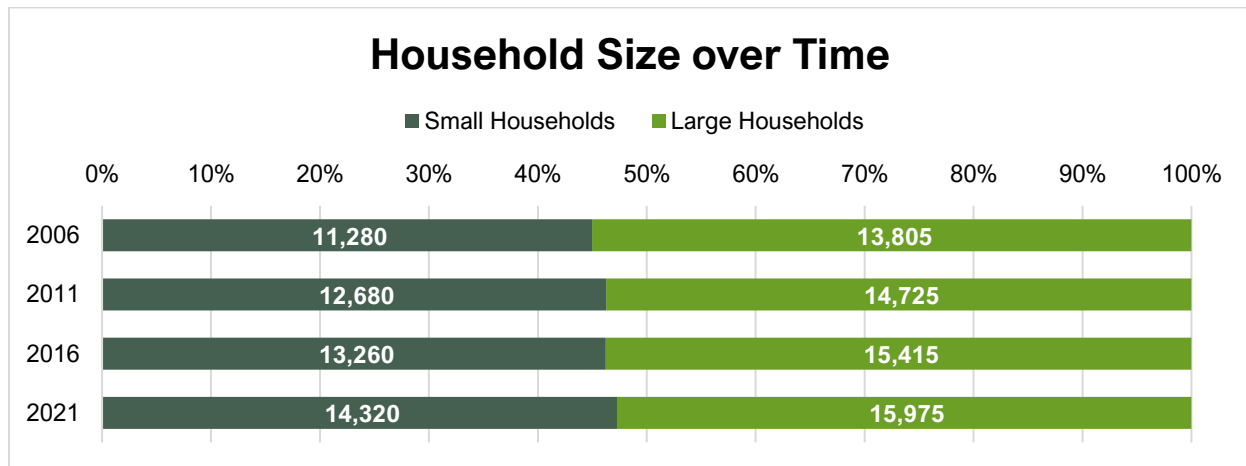
The most common household size in Newmarket in 2021 was households with four- or more-persons (33.1% of all households). Two-person households were the second most common (29.0%), followed by three-person (19.7%) and one-person (18.3%) households. The average household size in 2021 was 2.9 persons per household. This was slightly lower than the Region's 3.0 persons per households, but higher than Ontario (2.6 persons) and Greater Toronto Area (2.4 persons) averages.

From 2016 to 2021, there was a trend of growth in small households across York Region and Newmarket was no exception. As the number of one- and two-person households increased by +18.2% in York Region, these small households increased by +8.0% in Newmarket. During the same period, households with three- or more-persons increased by +3.6% in the Town (+3.5% in York Region). While the proportion of small households has increased over time in Newmarket, there is a sustained demand for larger units (Figure 10), demonstrated by the growth of three-person households (+6.9%) during this period.

The most common household type in the Town in 2021 was couples with children (36.7%), followed by couples without children (20.9%), one-person households (18.2%), and lone-parent family households (10.2%). One-person households were the most common household type for renter households, accounting for 33.9% of renter households in 2021, while couples without children (42.8%) was the most common household type for owner households.

When assessing household type by tenure, households with family units (couples with children, couples without children, lone parent households, and other Census family households) were more likely to be owner households, while non-family household types (one-person households and two- or more-person households) were more likely to be renter households (Figure 11).

Figure 10: Number of households categorized as Small Households and Large Households; Town of Newmarket, 2006-2021

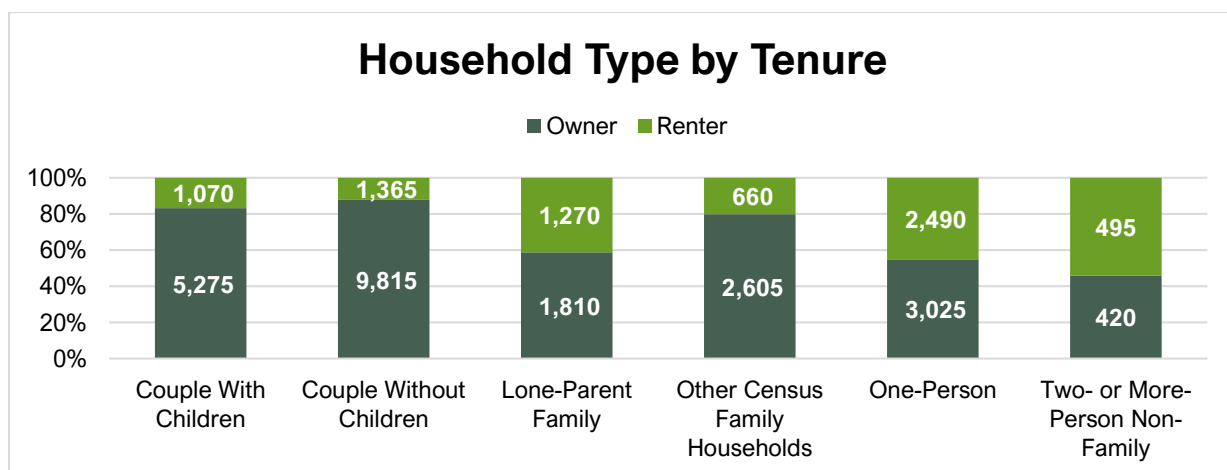


Source: Statistics Canada Community Profiles, 2006-2021

Note: households with one- or two-persons are considered Small households, while Households with three- or more-persons are considered large households

The fastest growing household type between 2016 and 2021 was two- or more-person non-family households (+22.8%). Couples without children were the fastest growing household type for renter households (+44.4%, +420 households) while two- or more-person non-family households was the fastest growing household type for owner households (+15.1%, +55 households).

Figure 11: Breakdown of households in Town of Newmarket by household type and tenure, 2021



Source: Statistics Canada Census of Population Custom Data Tabulation, 2021

Households with a Member with a Disability

In 2021, 25.1% of households in Newmarket identified that they contained at least one person with any disability (Table 3). This was an increase from 2016 levels (20.5%) and higher than the York Region rate in 2021 (21.1%). Households that contained at least one member with a disability were more common among renter households than owner households. The number of households with at least one member with a disability increased by +22.5% from 2016 and 2021, much higher than the increase in total households (+5.7%) during this period. The impact of the increase in households with a member with a disability and the supply of non-market housing will be assessed in more in-depth in Section 3.2.4 of this report.

Table 3: Breakdown of households with at least one member with a disability

	All Households		Owner Households		Renter Households	
Total Households	30,300	100.0%	22,955	75.8%	7,345	24.2%
Any Households Member with a Sensory Disability	1,640	5.4%	1,215	5.3%	430	5.9%
<i>Any Households Member with Difficulty Hearing</i>	795	2.6%	600	2.6%	195	2.7%
<i>Any Households Member with Difficulty Seeing</i>	845	2.8%	615	2.7%	235	3.2%
Any Household Member with Difficulty Walking	1,455	4.8%	970	4.2%	480	6.5%
Any Household Member with Difficulty Learning, Remembering, or Concentrating	1,520	5.0%	935	4.1%	580	7.9%
Any Household Member with Emotional, Psychological, or Mental Health Conditions	1,775	5.9%	1,125	4.9%	645	8.8%
Any Household Member with other Health Problems or Long-Term Conditions	1,205	4.0%	850	3.7%	355	4.8%

Source: Statistics Canada Census of Population Custom Data Tabulation, 2021

2.1.3 Economic Context

Changing economic conditions influence the demand for housing in a community in terms of the number of housing units required, the type and tenure of housing units, and the ability of households to afford housing. Employment and earnings influence a household income, and thus the housing choices that are affordable to households. The labour force of a municipality refers to the adult population in the labour market at a certain time. This is defined by Statistics Canada as the non-institutional population 15 years of age or older.

Labour Force Characteristics

In 2021, the population of people eligible for the labour force (aged 15 and over) in the Town consisted of 72,100 people, an increase of +4,195 (+6.2%) from 2016. This growth was slightly lower than the Region's labour force growth rate during this period (+7.6%) and ranked sixth in the Region in absolute terms. However, the number of persons in the labour force, including both employed and unemployed workers, decreased from 48,105 in 2016 to 48,060 in 2021.

This may be an impact of the COVID-19 pandemic. Newmarket was one of only two municipalities in the Region to experience a decline in the number labour force population.

The participation rate in Newmarket was 66.7% while the unemployment rate was 12.3%, both consistent with the Region's levels (Figure 12). The Town's participant rate, a measurement of the share of the working-age population that is either working or looking for work, was the third highest of the nine municipalities in York Region, while the unemployment rate was sixth lowest. These trends indicate there may be workers in the Town that are not able to attain employment. While the unemployment rate almost doubled from 2016 to 2021, this increase was consistent with the Ontario rate (12.2% in 2021) and was the result of the COVID-19 pandemic.

Figure 12: Labour force characteristics for Town of Newmarket and York Region, 2016-2021

Economic Indicator	Town of Newmarket		York Region	
	2021	2016	2021	2016
Population Aged 15+	72,100	67,905	974,535	905,545
Labour Force	48,060	48,105	622,430	604,200
Participation Rate	66.7%	70.8%	63.9%	66.7%
Unemployment Rate	12.3%	6.6%	12.7%	6.4%

Source: Statistics Canada Community Profiles, 2016-2021

Since the Census was taken in 2021, economic conditions in the province have improved considerably, with the provincial unemployment rate decreasing to 5.2% as of January 2023.³ From the 2022 York Region *Employment and Industry Report*, York Region has experienced a recovery since the COVID pandemic (Table 4). From 2019 to 2022, the employment growth rate in York Region was 5%. The Region's employment was estimated to be 615,760 jobs, not accounting for home-based jobs. This was an increase of 251,000 jobs since 2002 for an annual growth rate of 2.7%. This aligns closely with the Region's population growth during this period (+3.0% annually). It is anticipated that the labour market of Newmarket contributed to some of the employment growth in the Region and that the Regional labour market will continue to rebound to pre-pandemic activity.

Table 4: Annual employment growth rates, Canada, Ontario, Region; 2019-2022

	2019 to 2020	2020 to 2021	2021 to 2022	2019 to 2022
Canada	-9%	+8%	+5%	+3%
Ontario	-10%	+8%	+6%	+3%
York Region	-4%	+6%	+3%	+5%

Source: Statistics Canada *Employment by industry, monthly, seasonally unadjusted (x1,000)*; the Conference Board of Canada and York Region Planning and Economic Development Branch, 2022 *Employment Survey*

³ Government of Ontario (2023). *Labour Market Report, January 2023*. Retrieved from: <https://www.ontario.ca/page/labour-market-report-january-2023>

Commuting Patterns

The COVID-19 pandemic brought large-scale changes to the way that people around the world travelled. This included commuting to work, where the labour force across the country saw an increasing tendency to work from home. In Newmarket, the number of workers who worked from home in 2021 was 13,675 – an increase of +9,755 (+248.9%) from 2016 levels. This was consistent across York Region. This change in commuting pattern, from working in an office to working from home, appeared to most impact workers with long commutes. Commuters who reported to have worked in a different province (-45.9%), a different country (-34.2%), and a different municipality in York Region (-33.6%) all saw dramatic drops from 2016 counts. Roughly one-fifth of the labour force in Newmarket commuted within the Town (21.8%) and to another municipality in York Region (20.8%).

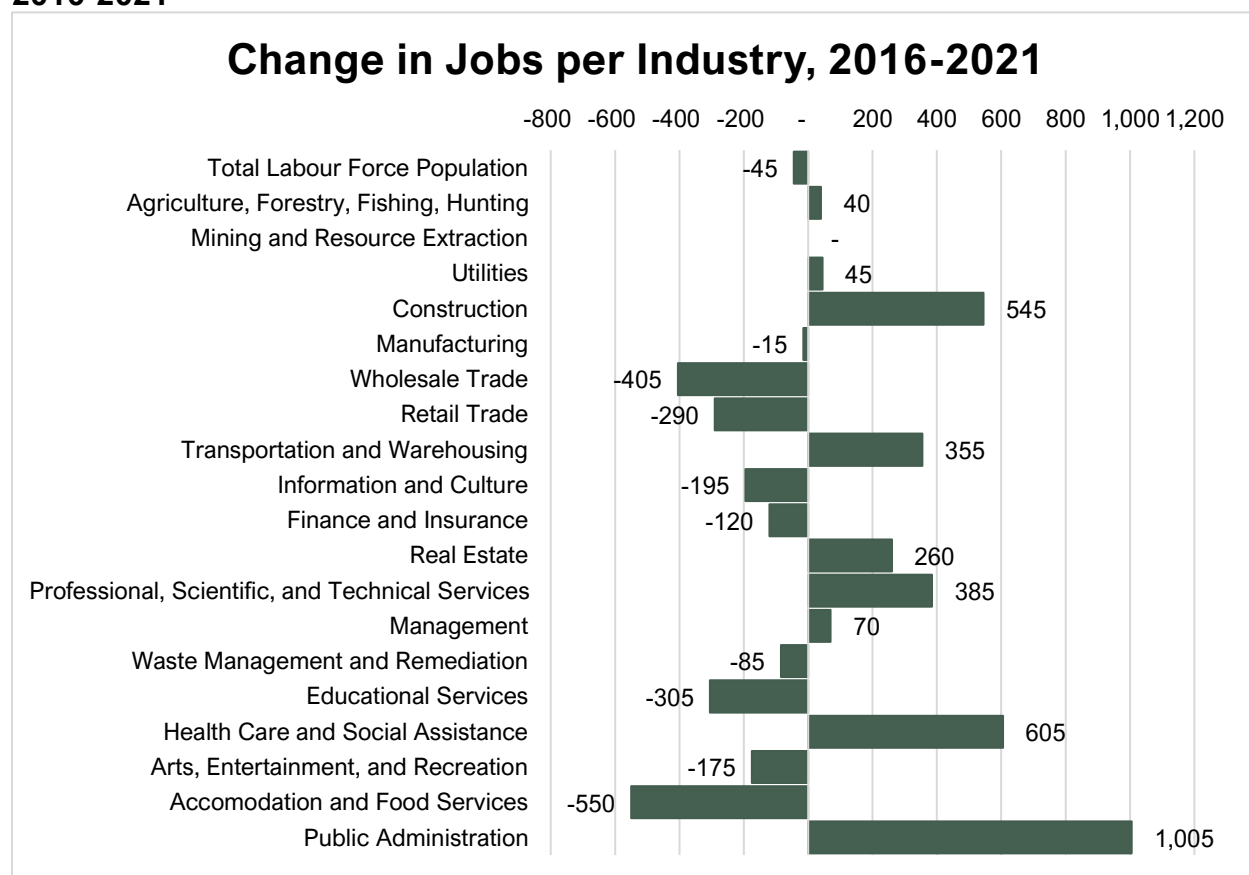
More recent data from Statistics Canada suggests that car commuting, that had decreased prior to the 2021 Census, has returned to 2016 levels by May 2022 while commuting on public transit has continued to lag below 2016 levels.⁴ The biggest declines in car commuting occurred with workers in professional service industries, as those working in industries such as manufacturing and other front-line industries were not able to work-from-home. While car commuting had recovered to pre-pandemic levels by May 2022, commuting by public transit remains well below 2016 levels (approximately at 60.8% pre-pandemic levels Canada-wide). This may indicate that some impacts to commuting, particularly the increase in work-from-home arrangements, may continue, although it is difficult to estimate to what extent.

Employment Income by Industry

The most common industries for the labour force in Newmarket in 2021 were retail trade (11.6% of the labour force); professional, scientific, and technical services (10.5%); and health care and social assistance (10.2%). These are consistent with the top three industries for the Region's labour force. Between 2016 and 2021, jobs were added in the industries of public administration (-1,005 jobs, +41.1%), health care and social assistance (+605 jobs, +14.1%), and construction (+545 jobs, 15.6%).

⁴ Statistics Canada (2022). *Has the COVID-19 pandemic changed commuting patterns for good?* Retrieved from: https://www150.statcan.gc.ca/n1/daily-quotidien/221130/dq221130c-eng.htm?utm_source=cst&utm_medium=smo&utm_campaign=statcan-2021census-diss-commuting-en

Figure 13: Number of jobs gained and lost per industry in Town of Newmarket, 2016-2021



Source: Statistics Canada Community Profiles, 2016-2021

2.1.4 Household Incomes

The financial capacity of a household is an important element in determining housing needs in a community. As such, this section looks at the income of households in the Town of Newmarket. Unless otherwise noted, household incomes reported in a given Census of Population represent the household incomes for the previous year. Therefore, household income reported in the 2021 Census would represent 2020 household incomes. Where noted, household incomes have been projected using the Consumer Price Index (CPI) in Ontario. From 2020 to 2024, the growth of CPI in Ontario was +17.4%. Estimates calculated using this methodology should be considered a conservative projection, as average household incomes have historically increased at a higher rate than the CPI. It should be noted that household incomes were impacted by the Federal Government's COVID-19 pandemic relief responses during 2020.

This subsection addresses the requirements subsection 2(1)2 of O. Reg 232/18 for an analysis of household income in the municipality.

Average and Median Household Income

The average and median household incomes in Newmarket were generally consistent with the household incomes in York Region in 2020. Considering all households in Newmarket in 2020, the average household income was \$130,400 (\$153,107 in 2024 dollars) and the median household income was \$110,000 (\$129,155 in 2024 dollars). When compared to 2015 household incomes, both of these totals represented growth (+12.0% and +15.1%, respectively) beyond the increase in CPI from 2015 to 2020 (+8.6%).

However, there was a wide discrepancy in household incomes in Newmarket based on tenure or household type. In 2020, the average household income for owner households was \$146,400, while the average household income for renter households was \$80,000. This trend was also consistent with the median household incomes (\$126,000 and \$67,000, respectively). However, when assessing the changes since the 2016 Census, renter households have experienced the highest increase in household income (Figure 14). This may be due to higher-income households deciding to rent instead of buy, whether it be from affordability concerns or lack of supply.

Figure 14: Household incomes trends (average) by tenure and household size; Town of Newmarket and York Region, 2016-2021

Household Income	Town of Newmarket 2020 Δ% 2015-20		York Region 2020 Δ% 2015-20	
All Households	\$ 130,400	+12.0%	\$ 140,400	+14.7%
Owner Households	\$ 146,400	+11.2%	\$ 152,800	+15.4%
Renter Households	\$ 80,000	+38.8%	\$ 83,700	+34.8%
One-Person Households	\$ 58,650	+13.2%	\$ 64,100	+11.1%
Two- or More-Person Households	\$ 146,200	+11.9%	\$ 155,400	+16.3%

Source: Statistics Canada Census of Population custom data tabulation, 2021

Household Income Deciles

While the average household income and median household income provide a general sense of a household's economic capacity, looking at the distribution of income within the local context provides greater detail of the economic capacity of households in Newmarket and their ability to afford housing. The household income decile grouping provides a categorization of the economic situation of a household based on its relative position in the distribution of the gross household income of private households in a jurisdiction.

Using data from the 2021 Census, the households are sorted according to its gross household income and then divided into ten (10) equal groups each containing 10% of the total households. Where dollar amounts are presented, these represent the upper range of each income decile except for in the case of the tenth household income decile as the upper range has been suppressed based on Statistics Canada's confidentiality rules.

For this analysis, the ten groups are then combined to create three household income groups:

- **Low-Income Households** (decile groups one to three): households with incomes below \$74,000;

- **Moderate-Income Households** (decile groups four to six): households with incomes between \$74,001 and \$130,000; and
- **High-Income Households** (decile groups seven to ten): households with incomes above \$130,001.

For reference, these numbers can be estimated forward to 2024 using the increase in Ontario CPI from 2020 to 2024 (+17.4%):

- **Low-Income Households** (decile groups one to three): households with incomes below \$86,886;
- **Moderate-Income Households** (decile groups four to six): households with incomes between \$86,887 and \$152,637; and
- **High-Income Households** (decile groups seven to ten): households with incomes above \$152,637.

The income thresholds for these groupings will be used throughout the section to provide a more detailed picture of the economic profile of Newmarket's households.

For the 2021 Census, the reference period for income data is the calendar year 2020, unless otherwise specified. The income decile thresholds from households, including owner households and renter households, from the 2021 Census can be seen in Table 5 below for Newmarket and York Region.

Table 5: Income deciles for all households, owner households, and renter households; York Region and Town of Newmarket, 2020

		York Region			Town of Newmarket		
		All Households	Owner	Renter	All Households	Owner	Renter
Low-Income	Decile 1	\$ 34,400	\$ 40,400	\$ 22,200	\$ 35,600	\$ 47,600	\$ 22,600
	Decile 2	\$ 54,000	\$ 62,400	\$ 31,800	\$ 54,800	\$ 69,500	\$ 30,800
	Decile 3	\$ 72,500	\$ 83,000	\$ 43,200	\$ 74,000	\$ 88,000	\$ 41,600
Moderate-Income	Decile 4	\$ 91,000	\$ 103,000	\$ 55,600	\$ 90,000	\$ 107,000	\$ 54,000
	Decile 5	\$ 112,000	\$ 124,000	\$ 68,500	\$ 110,000	\$ 126,000	\$ 67,000
	Decile 6	\$ 135,000	\$ 147,000	\$ 82,000	\$ 130,000	\$ 148,000	\$ 79,500
High-Income	Decile 7	\$ 162,000	\$ 174,000	\$ 99,000	\$ 155,000	\$ 172,000	\$ 96,000
	Decile 8	\$ 198,000	\$ 210,000	\$ 121,000	\$ 188,000	\$ 204,000	\$ 115,000
	Decile 9	\$ 256,000	\$ 272,000	\$ 160,000	\$ 238,000	\$ 256,000	\$ 151,000
Total Households (#)		391,035	321,370	69,645	30,300	22,955	7,345

Source: Statistics Canada Census of Population custom data tabulation, 2021

The Town of Newmarket had a less polarized income distribution than the York Region in 2020. In 2020, the low-income households in Newmarket had higher household incomes than the Region, while the high-income households in the Region had much higher incomes than the Town's comparable households. However, Newmarket household incomes were polarized around tenure, with renter households at the high-end of low-income households (decile 3) making less than half (\$41,600) of comparable owner households (\$88,000). Additionally, the highest income renter households (decile 9, \$151,000) would fit in slightly higher than the high-end of moderate-income owner households (decile 6, \$148,000).

Household Income Deciles by Age of Primary Household Maintainer

Although the number of households with a primary maintainer between the ages of 15 and 24 years was low in 2021 (Table 6), these households were more likely than any other age cohort to be low-income (77.3%). Zero (0) households in this age cohort were considered high-income, likely because these households are typically in school, attending university, or at the beginning of their professional career and therefore more likely to have low incomes. Senior households (households with a primary maintainer aged over 65) were the second most likely to be low-income (49.5%). This may indicate a need for affordable options for households as they age-in-place or require supportive housing accommodations, however it should also be noted that while households led by an individual aged 65 years or more may be more highly concentrated in the bottom three income deciles, these households often own a significant asset, such as their house, which gives them a high net worth without producing income. It should be noted that this age cohort represents the largest cohort of low-income households and was the fastest growing in Newmarket between 2016 and 2021.

Table 6: Households (number and proportion) by age of household maintainer in each income decile group (all households), Town of Newmarket; 2021

	Low-Income	Moderate-Income	High-Income
	Less than \$74,000	Between \$74,001 and \$130,000	Greater than \$130,001

	#	%	#	%	#	%
Total Households	9,135	30.1%	9,090	30.0%	12,080	39.9%
Aged 15 to 24 Years	85	77.3%	25	22.7%	0	0.0%
Aged 25 to 44 Years	2,200	26.2%	2,755	32.9%	3,430	40.9%
Aged 45 to 64 Years	3,125	21.9%	4,035	28.2%	7,125	49.9%
Aged 65+ Years	3,705	49.5%	2,265	30.3%	1,515	20.2%

Source: Statistics Canada Census of Population custom data tabulation, 2021

Households with a maintainer aged between 45 and 64 years were the most likely to be considered high-income (49.9%). These households are still of working age but have participated in the labour force for some time and have been able to develop their careers and increase their earnings through work promotions. In 2021, 47.1% of all households were maintained by an individual in this age cohort and this cohort represents over half (59.0%) of the households considered high-income in the Town.

Household Income Deciles by Household Type

Households with compositions that facilitate multiple incomes were more likely to be considered high-income in 2021 (Table 7). This included couples with children (32.8% were high-income), couples without children (60.1%), other Census families (56.9%), and multi-generational family households (71.4%). These households would require a large dwelling to accommodate large household sizes and therefore would require additional income to afford these larger dwellings.

Conversely, households that would be associated with one income earner were more likely to be low-income in 2021. This included lone-parent family households (45.1% were low-income) and one-person households (74.3%). Only 5.4% of one-person households were considered high-income in 2021. Households containing two-or more-person non-family members were approximately even distributed in all three income categories.

Table 7: Households (number and proportion) by household type in each income decile (all households), Town of Newmarket; 2021

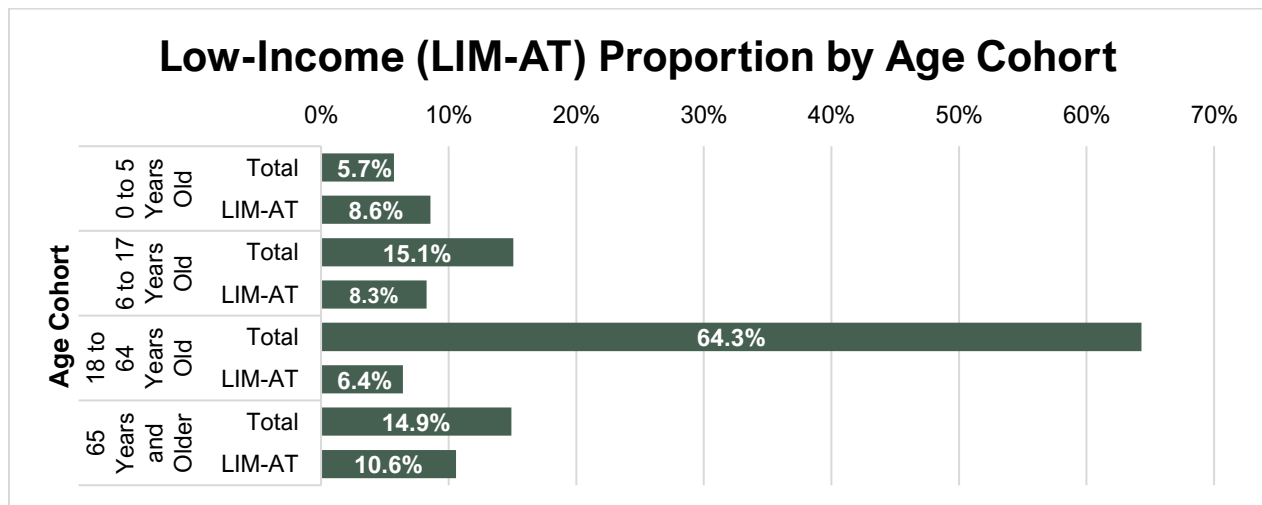
	Low-Income		Moderate-Income		High-Income	
	Less than \$74,000		Between \$74,001 and \$130,000		Greater than \$130,001	
	#	%	#	%	#	%
Total Households	9,135	30.1%	9,090	30.0%	12,080	39.9%
Couples with Children	1,765	27.9%	2,490	39.3%	2,075	32.8%
Couples without Children	1,255	11.2%	3,205	28.7%	6,720	60.1%
Lone-parent Family	1,390	45.1%	1,050	34.0%	645	20.9%
Other Census Family Households	150	9.6%	525	33.5%	890	56.9%
Multi-Generational Family	125	7.4%	355	21.1%	1,200	71.4%
One-Person Households	4,090	74.3%	1,115	20.3%	300	5.4%
Two- or more-Person Non-Family	320	35.2%	350	38.5%	240	26.4%
Household with Member with Disability	2,475	32.6%	2,190	28.9%	2,925	38.5%

Source: Statistics Canada Census of Population custom data tabulation, 2021

Incidence of Low-Income Population

The incidence of low income in a community is a useful measure for identifying the need for affordable housing. Statistics Canada has been collecting data on low-income status since the 2011 Census. This measure is called the after-tax low-income measure (LIM-AT). In 2021, 6,450 persons, or 7.6% of the population of the Town of Newmarket was considered low-income. This proportion was lower than York Region (8.8%). The age cohort with the highest incidence of low-income in Newmarket was seniors (aged 65 and older), with 10.6% of this population considered low-income.

Figure 15: Proportion of population in age cohort (Total) and low-income (LIM-AT); Town of Newmarket, 2021



Source: Statistics Canada Community Profiles, 2021

Comparing the proportion of each age cohort in the population of the Town and the proportion of the population considered in low-income can show where areas of need are in Newmarket (Figure 15). Children in Newmarket were disproportionately considered low-income, making up 8.6% of low-income population despite accounting for only 5.7% of the total population in 2021. This indicates there is a need for supports and potentially affordable options for households with young children.

2.1.5 Housing Demand Key Findings

Key Trends and Impacts Related to Housing Demand

1. There is a need for diverse housing options that are suitable across a range of household incomes and compositions.

In Newmarket, one-person and lone-parent households are the household types most likely to fall into low-income deciles. In 2021, 74.3% of all one-person households and 45.1% of lone-parent households fell into this income decile. This points to the need for more deeply affordable housing options that are targeted and suitable to these types of household compositions (for example, subsidized or below-market one- and two-plus bedroom rental options).

Housing options affordable to households with moderate incomes should be suitable and adequate to households with two- or more-persons according to the household types in Newmarket most observed in 2021, supporting the data that Newmarket has a higher average household size (2.9 persons per households) than Ontario (2.6) and other neighbouring jurisdictions such as the GTA (2.4). These include couples with children (39.3% of households with moderate incomes), non-family households with two or more persons (38.5%), and lone-parent households (34.0%). Considering these trends, there is a growing need for housing appropriate for smaller households in the Town, while still maintaining an adequate supply of housing appropriate for larger family households.

Some of the household types that had the highest incomes in 2021 were multi-generational families and couples without children (71.4% of all multi-generational households and 60.1% of all couples without children fell into the highest income decile in 2021). This points to the need for both small and large housing options for households who fall into high income deciles as the sizes of these households may vary greatly.

The Town should be prioritizing purpose-built rental housing over relying solely on the secondary rental market because it offers greater security of tenure, typically lower and more stable rents, and is typically managed by more experienced landlords, creating a more reliable and sustainable rental supply for residents.

2. There is a growing need for diverse, purpose-built rental options.

Considerations related to tenure must be made as the proportion of renter households residing in Newmarket continues to increase. While homeownership is a goal for many households, a balanced share of owners and renters is an indicator of a more inclusive community and provides options for residents that cannot afford or do not want to own. Although

homeownership was still the dominant tenure in Newmarket in 2021 (75.8%), there has been a significant increase in the number of renters (25% increase between 2016 and 2021) as compared to owner households (0.7% increase between 2016 and 2021). This trend demonstrates a shift towards increased demand for rental housing across a range of household sizes and incomes.

While the need for more deeply affordable rental options among low-income households in Newmarket is clear, it is also important to note that renter households have experienced income increases at a rate higher than owner households over the past number of years (renter and owner households experienced income increases of 38.8% and 11.2% respectively between 2016 and 2021). This could be due to higher-income households making decisions to rent instead of purchasing, whether it be from affordability concerns or lack of supply. It should be noted that the government relief programs from the COVID-19 pandemic impacted household incomes, particularly renter household incomes, for the 2021 Census of Population.

Furthermore, the diversity of housing need across household incomes and compositions outlined above points to the need for Newmarket to increase rental options to offer more balanced and diverse forms of tenure to meet emerging household needs and incomes, including a range of dwelling sizes to meet the continued demand of larger households.

3. There is a growing need for housing options that are suitable for diverse populations.

Seniors, younger age cohorts and immigrant households stand out in the data as particular populations in Newmarket that may require increased housing options to meet their needs.

Seniors

Although Newmarket has a slightly lower proportion of seniors (aged 65+ years) relative to York Region overall, this population is the fastest growing age cohort in the Town (20.8% increase between 2016 and 2021). This points to the need for increased housing options or programs targeted at promoting aging in the right place (i.e., assisted living, accessible units, home renovation programs) and for increased housing options that will provide deeper or more intensive levels of supports as care needs grow (i.e., long term care, campus of care models). As defined by the National Institute on Ageing, aging in the right place is “the process of enabling healthy ageing in the most appropriate setting based on an older person’s personal preferences, circumstances and care needs.” Additionally, the growth of this population indicates that the demand for a variety of senior support or homecare services that will promote seniors remaining independent in the community can be anticipated to grow as well.

Younger Age Cohorts

Although the overall numbers are small (150 households or 0.5% of households overall), the greatest proportional need for housing which is affordable to households with low incomes is among households led by an individual younger than 25 years who are still beginning their professional careers (77.3% of households led by an individual younger than 25 fell into the low-income decile in 2021).

It should also be noted that the number of young households (led by someone between the ages of 15 to 24 years of age) is continuing to drop (this demographic experienced a 43.4% decrease between 2016 and 2021). This likely suggests that housing in Newmarket is not affordable to this age cohort, which again points to the needs for more diversity in housing type and affordability.

Immigrant households

There was a sizable increase (24.6%) in Newmarket's immigrant population between 2016 and 2021, with the growth rate of this population being three times higher in the Town than in York Region overall. These households may have unique needs related to housing and support services that the Town of Newmarket will need to consider as the population grows. For example, housing-related services may need to be available in a language other than the two official languages. In addition, many immigrant families may live in multi-generational households meaning they will require larger housing options.

4. There is a growing need for more accessible housing and housing with supports.

Households with a member with a disability often require support services for these individuals to live as independently as possible. The proportion of these households with a member with a disability was higher in Newmarket (25.1%) than York Region as a whole (21.1%). Additionally, the percentage of households in Newmarket that included at least one person with a disability increased at a much faster rate (22.5%) between 2016 and 2021 as compared to the increase in total households overall (5.7%). These data suggest that there is a growing need for more accessible housing and housing with supports for persons with disabilities and mental health issues in Newmarket.

Impacts on an Inclusionary Zoning Policy

For inclusionary zoning, the key factor from the housing demand analysis is the number of bedrooms that are needed in the pool of affordable IZ units.

From 2016 to 2021, the number of one- and two-bedroom household increased by +8.0% in Newmarket during this period. However, during the same period, households with three- or more-persons increased by +3.6% in the Town (+3.5% in York Region). While the proportion of small households has increased over time in Newmarket, there is also a clear and sustained demand for larger units demonstrated by the growth of three-person households (+6.9%) during this period.

This suggests that IZ policies that provide for a range of unit sizes including units suited to smaller households and some larger units for larger families, may suit the varied needs of Newmarket's lowest income households.

2.2 Housing Supply

Housing supply is measured by the available housing options in a community. An important aspect of assessing housing supply is to compare the existing housing supply and recent housing activity to housing need. This comparison allows for the identification of persistent or emerging gaps between household needs and the housing options currently available in Newmarket. This section provides an assessment of the housing supply in Newmarket and how it compares to the rest of York Region.

This section will provide an overview of the housing supply in the Town of Newmarket and will address the requirements of:

- subsection 2(1)3 of O. Reg 232/18 for an analysis of housing supply by housing type currently in the municipality and planned for in the official plan.
- subsection 2(1)4 of O. Reg 232/18 for an analysis of housing types and units that may be needed to meet anticipated demand for affordable housing.
- subsection 2(1)5 of O. Reg 232/18 for an analysis of the current market price and the current average market rent for each housing type, taking into account location in the municipality.

2.2.1 Existing Housing Stock

The assessment of the existing housing stock and current trends in Newmarket can help to inform the current gaps in the local housing continuum. The following is a review of the existing housing stock and the anticipated trends in production which influence supply.

Existing Housing Stock by Dwelling Type

There were 31,239 total dwellings in Newmarket in 2021. Of these, 30,300 were occupied by usual residents⁵.

In 2021, 59.8% of the housing stock in Newmarket was single-detached dwellings, consistent with 2016 levels (59.7%). This proportion of single-detached dwellings was slightly lower than the York Region level (61.9%), but considerably more than any other dwelling type in the Town. Low-rise apartments (14.4%), row houses (12.8%), semi-detached dwellings (7.4%), and high-rise apartments (5.0%) made up the remainder of the housing stock in 2021.

Since the 2016 Census, the housing stock in Newmarket increased by +985 single-detached dwellings (+5.8%), the highest of any dwelling type. Row houses (+330 dwellings, +9.3%) and high-rise apartment dwellings (+215 dwellings, +16.6%) saw notable increases between 2016 and 2021. The growth for these dwellings in the Town lagged behind the Region levels however, with York Region increasing the stock of single-detached dwellings (+6.3%), row houses (+12.7%), and high-rise apartments (+29.6%) at higher rates than Newmarket. While there is generally a need for more diversity among the dwellings in Newmarket, this data shows that the Town is starting to add more higher density housing forms.

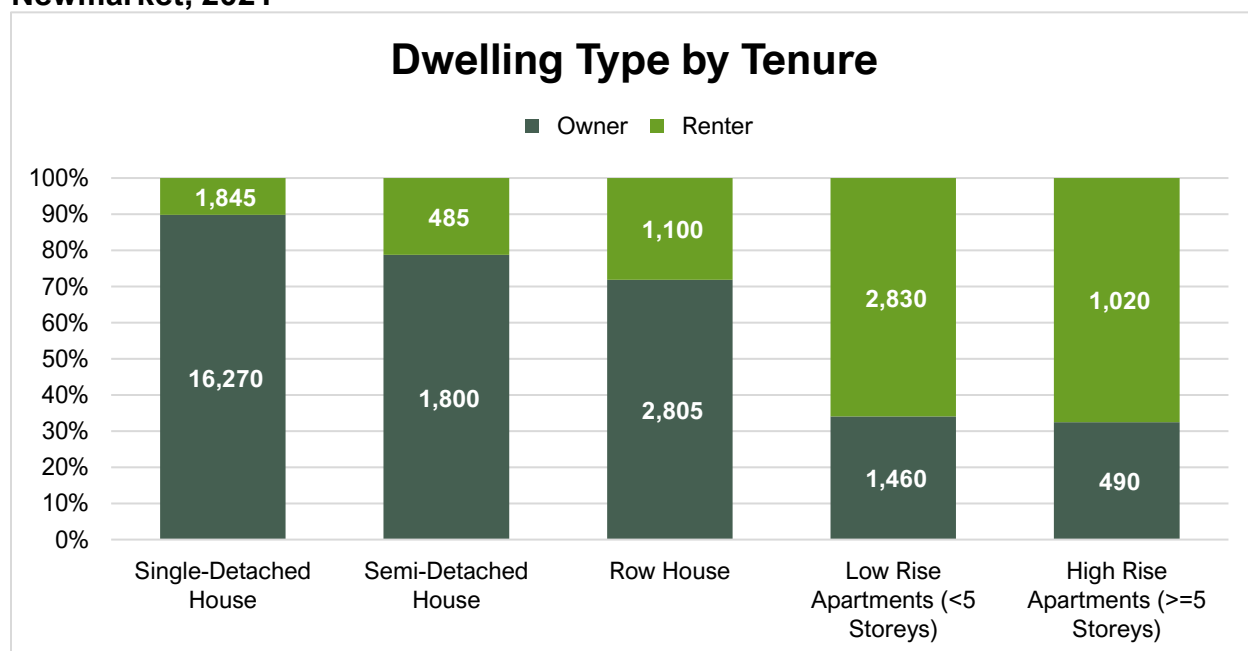
⁵ Private dwelling occupied by usual residents refers to a private dwelling in which a person or a group of persons is permanently residing, regardless of household tenure.

Existing Housing Stock by Tenure

When analyzing the housing stock by tenure, there are trends that differentiate owner households and renter households in Newmarket.

In terms of dwelling type, owner households were more likely to live in low-density housing forms than renter households (Figure 16). Owner households tended to live in single-detached dwellings (70.9%), row houses (12.2%), or semi-detached dwellings (7.8%). The most common dwelling types for renter households were low-rise apartment dwellings (38.5%), row houses (15.0%), high-rise apartment dwellings (13.9%).

Figure 16: Housing stock by dwelling type and household tenure, Town of Newmarket; 2021



Source: Statistics Canada Census of Population custom data tabulation, 2021

These trends are consistent with York Region dwelling type and tenure trends, with a notable exception within apartment dwellings. While 38.5% of renter households in Newmarket lived in low-rise apartments, only 19.7% of renter households Region-wide lived in this dwelling type. Conversely, only 13.9% of renter households in Newmarket lived in high-rise dwellings compared to 30.0% for York Region. This is likely due to the larger presence of high-rise apartment dwellings in other municipalities such as the City of Markham and the City of Vaughan.

Age and Condition of Existing Housing Stock

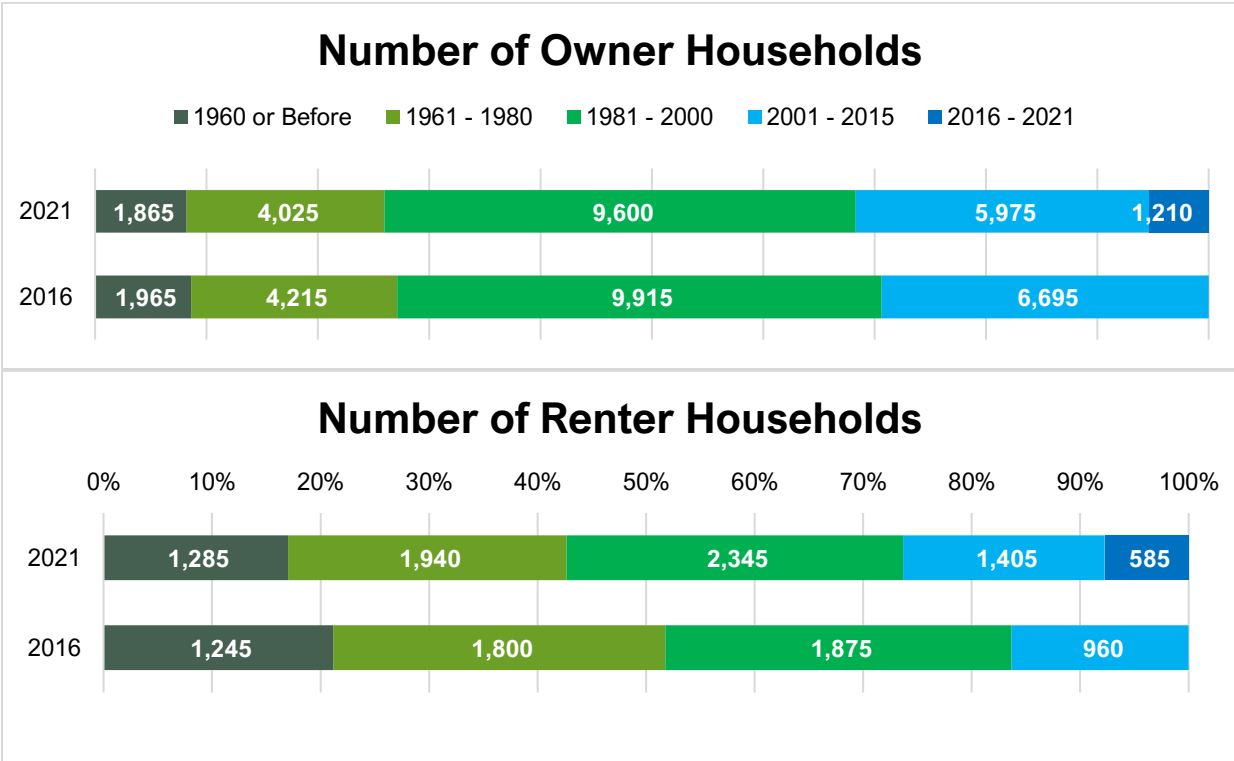
The age and condition of residential buildings may have an influence on the quality and suitability of dwellings available in a community. These trends may indicate growth in housing stock over time and may indicate the level of housing choice within the community.

Newmarket’s housing stock is generally older than the York Region average. While 10.4% of Newmarket’s current housing stock was constructed before 1960, only 5.2% of the Region’s housing stock was. Further, 45.2% of York Region’s housing stock was constructed between 2001 and 2021, while 30.5% of Newmarket’s housing stock was.

While the Town added just +1,585 dwellings between 2001 and 2021, among the lowest absolute total of all the municipalities in the Region. This represented a growth (+20.7%) that was below the Region-wide construction (+23.0%) and among the lowest in the Region.

In terms of construction period, owner households were more likely to live in newer dwellings than renter households in 2021 (Figure 17). Owner households were more likely to live in dwellings constructed between 2001 and 2021 (32.5%) than renter households (24.3%). Conversely, renter households were more likely to live in dwellings constructed before 1960 (17.5%) than owner households (8.1%).

Figure 17: Period of construction of dwellings by tenure, Town of Newmarket; 2021



Source: Statistics Canada Census of Population custom data tabulation, 2021

These trends were reflected in the condition of dwellings, as more renter households reported that they required major repairs (6.9%) than owner households (3.0%) in 2021. This rate grew between 2016 and 2021, with +110 (+27.8%) more renter households reporting the need for major repairs on their dwellings. This occurred as less owner households reported major repairs were required on their dwellings (-15 dwellings, -2.1%). These findings indicate that new rental housing stock is needed in Newmarket, as the existing stock is likely aging and requiring more repairs.

In 2021, the housing stock in the Town was more likely than the Region to require major repairs, as 4.0% of dwellings in Newmarket were reported to require major repairs compared to 3.3% for York Region. The difference was more noticeable when broken down by tenure, with only 4.2% of renter households in York Region reporting major repairs were required (compared to 6.9% for Newmarket).

2.2.2 New Dwellings

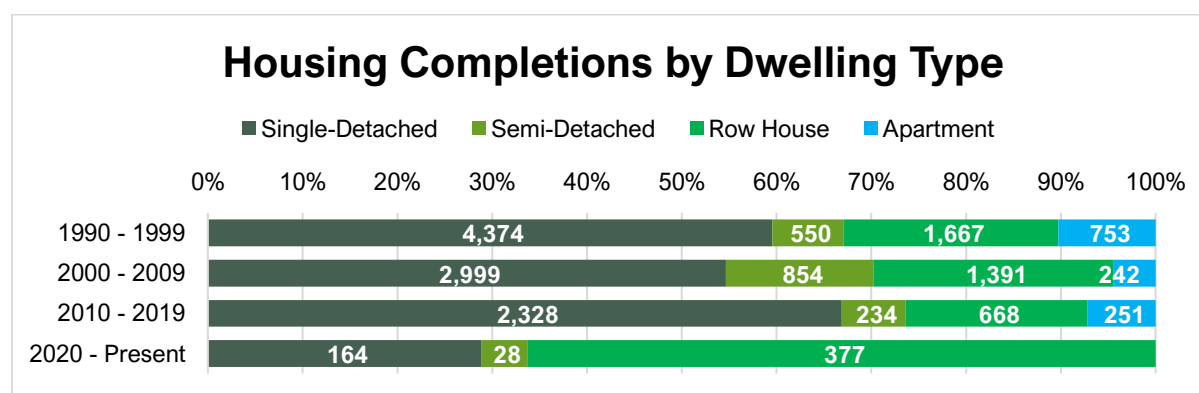
New dwellings that are being added to the housing stock of a community provide insight into the housing supply and the level of activity in the development sector. Dwelling type and tenures are key indicators that are monitored over time to ensure that the housing needs of a community are being met by the development sector.

Data from this section relies on CMHC's Housing Starts and Completions Survey and the Town's development permit pipeline. CMHC's Housing Starts and Completions Survey enumerates dwelling units placed on new, permanent foundations that are designed for non-transient, year-round occupancy through site visits and municipal build permit data.

Housing Completions by Dwelling Type

Historically, the housing completions in Newmarket have been dominated by single-detached dwelling development (Figure 18). From 2010 to 2019, single-detached dwellings accounted for 66.9% of the housing completions in the Town (2,328 total). Row houses, the next most common dwelling type, accounted for just 19.2% of housing completions during this period. Apartment dwellings (7.2%) and semi-detached dwellings (6.7%) made up the rest of the housing completions for this decade. However, recent trends have shown some change in the development of housing in Newmarket. From 2020 to 2022, row houses made up 66.3% of housing completions and single-detached dwellings only 28.8%. There were no recorded apartment dwelling completions during this period however, and just 4.9% of housing completions were semi-detached dwellings, indicating that there continues to be a lack of diversity in the development of new housing supply in Newmarket.

Figure 18: Housing completions by dwelling type; Town of Newmarket, 1990-2022

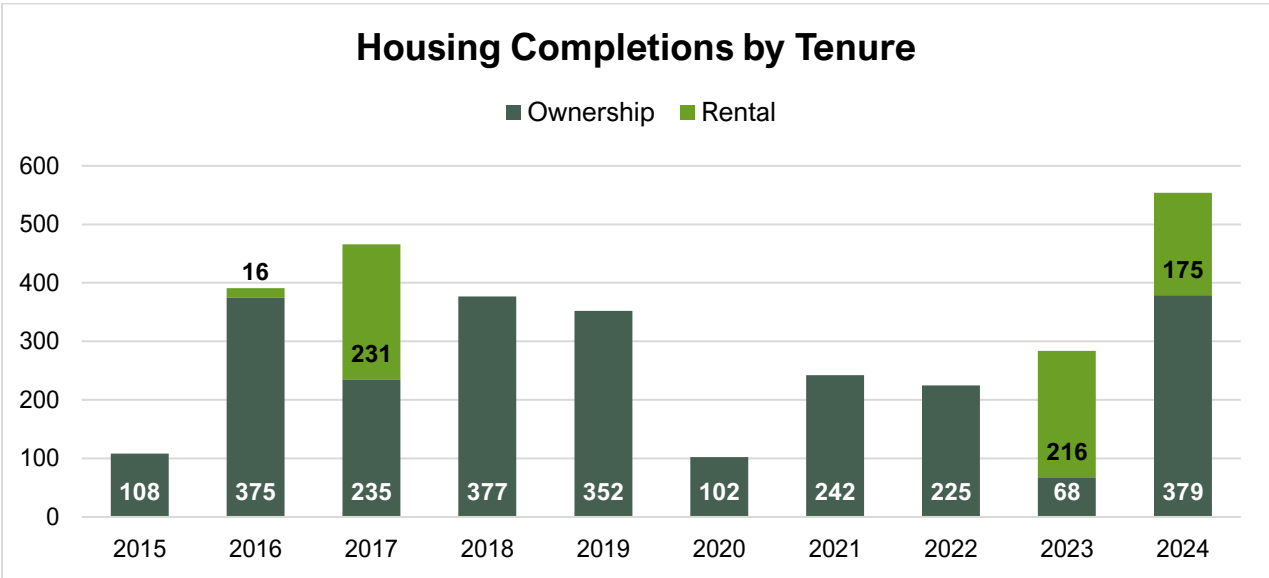


Source: CMHC's Housing Starts and Completions Survey, 1990-2022

Housing Completions by Tenure

According to historical data of housing completion in Newmarket, there has been a severe lack of purpose-built rental housing completions in the Town (Figure 19). Since 1990, there have been only 1,616 rental housing completion in Newmarket, and zero (0) between 2017 and 2022. From 2010 to 2019, only 7% of all housing completions were rental, largely due to the 231 completions in 2017.

Figure 19: Housing completions in Town of Newmarket by tenure; 2015-2024



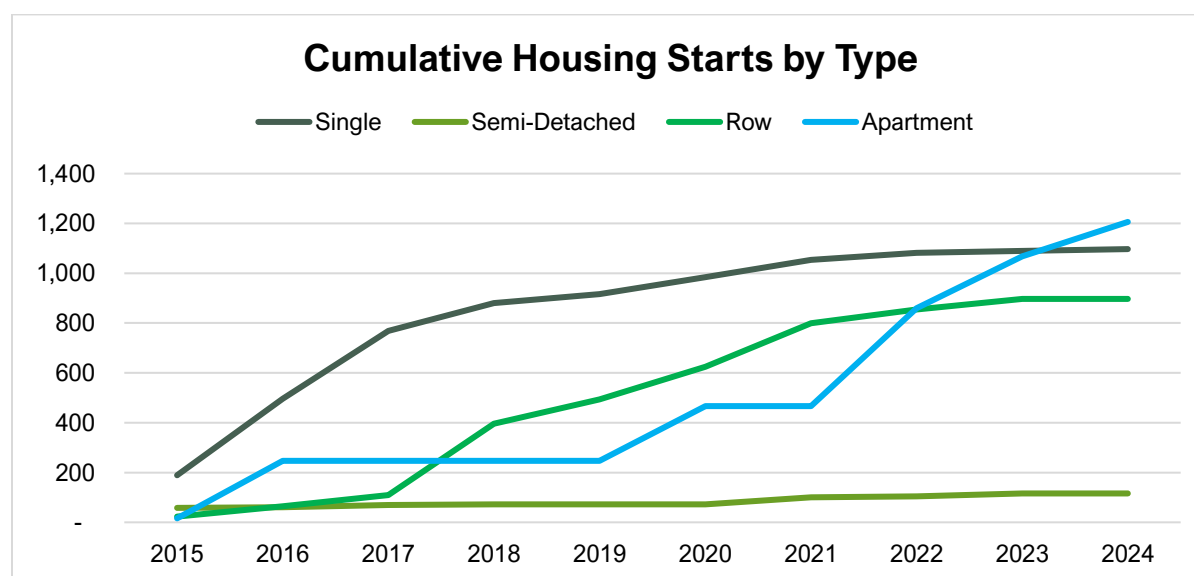
Source: CMHC’s Housing Starts and Completions Survey, 2015-2024

This lack of rental housing development has occurred while the Town has experienced sustained growth of renter households. Between 2016 and 2021, the Town added +155 owner households and +1,470 renter households. These renter households will have no choice but to look for housing accommodations in the secondary rental market, where conditions can be more unpredictable and expensive.

Housing Starts by Dwelling Type and Tenure

CMHC also provides information on housing starts. While not all starts make it to completion, this information does help to understand what the future housing stock in Newmarket might look like. In 2024, apartment dwellings accounted for 95.2% of the housing starts, the highest since CMHC started recording this data in 1990. This was due to both a high number of apartments (138 units) started, and the lowest one-year total of single-detached dwellings (7 dwellings) started during this period. While single-detached dwellings dominate the housing starts for the last decade, there are signs that the housing stock is beginning to diversify (Figure 20).

Figure 20: Cumulative total housing starts by dwelling type; Town of Newmarket. 2013-2022



Source: CMHC's Housing Starts and Completions Survey, 2015-2024

In terms of tenure, 57.2% of housing starts in 2022 were for rental units, the highest proportion since 2017 and the second highest in CMHC's historical data. All of these units were apartment dwellings. Although there have been no rental completions in Newmarket since 2017, this appears to be changing in the near future.

Residential Planning Applications

From 2016 to 2022, there were 9,682 dwellings proposed within residential planning applications to the Town of Newmarket (Table 8). These dwellings were proposed through zoning bylaw amendments, Official Plan amendments, and secondary plan amendments and may not represent the final count of units to be constructed. Of these units, 80.5% were apartment dwellings, 14.8% were townhouses/rows, 4.0% were single-detached dwellings, and 0.7% were semi-detached dwellings. It should be noted that the apartment unit figure includes an application with 5,100 units⁶ that has not been confirmed at this time as it required additional approvals through the Town. These applications reflect the recent trends of housing starts in the Town, with more dense forms of housing becoming more common among the development activity. Although tenure details were not available for all applications and the tenure of units may change during the approval process, there were 378 rental units included in these proposals through two (2) proposed rental apartment buildings.

Within the apartment dwellings proposed, the unit size break favours two-bedroom (46.3%) and one-bedroom (45.3%) units. This development is appropriate for the growth in smaller households in Newmarket. Three-bedrooms (8.0%) and bachelor units (0.5%) are also included in these apartment dwellings. This unit breakdown is similar to the assumption used in the IZ analysis in Section 3.9 of this report, with the exception of three-bedroom units.

⁶ Upper Canada Mall OPA unit counts are approximate at the time of writing.

In 2023, there were 38 residential planning applications submitted proposing 3,989 units in Newmarket. Of these units, 67.6% were apartments, 31.8% were townhouses/rows, 5.2% were single-detached dwellings, and 2.8% were semi-detached dwellings.

Table 8: Breakdown of residential development applications; Town of Newmarket, 2016-2023

		Single-Detached	Semi-Detached	Townhouse / Rows	Apartments
2016 – 2022	#	386	64	1,434	7,798
	%	4.0%	0.7%	14.8%	80.5%
2023	#	206	110	1,270	2,698
	%	5.2%	2.8%	31.8%	67.6%

Source: Town of Newmarket Planning and Building Services, 2023

The development application data, combined with the housing starts trends, for the Town demonstrates a diversifying of housing structures is currently planned in the Newmarket. A housing stock that has long been dominated by single-detached dwellings is beginning to introduce more dense housing forms, particularly apartment buildings.

Building Permits by Dwelling Type

Since 2016, 1,587 building permits have been opened in the Town of Newmarket. Of these permits, 51.8% were either single- or semi-detached dwellings (822 permits), 47.6% were rows or townhouses (756 permits), and 0.6% were apartment buildings (nine (9) permits). It should be noted that, from the Town's residential development application data, apartment dwellings average approximately 390 units per site and thus the nine (9) permits may represent a significant amount of new apartment dwellings.

2.2.3 Non-Market Housing Supply

Non-market housing is made up of temporary accommodation as well as permanent housing units where monthly rent rates are geared-to-income or below-market rates. These housing units are generally provided by the non-profit sector or the public sector and includes emergency shelters, transitional housing, community housing, affordable housing units, and supportive or special needs housing units, including homes for special care and nursing homes. This section provides an overview of the inventory of non-market housing in Newmarket.

York Region, as the Service Manager for housing and homelessness services, provides oversight and operational funding for nine emergency and transitional housing facilities, delivered by community agencies, that offer temporary housing, drop-in services, case management, life stabilization support, and assistance to develop individual housing plans for people experiencing homelessness. Emergency and transitional housing are one component of a broader system of supports for people who are experiencing or at risk of homelessness in York Region.

From York Region's *I Count 2021 Homelessness count*, conducted on June 1st and 2nd, 2021, 329 people were identified as experiencing homelessness. It should be noted that this number is not directly comparable to previous counts (389 in 2018), as the 2021 count was limited due to COVID-19 pandemic restrictions. Fewer people were found to be living temporarily with others (hidden homelessness) during the 2021 count and the count included a limited number of unsheltered locations.

There were a few overrepresented groups in the 2021 homelessness count in York Region. In 2021, 12% of survey respondents self-identified having Indigenous identity or ancestry. By comparison, less than 1% of the overall York Region population report Aboriginal identity. Further, 10% of survey respondents self-identified as Black despite less than 3% of York Region's general population identified as Black in the 2021 Census. In total, 10% of survey respondents, and 27% of youth (16-24), identified as LGBTQ2S+. This compares to only 4% of the total Canadian population aged 15 and older and 5-10% of Canadian youth who identify as LGBTQ2S+.⁷

Emergency and Transitional Housing

Emergency shelters are short-term accommodation (usually 30 days or less) for people experiencing homelessness or those in crisis. Transitional housing that is intended to offer a supportive living environment for its residents as it usually includes support services provided on site to help with residents' housing stability and self-sufficiency to assist them in moving to permanent housing. It is intended to bridge the gap between emergency shelter and supportive or permanent housing and has limits on how long an individual or family can stay. Stays are typically between three months and three years. While emergency housing beds and transitional housing units may be located in Newmarket, these facilities are provided by the Region and serve residents who are from anywhere in York Region.

Emergency and transitional housing in York Region typically operates at or near capacity, because of increased demand and because it takes longer for people to move out. Stays in emergency housing are intended to be a maximum of 30 days for adults and families, and up to four (4) months for youth, while stays in transitional housing may be up to one year. However, stays may be extended on a case-by-case basis, recognizing that individuals may require more time to find housing and that some people require longer-term assistance to remain housed. Between 2019 and 2023, the average length of stay nearly doubled, from 26.5 days to 49.3 days.⁸

Currently, two of the nine emergency and transitional housing facilities are located in Newmarket; a third facility is undergoing a redevelopment and clients have been temporarily re-located to a site in East Gwillimbury. Prior to 2019, 160 emergency housing beds and 30 transitional housing units were available in York Region.⁹ Of these, 40 emergency housing beds and nine (9) transitional housing units were located in Newmarket.¹⁰ Between 2019 and 2023,

⁷ Statistics Canada (2021). *A statistical portrait of Canada's diverse LGBTQ2+ communities*. Retrieved from: <https://www150.statcan.gc.ca/n1/daily-quotidien/210615/dq210615a-eng.htm>

⁸ York Region. (June 2024). York Region's 2024-2027 Homelessness Service System Plan.

⁹ These numbers reflect Regionally funded beds at six (6) emergency housing locations, excluding seasonal shelters and three (3) transitional housing locations.

¹⁰ These numbers reflect Regionally funded beds at two emergency housing locations (one Women's Shelter and one Youth Shelter) that serve individuals from anywhere within York Region.

the total number of emergency housing beds increased to 183, including 25 beds in Newmarket that were converted from seasonal to year-round beds, and the number of transitional units increased to 66, including five (5) new transitional units in Newmarket. Through Rapid Deployment Actions approved by Regional Council in June 2024 with the 2024-2027 Homelessness Service System Plan, additional emergency and transitional housing beds have been added in existing facilities, including 12 beds in Newmarket for adult women aged 16+.

People experiencing homelessness in York Region are eligible for admission to emergency and transitional housing facilities administered by the Region, regardless of the local municipality. Eligibility criteria for each site are based on target populations such as families, youth or single adults, as outlined in Table 8 below.

The Region also administers agreements and licenses for 22 Housing with Supports¹¹ homes and provides financial subsidies for 403 beds. Eight (8) of these homes are located in Newmarket.

Table 9: Emergency and Transitional Housing Facilities in York Region by Municipality

Facility	Services	Target Population	Municipality
Leeder Place	Emergency housing	Families with children and dependents	East Gwillimbury
Kevin's Place	Emergency housing	Adult men ages 16+	East Gwillimbury (temporarily relocated from Newmarket)
Porter Place	Emergency housing	Adult men ages 16+	East Gwillimbury
Passage House	Transitional housing	Adult men ages 16+	East Gwillimbury
Sutton Youth Services	Emergency and Transitional housing	Youth ages 16-26	Georgina
The Bridge	Transitional housing	Youth, couples and families	Georgina
Inn From the Cold	Emergency and Transitional housing	Adults ages 16+	Newmarket
Belinda's Place	Emergency and Transitional housing	Adult women ages 16+	Newmarket
Richmond Hill Youth Hub	Emergency and Transitional housing	Youth (ages 16-26)	Richmond Hill

Source: York Region, 2024

¹¹ Housing with Supports homes are privately owned and operated facilities that provide housing, meals and other necessities to individuals that need supervision of their daily living activities. Regional financial assistance covers the cost to stay at the home, a monthly allowance to cover personal needs expenses, and the cost of special services offered at the home.

Community Housing

Community housing refers to either housing that is owned and operated by non-profit housing and co-operatives providers, or housing owned by municipal governments. The availability of community housing is essential to meet the needs of individuals and households with low incomes, including seniors on a fixed income, youth, lone parent families, persons with disabilities, and the working poor. Community housing is commonly associated with the provision of subsidized rental housing through government subsidies for households with low incomes who would otherwise not be able to afford housing in the private housing market. Community housing plays an important role in the housing continuum as the provision of an adequate supply of social housing units ensures that households with low incomes have an affordable, appropriate and suitable housing option.

Housing York Inc. (HYI), the Region's housing corporation, portfolio represents units under all HYI programs which includes: 840 community housing units, 1,025 Provincial Reform units, and 897 units under Affordable Housing Program/Investment in Affordable Housing (AHP/IAH). York Region funds and administers 6,717¹² social and affordable housing units¹³ owned by 43 non-profit and community housing providers, including Housing Services Act providers, federal non-profits, and AHP/IAH providers. The total number of units also includes the units owned and operated by the Region's housing corporation, Housing York Inc (HYI). About 70% of community housing units are subsidized and accessed through the Region's subsidized housing wait list. People who receive subsidies pay rent based on their income, which is typically calculated at 30 per cent of a household's total gross (before tax) income. People receiving social assistance often pay a fixed rate. Eligibility for the rent subsidy is based on household income, age, resident status, and owned assets of applicants.

Of these units, 19.6% of them are located within Newmarket. The most common size of unit within the Region's community housing portfolio in Newmarket is one-bedroom units (562, 42.6% of all units), followed by two-bedroom units (390, 29.6%), three-bedroom units (312, 23.6%), bachelor units (35, 2.7%), and four-bedroom units (20, 1.5%). In 2022, 589 units (44.7%) were mandated for seniors, including 311 units in HYI's portfolio.

According to data from 2021, the number of households on the waitlist for subsidized housing in York Region has been steadily increasing. However, there was a decrease in households on the waitlist in 2020 (Table 10) due to administrative actions.¹⁴ However, this trend did not occur in Newmarket, where the number of households waitlisted for subsidized housing has continued to grow annually. This number reached 8,241 in 2021. The proportion of non-senior households on the waitlist has increase from 60.0% in 2016 to 68.4% in 2021. This indicates an increasing need for non-senior subsidized housing availability in the Town. The average wait time for subsidized

¹² Total units include market and subsidized units. Subsidized Units are approximate based on housing provider subsidy targets and include RGI units, rent supplement units located in HYI buildings, and Regional Rent Assistance program units.

¹³ Affordable housing is housing that can be owned or rented by a household with shelter costs (rent or mortgage, utilities, etc.) that are less than 30% of its gross income.

¹⁴ The wait list decreased in 2020 because of a removal of applicants who were ineligible for subsidy under York Region's income and asset limits, and a higher-than average number of wait list households housed through the York Region Portable Housing Benefit and the Canada-Ontario Housing Benefit. The wait list further decreased in 2021 because of a wait list review that resulted in removal of several inactive applications.

housing for non-senior households in Newmarket was 11.1 years, higher than the average wait time for senior households (8.6 years).

However, the overall York Region wait times include households who were housed through portable housing benefit programs (i.e., Canada-Ontario Housing Benefit or COHB), while the Newmarket wait times only include households who were housed within traditional subsidized units with one of the community housing providers in Newmarket. When we remove COHB from wait times, the overall York Region average wait times are similar to the Newmarket wait times, i.e., in 2024, approximately eight (8) years for non-seniors and almost ten (10) years for seniors, or about 9.5 years when all combined. While COHB has helped house people from the wait list faster and reducing average wait times, applicants who wait for a subsidized unit are still waiting for extended periods of time across York Region.

Table 10: Waitlist data for York Region and Town of Newmarket

York Region						
	2016	2017	2018	2019	2020	2021
Total Households	14,011	14,624	16,237	17,457	15,810	15,679
<i>Non-Senior</i>	6,262	6,523	7,571	8,500	8,855	9,304
<i>Senior</i>	7,749	8,101	8,666	8,957	6,955	6,375
Town of Newmarket						
	2016	2017	2018	2019	2020	2021
Total Households	5,750	6,031	6,642	7,389	7,415	8,241
<i>Non-Senior</i>	3,452	3,592	4,063	4,645	5,015	5,635
<i>Senior</i>	2,298	2,439	2,579	2,744	2,400	2,606

Source: York Region, Housing Services Branch, 2022

In 2021, there were 80 households in Newmarket receiving rent supplements from York Region, with an additional 29 households receiving the portable housing benefits, although these households may not reside in Newmarket.¹⁵ Rent supplement units are owned and operated by private landlords. The Region enters into an agreement with the landlord for a certain number of units. The units are filled by applicants off the subsidized housing wait list and the Region provides a rent subsidy to cover the difference between the market rent and the tenant's rent based on their income. Eligibility for this program is based on household income, age, resident status, and owned assets of applicants and the suitability of the applicant's current unit. The rent supplement, which the Region will pay to the Housing Provider, is the difference between the market rent for the unit (not to exceed 100% of the applicable CMHC AMR or the market rent charged for similar units not allocated a rent subsidy) and the tenant contribution. Tenant contributions are determined using 30% of gross household incomes from tax filings.

Long-Term Care Homes

In 2022, there were an estimated 4,041 long-term care beds in York Region. This included 232 municipally owned beds, 2,108 not-for-profit operated beds, and 1,701 for-profit beds. Of these long-term care beds, 519 (12.8%) were located in Newmarket. Newmarket's stock of long-term care beds includes 132 (25.4%) municipally owned beds, 224 (43.2%) not-for-profit operated beds, and 163 (31.4%) for-profit beds.

The waitlist for the long-term care beds in York Region reached 19,869 in 2022¹⁶. Of these, 13,650 were for not-for-profit beds, 4,441 were for for-profit beds, and 1,594 were for municipally owned beds. It should be noted that each individual may choose up to five homes and up to three bed types in each home, so one person may be on multiple wait lists. The total reported number is the sum of adding the number on wait list for basic, semi-private, and private beds.

¹⁵ Number of portable housing benefits under the York Region Portable Housing Benefit program. The Canada Ontario Housing Benefit (COHB) program provides households with a portable housing benefit to assist with rental costs in the private housing market. The benefit is tied to the household and can be used to help pay rent anywhere in Ontario.

¹⁶ Other reports, such as the Seniors Strategy, may have obtained different information as they obtain the unique count of individuals waiting for LTC beds in the Region, or the annual Performance Reports, which identifies wait list data for Municipal homes only.

2.2.4 Market Housing Supply

Assessment of the local housing market trends includes the rental market universe currently existing within the Town, the prices of rents and vacancy rates in the rental market, and the price of houses for homeownership. It should be noted that rental units constructed after 2018 in Ontario no longer have rental control protections associated with them.

Private Rental Market

This section will include a discussion of the primary and secondary rental market as well as the demand for rental housing in Newmarket. The private rental market in a community is generally made up of the primary or purpose-built rental market and the secondary rental market.

The primary rental market includes all self-contained rental units where the primary purpose of the structure is to house renter tenants. The primary rental market includes purpose-built rental apartments and town houses. Canadian Mortgage and Housing Corporation (CMHC) reports on the primary rental market in a community although the annual rental market survey that they conduct only includes structures with three or more units.

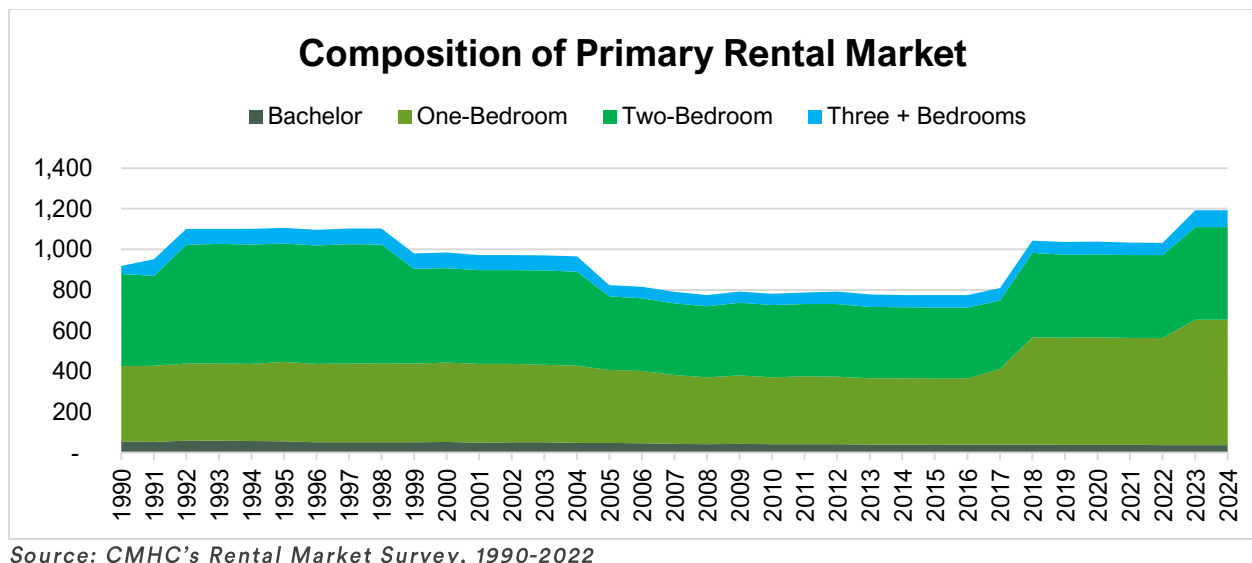
The secondary rental market represents self-contained units which were not built specifically as rental housing but are currently being used as rental housing. These units include rented single-detached, semi-detached, row/town houses, duplex apartments, rented condominium units, and one or two apartments which are part of a commercial or other type of structure.

Primary Rental Market Trends

In the decade spanning from 1990 to 1999, the average size of the Town's primary rental market was approximately 1,000 rental units. After declining for two decades and reaching a low of 775 units in 2016, the current size of the primary rental market in Newmarket is 1,193 units (Figure 21). This is comprised of 617 one-bedroom units (51.7% of the total universe), 456 two-bedroom units (38.2%), 83 three- or more-bedroom units (6.9%), and 37 bachelor units (3.1%). This composition is likely appropriate for the market, as 62.8% of renter households in 2021 were one- or two-person households, with one-person households being the most common household size for renter households (33.9%). Additionally, 80.4% of low- and moderate-income households, who are more likely to be renters, are one- or two-person households.

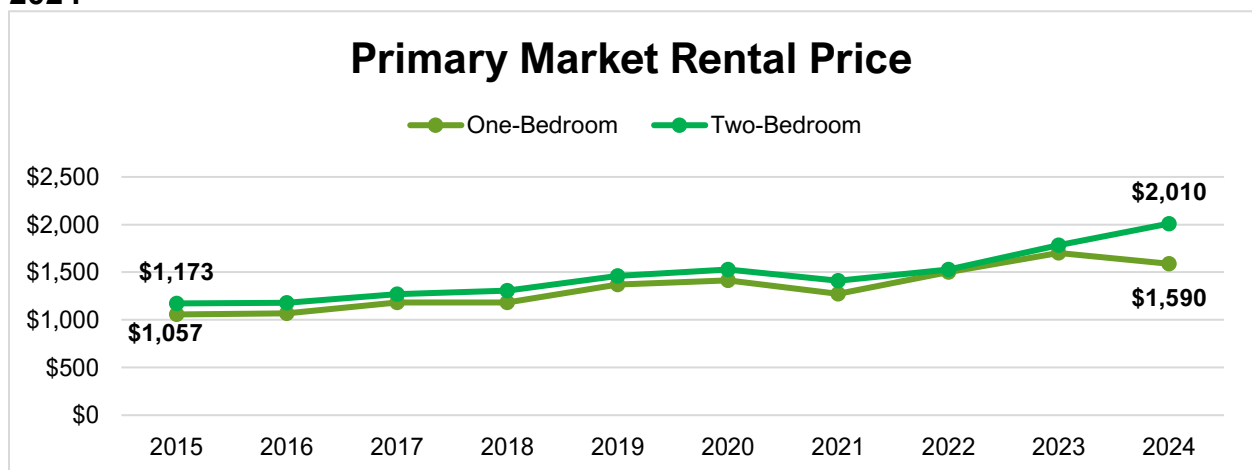
This stagnation over time of the primary rental market is consistent with the lack of rental housing completions in the Town, outlining the need for rental housing in a community where the number of renter households is growing every year.

Figure 21: Primary rental market universe by unit size; Town of Newmarket, 1990-2024



The average rent for all the primary rental units in Newmarket has been steadily increasing over time. In particular, the average rental price for all units has increased +60.7% between 2015 and 2024. This growth is primarily in the one-bedroom (+50.4% increase in rent) and two-bedroom (+71.4%) units.

Figure 22: Primary rental market rent prices by unit; Town of Newmarket, 2013-2024



While the lack of purpose-built rental in Newmarket over the last two decades makes it difficult to evaluate, there appears to be differences in rental prices between newer and older rental units in the Town. In 2022, units built before 1960 averaged a monthly rental price of \$1,144, while units built between 1960 and 1979 averaged a rental price of \$1,456. Although there was insufficient data for CMHC to report the rent prices on the newer units (those built since 1980), it can be assumed that the rental price on these newer units is higher as the average for all units in 2022 was higher than both prices (\$1,480). This trend is consistent with buildings of increasing size. In 2020, the last year with sufficient data for CMHC to report, units in buildings

with 50 to 199 units had an average rental price of \$1,570, higher than that of units in buildings with three (3) to five (5) units (\$1,077) and 20 to 49 units (\$1,049).

A vacancy rate of 3% is generally accepted as a 'healthy' vacancy rate, indicating a balance between the supply of rental housing and the need for rental housing. However, due to the lack of new rental construction in the Town and the increasing number of renter households, the vacancy rate in the primary rental market has been declining consistently over time in Newmarket. In 2022, this rate reached its lowest point, with a 0.3% vacancy rate in the primary rental market. Effectively, there was no vacancy in the market due to high demand and low supply, forcing households to find rental accommodations on the secondary market. Between 2016 and 2018, the Town added over 200 rental units to the primary market universe, causing the vacancy rate of the primary rental market to increase from 1.6% to 2.2%. However, the vacancy rate quickly dropped to 0.6% by 2020, showing clear demand for this tenure in the community. The Town is currently experiencing this trend again, as new rental units have been added to the supply, the vacancy rate increased to 2.8% in 2024. By assessing the vacancy rate by rent ranges, it is clear that there is a sustained demand for units with lower rents. The vacancy rate for units with an average rental price below \$1,250 has been 0.0% since 2018.

Secondary Rental Market Trends

The secondary rental market can be estimated using two methodologies. These methods aim to estimate the number of rented dwellings that are currently available to be rented at any given time to potential renter households in the community. The first method, to calculate what would be considered the minimum size of the secondary rental market, considers the renter households living in dwelling types that are typically not utilized for purpose-built rental building (i.e., single-detached dwellings and semi-detached dwellings). The second method, to calculate what would be considered the maximum size of the secondary rental market, subtracts the primary rental universe count from CMHC's Rental Market Survey from the total number of renter households. Both figures, taken together, can provide insight into the secondary rental market in a community and how much demand is being satisfied by the secondary market.

In 2021, the secondary rental market can be estimated to be approximately 2,400 to 3,400 households, or 32.5-45.8% of all renter households in Newmarket. As the Town has experienced growth in this household tenure, it is critical that new purpose-built housing is constructed to provide options to these households moving forward. It should be noted that the secondary rental market is typically more expensive than the primary market and can be tenuous for those tenants, as these units can be more easily converted to other uses or tenures.

From a point in time scan of available rental units in Newmarket taken in May 2023, the rent prices on the secondary rental units were significantly higher than the primary rental market (Table 11). The lack of new purpose-built rental in Newmarket forces more households to turn to the secondary rental market for housing options, including some households who would prefer a purpose-built rental unit due to higher security of tenure and lower rents. Due to the higher prices in the secondary market, the lack of purpose-built rental housing in Newmarket is likely creating downstream unaffordability issues for renter households that could be saving for home ownership or spending more of their income on other expenditures.

Table 11: Summary of point in time scan of secondary rental market, 2023

		1 Bedroom	2 Bedroom	3+ Bedroom
Primary Rental Market	Avg. Rent Price	\$1,702	\$1,785	\$1,589*
	Required Household Income	\$68,080	\$71,400	\$63,560
Secondary Rental Market	Avg. Rent Price	\$1,795	\$2,295	\$3,170
	% of Primary Market	105.5%	128.6%	199.5%
	Required Household Income	\$71,800	\$91,800	\$126,800

Source: CMHC Rental Housing Market Survey; Point in Time Scan (May 2023) of over 50 rental units in Newmarket. Data retrieved from www.rentals.ca

Note: *CMHC Rents prices projected to 2023 dollars for comparison using increase of Ontario CPI +24.8% between 2015 and 2023. Units with 3+ bedrooms estimated due to lack of available data between 2016 and 2023.

Required household income calculated assuming 30% of household income spent on shelter costs.

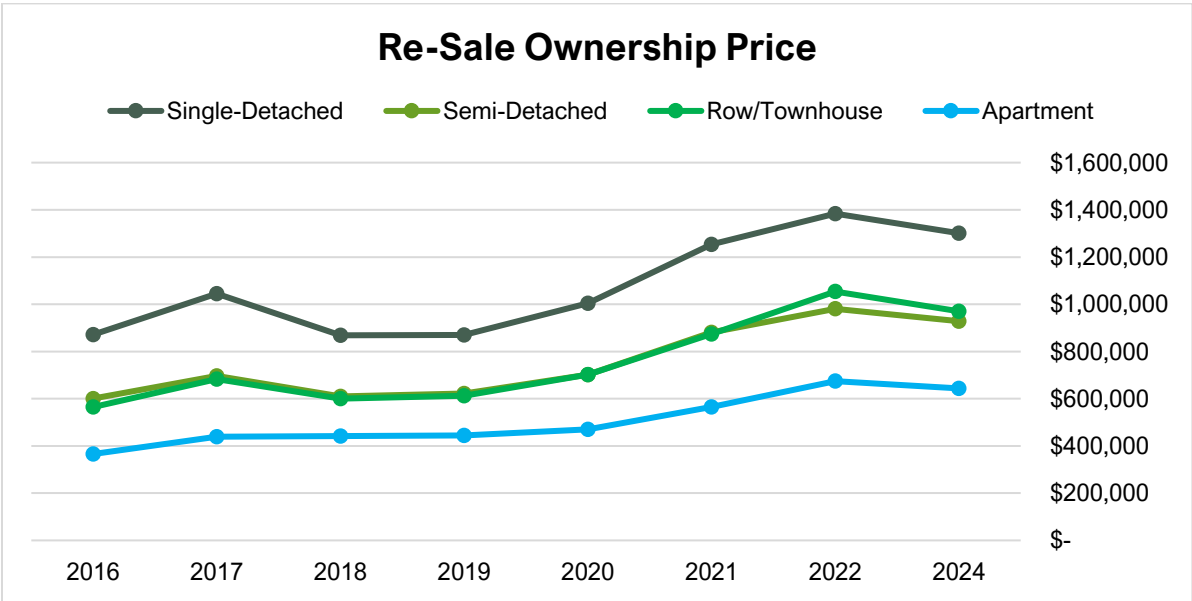
Private Ownership Market

From CMHC Market Absorption survey data¹⁷, the average sale price for a newly constructed single-detached home in 2024 was approximately \$1,174,993. This represented an increase of +65.9% from 2015 prices. Similar trends were observed for semi-detached dwellings, where a 2022 listing price of \$913,000 was +122.8% higher than 2013 levels. Prices were unavailable for semi-detached dwellings in 2023 and 2024.

Residential sales data provided by the Town from 2016 to 2024 showed a similar trend for housing prices in Newmarket (Figure 23). From 2016 to 2024, the average re-sale price of a single-detached dwelling in Newmarket increased by +49.3% to approximately \$1,380,000 in 2021. Condominium or apartment dwellings experienced the largest percentage increase in re-sale price, growing +75.8% during this period for a re-sale price of approximately \$643,000 in 2021. While these apartment dwellings are the most affordable by re-sale price, these dwellings made up just 7.6% of the total sales in 2024.

¹⁷ The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey but is only conducted in urban areas with populations more than 50,000 and only for structures which are destined for the homeownership/condominium market. When a structure is recorded as completed, an update is also made as units are sold.

Figure 23: Re-sale ownership prices by dwelling type; Town of Newmarket, 2016-2022



Source: TREB Market Watch Data, 2016-2024

This increase in the housing market has occurred at time when household incomes are not increasing enough to keep pace (Figure 24). While average household incomes (all households) have increased by +13.8% from 2016 to 2021, the average re-sale price of dwellings has increased by +42.8% - much higher than the increase in the Ontario CPI (+10.4%). These increases have impacted the unaffordability of ownership options housing within the Town.

Figure 24: Increases in Town of Newmarket household incomes compared to re-sale market dwelling prices from 2016 to 2021.

Household Income vs Ownership Price Trends			
	2016	2021	Δ% 2016-2021
Avg. Household Income (All Households)	\$ 118,558	\$ 134,923	+13.8%
Max. Ownership Price Affordable	\$ 456,830	\$520,848	
Re-Sale Market Price (Average)	\$ 778,433	\$ 1,111,654	+42.8%
Required Household Income	\$ 200,688	\$ 286,596	

Source: Statistics Canada Census of Population custom data tabulation, 2016-2021; TREB Market Watch Data, 2016-2021

Note: Affordable prices calculated using Bank of Canada 5-year mortgage rate and threshold of 30% of household income spent on shelter

2.2.5 Housing Supply Key Findings

Key Impacts and Trends Related to Housing Supply

1. The new supply being added in Newmarket has been historically misaligned with demand.

While the number of renter households (+1,470) added to Newmarket between 2016 and 2021 far outpaced the number of owner households (+155) added over this same time period, the numbers of dwellings by structure type added to the Town's housing stock during this time period may be misaligned with housing need. While renter households increased at a higher rate than owner households (25% increase in renter households as compared to 0.7% increase in owner households between 2016 and 2021), the types of dwellings that usually accommodate renter households (low-rise and high-rise apartment buildings) were added at a much lower rate than the types of dwellings that typically accommodate owner households (single-detached dwellings). Row houses, which were identified (in the dwelling type by tenure data presented above) to accommodate both owner and renter households, did see a notable increase over this time. However, it is unlikely that this made a larger overall impact in accommodating the significant increase in renter households, particularly because owner households still far outpace renter households that reside in this type of dwelling.

Relatedly, while current trends in housing completions will continue to meet the needs of owner households, they fall significantly short of meeting the needs for the increasing number of renter households. As a result, renter households will be forced to find housing accommodations increasingly through the secondary rental market where options are costlier and less secure. This points to the need for targeted efforts to increase the availability of purpose-built rental stock overall. There is also a particular need to focus on achieving more deeply affordable options for low-income households because, as noted in other sections, these households have the fewest options and are experiencing the greatest incidence of core housing need (of the households that were in core housing need based on the affordability standard in 2021, 84.8% fell into low-income deciles).

Current applications for residential development and housing start data points to the potential diversification of Newmarket's housing stock in the future, with more apartment dwellings and townhouses being planned and approved in Newmarket. As noted above, Newmarket saw the highest proportion of apartment dwellings housing starts in 2021 since CMHC started recording this data in 1990. This was due to both the highest one-year total of apartments (394 units) and the lowest one-year total of single-detached dwellings (28 dwellings) starting during this period.

Mirroring the trends observed related to housing starts, residential planning applications seen since 2016 have included rental apartments and a significantly higher number of planned units for higher density built forms than have been historically built in the Town. It should be noted, however, that while this type of development may address some gaps in Newmarket's housing supply, based on current household and tenure trends, this new supply may not be enough to address the current and future demands. This may be particularly true for low-income households.

2. House prices have increased rapidly which has likely impacted the increased demand for rental housing options.

In line with national trends, increased demand and competition for ownership housing have impacted average house prices. Between 2016 and 2021, the average house price increased very rapidly (+42.8%) compared to overall average household incomes (+13.8%). This illustrates how significantly house prices in Newmarket have been increasing in recent years, and that homeownership is becoming less accessible to all households.

The rapidly increasing housing prices are likely directly linked to the aforementioned increase (+25%) in renter households in Newmarket over this same time period. The increased housing prices that are rapidly outpacing household average incomes may have caused aspiring homeowners to start and/or stay renting as they cannot yet afford to purchase a home in Newmarket.

3. The demand for rental housing is not being met by the primary market and renters are increasingly turning to the secondary market to meet their needs.

Rental housing fulfills a number of important roles in the housing market in a community. It offers a flexible form of accommodation, provides relief from day-to-day maintenance, and often provides more modest-sized units. In addition, rental housing is generally more affordable compared to ownership housing. In most cases, rented dwellings tend to have lower monthly costs and only require the first and last months' rent as deposit. The flexibility and affordability of rental housing is ideal for some households, such as seniors wishing to downsize or who are on a fixed income, young adults starting their careers, or people living alone.

While the number of rental units available in Newmarket's primary rental market increased by 258 between 2016 and 2021, this has not come close to keeping pace with the increase in overall renter households over this same time period (+1,470 between 2016 and 2021).

Additionally, the historically low vacancy rates for purpose-built rental housing in the primary rental market in recent years suggest that the increase in renter households is most likely being accommodated in the secondary rental market where rents are typically higher and tenures less secure.

The secondary rental market can be a good source of rental units as it generally offers a more diverse supply including single and semi-detached homes as well as secondary suites compared to predominantly apartment and townhouse units in the primary rental market. However, units in the secondary rental market also tend to be more expensive while offering a tenure that is not as stable as units in the primary rental market. For example, landlords could sell or convert a unit back to ownership or move into the unit at any time.

The high rents in the secondary rental market in Newmarket can create barriers and challenges for low-income households who have no other choice but to rent these units given low vacancy rates and lack of options within the primary rental market. This, coupled with increasing demand, suggests there is a strong need for a diversity of rental housing options in Newmarket that are affordable to households. As noted above, these options are particularly needed for lower-income households who have the fewest options for rentals in the primary rental market,

and who are experiencing the greatest rates of core housing need in Newmarket. Vacancies for these housing options within the primary rental market have been virtually non-existent since 2018.

4. Renter households are more likely to require major repairs in their living accommodations.

Renter households in Newmarket are more likely to live in older residential buildings than owner households. The age of buildings can be directly related to the condition of dwellings, with more renter households reporting that they required major repairs at a rate more than double than that of owner households in 2021 (6.9% compared to 3%).

This is a trend the Town will need to plan for in light of the rapid increase in renter households in Newmarket coupled with the lack of existing and projected supply to accommodate this demand. If rental housing demand continues to outstrip supply at its current pace, this issue will only be exacerbated if older rental stock is lost more quickly than it is replaced as it reaches to end of its useful lifespan. This points to the need to not only focus on increasing supply, but to also direct significant attention to maintaining and revitalizing existing stock.

5. There is increasing demand for non-market, community housing options in Newmarket.

Despite a decreasing waiting list for York Region overall, the waiting list for subsidized units in Newmarket has continued to steadily increase between 2016 and 2021. During this time, the Town saw its waiting list increase by 43.3%. It is notable that the proportion of non-seniors on the community housing waiting list rose from 60% in 2016 to 68.4% in 2021. However this must be considered in the context of turnover rates with non-seniors waiting an average of 2.5 years longer for a unit than their senior counterparts on the waiting list.

These data point to the need for more non-market, community housing options in Newmarket, particularly for non-senior applicants.

Impacts on an Inclusionary Zoning Policy

The strongest message from the housing supply analysis for inclusionary zoning policy is the small number of existing rental units and slow growth of rental units in Newmarket as compared to the increased demand for these housing options. In particular, there is a need for a range of rental options that will meet the needs of low-income households.

Therefore, inclusionary zoning policy that encourages affordable rental over affordable ownership best aligns with the lack of supply of rental housing in Newmarket.

2.3 Housing Affordability

The cost of housing is one of the largest monthly expenditures for many households in Canada. The availability of affordable, adequate and suitable housing is a pressing concern for many individuals and families. While households with low incomes are the most likely to experience housing affordability challenges, increasing house prices and rents throughout Newmarket have also made the cost of shelter an issue for many households with moderate incomes. Housing affordability influences the housing choices current and future residents may have and can impact the economic opportunities available in the community.

This section discusses the proportion of income spent on housing and illustrates the affordability of housing in Newmarket for Newmarket residents by examining what households can afford and how this compares to trends in house prices and rents.

2.3.1 Household Income Spent on Shelter

A commonly accepted benchmark for measuring affordability in the Canadian context is where a household spends no more than 30% of its gross household income on housing costs. This is referred to the shelter-cost-to-income ratio, or STIR, and is a key indicator of affordability. Generally speaking, when a household is spending 30% or more of their gross household income on shelter costs, they are considered to be facing affordability issues. If the household STIR reaches 50% of household income spent on shelter costs, the household is considered to be facing deep affordability issues. The following section outlines the need for affordable housing in the Town of Newmarket using this measure.

In 2021, 8,000 households, or 26.5%, were spending 30% or more of their household income on shelter costs. Generally, households in Newmarket are facing affordability issues at a slightly lower rate than households Region-wide (Figure 25). This 2021 figure represented an increase of +345 households (+4.5%) since 2016, slightly lower than the growth in York Region of household facing affordability issues (+6.1%). However, this may be a misleading figure due to the impacts of the COVID-19 pandemic. The Federal Government of Canada introduced COVID-19 relief programs in the 2020 to assist with financial burdens brought on by the closures and economic disruptions of the pandemic.¹⁸ These relief programs impacted household incomes for the year (2020) that was reported on for the 2021 Statistics Canada Census. While these incomes were correctly reported, this relief is not permanent and will likely not be available to households in the future.

Figure 25: Number and proportion of households facing affordability issues; York Region and Town of Newmarket, 2021

Households Spending 30% or more on Shelter	Town of Newmarket		York Region	
	#	%	#	%
All Households	8,000	26.4%	118,740	30.4%
Owner Households	5,120	22.3%	86,245	26.8%

¹⁸ Statistics Canada (2022). *Canadian Income Survey*. Retrieved from: <https://www150.statcan.gc.ca/n1/daily-quotidien/220323/dq220323a-eng.htm>

Renter Households	2,875	39.1%	32,495	46.7%
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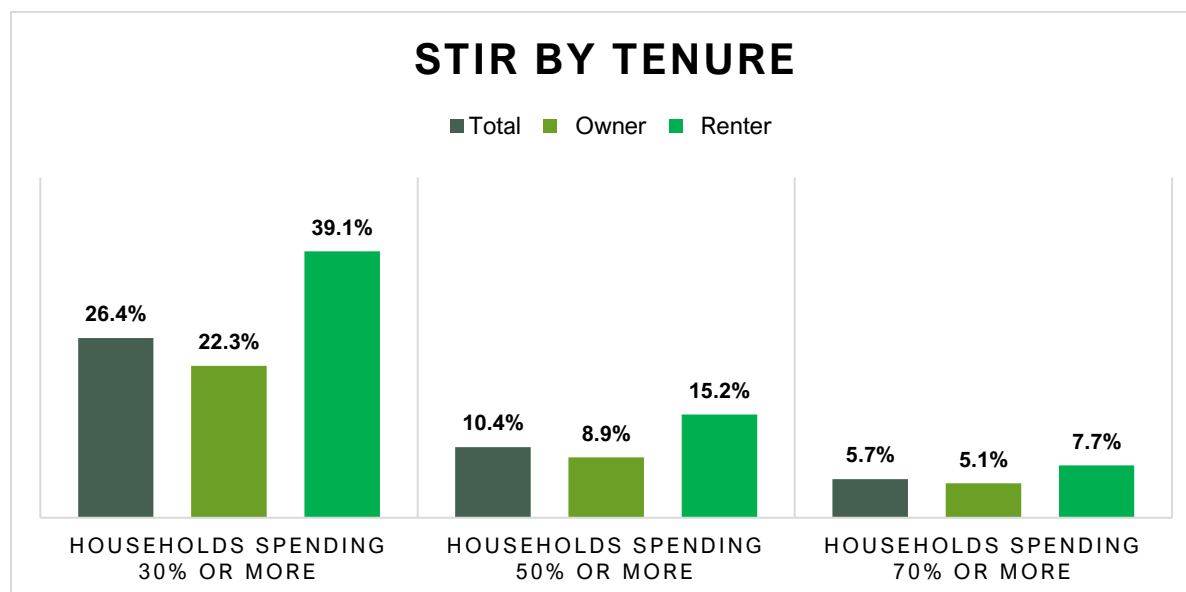
Source: Statistics Canada Census of Population custom data tabulation, 2021

Household Income Spent on Shelter by Household Tenure

When assessing STIR by household tenure, it is clear that renter households are facing more affordability issues in Newmarket than owner households. While 22.3% of owner households were facing affordability issues in 2021, this figure was nearly double (39.1%) for renter households. The large share of renter households facing affordability issues indicates there is a need for more rental housing units that are affordable to renter households in Newmarket.

This trend was consistent for all levels of affordability issues (Figure 26), with 15.2% of renter households spending 50% or more of their household income on shelter costs compared to 8.9% for owner households. These households, deemed to be experiencing deep affordability issues, have decreased between 2016 and 2021 for both tenures. This may be a result of the government's COVID-19 pandemic programs.

Figure 26: Proportion of households meeting STIR thresholds of 30%, 50%, and 70% of income spent on shelter by tenure; Town of Newmarket, 2021

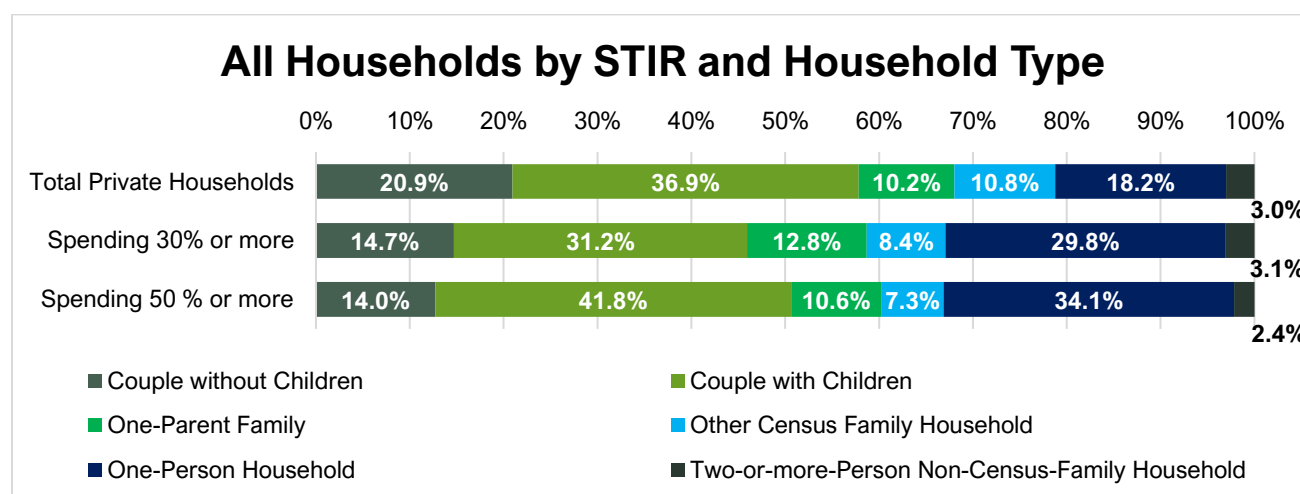


Source: Statistics Canada Census of Population custom data tabulation, 2021

Household Income Spent on Shelter by Household Size and Type

When assessing STIR by household size and type, there are two notable household types in Newmarket experiencing affordability issues. When considering all households, one-person households made up 29.8% of all households spending 30% or more of their income on shelter costs, despite making up only 18.3% of all households. These households were also the most likely to be facing deep affordability issues, making up 34.1% of all households spending 50% or more of their income on shelter costs.

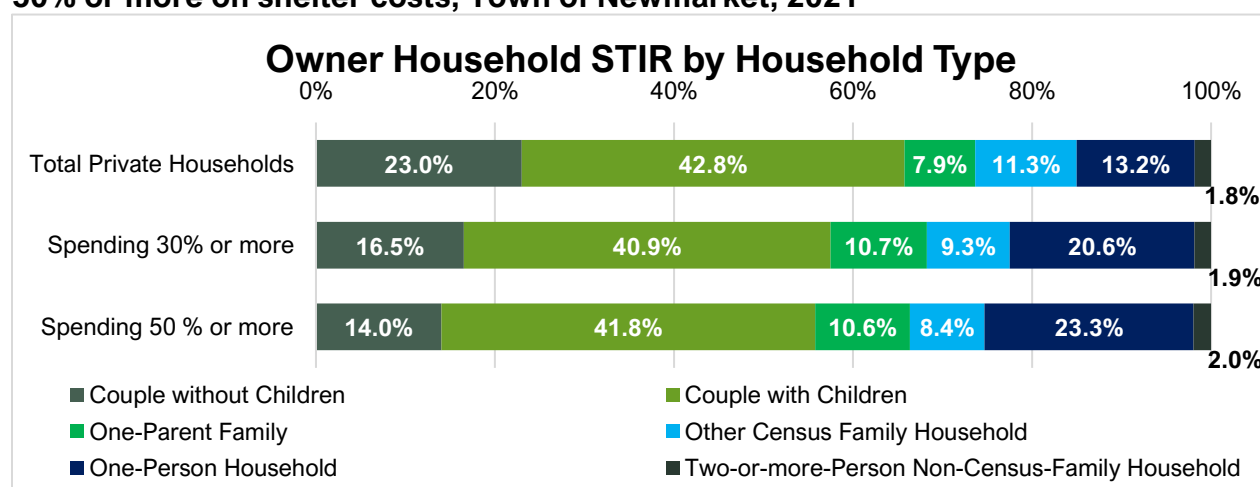
Figure 27: Proportion of all households by household type spending 30% and 50% or more on shelter costs; Town of Newmarket, 2021



Source: Statistics Canada Census of Population custom data tabulation, 2021

Couples with children were the most common owner household to face affordability issues, making up 40.9% of owner households spending 30% or more of household income on shelter costs (Figure 28). This household type also made up 41.8% of owner households facing deep affordability issues, the most of any household type. Larger households, families with children and other Census family households, made up a higher proportion of the owner households facing affordability issues when compared to those types of renter households (Figure 29). It should be noted that while these two household types made up 54.1% of all owner households, they accounted for 50.2% of all households facing affordability issues. One-person households, on the other hand, made up 20.6% of owner households facing affordability issues despite only accounting for 13.2% of all owner households.

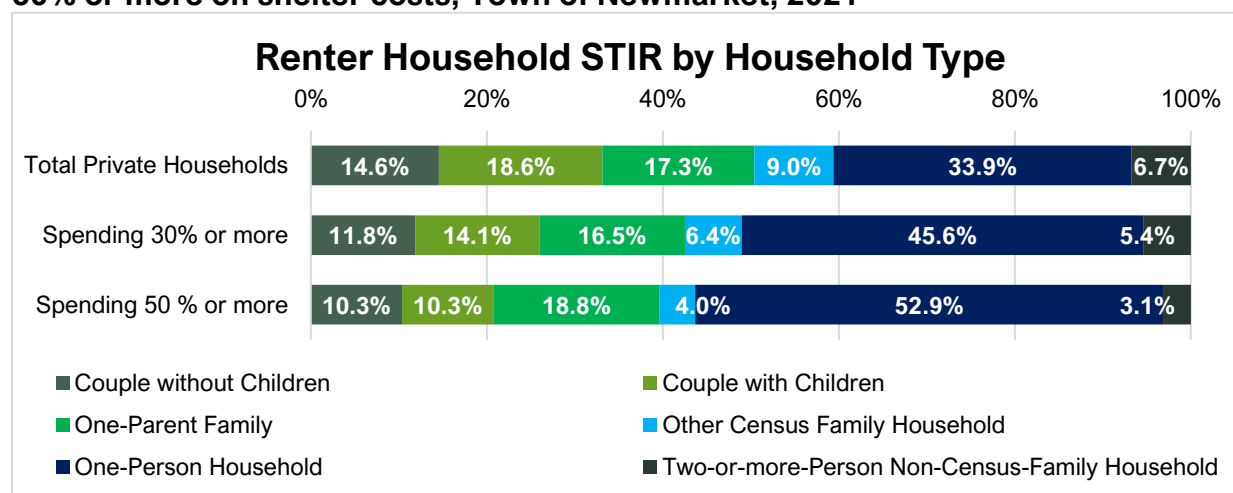
Figure 28: Proportion of owner households by household type spending 30% and 50% or more on shelter costs; Town of Newmarket, 2021



Source: Statistics Canada Census of Population custom data tabulation, 2021

Renter households that were also one-person households were particularly notable in this analysis, as this combination of tenure and household type accounted for 52.9% of all households facing deep affordability issues, despite accounting for 33.9% of all renter households, indicating a need for small rental dwellings that are affordable to these households in Newmarket. Similar to owner households, larger renter household types (families with children and other Census family households) were not disproportionately facing affordability issues, with these two household types accounting for 27.6% of all renter households and just 20.5% of the renter households facing affordability issues.

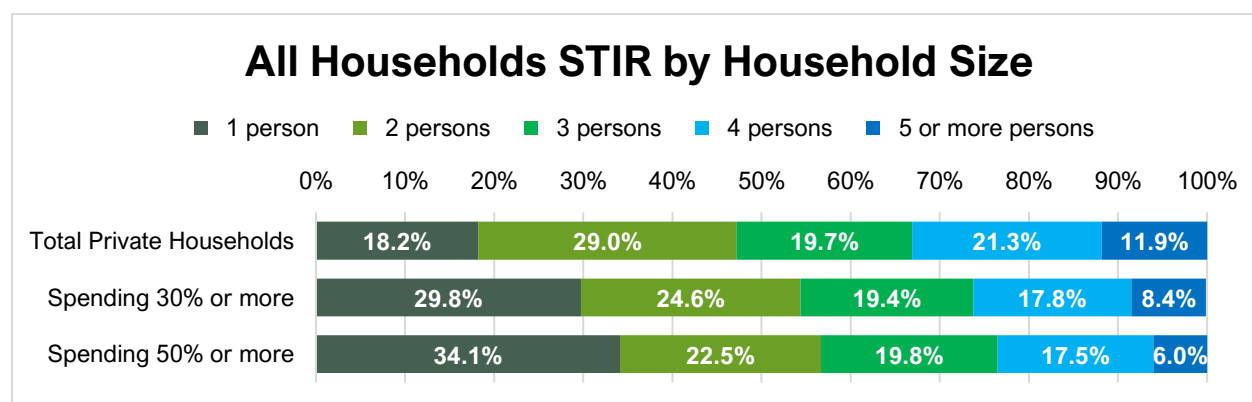
Figure 29: Proportion of renter households by household type spending 30% and 50% or more on shelter costs; Town of Newmarket, 2021



Source: Statistics Canada Census of Population custom data tabulation, 2021

While renter households were facing harsher affordability issues across all household types, one-person households were the most likely household size and household type to be facing affordability issues across all tenures (Figure 30). Considering all households, one-person households made up 29.8% of households spending 30% or more of their household income on shelter costs despite accounting for only 18.2% of all households. This disproportionate relationship with household size. However, the impacts of these affordability issues may be preventing starting a family in Newmarket for existing households.

Figure 30: Income spent on shelter costs by household size; Town of Newmarket, 2021



Source: Statistics Canada Census of Population custom data tabulation, 2021

In 2021, 39.0% of households with a primary maintainer aged in the older adult age cohort were facing affordability issues. This is notable as this is the most common age cohort for household maintainers in Newmarket. Households with a younger primary household maintainer (youth or working adult aged) were more likely to be facing deep affordability issues when compared to all households. Generally, households with a member with a disability faced affordability issues at a comparable rate to all households in the Town.

Table 12: STIR for household maintainer age cohorts and household with a member with a disability; Town of Newmarket, 2021

Household Maintainer Age Cohort	Total Households		Spending 30% or More	Spending 50% or More	Spending 70% or More
	#	%			
All Households	30,300	100%	26.4%	10.4%	5.7%
Youth (Aged 15-24)	155	0.5%	58.1%	38.7%	25.8%
Working Adult (Aged 25-44)	8,375	27.6%	34.4%	13.3%	7.6%
Older Adult (Aged 45-64)	14,280	47.1%	39.0%	9.2%	5.4%
Senior (Aged 65+)	7,495	24.7%	23.3%	8.9%	3.7%
Households with Member with Disability	7,595	25.1%	25.1%	8.0%	3.7%

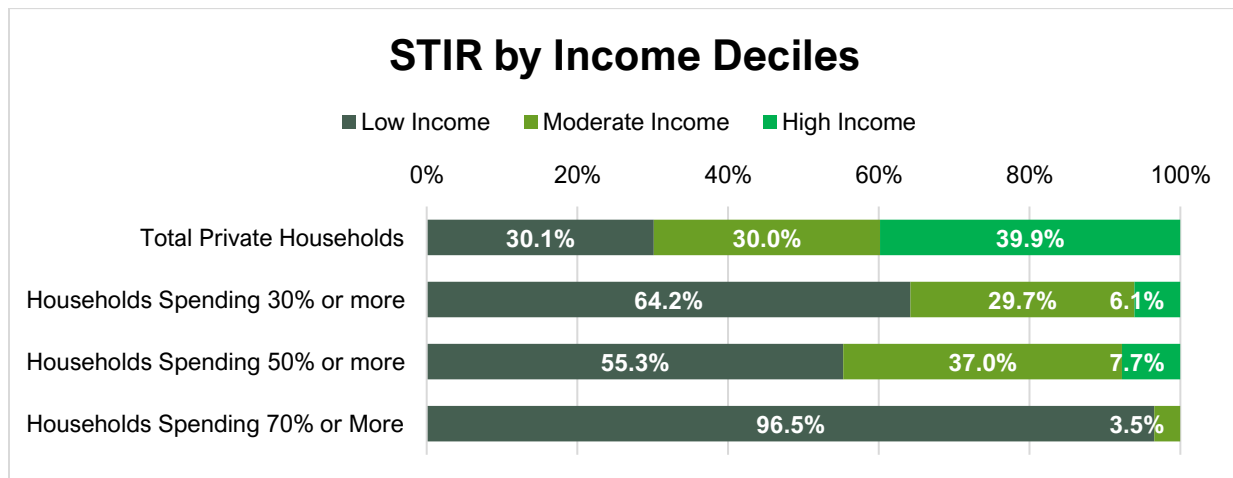
Source: Statistics Canada Census of Population custom data tabulation, 2021

Household Income Spent on Shelter by Household Income Deciles

Unsurprisingly, those households in the low-income deciles were experiencing housing affordability issues at much higher rate than those with moderate or high household incomes (Figure 31). Of the 7,985 households facing affordability issues in Newmarket in 2021, 64.2% were low-income households and 29.7% were moderate-income households. Of the 1,725 households facing deep affordability issues (spending 70% or more of household incomes on shelter costs) in Newmarket in 2021, 96.5% were considered low-income. This accounted for 18.2% of all low-income households in Newmarket in 2021.

While housing affordability issues are most prominent among households with low incomes, there is a proportion of households with moderate income facing housing affordability issues, and these households were more likely to rent their homes. This could be partially explained by the relatively low proportion of rental housing units in Newmarket compared to owner housing units (24.2% of Newmarket households are renters) This suggests households with moderate incomes require more affordable housing options, either in the rental market or more affordable ownership options.

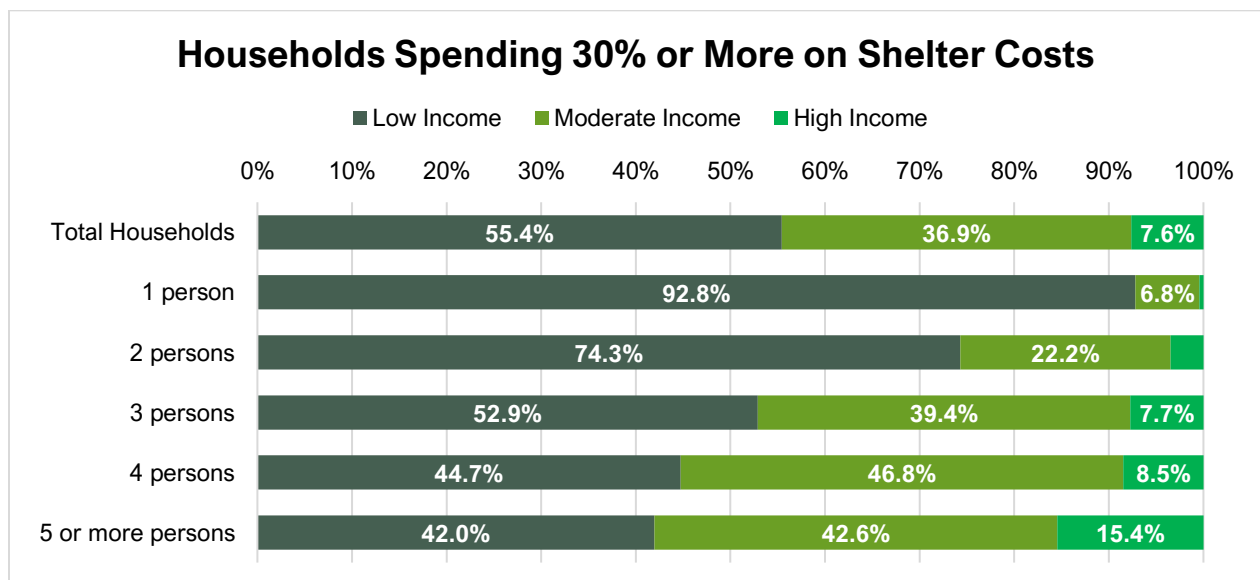
Figure 31: Proportion of households meeting STIR thresholds of 30%, 50%, and 70% of income spent on shelter by income decile grouping; Town of Newmarket, 2021



Source: Statistics Canada Census of Population custom data tabulation, 2021

Considering the households spending 30% or more of their gross household income on shelter (Figure 32), one person households are much more likely to low-income households (92.8%) when compared to all households (55.4%). Further, 74.3% of two-person households who are facing affordability issues are considered low-income. This may indicate that, while there is a need for affordable units of all unit sizes, there may be a need for deeper affordability in units for smaller household sizes.

Figure 32: Households spending 30% or more on shelter costs by income decile and household size; Town of Newmarket, 2021



Source: Statistics Canada Census of Population custom data tabulation, 2021

2.3.2 Core Housing Need

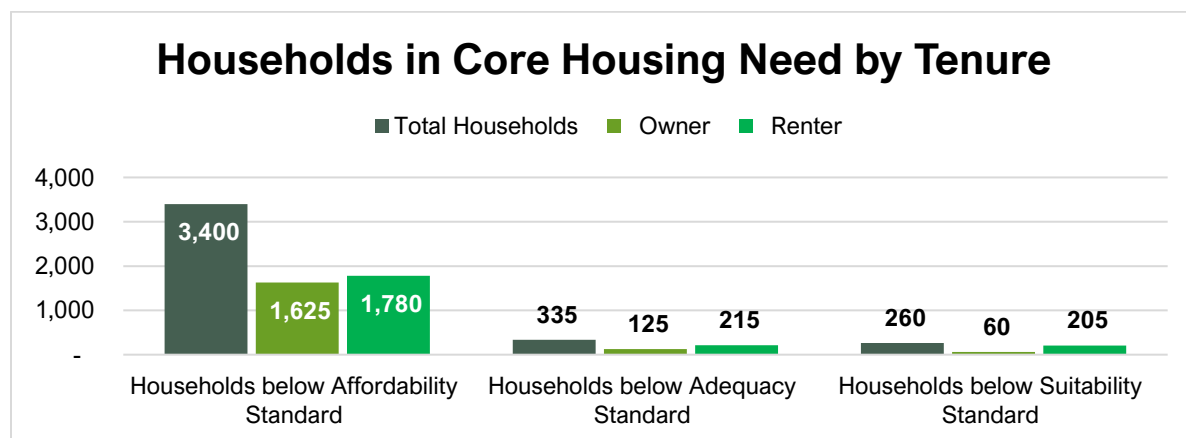
Core housing need is a more complete measure for defining affordability as it assesses the adequacy, suitability, and affordability of housing. Core housing need refers to whether a private household's housing falls below at least one of the indicator thresholds for housing adequacy, affordability, or suitability, and would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing¹⁹ that is acceptable (attains all three housing indicator thresholds). This measure differs from STIR, as this affordability threshold is limited to households who cannot afford to move to housing that is adequate and suitable without spending more than 30% of household income on shelter costs.

In 2021, 12.1% of households (3,655 households) in Newmarket were considered to be in core housing need. This was slightly lower than 2016 levels, when 12.9% of households met at least one of the core housing need thresholds. Compared to 2016, the number of households meeting at least one of the core housing need thresholds decreased by -50 (-1.3%). This was slightly better than York Region, where the number of households in core housing need increased by +0.5%. These trends are likely impacted by the aforementioned Federal Government's COVID-19 pandemic programs.²⁰

Core Housing Need by Household Tenure

Despite only making up 24.2% of all households in 2021, renter households account for 53.6% of all households in core housing need in Newmarket. There were more renter households than owner households below the affordability standard (1,780 renter households, 1,625 owner households), below the adequacy standard (215 renters, 125 owners), and below the suitability standard (205 renters, 60 owners) in core housing need (Figure 33). These trends outline the need for rental housing that is affordable, adequate, and suitable for the demographics of renter households in the Town of Newmarket.

Figure 33: Households in core housing need by tenure and housing standards; Town of Newmarket, 2021



¹⁹ Alternative local housing refers to a similar unit in the local housing market.

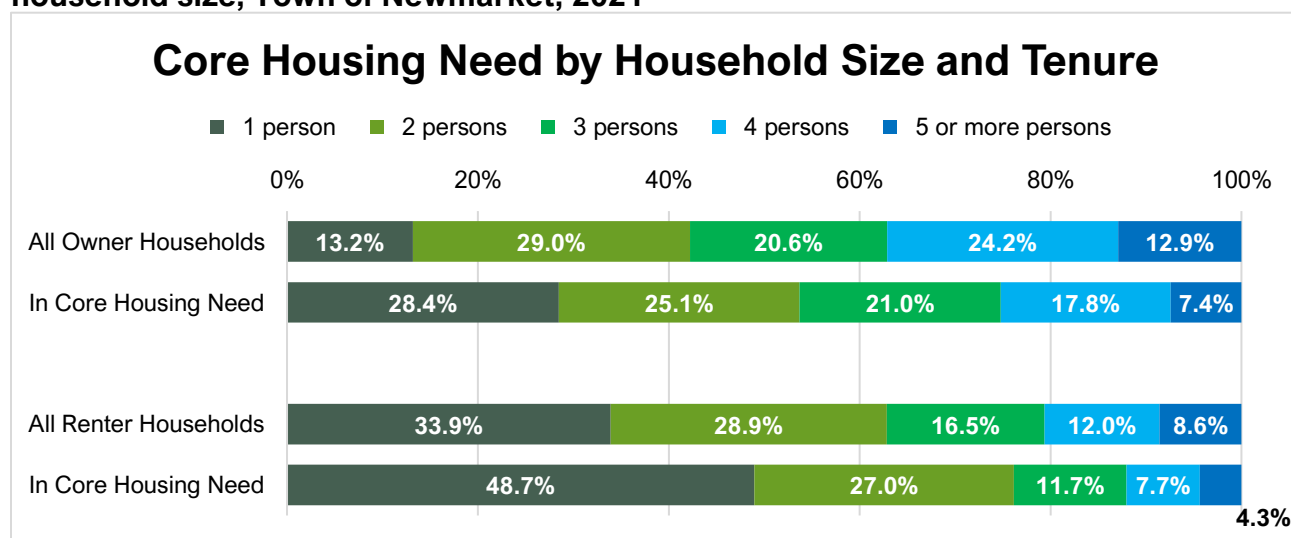
²⁰ Statistics Canada (2022). *Canadian Income Survey*. Retrieved from: <https://www150.statcan.gc.ca/n1/daily-quotidien/220323/dq220323a-eng.htm>

Core Housing Need by Household Size and Type

Considering all households from 2021, one-person households made up 39.4% of all households in core housing need in Newmarket. This, despite making only 18.3% of all households in the Town, indicates a clear need for more affordable options for this household type and size. This need for affordable units suitable for smaller household sizes was more pronounced for renter households, with 48.7% of renter households in core need being one-person households and 27.0% being two-person households.

Further, households containing children, including both couples with children (18.7%) and lone-parent households (18.5%), made up a sizeable portion of household in core housing need. In particular, couples with children made up 29.3% of owner households in core housing need in 2021, the most of any household type. Though these household types are more likely to be owner households, both account for a notable proportion of renter households (14.6% and 17.3%, respectively, of renter households in 2021). Affordable rental options for families and lone-parent households should be considered, as lone-parent households made up 20.4% of renter households in core housing need in 2021.

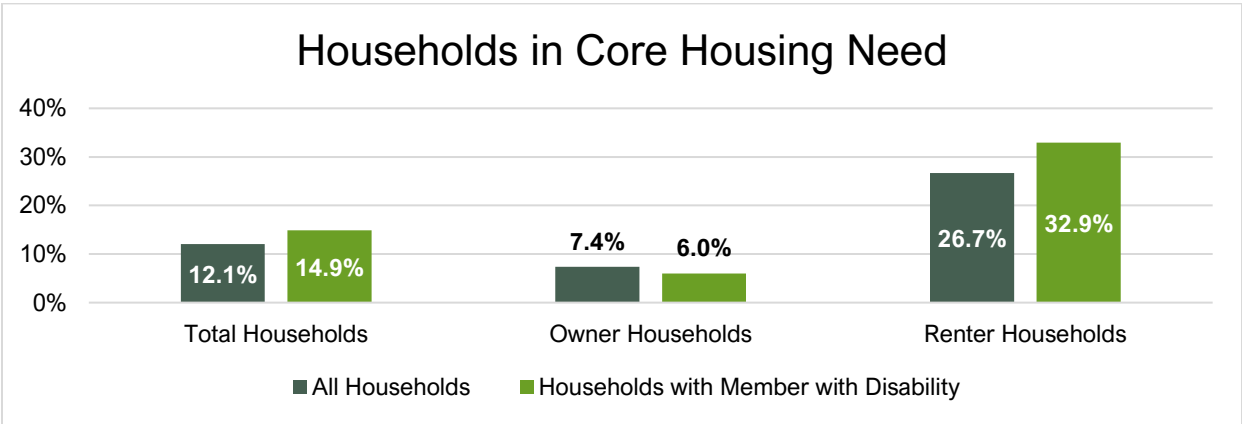
Figure 34: Proportion of households in core housing need by tenure and household size, Town of Newmarket; 2021



Source: Statistics Canada Census of Population custom data tabulation, 2021

Households with a member with a disability were slightly more likely to be in core housing need when compared to all households (Figure 35). While 12.1% of the households in Newmarket were in core housing need, 14.9% of households with at least one member with a disability were in core housing need. This trend was reversed when looking at owner households, where slightly households with a member with a disability (6.0%) were in core housing need compared to the rate in all households (7.4%).

Figure 35: Households in core housing need by member with disability and tenure; Town of Newmarket, 2021

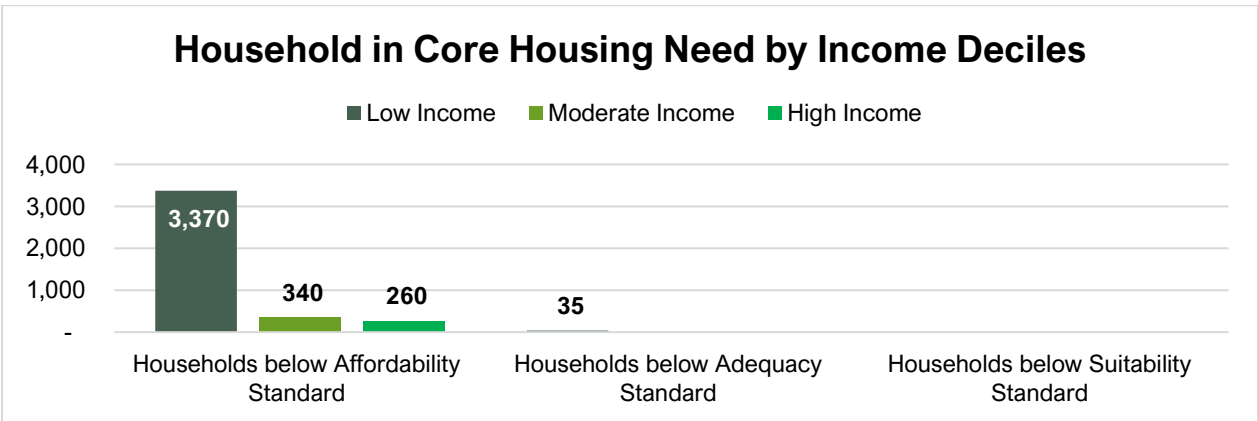


Source: Statistics Canada Census of Population custom data tabulation, 2021

Core Housing Need by Household Income Deciles

In 2021, effectively only low-income households were in core housing need, as only 35 households with moderate incomes fell below any of the core housing need standards (Figure 36). While moderate-income households are spending larger percentages of their gross household income on shelter costs (Figure 31), these households are not meeting the threshold for affordability that requires households to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing options. Low rent prices in the primary rental market, due to the lack of new units and rental controlled prices, may be impacting these figures. Although the trends for core housing need in the Town have been positive from 2016 to 2021, there are still over 3,600 households who were in core housing need.

Figure 36: Households in core housing need by income decile and housing standards; Town of Newmarket, 2021



Source: Statistics Canada Census of Population custom data tabulation, 2021

2.3.3 Housing Affordability by Tenure

The following sections illustrate the affordability of the current market in the Town of Newmarket. The household income deciles from Section 2.1.4 of this report were projected forward to 2024 dollars to assess the affordability of the 2024 rental and ownership markets.

Primary Rental Market Housing Affordability

While the primary rental market appears to be affordable for most rental households with moderate- or high-incomes (Table 13), the rental housing stock is so low that these units would not be available for a renter household looking for affordable accommodations today. The units that are generating the average market rates are likely older units occupied by tenants with rental price protections keeping prices lower. New rental units that are developed and added to the market would not be as affordable as the current stock. Further, the current market is not affordable for those deemed low-income (households with incomes from the 1st to the 3rd renter income deciles) in Newmarket.

Bachelor units have been declining every year in Newmarket since 2003, down from a high of 59 units in 1992 to a low of 37 units in 2024. As of 2024, the lack of bachelor units in Newmarket has led to average rent prices being unavailable due to insufficient data. Additionally, three- or more-bedrooms units have declining from a high of 82 units in 1991 to 60 units in 2022, increasing to 83 in 2024. While these unit sizes appear to be the affordable unit types in Newmarket, the vacancy rate of these units was 0.0% in 2019 and unavailable since due to insufficient data.

There is a clear need for new rental units in Newmarket to add to the current rental stock and accommodate the growth of this tenure within the Town. There is a need for units that would be affordable to the low-income renter households that are currently not being addressed within the current market. Without new purpose-built rental units being added to the rental stock, more renter households will be forced to rent on the secondary market where rent prices are higher and tenure may be more precarious.

Table 13: Affordability table for rental market; Town of Newmarket, 2024

Rental Affordability			Newmarket Rental Market (2024)			
	2024 Income (Renter HH)	Max Affordable Price	Bachelor	One-Bedroom	Two-Bedroom	Three or More Bedrooms
			**	\$1,590	\$2,010	\$1,334
Low Income Deciles 1-3 (Less than \$48,844)	\$26,535	\$553	N/A	NO	NO	NO
	\$36,163	\$904	N/A	NO	NO	NO
	\$48,844	\$1,221	N/A	NO	NO	NO
Moderate Income Deciles 4-6 (From \$48,845 to \$93,343)	\$63,403	\$1,585	N/A	NO	NO	YES
	\$78,667	\$1,967	N/A	YES	NO	YES
	\$93,344	\$2,334	N/A	YES	YES	YES
High Income Deciles 7-9 (Greater than \$93,344)	\$112,717	\$2,818	N/A	YES	YES	YES
	\$135,025	\$3,376	N/A	YES	YES	YES
	\$177,294	\$4,432	N/A	YES	YES	YES

Source: Statistics Canada Census of Population custom data tabulation 2021; CMHC Rental Housing Market Survey, 2024

Note: Affordable prices calculated using threshold of 30% of household income spent on shelter; Ontario CPI increase from 2020 to 2024 of +17.4%. Bachelor unit prices unavailable due to a lack of data from CMHC's Rental Market Survey 2024.

Ownership Housing Market Affordability

In 2024, the re-sale ownership market in Newmarket was not affordable to any household outside of the high-income deciles. Further, the only dwelling type that was affordable for all households in the high-income deciles was apartment dwellings. This dwelling type made up less than a fifth of the dwellings in Newmarket (19.4%) in 2021. Further, these units made up just 7.6% of all re-sale purchases in Newmarket in 2024.

Single-detached dwellings were not considered affordable to anyone except those in the highest income decile in the Town. This means that a household must be within the top 10% of household incomes to afford this dwelling type with household incomes in excess of \$279,444. This suggests that other dwelling types should be prioritized in the Town to further diversify the housing stock and increase overall affordability of the ownership market. There is a clear need for housing that would be affordable for low- and moderate-incomes, including more affordable homeownership options as well as more rental housing options which are affordable to these households.

Table 14: Affordability table for ownership market; Town of Newmarket, 2024

Ownership Affordability			Newmarket Re-Sale Ownership Market (2024)			
	2024 Income (All HH)	Max Affordable Price	Single- Detached	Semi- Detached	Row House / Townhouse	Apartments
			\$1,253,224	\$880,549	\$873,825	\$564,783
Low Income Deciles 1-3 (Less than \$86,886)	\$41,799	\$161,061	NO	NO	NO	NO
	\$64,342	\$247,926	NO	NO	NO	NO
	\$86,886	\$334,790	NO	NO	NO	NO
Moderate Income Deciles 4-6 (From \$86,887 to \$152,637)	\$105,672	\$407,177	NO	NO	NO	NO
	\$129,155	\$497,661	NO	NO	NO	NO
	\$152,637	\$591,032	NO	NO	NO	NO
High Income Deciles 7-9 (Greater than \$152,638)	\$181,991	\$709,619	NO	NO	NO	YES
	\$220,737	\$866,110	NO	NO	NO	YES
	\$279,444	\$1,103,291	NO	YES	YES	YES

Source: Statistics Canada Census of Population custom data tabulation, 2021; TREB Market Watch Data, 2024

Note: Affordable prices calculated using Bank of Canada 5-year mortgage rate; threshold of 30% of household income spent on shelter; Ontario CPI increase from 2020 to 2024 of +17.4%

2.3.4 Housing Affordability Key Findings

Key Trends and Impacts Related to Housing Affordability

- 1. Deep housing affordability challenges appear to have stagnated or declined in Newmarket; however, this trend is likely misleading and due to temporary Covid-19 relief programs.**

In 2021, 26.5% of households in Newmarket were spending 30% or more of their household income on shelter costs based on the STIR measure which was a slight increase (+4.5%) from 2016 levels. Using the more complex core housing need measure, 12.4% of households in 2021 were reported to be in core housing need which represents a slight decrease (-1.3%) from 2016 levels. While appearing steady or decreasing, these numbers are still substantial. Furthermore, these trends could be misleading due to the impacts of the federal Covid-19 relief programs that were temporary in nature. This relief will likely not be available to households in the future so a significant increase in the number of households facing affordability challenges is likely in the next census data.

- 2. Renter households are significantly more likely to experience deep core affordability challenges as compared to owner households.**

Using both core housing need and STIR measures, the 2021 data indicates that renter households were significantly more likely to experience housing affordability challenges in Newmarket compared to owner households. When using the STIR measure, the data shows that 39.1% of renter households are experiencing deep affordability challenges as compared to 22.3% of owner households. In line with this, the core housing need measure reveals that 53.6% of households in core housing need were renters, despite only making up 24.2% of all households.

Renters are typically households with low or moderate incomes which means that they likely have fewer housing options available to them which meet their budgetary needs. This again points to the need for more deeply affordable rental housing in Newmarket that would be accessible to households falling into these low-income deciles.

- 3. Low-income households are much more likely to experience housing affordability challenges as compared to households in any other income decile.**

Using both STIR and core housing need measures, low-income households are more likely to face housing affordability challenges as compared to any other income decile. Using the STIR measure, the data shows that 64.2% of households experiencing affordability challenges in 2021 were considered low-income. When considering those who are experiencing deep affordability challenges (spending 50% or more of household income on shelter costs), 96.5% of households that fell into this category were low-income, representing 18.2% of low-income households in Newmarket overall.

When looking at the more complex core housing need measure specifically, effectively only low-income households in Newmarket fell into core housing need across any of the threshold standards in 2021, including affordability. This once again points to the pronounced need for

more deeply affordable rental housing that would be accessible to households falling into these low-income deciles.

4. There is diversity in the type of households that are facing affordability challenges in Newmarket.

Using both STIR and core housing need measures, there are certain types of households that stand out in the data as facing disproportionate housing affordability challenges.

The first type is one-person households. By all affordability measures, one-person households in Newmarket demonstrate the greatest need for affordable housing accommodations. One-person households account for the highest proportion of households facing affordability issues (29.8%), facing deep affordability issues (34.1%), in core housing need (39.4%), and considered low-income (44.8%) across all households in Newmarket. One-person households are particularly likely to face affordability challenges if they are renters, however, the data indicates that one-person owner households are also more likely to face these challenges.

The other type of households that are facing increased affordability challenges are those with children, including couples with children and lone-parent households. Considering all households, lone-parent households account for 18.5% in core housing need and couples with children account for 18.7% in core housing need. While these types of households are more likely to be owner households (in 2021, couples with children were the type of owner household most likely (29.3%) to be in core housing need), there are also notable affordability challenges among these types of renter households as well (in 2021, lone parent households made up 20.4% of households in core housing need).

This once again points to the need for a diversified housing supply that includes options, both ownership and rental, that are affordable and suitable across different household types, tenures, sizes, and incomes.

5. The current ownership housing market is not accessible to any household outside high-income deciles.

As outlined in the above data, the re-sale ownership market in Newmarket was not affordable to any household that did not fall into a high-income decile in 2024. Furthermore, the data shows that only apartment dwellings (which made up less than 20% of ownership options in 2021) were affordable to all high-income households in 2024. In this same year, single-detached dwellings were only affordable to the highest income households (the top 10%) in the Town. This points to a clear need for more housing that would be affordable for low- and moderate-income households, including more affordable ownership options along with more rental options that are suitable and affordable for a range of household compositions and incomes.

6. The lack of rental supply and ownership opportunities are creating a need for more rental options that are affordable to moderate income households.

On face value, the rental market looks accessible to households with moderate incomes (see Table 10 above). However, the inaccessibility of ownership options for these households is

leading to an increased rental demand which cannot be met by the current supply, meaning that this is another demographic that requires more affordable housing options.

Further, there are many renter family households that may be renting out of necessity rather than preference since, as noted above, ownership is inaccessible to nearly everyone in Newmarket apart from those in the highest income brackets. This could partially explain why there are less affordability issues for larger households when compared to smaller household types.

Impacts on an Inclusionary Zoning Policy

Though Table 13 highlights a need for more affordable ownership options, the proposed IZ regulations are unlikely to provide units that are truly affordable. The proposed regulations would require the affordable ownership units to be sold at 80% of average resale price, which for Newmarket was \$1.16 million in April 2023, according to the Toronto Regional Real Estate Board. At 80% of average resale price, the affordable units would sell for \$928,000, which is only affordable to households in the 9th income decile or higher.

Providing affordable rental IZ units, however, would enable households with incomes as low as the 4th income decile to afford the IZ units. Based on the analysis above, only affordable rental would provide housing that is affordable to households with low or moderate income.

2.4 Housing Gaps in Newmarket

This section summarizes the key housing gaps identified in the previous sections of this report. The key housing gaps were determined by comparing trends and forecasts of demographics, household characteristics, and household incomes in Newmarket with the existing and planned housing supply and trends in housing affordability.

This analysis led to three key housing gaps that summarize the current and emerging need for housing that is adequate, suitable, and affordable in Newmarket.

Key Housing Gap 1



There is a need to increase the stock of purpose-built rental housing in the primary rental market in Newmarket.

From 2016 to 2021, the Town of Newmarket added +1,470 renter households – representing 90.5% of the total household growth during this period. This has occurred as the rental housing stock in the Town has been largely stagnant, adding only 301 purpose-built rental units since 1997.

The lack of new rental housing units has had predictable impacts on the rental market in Newmarket – rental prices on the primary rental market have been steadily increasing (+60.7% from 2015 to 2024) and vacancy rates have been below 1% from 2020 to 2022. These rental prices are also likely being kept down by an aging rental stock that has rent protections in place. Renter households in Newmarket are much more likely to be living in dwellings constructed before 1960 (17.5%) when compared to owner households (8.1%). While rent prices for unit sizes such as bachelors (\$754) and three-bedroom units (\$1,334) appear affordable, the availability of these units is questionable. There had been zero (0) bachelor or three-bedroom units added to the rental housing stock since 2004, until 20 three- or more-bedroom units were added in 2022. Otherwise, the current primary rental market is not affordable for low-income renter households (Table 13).

The lack of new rental housing in the primary rental market has forced some renter households, to seek accommodation in the secondary rental market, who would not have otherwise done so. The rent prices on the secondary rental market are much higher and do not offer the security of rent price and tenure that purpose-built rental market units do, leading to affordability and security of tenure issues for households in the secondary market.

The existing rental housing stock is aging and increasingly inadequate for Newmarket households. The rate at which tenants report that major repairs are required in their dwelling has increased since 2016 to 6.9% for renter households. This rate was only 3.0% for owner households, lower than that of 2016.

The lack of new rental dwellings in the market may be due to the development trends in the Town. Apartments were the most common dwelling type for renter households in Newmarket in 2021 (52.4%), despite a lack of new units being added to the Town's stock in recent years. Since 2013, only 247 apartment dwellings were built in Newmarket. While there were zero (0) apartment completions in the Town between 2020 and 2022, recent development data shows that there may be more of this dwelling type being introduced to the housing stock in the near future. Since 2013, 23.9% of the housing starts in Newmarket have been apartment dwellings.

There should also be consideration for the affordability of new rental housing in Newmarket. While increasing the supply can, over time, lead to lower rent prices, 39.1% of current renter households in Newmarket are facing affordability issues and 15.2% are facing deep affordability issues. Renter households have a considerably lower household incomes, on average, when compared to owner households (\$80,000 and \$146,400, respectively, in 2020) and were much more likely to be considered low-income (55.3% compared to 22.15 for owner households). These renter households would benefit from rent prices that are more affordable.

Key Housing Gap 2



There is a need for affordable housing for a range of ages, including housing options for young people looking to form households and seniors looking to age-in-place.

Recent trends indicate that the affordability of the housing market in Newmarket may be discouraging young people from forming households in the Town. From 2016 to 2021, the number of households with a primary maintainer younger than 25 decreased in the Town of Newmarket (-41.5% to 155 households in 2021). This occurred as these young households increased throughout York Region (+34.1%).

Young households with primary maintainers in the youth (aged 15-24 years) age cohort were the most likely to be facing affordability issues in Newmarket in 2021 (58.1%). This age cohort was also the most likely to be facing deep affordability issues by a substantial margin (38.7%). Further, 77.3% of this age cohort of household maintainers were considered low-income in 2020. With limited availability in the primary rental market, unaffordable rent prices in the secondary rental market, and escalating home ownership prices (+58.7% increase in house prices in Newmarket from 2016 to 2021), young people looking to form new households or move to Newmarket are facing a difficult affordability environment.

As young people are facing affordability challenges in Newmarket, the population is ageing and requires consideration as they look to age-in-place. Seniors made up the fastest growing age cohort in the Newmarket, with the Town adding +2,400 seniors from 2016 to 2021 (+20.8%). Senior households experienced the fastest growth of any household age cohort for household maintainers during this period, growing by +24.6%. These senior households were more likely to be non-family households (most likely one-person) or without children, referred commonly as empty nesters, than any other household type.

Senior households were the second most likely to be low-income (49.5%) of all age cohorts for primary household maintainers. This may indicate a need for affordable options for households as they age-in-place or require supportive housing accommodations, however it should also be noted that while households led by an individual aged 65 years or more may be more highly concentrated in the bottom three income deciles, these households often own a significant asset, such as their house, which gives them a high net worth without producing income.

Housing options for households for both young people forming households or seniors looking to age-in-place should be considered in Newmarket. The current market may be prohibitively unaffordable for young households to enter and grow in. Seniors who may be looking for smaller or more appropriate accommodations in the future will need available supply of housing. Addressing these gaps will create a more complete range of housing options for households of all ages.

Key Housing Gap 3



There is a need to diversify the housing stock to provide housing options for a range of household sizes, from one-person households to family-sized households.

While the average size of households in Newmarket (2.9 persons) was higher than Ontario (2.6 persons) and Greater Toronto Area (2.4 persons) in 2021, there are gaps in the affordable housing supply for households with a range of sizes. In 2021, households with four- or more- persons were the most common in the Town, but the household sizes with the highest growth, both in absolute terms and by growth rate, were one- and two-bedroom households. These smaller households grew by +8.0% during this period, accommodating for 65.2% of the total household growth in Newmarket.

By all affordability measures, one-person households in Newmarket demonstrate the greatest need for affordable housing accommodations. One-person households account for the highest proportion of households facing affordability issues (29.8%), facing deep affordability issues (34.1%), in core housing need (39.4%), and considered low-income (44.8%) across all households in Newmarket. One-person households had an average household income (\$58,650) considerably lower than that of households with two-or more-persons (\$146,200).

The availability of rental housing accommodations for one-person households in Newmarket is precarious. The Town has added zero (0) new bachelor units to its primary rental market since 2004 and the number of one-bedroom units had been decreasing until development of these unit sizes increased in 2018. The result of this stagnation has caused the average rent price for one-bedroom units in Newmarket to increase by +50.4% from 2015 to 2024. The vacancy rate of these units in 2022 was 0.5%, the latest year with vacancy rate data by unit size.

While one-person households are in the deepest need for affordable housing accommodations, the demand for housing suitable for larger households has been sustained in Newmarket. Lone-

parent families account for a disproportionate amount of the households facing affordability issues, particularly among owner households. This household type makes up 7.9% of all owner households and accounts for 10.6% of all owner households facing deep affordability issues (spending 50% or more of gross household income on shelter costs). Considering all households, lone-parent households account for 18.5% in core housing need, despite only making up 10.3% of households.

Similar to one-person households, there has been a lack of new rental units that can suitably accommodate larger households. The number of three- or more-bedroom units within the primary rental market universe in 2022 (60 units) was currently lower than it was in 2004 (75 units), although there have been 23 units added since. The average price on the re-sale ownership market was \$1,155,969 in 2023, unaffordable to any household with an income under approximately \$294,000.

Recent development activity, including housing starts from CMHC and the residential development applications to the Town, demonstrate a more diverse range of housing forms being planned in the Town. The approved permits contain a more appropriate balance of detached, townhouse, and apartment dwellings relative to the household trends emerging in Newmarket. The current housing market in Newmarket requires a more diverse range of housing options to accommodate the existing demand for family-sized dwellings while considering the growing need for affordable housing for one- and two-person households. While continuing to add to the diverse range of housing options through new development is key, the Town should also consider taking actions to prevent the loss of rental supply that has occurred in Newmarket in recent years through rental stock preservation measures.

	Gap 1	Gap 2	Gap 3
Key Findings	There is a need to increase the stock of purpose-built rental housing in the primary rental market in Newmarket.	There is a need for affordable housing for a range of ages , including housing options for young people looking to form households and seniors looking to age-in-place .	There is a need to diversify the housing stock to provide housing options for a range of household sizes, from one-person households to family-sized households .
Demand			
1. There is a need for diverse housing options that are suitable across a range of household incomes and compositions.	-	-	✓
2. There is a growing need for diverse, purpose-built rental options.	✓	-	✓
3. There is a growing need for housing options that are suitable for diverse populations (including senior households, younger age cohorts, immigrant households).	-	✓	✓
4. There is a growing need for more accessible housing and housing with supports.	-	-	-
Supply			
5. The new supply being added in Newmarket has been historically misaligned with demand.	✓	-	✓
6. House prices have increased rapidly which has likely impacted the increased demand for rental housing options.	✓	-	-
7. The demand for rental housing is not being met by the primary market and renters are increasingly turning to the secondary market to meet their needs.	✓	-	-
8. Renter households are more likely to require major repairs in their living accommodations.	✓	-	-
9. There is increasing demand for non-market, community housing options in Newmarket.	-	-	-
Affordability			

	Gap 1	Gap 2	Gap 3
10. Deep housing affordability challenges appear to have stagnated or declined in Newmarket; however, this trend is likely misleading and due to temporary Covid-19 relief programs.	-	-	-
11. Renter households are significantly more likely to experience deep core affordability challenges as compared to owner households.	✓	-	-
12. Low-income households are much more likely to experience housing affordability challenges as compared to households in any other income decile.		✓	-
13. There is diversity in the type of households that are facing affordability challenges in Newmarket.	-	-	✓
14. The current ownership housing market is not accessible to any household outside high-income deciles.	-	-	-
15. The lack of rental supply and ownership opportunities are creating a need for more rental options that are affordable to moderate income households.	✓	-	-

3.0 Inclusionary Zoning Impact Assessment

This section describes what inclusionary zoning is, the methodology used to assess the impact of implementing inclusionary zoning in the Town of Newmarket and the results of that process.

This section is structured to respond to the requirements in subsection 2(1)6 of O. Reg 232/18, and the assessment considerations described in clauses 35.2 (2) (a), (b), (e) and (g) of the Planning Act.

3.1 Definition of Inclusionary Zoning

Inclusionary zoning is a tool that can be used by municipalities to increase the supply of affordable housing. Typically, developers are required or encouraged to dedicate a proportion of new residential developments to affordable housing. Inclusionary zoning has enabled the development of affordable housing in markets where such housing would not normally be developed.

Most of the experience with inclusionary zoning has been in jurisdictions in the United States although some Canadian municipalities have used it to some extent, such as Victoria, British Columbia and Montreal, Quebec. Two municipalities in Ontario have recently introduced inclusionary zoning by-laws: Toronto and Mississauga; however, there have not been any housing developments that have finished construction under their IZ by-laws to date.

Inclusionary zoning is being considered in Newmarket to help address the significant need for rental and ownership housing options which are affordable to households with low and moderate incomes as demonstrated in this needs assessment.

3.2 Provincial Enabling Legislation

The ability to implement inclusionary zoning in Ontario is relatively new and has undergone many changes. In 2016 the Provincial government amended the Planning Act through the Promoting Affordable Housing Act, 2016 and provided municipalities with an inclusionary zoning tool. On June 6, 2019 the More Homes, More Choice Act (former Bill 108) received Royal Assent and directed that inclusionary zoning could only be applied within Protected Major Transit Station Areas or where a Development Permit System (also called a Community Planning Permit System) has been approved by Council.

In October 2023 additional modifications to the Inclusionary Zoning regulations were proposed through Bill 23, *More Homes, Built Faster: Ontario's Housing Supply Action Plan 2022 – 2023 Act*. Though the changes to the IZ regulations proposed in Bill 23 have not been enacted at this time, this analysis incorporates this direction from the Province.

The major differences to potential inclusionary zoning policies in the draft Bill 23 changes are:

- The percentage of affordable units (or GFA) can be a maximum of 5%. The current regulations do not specify a maximum percentage.

- The depth of affordability is specified as 80% of market prices; which is interpreted as 80% of average market rent as reported annually by CMHC for rental units, and 80% of the average resale price of homes in Newmarket for ownership units. The current regulations do not provide guidance on what “affordable” means, leaving this up to the municipality to define in their IZ by-laws.
- The maximum period that the IZ units can be retained at their affordable price is 25 years in the draft changes. The current regulations do not specify a maximum period.

All of the potential changes noted above would be allowable under the current regulations; if Newmarket were to pass IZ by-laws using the proposed new criteria from the Province, the by-laws would not be in conflict with the existing IZ regulations.

The preliminary analysis was conducted before Bill 23 was tabled, and explored a range of policy options that would be allowed under the existing regulations. Should the Town wish to pursue IZ policies with longer affordability terms, higher proportions of IZ units or alternative depths of affordability, the preliminary analysis would need to be updated to consider these parameters and the results of the new analysis incorporated into this report.

Ontario Regulation 232/18 on inclusionary zoning provides further detail on how a municipality can implement inclusionary zoning policies. The regulations state municipalities are required to complete an assessment report analyzing housing need and demand and the impact on land values of inclusionary zoning. More specifically, the assessment report must contain the following, and are addressed in the following sections of this report:

Table 15: Inclusionary Zoning Regulatory Requirements

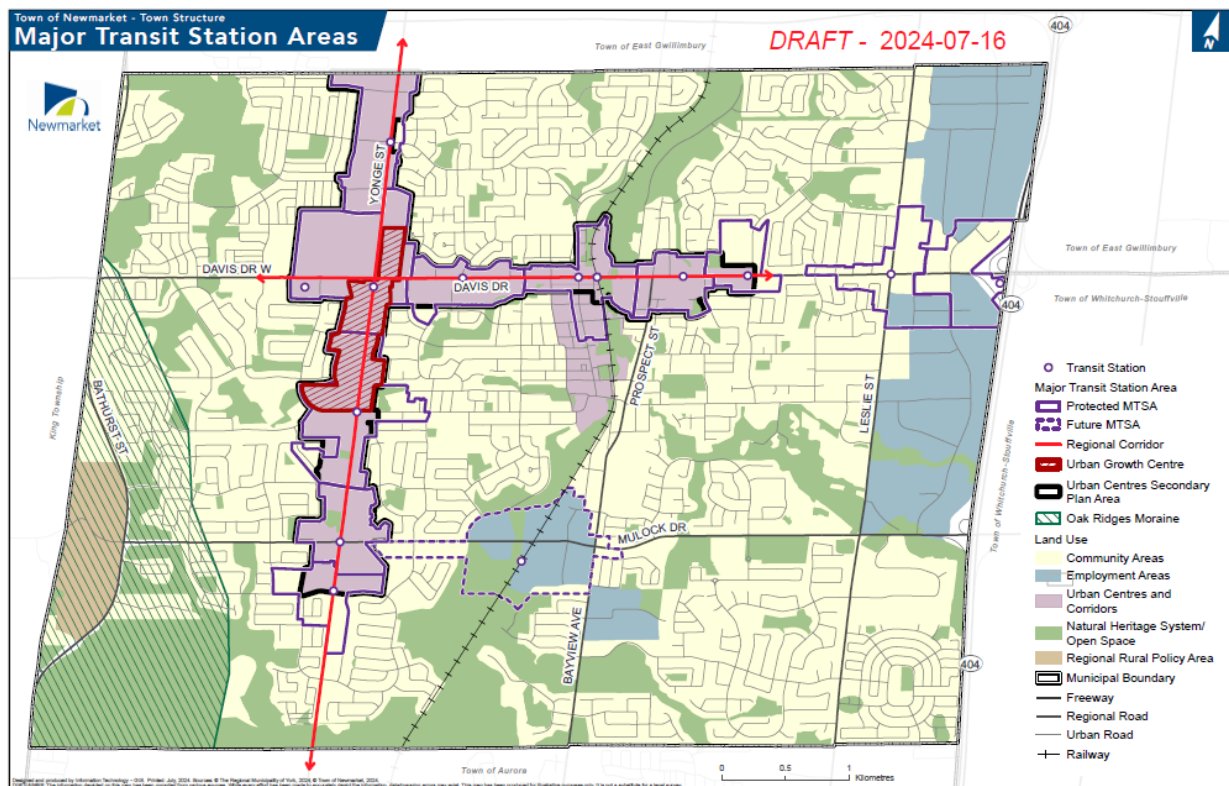
Regulatory Requirement	
1.	An analysis of demographics and population in the municipality
2.	An analysis of household incomes in the municipality
3.	An analysis of housing supply by housing type currently in the municipality and planned for in the Official Plan
4.	An analysis of housing types and sizes of units that may be needed to meet anticipated demand for affordable housing
5.	An analysis of the current average market price and the current average market rent for each housing type, taking into account location in the municipality
6.	<p>An analysis of potential impacts on the housing market and on the financial viability of development or redevelopment in the municipality from inclusionary zoning by-laws, including requirements in the by-laws related to the matters mentioned in clauses 35.2 (2) (a), (b), (e) and (g) of the Act, taking into account:</p> <ul style="list-style-type: none"> i. value of land ii. cost of construction iii. market price iv. market rent v. housing demand and supply <p>The analysis of the value of land shall take into account provincial policies and plans and Official Plan policies related to growth and development in the municipality.</p>
7.	A written opinion on the analysis described in Paragraph 6 from a person independent of the municipality and who, in the opinion of the council of the municipality, is qualified to review the analysis

3.3 Areas Where Inclusionary Zoning Can Be Implemented

Inclusionary zoning can only be applied within Protected Major Transit Station Areas or where a Development Permit System (also called a Community Planning Permit System) has been approved by Council. The IZ analysis examined the Protected Major Transit Station Areas in Newmarket, shown in the image below.

The analysis found that there is not sufficient housing market differences across the study area to require separate analysis by location. The IZ analysis treats all of Newmarket's protected major transit station areas as a single housing market.

Figure 37: Major Transit Station Areas (MTSAs) in Newmarket



Source: City of Newmarket, 2024

3.4 The Process for Implementing Inclusionary Zoning

An assessment report is one of the prerequisites for implementing inclusionary zoning. An assessment report must include an analysis of Newmarket's demographics, housing supply, and the potential impacts to the housing market and financial viability of residential development of potential inclusionary zoning policies.

The components of this assessment report include:

- an overview of the IZ enabling legislations and requirements of the assessment report;
- a demographic and housing market analysis;
- an explanation of the IZ assessment methodology;
- a summary of the results; and
- presentation of the recommended IZ policies.

The Inclusionary Zoning assessment report does not implement IZ policies. The assessment report provides background analysis to support a future report to Newmarket Town Council for creation of inclusionary zoning Official Plan policies and Zoning By-laws.

3.5 Implications on Planning Policy

Inclusionary zoning has potential implication on the ability of other Town of Newmarket planning policies to accomplish their objectives. The primary risk is that IZ policies could create a large enough impact to residential land values that non-residential uses such as retail or office development could become more viable than residential development, or residential development interest may slow for an extended period. This risk needs to be considered against the other community-building objectives for protected major transit station areas.

3.6 Approach

This section outlines the approach that was used to analyze the impact of a suite of potential inclusionary zoning policies in Newmarket.

Based on the findings from the assessment of housing needs in the Housing Needs Assessment portion of this report, an analysis of potential impacts on the housing market and on the financial viability of development or redevelopment from inclusionary zoning by-laws in multiple market areas and three levels of density (low-rise, mid-rise, high-rise) was conducted. The baseline analysis included apartment condominium and apartment rental analysis, with the inclusionary zoning scenarios only examined for condominium apartments, as it was found that purpose built rental projects do not appear to be viable, and are unlikely to come to market, in the near future.

At the outset of the inclusionary zoning impact assessment, the financial and site specifications were vetted with Town of Newmarket staff and with select individuals from the not-for-profit and for-profit development sectors, who were interviewed individually to receive feedback.

This analysis assumes that there is a single residential housing market for IZ purposes in Newmarket. After the preliminary analysis, it was found that there is insufficient housing market differences between sites in the protected major transit station area to identify multiple housing markets for use in the inclusionary zoning policies.

3.6.1 Overview

The inclusionary zoning impact assessment involves an analysis of residual land values. A residual land value (RLV) analysis is used to analyze the viability of a potential project, often to determine whether a parcel of land should be purchased or not, based on the financial analysis of the potential project. The RLV analysis compares the potential costs (including, hard costs,

soft costs, and expected profit margins) to the revenues the project is expected to generate. Any surplus revenues (i.e. residual amount) is what can be paid for the land and is therefore referred to as the residual land value for the project scenario.

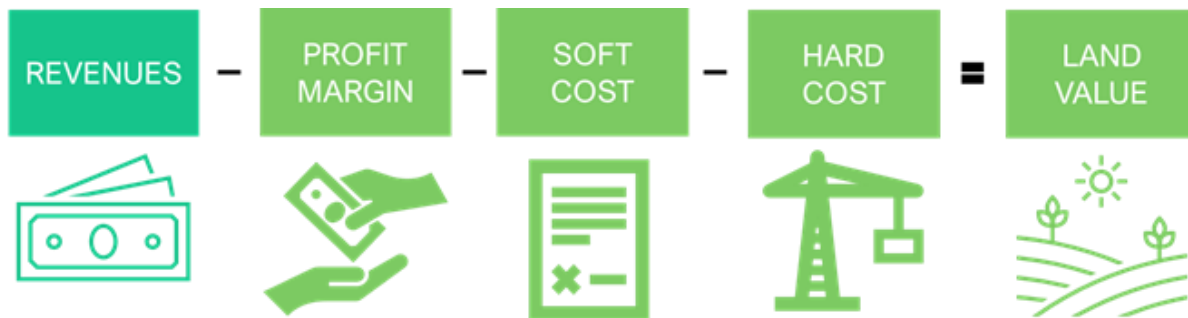
For this inclusionary zoning impact assessment, the residual land value is calculated for several scenarios. The resulting RLVs are compared against the RLV of a residential condominium at the same location with no inclusionary zoning applied, quantifying the difference between the most viable development for that building size and development scenarios where some of the potential revenue is allocated to providing affordable housing through inclusionary zoning.

Residual land value is a method for calculating the value of development land.

It is the value of the land that remains after all costs of developing the land have been subtracted. It is used to help developers determine the appropriate land prices to be paid.

The equation used to calculate residual land value is the gross development value less the total project cost, including fees and developer profit.

Figure 38: Residual Land Value Method



Source: SHS, 2024

Figure 39: Illustration of Inclusionary Zoning Impact on Land Value



Source: SHS, 2024

In this illustration, each conceptual project uses the same building and site specifications. What differs is the percentage of the gross floor area (number of units) set aside for inclusionary zoning. In the illustration, the hard costs, soft costs, and profit margins are the same with or without inclusionary zoning. The figure also shows that there is some amount of project revenue generated from the inclusionary zoning component of the project, but not enough to match the total project revenue of the project, on the left, since units are provided at affordable rates under an inclusionary zoning policy. As the revenues decrease under an inclusionary zoning policy, how much the proponent can afford to pay for the land, the residual land value, also decreases.

Due to the recent rapid rise in construction costs, many apartment rental and condominium construction projects are not viable at this time. The total cost of the project is expected to be more than the expected future sales revenue, plus the assumed 15% profit margin. An RLV analysis is still a useful tool in these cases, measuring how much the value the project decreases when IZ is applied. Where the project is not currently viable, the RLV impact will be expressed as a reduction in the profit amount to allow for comparison to the magnitude of the expected profit of a financially viable project. For some projects the profit reduction would reduce the profit to further below 15%, and others the reductions would completely eliminate any profit or result in a project that does not have sufficient revenues to offset construction costs.

An explanation of the methodology and assumptions related to the project revenue, cost and profit aspects are presented in the following sections.

Revenue

The revenues generated by a project are composed of a combination of several elements, including:

- Sale price of market and affordable (IZ) ownership units
- Rental revenues from market and affordable (IZ) units
- Commercial rental income (only in the high rise and mid-rise scenarios)
- Revenue from sale and leasing of parking spaces

For this analysis, prices for condominium units were determined by calculating the required revenue per-square-foot to have a viable 21 storey residential condominium building and examining trends in condominium per-square-foot sales prices. Market rents for purpose-built rental were determined by a point in time scan of current listings in May 2023 for the initial analysis and again in July 2024 for this analysis. Both rents and sale prices were verified by Town staff and developers during this study.

The rental and leasing revenue streams are converted to a land value by examining the net operating revenues after expenses, excluding mortgage payments. The net operating income (NOI) is divided by the capitalization rate. A capitalization rate of 4.75% was used for residential revenues, and 5.5% for commercial revenues where applicable.

3.6.2 Cost to Develop

The cost to develop is broadly categorized as hard costs, soft costs, land costs, and profits.

Hard Costs

Hard costs include the costs associated with constructing the physical building, which includes materials and labour.

The individual components of the hard costs might include:

- Base Construction Cost of the building
- Parking Construction Cost
- Site Servicing
- Appliances, Furnishings, and Equipment
- Contingency

There are several factors that impact the hard costs of a project. These are often based on the site, as well as the design, size, and height of the building. For this project, most hard costs were based on the 2024 Altus Cost Guide for multi-residential development in the Greater Toronto Area (GTA). At the time of this analysis, 2023 annual industry benchmarks were used and 2024 benchmarks were used where available. With the IZ percentage being a proportion of the gross floor area (GFA), changing the hard costs will have a proportional impact when IZ is applied – the percentage decrease in viability due to IZ will stay mostly the same as costs increase. In addition, hard cost assumptions were discussed with developers in Newmarket.

Soft Costs

Soft costs include the costs associated with planning the development, managing the construction project, acquiring development approvals, and building permits.

The individual components include:

- Professional Fees including architect, engineer, cost consultant (Quantity Surveyor), planning consultant, and other consultant fees
- Site Studies
- Real Estate Agent Sales Commission Fee for ownership units
- Legal Fees
- Marketing Costs for rental units
- Property taxes during construction
- Financing Costs
- Fees and Permits including Municipal and Regional Planning Application fees, Building Permit fees, Development Charges, Parkland Dedication fees

Like hard costs, soft costs are largely dependent on the type of building, sites, and other development specifications. For this study, soft costs were determined based on desk research and SHS Consulting's considerable development experience. These assumptions were also verified with developers in Newmarket.

Land Costs

For this study, a certified land appraiser, Janterra Real Estate Advisors Inc., was engaged to provide estimates of the current land values in or near Newmarket's protected major transit

station areas in August 2022. As this data became out of date by the time of the final analysis, this data is used as a reference point, but is not used as a reliable metric for assessing the viability of the modelled projects. To assess the potential impacts of IZ, we used a land acquisition cost of 10% of the total project, which serves as an easily understood reference point for consideration by Council when evaluating the potential impacts of IZ on development.

The analysis assumes that the parcels of land would be purchased, and land transfer taxes would be paid, as opposed to assuming that the land is already owned.

Profit

In this study project profitability is measured as a proportion of the total project value, with a viable project achieving 15% profit on the total project revenues. Interviews with developers in Newmarket confirmed that aiming for 15% profit is a reasonable metric for hypothetical scenarios. Some developers would prefer to have a slightly higher target, while others would be willing to accept slightly lower targets, 15% appears to be a reasonable compromise. SHS has used a 15% profit margin in multiple IZ analysis projects, with the development industry in each community finding it an acceptable benchmark rate.

3.6.3 Revenue

Project revenues from the following sources are included:

- Sale of condominium units
- Capitalized value of revenue streams including: residential and commercial rents, and parking revenue.

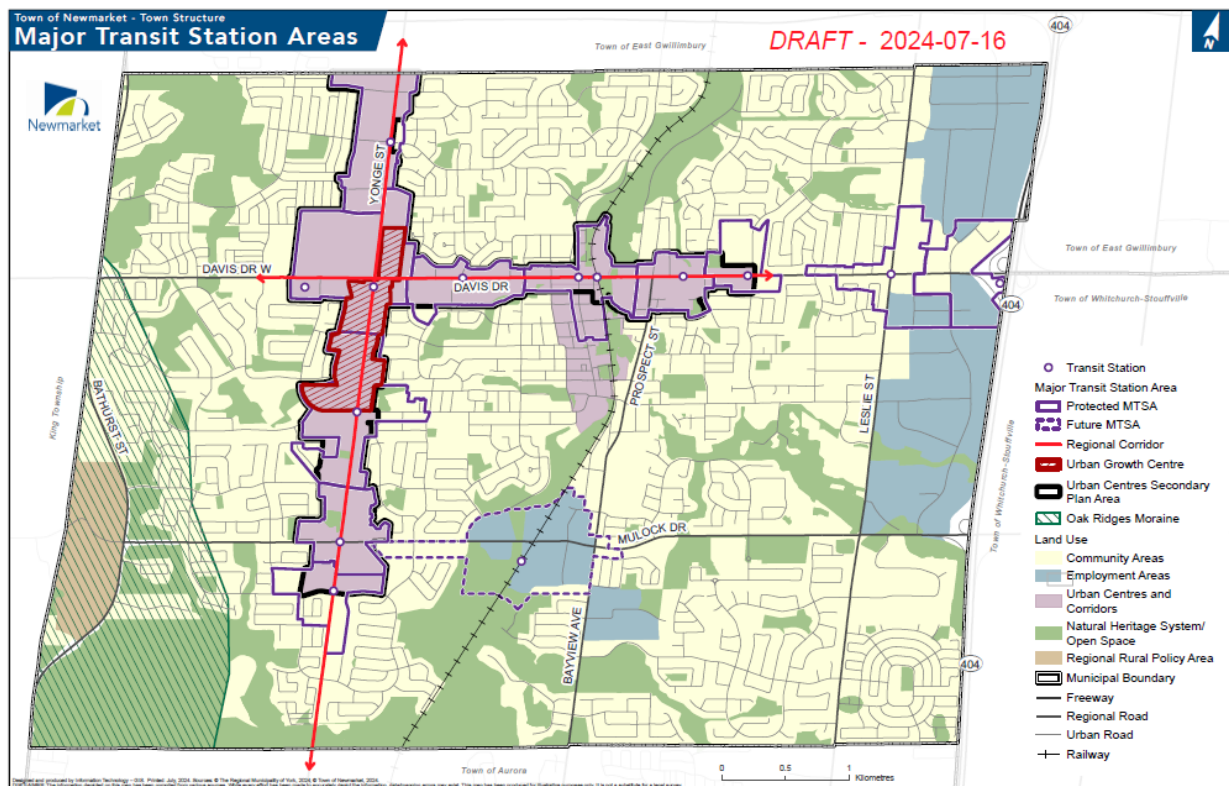
3.7 Selecting Locations for Analysis

This section provides an overview of the housing markets selected for analysis, and the methodology that was used to identify these housing markets.

The IZ analysis examined the Protected Major Transit Station Areas in Newmarket, shown in the image below. The initial analysis examined three PMTSAs to gain insight into potential locational differences across the study area:

- Davis and Yonge
- Yonge and Eagle
- Longford and Davis.

Figure 40: Major Transit Station Areas (MTSAs) in Newmarket



Source: City of Newmarket, 2024

The analysis found that there is not sufficient housing market differences across the study area to require separate analysis by location. There were insufficient land transactions for the land appraiser to differentiate between the areas within the study (3 comparable transactions in all of Newmarket), and there are too few (none) recent apartment condominium or rental projects to obtain purchase price or market rent data within the study area. The IZ analysis treats all of Newmarket’s protected major transit station areas (and potential PMTSAs) as a single housing market.

3.8 Determining the Impact of an Inclusionary Zoning Policy

This section includes an overview of the variables that were used to create scenarios to determine the impact of inclusionary zoning.

Three “prototype” buildings were modeled, a 21 storey high-rise building, a 11 storey mid-rise building and a group of 3 storey townhouses. The Town of Newmarket provided the general site and building specifications for the currently in-progress high rise, mid-rise and low-rise developments within the PMTSA to be used in this analysis. For the initial assessment, 78 unique scenarios were produced to examine the impacts of inclusionary zoning. Each of these scenarios included a unique combination of the following variables.

Initial Assessment Parameters:

- Site Location: Three PMTSA locations
- Site Density: high-rise, mid-rise or low-rise
- Base Building Tenure: ownership or rental
- Tenure of the Affordable (IZ) Units: ownership or rental
- Proportion of the GFA that is Affordable: 0%, 10%, 15% and 20%
- Duration of Affordability: 25 years, and 99 years for select scenarios

The analysis identified that Newmarket does not have sufficient housing market differentiation within the study area to justify inclusionary zoning policies that differ by location and the final analysis uses a single housing market.

The initial analysis included three IZ set aside percentages to understand the RLV sensitivity and to provide benchmarks for comparing potential IZ impacts across the various scenarios. The final analysis is for only a 5% IZ set aside percentage and a 25 year affordability period based on the proposed changes to the IZ regulation in Bill 23.

Assessment Parameters for this analysis:

- Site Location: One location
- Site Density: high-rise, mid-rise or low-rise
- Base Building Tenure: ownership or rental
- Tenure of the Affordable (IZ) Units: ownership or rental
- Proportion of the GFA that is Affordable: 5%
- Duration of Affordability: 25 years

In some municipalities, inclusionary zoning policies are implemented with a variety of incentives that off-set some of the financial impact of the policy for developers. Where additional density is provided as an incentive, the residual land value impact analysis begins by calculating the amount of increase the additional density provides. This is followed by an assessment of how much of the additional value can be allocated to IZ. For the purpose of this analysis, no incentives were included at this time.

Process to Determine IZ Impact

The residual land value analysis was conducted in two steps:

1. Calculate the residual land value (using the prototype building specifications)
2. Determine the impact of an IZ policy on the residual land value.

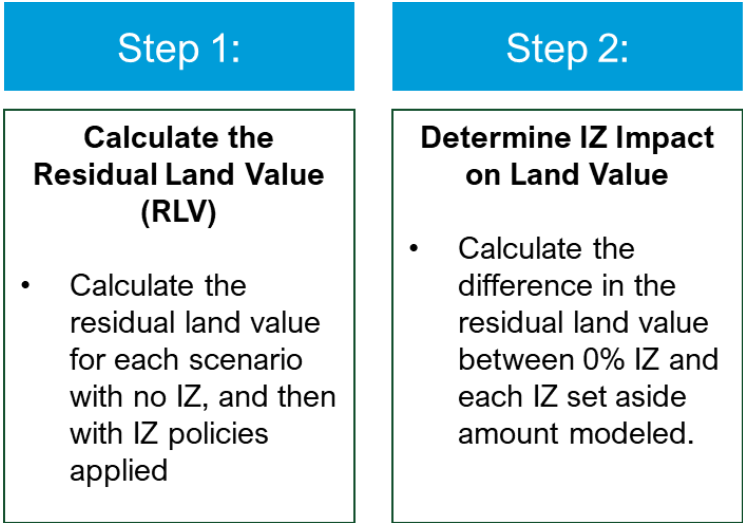
Step 1: Calculate the residual land value (using the prototype building specifications)

In Step 1, the RLV for each scenario with no IZ, and with IZ policies applied was calculated. The resulting residual land values with no IZ were examined to determine which scenario (ownership or rental) had the highest RLV for each of the two housing markets. In all cases, an ownership, condominium development had the highest RLV, and thus became the “base case” value that the subsequent scenarios were compared against.

Step 2: Determine the IZ impact on the residual land values

In Step 2, the RLV for each scenario was compared to the base case with 0% IZ to determine the amount of land value lost, and the amount of profit (%) that would have to be forgone to offset the revenue reductions from the IZ units.

Figure 41: Process to Determine IZ Impact



3.9 Key Financial Analysis Assumptions

This section will provide an overview of the key assumptions used to develop the pro-forma models.

3.9.1 Site and Building Characteristics

The site characteristics are assumed to be the same for all locations within the study area and for each density category. Based on feedback from the second round of stakeholder engagement (in 2024), and shifts in interest rates and construction costs, unit sizes were reduced to increase the number of units and improve the viability of the prototype projects. The unit sizes were reduced by approximately 100 square feet from the previous analysis, resulting in an approximately 10% increase in the number of units in each prototype building. The construction cost estimate has also been shifted from the high end of the range provided in the Altus Group Canadian Cost Guide (2024) to the midpoint between the high and low end of the range.

High Rise Prototype Building and Site

Town of Newmarket staff applied current zoning and urban design guidelines to guide the general massing for a 21-storey building, composed of a 4-storey podium and a 17 storey tower. Analysis was performed for below ground and above ground parking. The podium is 2,400 square metres, with 50% of the ground floor assumed to be occupied by commercial uses. A site area of 6,200 square metres was used to provide sufficient land to physically construct the building.

Mid-Rise Prototype Building and Site

The mid-rise prototype building was based on sample projects provided by Town of Newmarket staff and is a 11-storey building. The site area is 5,611 square metres. The 1,825 square metre ground floor is assumed to be 50% occupied by commercial spaces. The remainder of the ground floor, and each of the ten other 1,825 square metre floors are occupied by residential uses. Parking scenarios included both underground and above ground parking.

Low Rise Prototype Building and Site

The low rise prototype building is assumed to be a collection of 3-storey stacked townhouse units on a 5,611 square metre parcel. The stacked townhouse built form is assumed to include one-bedroom units in the same ratios as the other scenarios.

Table 16: Prototype Building Statistics

	21 Storey	11 Storey	Towns
Total Site Area (m2)	6,200	5,611	5,611
Gross Floor Area (m2)	23,171	20,075	4,800
Commercial Floor Area (m2)	599	456	0
Net Floor Area (m2)	19,695	17,064	4,080
Net Residential Floor Area (m2)	19,096	16,608	4,080
Building Height (Storeys)	21	11	3
Podium Storeys	4	11	3
Total Units	268	218	58
Parking	295	240	67

Table 17: Unit Mix and Unit Sizes

Unit Sizes and Mix	1-Bedroom	2-Bedroom	3+ Bedroom
Mix	40%	45%	15%
Unit Sizes			
Unit Sizes (sq. ft.)	550	800	1100

The unit sizes presented here are used for the entire building, for both the market units and IZ units. The IZ analysis assumes that a similar proportion become affordable units. The IZ policies are usually based on a GFA basis, not a per unit basis. For a developer the costs are (mostly) on a per square foot basis, so whether they provide one 3-bedroom unit (1100 ft. sq.) or two 1-bedroom units (1100 ft. sq. total) the impact to the project is very close to the same.

During the 2024 stakeholder engagement, the amount of parking to be modelled was discussed, within the context of the Province removing the requirement for parking in PMTSAs. The general feedback from the developers in Newmarket that we spoke with is that developments in Newmarket will need parking to be marketable. The parking ratios used in the initial analysis appear to be in line with what developments in Newmarket are likely to request in the immediate future,

Table 18: Parking Ratios

Unit Size	Parking	
	High Rise	Townhouse
Studio	0.7	N/A
1-bedroom	0.8	1
2-bedrooms	1.0	1
3-bedrooms	1.2	1
Visitor	0.15	0.15

3.9.2 Financial Model Assumptions

Financial model assumptions were developed prior to completing the pro-forma analysis. The assumptions are based on desk research and SHS Consulting's experience as development consultants. The assumptions were verified with developers and key informants from Newmarket through one-on-one interviews. All the assumptions are based on the data available in 2024.

Unit Pricing

The three tables below provide a detailed overview of the assumptions related to pricing. The average market rents are from the CMHC 2023 rental market survey for Newmarket. Average market rental rates by area and building type were established based on an environment scan of rental prices collected from Padmapper.ca in July 2024²¹. Condominium prices are based on condominium market trends reported by Urbanation in May 2022, and calculating what the necessary price per square foot would need to be for the 21-storey building to approach financial viability.. A price per square foot of \$1,320 was used for pricing the condominium units, inflating the approximately \$1,200 price in the 2022 Urbanation report by 10% to offset the unit size reductions. During stakeholder engagement, the general feedback was that a target of \$1,200 per square foot may be more than what the market can bear, but represents what the sales price range needs to be to bring forward viable projects. One of the inputs on the cost of the project, that must be recouped through the price of the units is the land cost; for this analysis we allocated 10% of the total project cost to land acquisition.

The affordable prices were calculated based on the draft changes to the IZ regulations proposed in Bill 23, where the affordable units are at 80% of the average market price. The affordable

²¹ The viability of purpose built rental projects is of significant interest from an affordability perspective. Two factors on the viability of purpose-built rental were updated to 2024 values to ensure this information is up to date: market rent prices through a point in time scan of Padmapper, and the rental capitalization rate from the 2024 CBRE report.

ownership price is 80% of the market price, based on \$1,320 per square foot for the market units. The affordable rental prices are 80% of average market rent (AMR) as reported by CMHC. The required income level to purchase the affordable units has not been included due to the high level of uncertainty in the mortgage market at this time.

Table 19: Ownership Pricing for IZ Analysis

Ownership Pricing		
Unit Size	Affordable Price	Market Price
1-bedroom	\$580,800	\$726,000
2-bedrooms	\$844,800	\$1,056,000
3-bedrooms	\$1,161,600	\$1,452,000

Table 20: Rental Pricing for IZ Analysis

Rental Pricing		
Unit Size	Affordable (80% of AMR)	Market
1-bedroom	\$1,362	\$2,291
2-bedrooms	\$1,509	\$2,436
3-bedrooms	\$1,617	\$2,965

General Assumptions

The table that follows provides some of the financial model assumptions for this analysis.

The construction financing and HST percentages are standard rates. The capitalization rate is sourced from the quarterly report from CBRE, and the discount rate is based on SHS Consulting's experience as development consultants, and telephone interviews with experts.

Table 21: General Financial Assumption for IZ Analysis

Financial Assumptions		
Variable	Assumption	Notes
HST Rate	13%	
Profit Margin	15%	of total revenues
Discount Rate	7.6%	Source: https://wowa.ca/commercial-mortgages November 2024
Capitalization Rate (Rental)	4.75%	CBRE Q3 2024 Canadian Cap Rates & Investment Insights for Toronto. High end of Class A highrise.
Capitalization Rate (Retail)	5.5%	CBRE Q3 2024 Canadian Cap Rates & Investment Insights for Toronto. High end of High Street Residential
Construction Period	120 units or less: 18 months 121 units to 240 units: 24 months 241 units or more: 30 months	
Construction Financing	75%	of construction costs (rental scenarios)

The Discount Rate is the rate of return used to reduce future cash flows back to their present value. The Capitalization rate (also known as cap rate) is used in the world of commercial real estate to indicate the rate of return that is expected to be generated on a real estate investment property; it can also be used to estimate the sales value of a rental property by dividing the net operating income by the capitalization rate.

Hard Cost Assumptions

The hard costs assumptions were primarily derived from the Altus Group Canadian Cost Guide for 2024. Some assumptions were derived from recent comparable projects for which SHS acts as the development consultant. Costs were validated with developers in Newmarket. An overview of the hard cost assumptions can be found in Table 22 below. At the time of this analysis, not all of the 2024 industry benchmarks were available, and 2023 benchmarks were used. With the IZ percentage being a proportion of the gross floor area (GFA), changing the hard costs will have a proportional impact when IZ is applied – the percentage decrease in viability due to IZ will stay mostly the same as costs increase.

Table 22: Capital Costs - Hard Costs

Capital Costs – Hard Costs		
Variable	Assumption	Notes
3 Storey Stacked Townhouse (Wood Frame)	\$258	Source: Altus Group Canadian Cost Guide 2024, middle of range
5 to 6 Storey Wood Framed Condo	\$288	Source: Altus Group Canadian Cost Guide 2024, middle of range
Apartment up to 12 Storeys (per sq. ft)	\$338	Source: Altus Group Canadian Cost Guide 2024, middle of range
Apartment 13 to 39 storeys (per sq. ft)	\$338	Source: Altus Group Canadian Cost Guide 2024, middle of range
Underground Parking (per sq. ft.)	\$238	Source: Altus Group Canadian Cost Guide 2024, middle of range
Free Standing (above ground) Parking (per sq. ft)	\$175	Source: Altus Group Canadian Cost Guide 2024, middle of range
Surface-Level Parking Construction (per sq. ft.)	\$23	Source: Altus Group Canadian Cost Guide 2024, middle of range
Hard Cost Contingency Factor (% of hard costs)	10%	Based on recent projects (SHS Consulting)

Soft Cost Assumptions

The soft costs assumptions were developed with input from Town of Newmarket staff, interviews with key informants and SHS's experience as a development consultant. Similar to the other assumptions discussed in this section, all costs were validated with developers in Newmarket. An overview of the soft costs assumptions can be found in Table 23 below.

As mentioned previously there were draft changes to the IZ regulations in Bill 23; in the same bill there were other changes that have been implemented that reduce some soft costs for new developments. With the changes associated with Bill 23, affordable housing units are exempt from parkland dedication fees and development charges. Additionally, purpose built rental

buildings receive partial exemptions based on the number of bedrooms in each unit. These changes are included in the analysis.

Table 23: Capital Costs - Soft Costs

Capital Costs – Soft Costs		
Soft Costs	Assumptions	Notes
Professional Fees, Site Plan Reports, Legal, Marketing (including commission for real estate agents for rental units), Contingency	20%	of total capital costs (target percentage)
Real Estate Agent Sales Commission Fee	5.0%	of revenues on sale of condominiums
Lender's Administrative Fee (% of total capital costs)	0.75%	Based on recent projects (SHS Consulting)
Construction Loan Interest Rate	7.6%	Source: https://wowa.ca/commercial-mortgages November 2024

The fees and charges are based on the information available as of July 2022. There have been small adjustments to the fees since the data was originally collected.

Table 24: Municipal and Regional Fees 2024

Municipal and Regional Fees		
Variable	Assumption	Notes
Newmarket Development Charges (units under 700 sq. ft.)	\$18,060	Per unit
Newmarket Development Charges (units 700 sq. ft. or more)	\$25,282	Per unit
Newmarket Development Charges (Non-residential)	\$99	Per sq. m.
York Region Development Charges (units under 700 sq. ft.)	\$37,708	Per unit
York Region Development Charges (units 700 sq. ft. or more)	\$57,988	Per unit
York Region Development Charges (Non-residential)	\$766	Per sq. m.
School Board DCs	\$8,184	Per unit
CBC	4%	of the land value. Applicable to buildings of 5 or more storeys AND adds 10 or more units.
Parkland Dedication	# units / 1000 * 0.7 hectare land value	Up to 50% of the land value
Parkland Dedication: Pedestrian Mews	6 metre frontage	For sites over 1,000 m2. Will include as part of the land area, when calculating land price

Inclusionary Zoning Assumptions

The assumptions for inclusionary zoning were established in collaboration with Town of Newmarket staff and directed by the draft Bill 23 regulations. It was determined that:

- IZ should apply to the entire building,
- IZ set aside percentage of 5%,
- Affordable rental units priced at 80% of average market rent by number of bedrooms,
- Affordable ownership units priced at 80% of the assumed sales prices by number of bedrooms,
- The duration of affordability for any units resulting from an IZ policy would be 25 years.

3.9.3 Limitations

While a residual land value analysis is the approach most frequently used to assess the viability of IZ in Ontario, the analysis has a number of limitations outlined in this section.

This analysis considers the residual land value implications for a development under current market conditions. The COVID-19 pandemic has resulted in construction cost escalations, rapid changes in housing sale prices, and rapid changes in rental pricing. As of 2024, the construction

cost escalation through the pandemic has not reversed and is being treated as a reliable cost benchmark. This analysis suggests that construction costs exceed potential revenues for purpose built rental, and some condominium projects, which suggests that there should be downward pressure on construction costs over the longer term, but has not been seen to date.

Of note is that no financial incentives, other than those required by Bill 23 and through the purpose-built rental incentives to reimburse HST in Ontario, were considered in this testing to offset the financial impact of the IZ policies. The Town has pre-zoned the MTSAs with higher density permissions, with the expectation that some of this additional density would result in affordable housing.

Another significant limitation of this analysis is that a residual land value analysis cannot assess historical and speculative land purchases. The analysis of land values showed that many of the land transactions were assembly of lots, and that there were few transactions in the last five years. These previously assembled parcels may support higher amounts of inclusionary zoning due to paying a lower price than the current market price for land, though often these assembled parcels have ongoing costs or are financially leveraged and have a total land acquisition cost that is higher than the parcel purchase price.

The analysis isolates a development to a single phase. Large lots suitable for multi-residential development are generally accumulated over time and developed in multiple phases. The analysis assumes that each phase of a development could be assessed as one of the prototype developments.

A limitation specific to Newmarket is that there has not been a significant amount of new apartment condominium or rental apartment development recently, providing few reference points to ground the analysis on. Additionally, there is a very small rental market, with insufficient numbers of studio units and three-bedroom units for CMHC to include these in their annual rental market report. The currently advertised rents in Newmarket do not appear to support construction of new purpose built rental apartments in the MTSAs.

Lastly, there might be instances where landowners or developers use assumptions in their valuations that are different from the ones used in this report. The following assumptions were made in our prototype analysis and may have implications on the findings of this report as compared with actual developments in Newmarket:

- This report assumes 'typical' developer costs and prototypical built form
- Site specific aspects (such as: heritage components, ground contamination) that are not accounted for in this analysis could affect cost or revenue
- Zoning assumptions in this analysis does not include site-specific zoning
- Parkland dedication estimate in this analysis assumes no fees have been paid previously, which may overstate the fee.

It is important to note that this analysis only provides a high-level overview of the impact of an IZ policy in Newmarket. These results should be used to inform policy decisions as opposed to interpreted as exact outcomes of what will happen once an inclusionary zoning policy is in place.

3.10 Analysis of Inclusionary Zoning Impact to Land Value

This section will provide the analysis on the impact of inclusionary zoning on land value in Newmarket near the major transit station areas.

Financial pro-forma tests were developed to analyze the change in land value that occurs when inclusionary zoning requirements are applied to prototypical development scenarios. The following sections summarize the framework and specifications of each of the pro-forma tests and the results of the analysis. These results will help inform the Town of Newmarket in developing an inclusionary zoning by-law.

The results from the pro-forma scenarios present the impact to residual land values resulting from the inclusion of an inclusionary zoning policy which requires some units to be affordable within a high-rise, mid-rise or low-rise development.

The results are presented based on the two steps of the methodology as shown in Figure 41. As a reminder, these three steps are:

1. Calculate the residual land value of the prototype developments with and without inclusionary zoning
2. Determine the impact of an inclusionary zoning policy on the residual land value

Step 1: Calculate the residual land value (using the prototype building specifications)

In Step 1, the RLV for each scenario with no IZ, and with IZ policies applied was calculated. The resulting residual land values with no IZ were examined to determine which scenario (ownership or rental) had the highest RLV. In all cases, an ownership, condominium apartment development had the highest RLV, and thus became the “base case” value that the subsequent scenarios were compared against.

Of note is that only the Townhouse ownership base case was a viable project that showed at least 15% profit margin. Three other scenarios could allocate 10% of costs to land acquisition, but less than the target 15% profit margin which suggests that the project would not likely be pursued at this time (the project is not viable).

None of the purpose-built rental projects had viable RLVs, including the townhouse scenarios.

For ownership condominiums, the 21-story base case has a negative RLV of -\$18,805,000 and a profitability of 4.6% after 10% of development costs are allocated to land acquisition. This makes this scenario not likely viable at this time. The 11-story base case condominium has a negative RLV of -\$18,934,000 which is also not a viable project. The base case condominium stacked townhouse project has an RLV of \$8,851,000 and a profitability of 25.8% after land costs.

The purpose-built rental scenarios with 0% IZ show similar outcomes. The 21-story building is not viable as the analysis shows a negative RLV of -\$66,271,000. The 11-storey rental project has a negative RLV of -\$58,497,000 and would result in a 33.1% lower profit margin than an 11-storey ownership condominium project. The rental townhouse project is also not viable with a profit margin 8.9% after land costs.

Table 25: Inclusionary Zoning Analysis Base Cases

Base Cases								
Base Tenure	Density Scenario	IZ Tenure	IZ Scenario	RLV (FV)	RLV / GFA	Project Viability	IZ Term (years)	Profit with 10% Land Cost
Ownership	21 Storey	None	None	-\$16,894,000	-\$68	Not Viable	0	-0.3%
Ownership	11 Storey	None	None	-\$17,479,000	-\$81	Not Viable	0	-2.2%
Ownership	Towns	None	None	\$8,851,000	\$171	Viable	0	23.3%
Rental	21 Storey	None	None	-\$123,578,000	-\$495	Not Viable	0	-112.3%
Rental	11 Storey	None	None	-\$105,568,000	-\$489	Not Viable	0	-119.2%
Rental	Towns	None	None	-\$10,793,000	-\$209	Not Viable	0	-38.7%
Rental with Incentives	21 Storey	None	None	\$13,908,000	\$56	Not Viable	0	13.5%

For purpose built rental projects in Newmarket today, the analysis shows that they are not viable, with very substantial financial losses. To provide some insight into how much the purpose built rental financial scenario would need to change for projects to become viable four changes were introduced to the model: a 150% increase in market rental prices, a \$105,000 grant per unit to reduce the construction cost, a 2% reduction of interest rates, and a 100% rebate of property taxes. These four changes bring the project to 13.5% profit after land costs, which is close to viable. A more detailed analysis of potential incentive would need to be performed to understand which of these types of incentives (operating and capital) the Town of Newmarket could potentially use to incentivize new rental construction.

Step 2: Determine the IZ impact on the residual land values

To establish the comparison point for the inclusionary zoning scenarios, the RLV for each scenario with 0% IZ set aside was calculated in Step 1. All analysis in Step 2 assumes that the required parking is provided in below ground parking structure. Because these affordable rental units will eventually become market units and will need parking once this occurs all units are assumed to have parking.

The purpose of this assessment report is to identify the residential market impact and project viability of including affordable units through inclusionary zoning. Table 26 quantifies the RLV and profitability reduction that results when 5% affordable units at 80% of market value for a term of 25 years, are included in the prototype projects. This discussion will focus on the profit reductions, not the final RLV or project viability, as the final RLV and project viability is mostly driven by the overall health of the current residential market in Newmarket, not the impacts of a potential IZ policy.

Each of the three density scenarios were examined with the IZ units being ownership tenure, then again with rental tenure. Overall, the ownership IZ units were found to have a lower financial impact.

Table 26: Inclusionary Zoning Scenario Results

Inclusionary Zoning Scenarios

Base Tenure	Density Scenario	IZ Tenure	IZ Scenario	RLV (FV)	RLV / GFA	Project Viability	Profit with 10% Land Cost	Profit Reduction
Ownership	21 Storey	Ownership	5%	-\$19,468,000	-\$78	Not Viable	4.3%	-0.4%
Ownership	21 Storey	Rental	5%	-\$23,504,000	-\$94	Not Viable	2.4%	-2.3%
Ownership	11 Storey	Ownership	5%	-\$19,395,000	-\$90	Not Viable	1.3%	-0.4%
Ownership	11 Storey	Rental	5%	-\$22,475,000	-\$104	Not Viable	-0.5%	-2.2%
Ownership	Towns	Ownership	5%	\$8,634,000	\$167	Viable	25.6%	-0.2%
Ownership	Towns	Rental	5%	\$7,286,000	\$141	Viable	23.6%	-2.1%

For the 21-storey scenario, 5% IZ as ownership units resulted in a profit reduction of 0.4%. If the IZ units were rental in this scenario, the profit reduction would be 2.3%. To clarify, compared to a 21-storey project without IZ, including 5% affordable ownership IZ units would reduce the profitability from 4.6% to 4.3% or if 5% affordable rental IZ units were provided, the profitability would decrease to 2.4%.

The analysis found that for the 11-storey scenarios, 5% affordable ownership IZ units resulted in a profitability reduction of 0.4% and 5% IZ affordable rental units resulted in a 2.2% decrease.

For the stacked townhouse scenarios, 5% IZ units as affordable ownership resulted in a profitability reduction of 0.2% and 5% IZ units as affordable rental resulted in a 2.1% decrease.

3.11 Inclusionary Zoning Assessment Conclusions

This analysis found that requiring 5% of new units to be affordable for 25 years at 80% of market value has a profit impact of between 0.2% and 0.4% for affordable ownership units and between 2.1% and 2.3% for affordable rental units. Comparing these profitability impacts to common contingencies in residential construction projects, the potential IZ impact to project viability is fairly small; hard cost contingency amounts of 10% or more are common at this time, a soft cost contingency of 10% or more is advisable, and hard cost escalation of 6% or more per year are common.

When considering potential IZ policies, a future-looking lens must be used. The IZ policies will only be applicable if projects come forward, which will only happen if the base project is fundamentally viable. At this time, the overall residential development business is extremely challenging. Construction costs exceed reasonable expectations for project revenue; for both ownership and rental tenure projects. Should an IZ by-law be implemented, the development industry will understand that there is an additional 0.2% to 2.3% cost associated with the IZ units, and this will be priced into their financial analysis before bringing forward a new project. There are much bigger impacts to current viability of residential construction projects that must be resolved by the construction and development industries, than a 5% inclusionary zoning requirement.

4.0 Inclusionary Zoning Regulatory Requirements – Recommendations

The inclusionary zoning enabling legislation includes a detailed list of requirements for the assessment report, Official Plan policies and zoning by-law amendments. This section includes a summary of the provincial requirements, results of the financial analysis, and recommendations based on the draft Bill 23 requirements, for the IZ policy.

With the Bill 23 changes to the inclusionary zoning requirements still in draft form, final recommendations may need to wait until the legislation is finalized, though the proposed recommendations comply with the current in-force requirements and could be implemented.

4.1 Inclusionary Zoning Framework

This section addresses subsection 3(1) of O. Reg 232/18, and relates to 35.2 (a), (b), (e), and (g) of the *Planning Act* and subsection 4 (1), (2) and (3) and subsection 5 (1), (2), (3) and (4) of O. Reg 232/18.

4.1.1 Minimum Size of Development

PROVINCIAL REQUIREMENT: The minimum size, not to be less than 10 residential units of development or redevelopment to which an inclusionary zoning by-law would apply.

Analysis

This requirement exposes two interrelated issues that are found in the implementation of inclusionary zoning policies: protecting the financial viability of small projects and limiting the number of individual affordable units (or small number of units) that are widely distributed throughout many developments. Smaller projects have less land value to off-set the IZ financial impact, which may make smaller projects less viable for a longer period of time while land prices adjust. When determining the minimum project size for IZ, we must also consider whether it is desirable for the organization that receives the IZ units to have a small number of affordable units in many buildings. It is much more expensive to operate and maintain a scattered portfolio. Additionally, the administrative costs for creating and monitoring IZ agreements will be similar, regardless of the number of units in the project, making small projects relatively more expensive for the Town of Newmarket to acquire and manage.

During stakeholder engagement, there was mixed feedback on when a distributed portfolio of scattered units becomes problematic. Some organizations would be very interested in having access to one or two units in a building, whereas others suggested that they would want ten or more units in a building to realize the economies of scale they need to operate effectively.

Recommendation: Minimum Size of Development

For all developments, the minimum recommended project size is 40 units or more, which would achieve at least 2 or more units with the IZ set aside at 5%.

4.1.2 Locations Where Inclusionary Zoning Would Apply

PROVINCIAL REQUIREMENT: The locations and areas where inclusionary zoning by-laws would apply.

Analysis

There are three main geography criteria may be used for indicating where IZ would apply: protected major transit stations (PMTSAs), areas under a community planning permit system (CPPS), and by housing market.

Through the IZ assessment process, it was determined that there is insufficient market differentiation across protected major transit station areas in Newmarket.

Recommendation: Locations Where Inclusionary Zoning Would Apply

The initial recommendation is that IZ be applied to all PMTSA locations.

4.1.3 Range of Incomes

PROVINCIAL REQUIREMENT: The range of household incomes for which affordable housing units would be provided.

Analysis

The household incomes targeted must be considered in conjunction with the price of the units. An outcome to avoid is creation of a policy that results in the eligible household incomes being too low to afford the prices of the IZ units. As an example, targeting households with incomes below the 30th percentile income threshold for renter households of \$48,844 (in 2024 dollars; being able to afford rents of up to \$1,221) would mean that they would not be able to afford the modelled affordable rents of one-bedroom units (\$1,590) or two-bedroom units (\$2,010).

As of 2024, the 40th percentile renter households income of \$63,403 would be able to afford rents of up to \$1,585 which is below the highest modelled affordable rent (\$1,617) at 80% of AMR. The 60th percentile renter household income is \$93,344 and can afford rents of up to \$2,334 which provides some leeway in selecting households for the affordable units, and for household incomes to change while occupying the IZ units.

Recommendation: Target Households

To provide the maximum flexibility in setting the IZ unit prices, the recommendation is to use the income threshold for the 60th percentile renter household income, which is commonly referred to as the “moderate income” threshold.

4.1.4 Housing Types and Unit Sizes

PROVINCIAL REQUIREMENT: The range of housing types and sizes of units that would be authorized as affordable housing units.

Analysis

Housing Gap 3 identifies that there is a need for one bedroom units and some larger units with three or more bedrooms, to respond to the needs of larger households with low income.

Looking at the amount of livable space per unit is important for affordable housing, because small units though they are less expensive to construct are also less usable for a lower income household that may not be able to afford custom furniture to fit into a very small unit.

A potential policy is to allow the IZ unit mix to be selected on a per project basis, responding to the needs of the organization that will operate the units or would respond to a specific, or exceptional, need in that area of the Town. Further, specifying unit sizes for the IZ units may not align well with the physical structure of the building, and complicates the design and review process.

Recommendation: Housing Types and Sizes of Units

The recommendations for IZ unit types and sizes are to be proportional to the diversity of unit types and sizes within the building as a whole. This responds to the need for more smaller units, while also providing a few larger units to ensure there is diversity in the size of the affordable units.

4.1.5 Number of Units/Gross Floor Area

PROVINCIAL REQUIREMENT: For the purposes of clause 35.2 (2) (a) of the Act, the number of affordable housing units, or the gross floor area to be occupied by the affordable housing units, that would be required.

Analysis

The amount of affordable housing is referred to as the IZ set-aside throughout this analysis. This analysis examined the impact of requiring 5% as a percentage of the gross floor area (GFA) as the IZ set-aside, as this is the maximum allowable amount in the draft Bill 23 changes. The results suggests that the tenure of the IZ units makes a small impact on the project viability, with ownership IZ units having a marginally lower RLV or profitability impact. GFA is used instead of number of units to avoid the scenario where only small units are provided to meet the IZ requirements, and to provide flexibility when the units are selected to get an appropriate mix of unit sizes that total the amount IZ GFA.

Recommendation: Amount of Affordable Housing

Affordable Housing Requirements in Ownership Buildings (Condominium):

The recommendation for affordable housing set-aside in ownership buildings (condominiums) is 5% of the GFA for all density scenarios.

Affordable Rental Requirement in Purpose-Built Rental Projects:

The recommendation for affordable housing set-aside in purpose-built rental tenure buildings (purpose-built rental) is 5% of the GFA for all housing markets in all density scenarios, with the caveat that each purpose built rental project may request a waiver of the IZ requirements.

The affordable rental requirements are a key element to review in the first, and subsequent reviews of IZ policies.

4.1.6 Affordability Period

PROVINCIAL REQUIREMENT: For the purposes of clause 35.2 (2) (b) of the Act, the period of time for which affordable housing units would be maintained as affordable.

Analysis

The proposed changes to the IZ regulations in Bill 23 limits the affordability period to 25 years. Providing affordable housing for a period lower than 25 years can result in potentially significant costs to set up and maintain the housing, with an insufficient period to justify the costs.

Recommendation: Affordability Period

The recommendation for the affordability period is 25 years, which balances the creation of affordable units with the upfront and ongoing costs associated with managing the units.

4.1.7 Determination of Incentives

PROVINCIAL REQUIREMENT: For the purposes of clause 35.2 (2) (e) of the Act, how measures and incentives would be determined.

Recommendation: Measures and Incentives to Offset IZ Impacts

The Town of Newmarket has not modeled measures or incentives to offset the IZ impacts to project viability because it is anticipated that by the time IZ regulations would be in place, the land in the PMTSAs will be “pre-zoned” to provide additional development permissions and realize IZ contributions from future developments.

Bill 23 introduced a number of incentives for affordable housing, reducing development charges and parkland dedication, which are included in this analysis.

4.1.8 Determination of Price Points for Affordable Units

PROVINCIAL REQUIREMENT: For the purposes of clause 35.2 (2) (g) of the Act, how the price or rent of affordable housing units would be determined.

Recommendation: Price or Rent of Units

- 4.1.9** The proposed changes to the IZ regulations in Bill 23 limits the affordability to 80% of market prices. For rental IZ units this was modelled as 80% of AMR by number of bedrooms. For ownership IZ units, the price was modelled as 80% of the estimated sale price of units in the building.

4.1.10 Proportion of Proceeds to be Distributed

PROVINCIAL REQUIREMENT: For the purposes of section 4, the approach to determine the percentage of the net proceeds to be distributed to the municipality from the sale of an affordable housing unit, including how net proceeds would be determined.

The regulations specify the following requirements:

- An inclusionary zoning by-law may require a portion of the net proceeds from the sale of an affordable housing unit to be distributed to the municipality.
- An inclusionary zoning by-law shall set out the percentage of the net proceeds to be distributed to the municipality, which shall not exceed 50 per cent.
- If a by-law is in force, an inclusionary zoning agreement shall provide that, where an affordable housing unit is sold, a percentage of the net proceeds from the sale shall be distributed to the municipality in accordance with the by-law.

Analysis

This policy only applies to ownership IZ units and only if they appreciate in value. The affordable sale price limits how much appreciation can occur until the IZ period expires and the unit can be sold at market value. The trade off for this policy is between allowing IZ owners to accumulate capital and gathering funds for affordable housing when the IZ units are sold at full market value.

Administering a policy that requires sharing of the net proceeds when an affordable IZ unit is sold could be politically contentious, if the owner of the unit is not fully aware of the requirement to share the proceeds and if there is a perception that the Town is taking part of the value of their home.

Recommendations: Approach to Determine Sharing of Net Proceeds

The recommendation to have 0% of the net proceeds to be shared with the municipality to enable accumulation of capital by the affordable unit owners when the unit eventually exits the affordability period.

4.1.11 Conditions for Offsite Units

PROVINCIAL REQUIREMENT: The circumstances in and conditions under which offsite units would be permitted, consistent with paragraphs 2, 3 and 4 of section 5 of O. Reg. 232/18.

For the purposes of paragraph 2 of section 5 of O. Reg. 232/18, the circumstances in which an offsite unit would be considered to be in proximity to the development or redevelopment giving rise to the by-law requirement for affordable housing units.

Section 5 of O. Reg. 232/18: The authority of a council of a municipality under clause 35.2 (5) (a) of the Act is subject to the following restrictions:

1. Offsite units shall not be permitted unless there is an Official Plan in effect in the municipality that sets out the circumstances in and conditions under which offsite units would be permitted.
2. Offsite units shall be located in proximity to the development or redevelopment giving rise to the by-law requirement for affordable housing units.
3. The land on which the offsite units are situated shall be subject to an inclusionary zoning by-law.
4. Offsite units shall not be used to satisfy the by-law requirement to include a number of affordable housing units, or gross floor area to be occupied by affordable housing units, that applies to the development or redevelopment in which the offsite units are permitted.

Analysis:

Permitting the IZ units to be provided in a separate building or development may be desirable in some instances but will increase the complexity of the IZ agreements and will fetter both the “donating” and “receiving” projects until the IZ units are constructed on the receiving site, increasing the risk to each of them. The largest risk to offsite units is that one of the projects experiences financial or technical problems and does not get built or is significantly delayed. The municipality needs to have sufficient assurance that the IZ units will be built, which normally is in the form of a large bond, complicating and adding risk to the project finances. The provision of a bond or assurance can be avoided if the units can be constructed and agreements registered on title on the alternative site ahead of time.

Offsite IZ unit may be desirable when the operator of the alternative site is able to provide higher levels of affordability or social services that would not be available to the residents if the units were located in the other building. Another benefit of amalgamating IZ units from one or more other buildings is the improved economy of scale for management of the units, particularly if the amalgamation can result in an entire building, or most of a building, being composed of IZ units.

Requiring all buildings to have IZ units normalizes the practice of having mixed incomes in new projects and avoids stigmatization of certain buildings.

Recommendation: Conditions for Offsite Units

The recommendations for the conditions for offsite units are as follows:

- Offsite provision of IZ units is to be generally discouraged.

- Offsite units can be allowed by Council, where the residents of the IZ units would benefit from being in the alternative building due to social services being offered in the building, the units being more affordable due to a non-IZ mechanism, or where the units can be occupied significantly in advance of when they would otherwise be ready for occupancy.
- Sufficient financial assurance is provided by the development that is requesting offsite IZ units that the Town would be able to build the units with the funds, should the original project fail to be built.

4.1.12 Exemptions

PROVINCIAL REQUIREMENT: 8.

- (1) An inclusionary zoning by-law does not apply to a development or redevelopment where,
- (a) the development or redevelopment contains fewer than 10 residential units;
 - (b) the development or redevelopment is proposed by a non-profit housing provider or is proposed by a partnership in which,
 - (i) a non-profit housing provider has an interest that is greater than 51 per cent, and
 - (ii) a minimum of 51 per cent of the units are intended as affordable housing, excluding any offsite units that would be located in the development or redevelopment;
 - (c) on or before the day an Official Plan authorizing inclusionary zoning was adopted by the council of the municipality, a request for an amendment to an Official Plan, if required, and an application to amend a zoning by-law were made in respect of the development or redevelopment along with an application for either of the following:
 - (i) approval of a plan of subdivision under section 51 of the Act, or
 - (ii) approval of a description or an amendment to a description under section 9 of the Condominium Act, 1998; or
 - (d) on or before the day the inclusionary zoning by-law is passed, an application is made in respect of the development or redevelopment for a building permit, a development permit, a community planning permit, or approval of a site plan under subsection 41 (4) of the Act.
- (2) Despite clause (1) (b), an inclusionary zoning by-law applies to any offsite units that would be permitted in a development or redevelopment.

Analysis

The regulations allow for IZ exemptions for non-profit housing, and housing where more than half of the units would meet Newmarket's definition of affordable housing. These limitations to the IZ policies appear to align with the City's goals of achieving affordable housing through a variety of tools and mechanisms.

Recommendation: IZ Exemptions

There are no additional IZ exemptions recommended in this report.

4.1.13 Monitoring

The inclusionary zoning regulations have clear requirements on how often a report must be brought forward to municipal council on the status of inclusionary zoning units and proceeds from the units. The regulations also specific what information must be provided in the reports to council.

Reports of municipal council

7. (1) For the purposes of subsection 35.2 (9) of the Act, if a council of a municipality passes an inclusionary zoning by-law, the council shall ensure that a report is prepared and made publicly available at least every two years.

(2) The council shall ensure that each report describes the status of the affordable housing units required in the by-law, including the following information for each year that is the subject of the report:

- 1. The number of affordable housing units.*
- 2. The types of affordable housing units.*
- 3. The location of the affordable housing units.*
- 4. The range of household incomes for which the affordable housing units were provided.*
- 5. The number of affordable housing units that were converted to units at market value.*
- 6. The proceeds that were received by the municipality from the sale of affordable housing units.*

4.2 Summary of Recommendations

O.Reg 232/18, 3.(1) Policy Requirement	Provincial Requirement	Proposed Policy Direction
1. Size of development (minimum unit threshold)	The minimum size, not to be less than 10 residential units.	A minimum project size of 40 units which would achieve 2 or more units with the IZ set-aside at 5%.
2. Locations and areas of inclusionary zoning	The locations and areas where inclusionary zoning by-laws would apply.	All current PMTSAs.
3. Eligible household incomes	The range of household incomes for which affordable housing units would be provided.	Use the income threshold for the 60th percentile renter household income, which is commonly referred to as the “moderate income” threshold.
4. Housing types and sizes of units	The range of housing types and sizes of units that would be authorized as affordable housing units.	All housing types. The unit types (number of bedrooms) must be proportional to the building as a whole, and the unit sizes must be in keeping

O.Reg 232/18, 3.(1) Policy Requirement	Provincial Requirement	Proposed Policy Direction
		with the rest of the units in the building as a whole.
5. Required amount of affordable housing	For the purposes of clause 35.2 (2) (a) of the Act, the number of affordable housing units, or the gross floor area to be occupied by the affordable housing units, that would be required.	<p>Affordable Housing Requirements in Ownership Buildings (Condominium): Affordable housing set-aside in ownership buildings (condominiums) is 5%.</p> <p>Affordable Housing Requirements in Purpose-Built Rental Projects: Affordable housing set-aside in purpose-built rental tenure buildings (purpose-built rental) is 5% of the GFA, with the caveat that each purpose built rental project may request a waiver of the IZ requirements.</p>
6. Affordability period	For the purposes of clause 35.2 (2) (b) of the Act, the period of time for which affordable housing units would be maintained as affordable.	25 years.
7. How measures and incentives are determined	For the purposes of clause 35.2 (2) (e) of the Act, how measures and incentives would be determined.	No incentives provided to achieve IZ set asides, as the MTSA's have been "pre-zoned" to provide additional development permissions and realize IZ contributions from future developments. The Town may provide incentives to deepen the affordability of the IZ units.
8. Determination of Price Points for Affordable Units	For the purposes of clause 35.2 (2) (g) of the Act, how the price or rent of affordable housing units would be determined.	<p>Rental: 80% of the city-wide average market rent, by number of bedrooms, as published annually by CMHC. (Corresponds to approximately the 4th renter household income decile.)</p> <p>Ownership: Unit price of 80% of average resale price in Newmarket. (Corresponds to the 9th or 10th household income decile)</p>
9. Approach to determine sharing of net proceeds	For the purposes of section 4, the approach to determine the percentage of the net proceeds to be distributed to the municipality from the sale of an affordable housing unit, including how net proceeds would be determined.	0% of the net proceeds from any sale of an affordable unit will be distributed to the municipality.

O.Reg 232/18, 3.(1) Policy Requirement	Provincial Requirement	Proposed Policy Direction
	<p>4. (1) An inclusionary zoning by-law may require a portion of the net proceeds from the sale of an affordable housing unit to be distributed to the municipality.</p> <p>(2) A by-law referred to in subsection (1) shall set out the percentage of the net proceeds to be distributed to the municipality, which shall not exceed 50 per cent.</p> <p>(3) If a by-law referred to in subsection (1) is in force, an agreement referred to in clause 35.2 (2) (i) of the Act shall provide that, where an affordable housing unit is sold, a percentage of the net proceeds from the sale shall be distributed to the municipality in accordance with the by-law.</p>	
10. Offsite unit circumstances and conditions	<p>The circumstances in and conditions under which offsite units would be permitted.</p> <p>5. The authority of a council of a municipality under clause 35.2 (5) (a) of the Act is subject to the following restrictions:</p> <p>1. Offsite units shall not be permitted unless there is an Official Plan in effect in the municipality that sets out the circumstances in and conditions under which offsite units would be permitted.</p> <p>2. Offsite units shall be located in proximity to the development or redevelopment giving rise to the by-law requirement for affordable housing units.</p> <p>3. The land on which the offsite units are situated shall be subject to an inclusionary zoning by-law.</p> <p>4. Offsite units shall not be used to satisfy the by-law requirement to include a number of affordable housing units, or gross floor area to be occupied by affordable housing</p>	<p>Offsite provision of IZ units is to be generally discouraged.</p> <p>Offsite units can be allowed by Council, where the residents of the IZ units would benefit from being in the alternative building due to social services being offered in the building, the units being more affordable due to a non-IZ mechanism, or where the units can be occupied significantly in advance of when they would otherwise be ready for occupancy.</p> <p>Sufficient financial assurance is provided by the development that is requesting offsite IZ units that the Town would be able to build the units with the funds, should the original project fail to be built.</p> <p>Offsite location complies with all applicable conditions in the Act.</p>

O.Reg 232/18, 3.(1) Policy Requirement	Provincial Requirement	Proposed Policy Direction
	units, that applies to the development or redevelopment in which the offsite units are permitted.	

5.0 Draft Official Plan Policy for Inclusionary Zoning

DRAFT OFFICIAL PLAN AMENDMENT FOR INCLUSIONARY ZONING *As of <date>*

CONTEXT

This first page provides references to important sections of the draft Official Plan and provides a short description of the intention of the changes.

Some items are still under discussion; explanatory text is provided to outline what has been provided and what changes may need to be incorporated in subsequent versions of this document.

Existing Text in the Draft Official Plan

3.9 Housing (p.43)

6.1.2 Protected Major Transit Station Areas

General Description of the Proposed Changes

3.9 Housing

Add Section 3.9.5 with the Inclusionary Zoning Official Plan policies in this document.

Add Section 3.9.6 “Implementation Framework for Inclusionary Zoning”.

Draft Inclusionary Zoning Official Plan Amendment

Town of Newmarket By-law No. ##

Amendment 1. Section 3.9 Housing is amended by adding section 3.9.5 with the following:

5. The Town shall implement an inclusionary zoning by-law as outlined in Section 3.9.6 of this Plan to increase the supply of affordable housing for households and individuals at and below the sixth income decile. New development containing residential units and subject to an inclusionary zoning by-law, shall not be approved unless for development that is located in an area identified on **Map XX** and:

- a) if a condominium development is proposed, a minimum of 5 per cent of the total new residential gross floor area shall be secured as affordable ownership housing or affordable rental housing; or
- b) if a purpose-built rental development is proposed, a minimum of 0 per cent of the total new residential gross floor area shall be secured as affordable rental housing; and
- c) the affordable housing is secured at affordable rents or affordable ownership prices, for a period of 25 years from the date of first residential occupancy of the unit.

Amendment 2. Section 3.9 is amended by adding the following policy as Section 3.9.6:

"Inclusionary Zoning Implementation"

Inclusionary zoning is a tool that allows the Town to require affordable housing units to be provided in new developments. Policies for inclusionary zoning are required to ensure the provision of affordable housing keeps pace with the growth of new market housing, supporting neighbourhoods across the Town to provide a diverse range of housing options in all areas of the Town.

1. Zoning by-laws for inclusionary zoning, pursuant to the *Planning Act* and accordance with the policies of this Plan, may be enacted to require affordable housing to be included in development or redevelopment located within an area, as shown on **Map XX**;
 - a) Protected Major Transit Station Area, under **Section XX of this Plan**, pursuant to the *Planning Act*; and
 - b) An area where a development permit system is adopted or established under **Section XX of this Plan**.

Note: A separate set of amendments are needed to implement Protected Major Transit Station Areas and a development permit system.

Note: For clause 3. this draft suggests that Council must approve the exemptions, but staff and Council may prefer to have purpose built rental projects be automatically exempted during the transition period.

2. Zoning by-laws for inclusionary zoning will include the definition of affordable housing applicable to units and agreements entered into under Section 3.9.5 of this Plan.
 - a) Zoning by-laws for inclusionary zoning will include the methodology for determining the unit mix of the affordable housing and will take into account the local need for affordable housing by number of bedrooms.
 - b) Zoning by-laws for inclusionary zoning will include direction on the minimum sizes of the affordable housing units.
3. At the discretion of the Town, some or all of the affordable housing requirement may be provided on an alternate site subject to the following:
 - a) the offsite affordable housing units shall be located in proximity to the proposed development or redevelopment. The requirements for proximity will be met if the offsite development is located within an area outlined in Policy **<PMTSA Policy Number>**; and

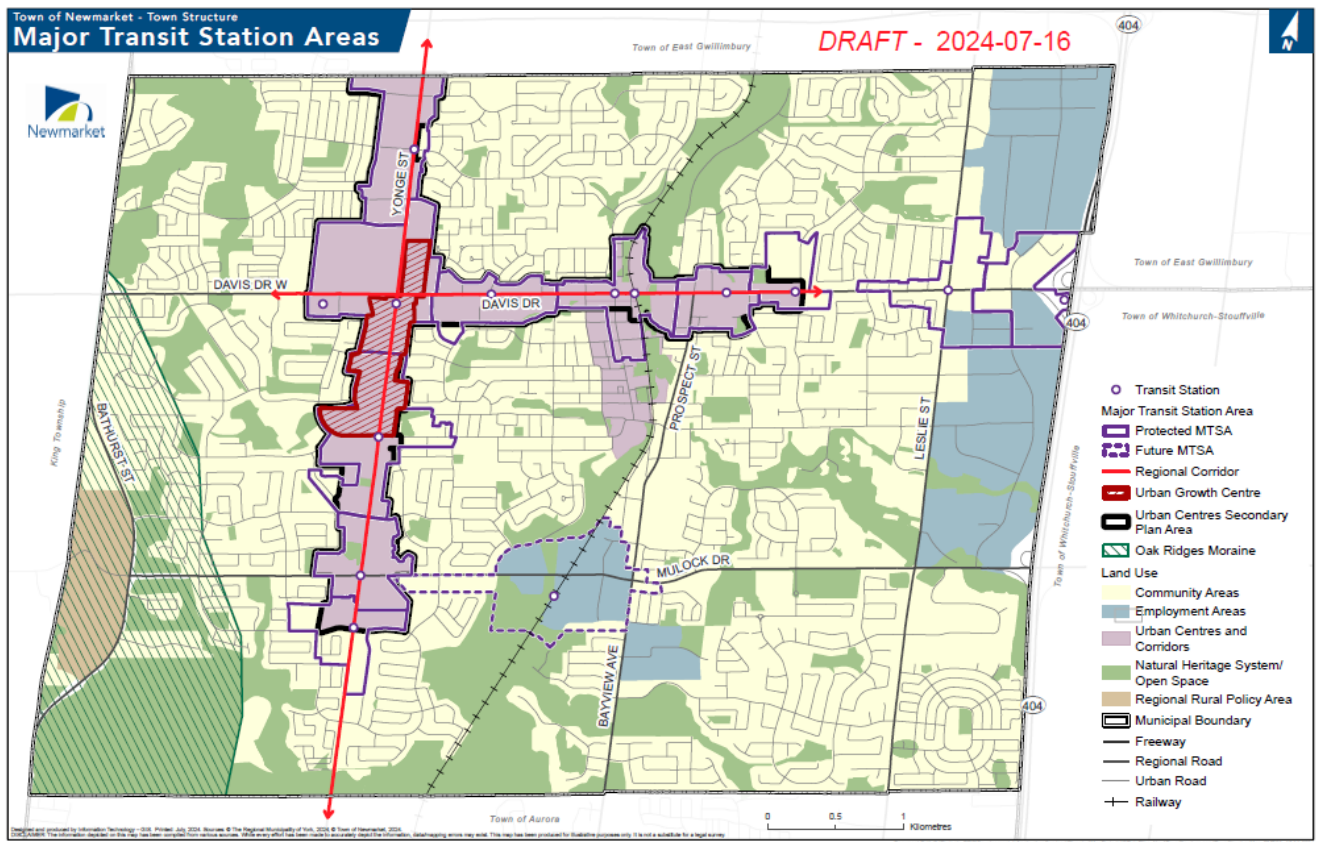
- b) the offsite affordable housing units shall be ready and available for occupancy prior to occupancy of the residential units in the proposed development or redevelopment; and
 - c) that the residents of the affordable housing units would benefit from being in the building on the alternative site due to social or health services being offered to residents in the building, or where the units are more affordable due to a non-inclusionary zoning policy or program;
4. Financial or regulatory incentives provided by the Town will only be considered where a development or redevelopment proposes to exceed the requirements set out in Policy 3.9.5 of this Plan.
 5. Development or redevelopment subject to affordable housing requirement in a Secondary Plan or Area Specific Plan defined in this Plan must conform to the higher standard of the requirements of 3.9.5 or the policies applicable to the Secondary Plan Area or Area Specific Plan described this Plan.
 6. For development or redevelopment subject to an inclusionary zoning by-law, one or more agreements that are registered on title to the lands shall be entered into with the Town securing:
 - a) the requirements of Policy 3.9.5 of this Plan and this Section;
 - b) requirements for timely delivery of the affordable units, and if applicable, any phasing of such affordable units, in development or redevelopment;
 - c) sufficient financial assurance to ensure offsite units can be built should either the development on the alternate site or this development be substantially delayed;
 - d) requirements for additional affordable housing to meet Policy 3.9.5, should a proposed purpose-built rental development that did not provide inclusionary zoning units through Policy 3.9.5 b), convert to condominium;
 - e) requirements for ongoing reporting and monitoring of the affordable housing units; and
 - f) that the owner of an affordable ownership unit would receive 100 per cent of the net proceeds of that unit when it is sold, including the first sale after the affordability period."

Sidebar Explanatory text: The provincial regulation for Inclusionary Zoning (O. Reg. 232/18) defines non-profit housing providers as:

- (a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies that is in good standing under that Act *and whose primary object is to provide housing*,
- (b) a corporation without share capital to which the Canada Business Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing,

- (c) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, or
- (d) an organization that is a registered charity within the meaning of the Income Tax Act (Canada) or a non-profit organization exempt from tax under paragraph 149 (1) (I) of that Act, and whose land is owned by the organization, all or part of which is to be used as affordable housing.

Map XX: Inclusionary Zoning Market Areas



6.0 Appendix I: Policy Framework

This section provides an overview of the policies and strategic documents that impact the development of an inclusionary zoning policy in Newmarket as well as policies which support and encourage the development of a broad range of housing options.

6.1 Federal and Provincial Policies and Strategies

6.1.1 National Housing Strategy (2017)

The Federal Government influences the overall direction for housing in Canada through the National Housing Strategy (NHS). Released in 2017, the strategy's goal is to ensure all Canadians have access to housing that meets their needs and that they can afford.

The NHS focuses on creating new housing supply, modernizing existing housing, providing resources for community housing providers, as well as housing innovation and research. The Federal Government provides funding for National Housing Strategy initiatives through the Canada Mortgage and Housing Corporation (CMHC).

These programs include the Affordable Housing Fund, the Affordable Housing Innovation Fund, the Federal Lands Initiative, the Apartment Construction Loan Program and the Canada Housing Benefit.

CMHC also provides funding for the repair and retrofit of community housing units, the development and operation of supportive housing, and mortgage financing to encourage affordable homeownership.

6.1.2 Solving the Housing Crisis – Canada's Housing Plan (2024)

On April 12, 2024, the Government of Canada released *Solving the Housing Crisis – Canada's Housing Plan* (the Plan), containing sweeping changes and new policies. The plan targets three key areas: building more homes, making it easier to rent or own a home, and helping Canadians who can't afford a home.

In tandem with Budget 2024, the Plan earmarks several new or expanded funding programs. This includes expanded funds for the Housing Accelerator Fund for partnerships with additional municipalities, a major intention of which is to streamline permitting and promote missing middle and affordable housing. The Plan also introduces a new Canada Housing Infrastructure Fund to accelerate construction of critical housing infrastructure, and the Infrastructure for Housing Initiative, a financing tool for municipalities and Indigenous communities through the Canada Infrastructure Bank. The expansion or creation of funds for the development and preservation of affordable and non-profit housing (e.g. the Affordable Housing Funds, Rental Protection Fund, etc.) and homelessness prevention (e.g. Reaching Home, Interim Housing Assistance Program, etc.) is also planned.

In addition to funding opportunities, many of the commitments are intended to be implemented in coordination with and supported by provincial, territorial and local governments. Examples that may particularly impact municipalities include targeted funds towards the development of housing above shops and businesses, making use of publicly owned land for affordable and deeply affordable housing (in partnership with other levels of government), updating the National Building Code to support more accessible, affordable and climate-friendly housing, tying public transit funds to increased density, and providing a short-term rental enforcement fund.

The Plan further recommends commitments that provinces, territories and municipalities can take on to complement this Plan, including incentives for the construction of purpose-built rental housing, limiting or waiving planning and development-related fees and charges, zoning reforms to support densification and transit-oriented development, stronger vacancy control, a framework to avoid bad faith renovations and excessive rent increases, supporting non-market and community housing, expediting approvals and permitting processes, and enforcing regulations on short-term rentals.

6.1.3 Municipal Act, 2001

The *Municipal Act, 2001*, sets out the rules for all municipalities in Ontario (except for the City of Toronto) and gives municipalities broad powers to pass by-laws on matters such as health, safety and wellbeing, and to protect persons and property within their jurisdiction. The Act provides direction for land use planning purposes, but it does not directly legislate Official Plans or Zoning By-laws as these are legislated through the Planning Act.

Section 163 of the Act sets out the definition and requirements for group homes within municipalities in Ontario. The Act defines group homes as: A group home is a residence licensed or funded under a federal or provincial statute for the accommodation of three to ten persons, exclusive of staff, living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social, or physical condition or legal status, require a group living arrangement for their wellbeing.

The Act allows municipalities to enact a business licensing by-law for group homes only if the municipality permits the establishment and use of group homes under section 34 of the *Planning Act*. A business licensing by-law for group homes can restrict the establishment of group homes to only those with a license and may be required to pay license fees.

Section 99.1 of the Act allows municipalities to prohibit and regulate the demolition of residential rental property and the conversion of residential rental property to a purpose other than the purpose of a residential rental property. However, this power does not apply to residential rental property that contains less than six dwelling units. It should be noted that the More Homes Built Faster Act, 2022 (Bill 23) empowers the Minister to make new regulations regarding the powers of municipalities to regulate demolition and conversion of residential rental properties.

Section 106 of the *Municipal Act* prohibits municipalities from directly or indirectly assisting any commercial enterprise through the granting of bonuses. This includes giving or lending municipal property, guaranteeing borrowing, leasing or selling property of the municipalities at below fair market value, or giving a total or partial exemption from any levy, charge or fee. This

prohibition does not apply however to a council exercising its authority under subsection 28 (6) (7) and (7.2) of the Planning Act (Community Improvement Plans) or section 365.1 of the Municipal Act (cancellation of taxes, environmental remediation).

6.1.4 Planning Act, 1990

The *Planning Act, R.S.O. 1990*, as amended, is the primary legislation that establishes how municipalities in Ontario may plan, manage, and regulate land use. It also outlines matters of provincial interest and enables the Province to issue Policy Statements to provide direction to municipalities on these matters.

The *Planning Act* enables municipal Councils to pass a variety of tools to plan and regulate the use of land and the placement of buildings and structures on a lot. Under Section 16 of the Act, most municipalities, including the Municipalities in the District of Nipissing, are required to prepare and adopt Official Plans in accordance with the requirements of the Act. Official Plans contain a vision, objectives and policies to guide decision making on land use planning matters. Municipal decisions, by-laws and public works are required to conform to the policies of the Official Plan (Section 24(1)).

Section 34 of the *Planning Act* enables Councils to pass Zoning By-laws to regulate the use of land and the location, height, bulk, size, floor area, spacing, character and use of buildings and structures, as well as parking and loading requirements, and lot requirements.

In accordance with Section 24(1), Zoning By-laws must conform to the Official Plan and be consistent with the Provincial Policy Statement. Zoning By-laws are viewed as one of the primary tools to implement the policies of the Official Plan.

Section 2 of the act outlines matters of provincial interest that the Minister, the council of a municipality, a local board, a planning board, and the Tribunal shall have regard to in carrying out their responsibilities under this Act. This includes the adequate provision of a full range of housing, including affordable housing.

Changes to the Planning Act

Bill 23: More Homes Built Faster Act, 2022

More Homes Built Faster Act, 2022, received Royal Assent on November 28, 2022. It is now in effect, although some regulations remain outstanding. Bill 23 is intended to support Ontario's *Housing Supply Action Plan*, with a stated aim of increasing housing supply in the Province. The bill introduced various amendments to multiple statutes including: the *City of Toronto Act, 2006*, the *Municipal Act, 2001*, the *Conservation Authorities Act 1990*, the *Development Charges Act, 1997*, the *Ontario Heritage Act 1990*, *Ontario Land Tribunal Act, 2021*, and the *Planning Act, 1990*.

Some of the changes to the *Planning Act* included in this legislation are as follows:

- Removal of planning responsibilities from some upper tier municipalities;
- Exemption of residential development with less than ten (10) units from site plan approval process; and

- New Ministerial powers to exempt lands from complying with Provincial policies and Official Plans.

Bill 185: Cutting Red Tape to Build More Homes Act, 2024

On April 10, 2024, Ontario's provincial government introduced new legislation, *Bill 185: the Cutting Red Tape to Build More Homes Act*, to meet its goal of building 1.5 million homes by 2031. These legislative changes are largely in response to stakeholder feedback on issues preventing or delaying the development of housing, including feedback on changes brought forward under *Bill 23: the More Homes Built Faster Act*. The bill introduced various amendments to multiple statutes including: the *City of Toronto Act, 2006*, the *Municipal Act, 2001*, the *Development Charges Act, 1997*, and the *Planning Act, 1990*.

Some of the changes to the *Planning Act* proposed in this legislation are as follows:

- Allowing municipalities to reallocate infrastructure servicing allocations from stalled developments to ready-to-build ones to better support growth.
- Removing the planning application fee refund framework introduced through 2022's Bill 109,
- Exempting public universities from planning approvals to facilitate faster construction of student residences,
- Limiting third-party appeals for approved Official Plans and Zoning By-laws; and,
- Authorities needed to move forward with removing planning authorities from seven upper-tier municipalities.

6.1.5 Development Charges Act, 1997

The *Development Charges Act, 1997*, regulates development charges, the fees collected by municipalities to fund "hard services" such as roads and servicing infrastructure. The Act enables municipalities to pass by-laws imposing these charges on new development in order to fund the capital costs associated with that growth. Municipalities must complete a development charge background study and conduct statutory consultation before passing a development charge by-law.

Changes to the Development Charges Act

Bill 108: More Homes, More Choice Act, 2019

Under Bill 108, "soft services", such as parks, community centres, libraries, and other community facilities were removed from development charges and financed through a new "community benefits charge" (CBC) based on land value. Further, municipalities are now required to prepare a community benefits charge strategy, including consultation requirements, prior to adopting a new Community Benefits Charge By-law.

The new CBC replaced the existing density bonusing provisions under Section 37 of the *Planning Act*, as well as existing requirements and municipal by-laws for parkland dedication. The Province explained this provides greater certainty regarding upfront costs rather than making these matters subject to negotiation on an ad hoc basis.

Bill 134: Affordable Homes and Good Jobs Act, 2023

Bill 134 was introduced to Provincial legislature on September 28, 2023, and received royal ascent on December 4, 2023. The bill updated the affordable housing definition within the *Development Charges Act*.

Subsection 4.1(1) outlined the creation of an “Affordable Residential Units Bulletin” to be published by the Minister of Municipal Affairs and Housing online. The Bill amended subsection 4.1(2) of the *Development Charges Act* to define rent as the lesser of: the income-based affordable rent or the average market rent for the residential unit as set out in the Affordable Residential Units bulletin. Subsection 4.1(3) was amended to define the price of a residential unit as the lesser of the income-based affordable purchase price or 90-percent of the average purchase price identified for the residential unit set out in the Affordable Residential Units bulletin.

Affordability was defined for both renters and owners as households at the 60th percentile of gross annual incomes for respective local municipalities, where rent or purchase price shall be 30% of gross annual income.

Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin

On May 1, 2024, the first bulletin detailing the thresholds for affordable residential units was released. This bulletin included affordable price thresholds for all 144 municipalities in Ontario and is effective June 1, 2024.

6.1.6 Provincial Planning Statement, 2024

On October 20, 2024, the new Provincial Planning Statement, 2024 (PPS, 2024) came into effect and replaced the former Provincial Policy Statement, 2020 (PPS, 2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019. The new PPS 2024 is intended to be a streamlined, province- wide land use planning policy framework that builds upon the ‘housing-supportive’ policies of the former documents.

The PPS, 2024 outlines the Province’s policies on land use planning and is issued under Section 3 of the Planning Act. It provides policy direction on land use planning to promote ‘strong, healthy communities’ and requires all local decisions affecting land use planning matters to be consistent with the PPS, 2024. Within this document, local planning authorities shall coordinate land use planning and housing planning with Service Managers to provide an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area

6.1.7 Community Housing Renewal Strategy, 2019

The Provincial government announced a new Community Housing Renewal Strategy with \$1 billion in funding in 2019 – 2020 to help sustain, repair and build community housing and end homelessness. The Strategy includes the following elements:

- Removing existing penalties for tenants who work more hours or who are going to college or university;
- Simplifying rent calculations;
- Freeing up the waitlist by having tenants prioritize their first choice and accept the first unit they are offered;

- Ensuring rent calculations do not include child support payments;
- Requiring an asset test; and,
- Making housing safer by empowering housing providers to turn away tenants who have been evicted for criminal activity.

Provincial Programs under the CHRS

The Province has launched three programs under the CHRS:

Canada-Ontario Community Housing Initiative (COCHI)

COCHI provides funding to Service Managers to replace the federal Social Housing Agreement funding which expires each year beginning in April 2019. Starting in 2022-2023, the COCHI New Build Component was added to support social and community housing regeneration and expansion. This involves build new affordable rental units, including additions on community housing sites.

Ontario Priorities Housing Initiative (OPHI)

OPHI provides flexible funding to all Service Managers and the two Indigenous Program Administrators to address local priorities in the areas of housing supply and affordability, including new affordable rental construction, community housing repair, rental assistance, tenant supports, and affordable ownership. Housing providers can dedicate a percentage of spending for supports that will keep people housed and prevent homelessness.

Canada-Ontario Housing Benefit (COHB)

COHB program provides a direct, monthly benefit payment to eligible households to help pay their rents. The benefit is portable, which means a household may continue to receive the benefits even when moving to another rental address in Ontario. The program is jointly funded through the 2017 NHS Bilateral Agreement and is provincially delivered.

6.2 Regional Policies and Strategies

6.2.1 York Region Official Plan

Bill 23 has specified that the York Region Official Plan is a Plan of the Local Municipality, and policies will be incorporated into the Local Official Plan through upcoming renewals or amendments. The 2022 York Regional Official Plan (the YROP) was approved with modifications by the Province of Ontario's Ministry of Municipal Affairs and Housing in November 2022, however Provincial Bill 150 in December 2023 and proposed Bill 162 in February 2024 reversed some of those modifications. An amended version of the 2022 YROP reflecting these modifications is available on the York Region Official Plan webpage.

Among the YROP's guiding principles, the Region included the provision of a full range of housing types with a region-wide target of 25% of all new housing units being affordable to low and middle-income households and in addition, a minimum of 35% of all new housing units within Regional Centres and major transit station areas.

Section 2.0: The Foundation for Complete Communities of the YROP contains most the policies pertaining to housing within the Official Plan.

Diversified Housing Stock

Section 2.3 of the YROP contains policies and an objective that aim to promote appropriate mix and range of housing options that meet the needs of residents and workers of all income levels, ages, abilities and stages of their lives. This includes affordable housing to address need throughout the income spectrum, including market and community housing; emergency and transitional housing; co-housing; group, rooming, and special needs housing; and purpose-built rental housing (Sec. 2.3.39).

Section 2.3.43 includes policies to promote housing options, including the use of land use planning, financial and other tools.

Section 2.3.44(d) requires local municipal official plans to include policies permitting, facilitating and appropriately distributing housing options throughout communities, including those identified in Section 2.3.39.

Additional Residential Units

Section 2.3.44(b) requires local municipal official plans to incorporate additional residential unit policies.

Rental Housing

Section 2.3.42 contains a policy that states the minimum of 1,000 new purpose-built rental units be built Region-wide per year, with local municipal targets provided.

Section 4.423 encourages tools such as CIPs to include purpose-built rental housing within strategic growth areas.

Mix of Land Use

Section 2.3.11 encourages retail, commercial, office, and institutional structures shall be designed in a compact form including multi-storey, mixed use buildings, where appropriate and be pedestrian oriented and transit-supportive.

Residential Intensification

Chapter 4 of the YROP provides detailed policy direction to guide the various types of urban communities that comprise the Urban System, phasing of growth and a hierarchical approach to intensification.

Section 2.1.4 contains policies pertaining to minimum intensification targets and transit-supportive intensification in York Region.

Section 2.3.54 encourages retrofitting, intensification and revitalization, in accordance with policy 2.3.13, when redeveloping existing retail, including major retail sites.

Retention of Existing Housing Stock

Section 2.3.44(c) requires that local municipal official plans include policies prohibiting the demolition or conversion of purpose-built rental buildings if the rental vacancy rate is less than 3% for a period or more than three consecutive years in the local municipality.

Affordable Housing

Among the YROP's guiding principles, the Region included a minimum of 35% of new housing affordable within Major Transit Station Areas and Regional Centres and Corridors, and 25% of new housing affordable outside of those areas.

Supportive and Additional Needs Housing

Section 2.3.39(c) lists co-housing; group, rooming, and special needs (additional needs) housing as part of the mix and range of housing options that are required.

Alternative Development Standards

Section 2.3.43(b) includes policies to promote housing options by encouraging the development industry to show flexibility in design and construction choice for new developments and identify approaches for affordable housing early in the development process. This section includes a definition for non-traditional building types.

6.2.2 Housing Solutions: A Plan for Everyone, York Region's 10-Year Housing and Homelessness Plan (2014-2023)

Under the *Housing Services Act*, local service managers are required to develop 10-year housing and homelessness plans to guide the delivery of housing and homelessness programs and services within their respective jurisdictions. *Housing Solutions: A Plan for Everyone* was York Region's 10-year housing and homeless plan from 2014 to 2023. The Plan was divided into two phases. Phase 1 encompassed 2014 to 2018 and identified 47 actions to address four overarching housing goals:

1. Increase rental housing supply;
2. Sustain existing rental housing supply;
3. Support home ownership affordability; and,
4. Strengthen the homelessness and housing stability system.

The Plan emphasized the need to increase the Region's supply of private, moderately-priced purpose-built rental housing. A major financial measure resulting from the plan was the pilot of a 36-month development charge deferral for new rental development. The Region now offers development charge deferral incentives for affordable rental and purpose-built rental developments.

Phase 2 updated the initial plan for 2019 through 2023 and established new, short-term actions (updated annually after 2020) for advancing three new overarching Plan goals:

1. Increase the supply of affordable and rental housing;
2. Help people find and keep housing; and,
3. Strengthen the housing and homelessness system.

The new goals reflected the updated Plan's stronger emphasis on housing and homelessness as an integrated system, housing access and stability, and housing for residents of low and moderate incomes. Among the updated Plan's key actions at the time of approval was the piloting of a local portable rent subsidy to help residents find and retain occupancy of affordable housing in the private rental market. In its final year, the updated Plan called for the

development of an *Affordable Private Market Housing Implementation Plan (AHIP)* “to identify and fund action, advocacy and partnership approaches to increase the supply of private market affordable housing” and directed Region staff to seek Council approval of a Community Housing Development Master Plan. Direction and timelines for the AHIP were adopted by Regional Council in Q1 of 2022.

A report to Council on October 03, 2024, *Actions to Increase Affordable and Community Housing Supply Under the Next 10-Year Housing and Homelessness Plan*, consolidated actions under consideration for the AHIP and the *Community Housing Development Master Plan*. While Housing Solutions has ended, Region is continuing to advance priorities under the previous plan, as well as new actions for consideration to increase affordable and community housing supply under the next 10-year plan (in addition to priorities in the *Homelessness Service System Plan*). A key component of these actions is looking at how we can strengthen partnerships, policy and process coordination efforts between local municipalities and the Region to address housing challenges and achieve shared outcomes.

6.2.3 York Region Corporate Strategic Plan 2023 – 2027

The *2019 to 2023 Strategic Plan: From Vision to Results* (Strategic Plan) provided a common focus and a set of priorities for the Region to ensure that the evolving needs of the communities within the Region are met moving forward. The Strategic Plan identified the following Community Result Areas (CRA) and specific priorities within the CRAs. These CRAs and their specific priorities were as follows.

- Economic Vitality: Increase economic prosperity
- Healthy Communities: Support community health, safety, and well-being
- Sustainable Environment: Build sustainable communities and protect the environment
- Good Government: Deliver trusted and efficient services

Among the objectives for the Healthy Communities CRA is delivering and promoting affordable housing. To accomplish this objective, the Region outlined three key activities that it would be prioritizing:

- Conducting a waitlist study review and identifying actions to support residents in accessing affordable housing options
- Support the creation of new affordable housing rental options
- Advocating to maintain current social housing supply

York Region aimed to measure the success towards this objective by increasing the percentage of York Region clients receiving help to improve their housing stability. This CRA aligns with *Vision 2051*, the Region’s long-term strategy, by prioritizing appropriate housing for all ages and stages of life.

Additionally, among the objectives for the Sustainable Environment CRA is encouraging growth in the Region’s centres, corridors, and built-up urban areas. This objective included performance measures that aim to increase the percentage of development applications that meet timeline commitments and increase the percentage of growth occurring within the built-up areas of the Region.

6.2.4 2024-2027 York Region Plan to Support Seniors – Navigating Forward Together

The *2024 to 2027 York Region Plan to Support Seniors: Navigating Forward* (Navigating Forward Plan) Together identifies priority areas, objectives, and related actions and advocacy York Region will take to enhance the health and well-being of the growing and diverse seniors population. It focuses on supporting seniors to “age in the right place” based on their preferences, circumstances and care needs.

The Navigating Forward Plan builds on the successes of the 2016 Seniors Strategy and core guiding principles:

- Evidence-based decision-making
- Partnerships, alignments and collaboration
- Prevention and promotion, and education
- Fiscal sustainability and balance

The Navigating Forward Plan contains the following priority areas and objectives:

- Keeping Seniors Healthier, Longer - provide seniors, caregivers and staff supporting seniors information to help them improve physical activity and social connectedness, and slow decline of, or prevent chronic disease
- Supporting Seniors to Live in Age-Friendly Complete Communities - better integrate services for seniors
- Connecting Seniors and Caregivers to Right Programs and Services at Right Time - improve system navigation for seniors
- Improving the Coordination, Organization and Planning of Services for Seniors - collaborate on and support strategic improvements for the overall system supporting seniors

6.2.5 A Place to Thrive – York Region’s 2024-2027 Plan for Newcomer Inclusion

York Region’s Plan for Newcomer Inclusion was adopted by York Regional Council on March 21, 2024. *A Place to Thrive: York Region’s 2024 to 2027 Plan for Newcomer Inclusion* (Newcomer Inclusion Plan) builds on previous newcomer inclusion plans and presents a vision for how York Region Local Immigration Partnership will support newcomer health and well-being, build welcoming communities where everyone belongs, and promote equitable and prosperous economic pathways for diverse groups of newcomers.

The Newcomer Inclusion Plan was developed with feedback from York Region residents, community partners and the Newcomer Inclusion Table (formerly Community Partnership Council). By leveraging an evidence-based, community-driven approach, the Newcomer Inclusion Plan reflects the voices of newcomers, service providers and community partners, and aligns with priorities of senior levels of government. To support implementation of the Plan, The

Regional Municipality of York will play a stewardship role, working with newcomers, partners, local municipalities, and service providers.

6.2.6 2024 to 2027 York Region Homelessness Service System Plan

The *2024-2027 York Region Homelessness Service System Plan (System Plan)* identifies a vision, goals, and priority areas to prevent and reduce homelessness in York Region. Guided by the aspirational goals of Ending Chronic Homelessness and Strengthening the Region's Human Rights-Based Approach to Homelessness, the System Plan is centred around four priority areas:

- Enhancing Prevention and Diversion services that help people stay housed,
- Delivering Intervention and Housing stability supports that meet the needs for safety, shelter and food of people who experience homelessness;
- Building a Systems Response, working collaboratively with partners across the homelessness service system to connect people to appropriate and effective supports; and,
- Strengthening York Region's Advocacy and Engagement with other levels of government to address service system gaps, in partnership with the community.

The *System Plan* responds to the immediate and long-term needs of residents experiencing or at-risk of homelessness, including exploring the creation of more emergency, transitional and longer-term housing options. The *System Plan* is informed by research, data, and engagement with local municipalities, community agencies, and people with lived experience. This *System Plan* was approved in June 2024 and will be a key component of the *2024-2025 Housing and Homelessness Plan*.

6.2.7 Approach to Developing the York Region 2024-2035 Housing and Homelessness Plan

York Region staff submitted the *Approach to Developing York Region's 2025 to 2035 Housing and Homelessness Plan* to the Regional Municipal of York Committee of the Whole on March 7, 2024. The report provided Council with an update on the development of York Region's next 10-year housing and homelessness plan, anticipated to be brought to Council in 2025, pending release of new Provincial requirements for Service Manager 10-year plans.

The report notes that the next 10-year housing and homelessness plan will be informed by the implementation plans that were currently underway and were to be brought forward to Council over Q2 and Q3 2024. These include the Affordable Private Market Housing Implementation Plan, Community Housing Development Master Plan, and Homelessness Service System Plan. In October 2024, the Region brought forward a report outlining a range of actions for Council to consider to increase affordable and community housing supply as part of the next 10-year plan. The work that was previously completed for the Affordable Private Market Housing Implementation Plan and the Community Housing Development Master Plan were consolidated under these supply-related actions.

As a Service Manager, York Region is required by the Province to develop and maintain a 10-year housing and homelessness plan. The Region's first plan, *Housing Solutions*, was approved by Council in June 2014 and significantly updated in October 2019.

6.3 Municipal Policies and Strategies

6.3.1 Newmarket Official Plan

The Town of Newmarket's current Official Plan (OP) was adopted by Town Council in October 2006 and approved by the Region of York in May 2008. This review is based on the August 2022 Office Consolidation. It should be noted that the Town is initiating its Official Plan Review (OPR), *Future Ready: Planning OUR #NEWmarket* over the next two years.

Section 3.0, which includes Official Plan Amendments (OPA) #29, 10, and 22 include policies for residential areas, residential character areas, local institutional uses, home occupations, bed and breakfast, and accessory dwelling units.

The Town's OP objectives for Residential Areas (Sec. 3.1) speaks to providing a range of dwelling types, tenure, size, and location, allowing for contextually sensitive development through Planning Act applications, and encouraging a range of innovative and affordable housing types, zoning standards, and subdivision designs where it can be demonstrated that the character of the Residential Area will be maintained.

Diversified housing stock

The Town's OP states that the predominant use in Residential Areas shall be single- and semi-detached dwellings. Row houses, townhouses, duplex, triplex, and quadruplex are also permitted if the applicant can demonstrate that the proposed development is compatible with the existing character of the neighborhood through a Compatibility Analysis Study. Group homes, special needs housing, and accessory dwelling units are also permitted. Stacked townhouses, apartment buildings with four to six storeys, and mixed use live-work units are permitted on Davis Drive west of the Newmarket Bus Terminal.

The Town's OP also states that when considering development proposals in the Residential Areas, it will consider how the proposal contributes to the maintenance and achievement of a balance of housing types and tenures to provide a full range of housing for a variety of demographic types.

Additional Residential Units

The Town's OP (Sec. 3.6) states that one accessory dwelling unit (ADU) is permitted as-of-right in single- and semi-detached dwellings. However, the policy limits the number of ADUs to one per dwelling unit and the property has to be registered in accordance with the Town's By-law for Registration of Two Unit Houses.

Rental Housing

The Town's OP has policies related to rental housing (Sec. 3.9.3) and states that new rental housing as well as the retention of existing medium and high density rental housing, including affordable rental housing, will be encouraged. The OP also notes that a rental housing target may be established. The OP prevents the demolition or conversion of rental housing if the rental vacancy rate is below 3% and identifies considerations for Council as well as the potential for entering into an agreement with proponents of rental conversions to set out conditions.

Mix of land uses

The Town's OP (Sec. 3.4) allows home occupations in Residential Areas and Urban Centres.

Residential Intensification

Intensification is permitted in Residential Areas through accessory dwelling units, townhouses and rowhouses on a site-specific basis, infill on vacant land, through additions, renovations, and redevelopment of existing dwellings.

The Town's OP (Sec. 4.4) states that Urban Centres will be the focus for intensification of residential and employment uses, and that higher density housing is encouraged.

Retention of existing housing stock

The Town's OP has a policy regarding the preservation and maintenance of dwellings and states that Council shall support the promotion of programs for the preservation, rehabilitation, or renewal of the existing housing stock.

Affordable housing

The Town's OP (Sec. 3.9.2) states that the Town will work towards achieving the affordable housing targets set by the Region. Section 3.9.2 states that a minimum of 25% of new housing development outside of the Urban Centres Secondary Plan will be affordable to low- and moderate-income households. Furthermore, a portion of these units should be accessible to people with disabilities and include a range of types, unit size, and tenures.

Section 13.3 of the Town's OP provides policies related to community improvement plans (CIP) and allows Council to implement a CIP to provide direction on a number of actions, including the provision of community and recreational facilities and land acquisition for community uses. The policies also allow the Town to participate in Regional Community Improvement Plans.

The Town's OP (Section 16.2.2) includes policies for bonus by-laws which would permit increases in height and/or density in exchange for community benefits, including housing for low- and moderate-income groups, senior citizens, persons with disabilities, and other special needs groups.

Section 16.2.6 also states that Council may acquire and hold lands for the purposes of implementing the Official Plan.

Supportive/special needs housing

Policies for local institutional uses (Sec. 3.3) permit group homes in Residential Areas and Urban Centres. However, the policies require that no group home be permitted within 300 metres of

another group home and/or 400 metres of a special needs facility. Special needs facilities are permitted in Residential Areas, Urban Centres, and Major Institutional Areas, subject to a Zoning By-law amendment and generally only permitted if located on a collector or arterial road. In addition, special needs facilities are not allowed within 400 metres of another special needs facility or group home.

The Town's OP defines group homes as a residence licensed or funded under a federal or provincial statute for the accommodation of three to eight people living under supervision in a single housekeeping unit. Special needs facilities are defined as those licensed or funded under a federal or provincial statute for the accommodation of more than eight persons.

The Town's OP has policies regarding accessible housing which require that new housing should meet accessibility standards in accordance with the Accessibility for Ontarians with Disabilities Act.

Alternative development standards

Policies related to Urban Centres (Sec. 4.0) state that Council may accept cash-in-lieu of parking where development is in close proximity to and can be accommodated by municipal parking facilities. Minimum and maximum parking requirements may be implemented through the Zoning By-law.

Furthermore, Section 15.5 of the Town's OP has policies related to parking and states that parking standards will be established for facilities for persons with disabilities, reduced standards for senior citizens housing, in areas of frequent transit service, and/or where the mix of uses enables parking to be shared.

Energy efficient housing/ climate change

The Town's OP (Sec. 12.0) identifies the policies related to urban design and compatibility and Section 12.3 has policies regarding sustainability in design. The OP states that innovative energy producing options, green industry, and green building designs and construction practices will be supported and encouraged.

7.0 Appendix II: Glossary

Housing and Dwelling Terms

- **Dwelling Type:** The type of dwelling refers to the built-form or structure type of a dwelling where someone lives.
 - **Single detached dwellings** are not attached to any other dwelling or structure (except its own garage or shed).
 - **Semi-detached dwellings** are one of two dwellings attached side by side to each other, but not attached to any other dwelling or structure (except its own garage or shed).
 - **Row houses** are one of three or more dwellings joined side by side, but without any other dwellings either above or below.
 - **Apartment in a building that has fewer than five storeys** (*or referred to as a low-rise apartment*) is a dwelling unit attached to other dwelling units, commercial units or other non-residential space in a building that has fewer than five storeys. This category contains apartment dwelling or flat in a duplex. This is one of two dwellings located one above the other.
 - **Apartment in a building that has five or more storeys** (*or referred to as a high-rise apartment*) is a dwelling unit in a high-rise apartment building that has five or more storeys. Also included are apartments in a building with five or more storeys where the first floor or second floor is commercial establishments.

Dwelling Age and Condition Definitions

- **Dwelling Condition:** The condition of a dwelling refers to whether the dwelling is in need of repairs (see: Adequate Housing). This does not include desirable re-modelling or additions.
 - **Regular maintenance needed** includes dwellings where only regular maintenance, such as painting or furnace cleaning, is required.
 - **Minor repairs needed** includes dwellings needing only minor repairs such as dwellings with missing or loose floor tiles, bricks or shingles; or defective steps, railing or siding.
 - **Major repairs needed** includes dwellings needing major repairs such as dwellings with defective plumbing or electrical wiring; and dwellings needing structural repairs to walls, floors or ceilings.
- **Dwelling Construction Age:** Period of construction refers to the period in time during which the building or dwelling was originally constructed. This refers to the period in which the building was completed, not the time of any later remodeling, additions or conversions.

Population and Household Terms

- **Household Type:** Household type refers to the composition of persons who occupy the same dwelling.
- **Census family** is defined as a married couple and the children, if any, of either and/or both spouses; a couple living common law and the children, if any, of either and/or both

partners; or a parent of any marital status in a one-parent family with at least one child living in the same dwelling and that child or those children.

- **Multigenerational households** means households with three or more generations. These households contain at least one person who is both the grandparent of a person in the household and the parent of another person in the same household.
 - **Other census family household** includes both one-census-family households with additional persons and multiple-census-family households.
 - **Two- or more-person non-family household** means a group of two or more persons who live together but do not constitute a census family.
- **Household tenure** refers to whether the household owns or rents their private dwelling.
 - **Owner households** are considered to own their dwelling if some member of the household owns the dwelling even if it is not fully paid for, for example if there is a mortgage or some other claim on it.
 - **Renter households** are considered to rent their dwelling if no member of the household owns the dwelling.
- **Immigration Status:** Refers to households where the primary household maintainer has immigrant status in Canada.
- **Household Income:** The total combined income from all household members, before taxes and deductions.
- **Primary Household Maintainer:** First person in the household identified as someone who pays the rent or the mortgage, or the taxes, or the electricity bill, and so on, for the dwelling. In the case of a household where two or more people are listed as household maintainers, the first person listed is chosen as the primary household maintainer.
- **Senior Households:** Households for which the primary household maintainer is aged 65 or over.

Specific Housing/Shelter Types

- **Emergency Shelters:** This is short-term accommodation (usually 30 days or less) for people experiencing homelessness or those in crisis.
- **Transitional Housing:** Housing that is intended to offer a supportive living environment for its residents. It is considered an intermediate step between emergency shelter and supportive or permanent housing and has limits on how long an individual or family can stay. Stays are typically between three months and three years.
- **Supportive Living:** This is housing that provides a physical environment that is specifically designed to be safe, secure, enabling and home-like, with support services such as social services, provision of meals, housekeeping and social and recreational activities, in order to maximize residents' independence, privacy and dignity.
- **Community Housing:** This refers to either housing that is owned and operated by non-profit housing societies and housing co-operatives, or housing owned by provincial or municipal governments. This can include market rent and subsidized units.
- **Affordable Rental and Ownership Housing:** Affordable housing is housing that can be owned or rented by a household with shelter costs (rent or mortgage, utilities, etc.) that are less than 30% of its gross income.
- **Market Rental Housing:** These are rental units in the private rental market and include purpose-built rental units as well as units in the secondary rental market, such as secondary suites, rented single detached dwellings, etc.

- **Market Ownership Housing:** This refers to ownership units priced at market values and purchased with or without a mortgage but without any government assistance.

Housing Affordability Measures

- **Shelter-to-Income Ratio (STIR):** A commonly accepted benchmark for measuring affordability in the Canadian context is where a household spends no more than 30% of its gross household income on housing costs. This is referred to the shelter-cost-to-income ratio, or STIR, and is a key indicator of affordability.
 - A household facing **affordability issues** is a household spending 30% or more of their gross household income on shelter costs.
 - A household facing **deep affordability issues** is a household spending 50% or more of their gross household income on shelter costs.
- **Core Housing Need:** A more complete measure for defining affordability as it assesses the adequacy, suitability, and affordability of housing. 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).
 - **Dwelling Adequacy:** Adequate housing is reported by their residents as not requiring any major repairs.
 - **Dwelling Suitability:** Suitable housing has enough bedrooms for the size and composition of resident households according to the National Occupancy Standard (NOS), conceived by the Canada Mortgage and Housing Corporation and provincial and territorial representatives.
- **Low-income population:** The low-income measure, after tax, (LIM-AT) refers to a fixed percentage (50%) of median adjusted after-tax income of private households. The household after-tax income is adjusted by an equivalence scale to take economies of scale into account. This adjustment for different household sizes reflects the fact that a household's needs increase, but at a decreasing rate, as the number of members increases.
 - Low-income status is typically presented for persons but, since the LIM-AT threshold and household income are unique and shared by all members within each household, low-income status based on LIM-AT can also be reported for households.

Residential Development Terms

- **Housing Start:** In the Starts and Completions Survey, a start is defined as the beginning of construction work on a building. This is usually when the concrete has been poured for the whole of the footing around the structure or an equivalent stage where a basement will not be part of the structure.
- **Housing Completion:** For purposes of the Starts and Completions Survey, a Completion is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10% of the proposed work remains to be done.

- **Dwelling unit:** In the Starts and Completions Survey, a dwelling unit is defined as a structurally separate set of self-contained living premises. A dwelling unit has a private entrance from outside the building or from a common hall, lobby or stairway inside the building. The entrance must be one that can be used without passing through another separate dwelling unit.

8.0 Appendix III: Impact of Federal and Provincial Taxes

This section provides an analysis of the impact of the Ontario Non-Resident Speculation Tax (NRST) and the federal Underused Housing Tax (UHT) on the housing the housing market in Newmarket.

Ontario Non-Resident Speculation Tax (NRST)

In April 2017, the Ontario government introduced a 15% tax on the purchase or acquisition of an interest in residential property located in the Greater Golden Horseshoe Region (GGH) by individuals who are not citizens or permanent residents of Canada or by foreign corporations and taxable entities. The Non-Resident Speculation Tax (NRST) applies in addition to the general land transfer tax. The NRST is applied to the value of the consideration for a conveyance.

On March 30, 2022, the NRST was increased to 20% and expanded provincewide. The NRST applies to land with at least one and not more than six single detached residences. It does not apply to land containing multi residential rental apartment buildings with more than six units, agricultural land, commercial land, or industrial land.²² The NRST does not apply to other types of land such as land containing multi-residential rental apartment buildings with more than six units, agricultural land, commercial land or industrial land.

Effective October 25, 2022, the NRST rate was increased to 25%.

Federal Underused Housing Tax (UHT)

As part of Budget 2021, the federal government announced a national, annual 1% tax on the value of non-resident, non-Canadian owned residential real estate that is considered to be vacant or underused. The UHT took effect on January 1, 2022.

This tax would apply to residential property, defined as detached homes, duplexes, triplexes, semi-detached homes, row houses, residential condominium units, and any other similar premises that is, or is intended to be, a separate parcel or other division of real property owned.²³ To be exempted, the property must be occupied continuously for at least 180 days in a calendar year by a tenant, the owner's spouse or common law partner who is in Canada under a work permit, a spouse, common law partner, parent, or child who is a citizen or permanent resident, or a prescribed individual.²⁴

²² Queen's Printer for Ontario (2021-2022). Non-Resident Speculation Tax. Accessed from:

<https://www.ontario.ca/document/land-transfer-tax/non-resident-speculation-tax>

²³ Government of Canada (2021). Consultation on the Underused Housing Tax. Accessed from:

<https://www.canada.ca/en/departement-finance/programs/consultations/2021/tax-unproductive-use-housing-non-resident-non-canadian-owners/underused-housing-tax.html>

²⁴ Parliament of Canada (2022). Bill C-8. Accessed from: <https://www.parl.ca/DocumentViewer/en/44-1/bill/C-8/royal-assent>

Impact of NRST and UHT

Given that the Underused Housing Tax has been in effect for a relatively short period of time and the Non-Resident Speculation Tax applies only to a small percentage of property owners, the impacts of the British Columbia (BC) *Speculation and Vacancy Tax* and Vancouver's *Empty Homes Tax* was examined to better understand what the impact of the NRST and UHT would be on the housing market in Newmarket.

British Columbia Speculation and Vacancy Tax (SVT)

This tax applies to properties within the identified taxable regions of BC and was implemented to discourage housing speculation and to discourage vacant homes in BC's major urban centres. For properties owned on December 31, 2018, the tax rate was 0.5% of the assessed value for all properties. For 2019 onwards, the tax rate has been 2% for foreign owners and satellite families²⁵ and 0.5% for British Columbians and other Canadian Citizens or permanent residents who are not members of a satellite family. Property that is a principal residence, or that is rented out for at least three months, is exempt (not including short term rentals).²⁶

As of September 2019, 9,350 owners of residential properties paid the SVT, which makes up about 0.5% of all residential properties in the province. Of these, 78% were in Metro Vancouver where 31% were foreign owners, 19% were satellite families, and the remaining half were a mix of BC residents and other Canadians. Revenue from the tax was \$115 million for the 2018-2019 fiscal year.²⁷ In the third year (2020), the SVT had a total of \$81 million in revenue and 86% of this revenue came from foreign owners, satellite families, Canadians living outside BC, and other non-BC resident owners.²⁸

One of the goals of the SVT was to convert vacant homes into long term rental units. According to the BC Real Estate Association analysis, CMHC data showed that a record number of condominium rentals were added in Metro Vancouver between 2018 and 2019, which coincides with the implementation of the tax. However, the BC Real Estate Association noted that the impact of the SVT cannot be disentangled from the impact of Vancouver's Empty Homes Tax. Other regions where the SVT was applied had mixed results in terms of adding new rental units.²⁹

The SVT seems to have had an impact on the number of sales and average house prices in Metro Vancouver resulting in a 12.5% decline in the number of sales and 5.0% decline in the growth of average prices in 2022. However, the results in other SVT regions were not

²⁵ Satellite family is defined as an individual whose unreported (in Canada) income is greater than their reported (in Canada) total income. An individual's income is combined with their spouse's income for the purposes of this calculation.

²⁶ British Columbia (n.d.). Frequently asked questions about the speculation and vacancy tax. Accessed from: <https://www2.gov.bc.ca/gov/content/taxes/speculation-vacancy-tax/faq-speculation-and-vacancy-tax>

²⁷ BCREA (British Columbia Real Estate Association) (March 2020). Economics: Market Intelligence: Estimating the impacts of the Speculation and Vacancy Tax. Accessed from: <https://www.bcrea.bc.ca/wp-content/uploads/Speculation-and-Vacancy-Tax.pdf>

²⁸ British Columbia (n.d.). Speculation and Vacancy Tax. Accessed from: <https://www2.gov.bc.ca/gov/content/taxes/speculation-vacancy-tax>

²⁹ BCREA (British Columbia Real Estate Association) (March 2020). Economics: Market Intelligence: Estimating the impacts of the Speculation and Vacancy Tax. Accessed from: <https://www.bcrea.bc.ca/wp-content/uploads/Speculation-and-Vacancy-Tax.pdf>

statistically significant for the number of sales and the growth in average prices decreased by only 0.6% during this period. It should also be noted that the federal government's mortgage stress test was implemented at the same time, which likely would have an impact on number of sales and house prices.³⁰

Vancouver Empty Homes Tax (also known as the Vacancy Tax)

The Empty Homes Tax was introduced in 2017 to help return empty and under-utilized properties to the market as long term rental housing. Properties which are deemed empty are subject to a 3.0% tax based on the assessed taxable value. Exemptions include homes that are used as a principal residence for more than six months of the year, homes under construction or renovation, and homes that are rented for at least six months of the year in periods of thirty consecutive days or more, and multi-unit rental buildings where at least one unit is used as a principal residence and/or is rented for at least six months in periods of at least thirty consecutive days.³¹

The City's annual report for 2020 shows that the Empty Homes Tax has resulted in reducing the number of vacant residential properties in Vancouver by 26.0% from 2017 to 2020. There was an increase of 5,920 condominium units in the long-term rental stock for CMHC's rental housing survey for 2018 and 2019 and a further increase of 2,455 in 2020. A total of \$86.6 million in revenue had been raised since the tax was implemented, despite the significant proportion of exemptions. In 2021, a total of \$20.8 million in revenue was collected. These funds have been used for the City's Community Housing Incentive Program (CHIP), land acquisition/development opportunities for affordable housing, and funding for staff working on affordable housing projects.³²

Impact of NRST and UHT on Newmarket Housing Market

In 2023, an analysis of the impact of the non-resident speculation tax and federal underused housing tax had on the Newmarket housing market. According to Statistics Canada, in both 2019 and 2020, 187,325 property owners in Ontario were non-residents, which made up 3.1% of all property owners in the province during this time period³³.

From January 1, 2019 to March 31, 2019, Land Registry Offices data show that there were a total of 5,303 transactions in York Region³⁴ which represents 12.1% of all transactions in the Greater Golden Horseshoe (GGH) during that time period. Of these transactions in York Region, 138 (2.6% of all transactions in York) were foreign transactions, i.e., at least one foreign entity

³⁰ BCREA (British Columbia Real Estate Association) (March 2020). Economics: Market Intelligence: Estimating the impacts of the Speculation and Vacancy Tax. Accessed from: <https://www.bcrea.bc.ca/wp-content/uploads/Speculation-and-Vacancy-Tax.pdf>

³¹ City of Vancouver (n.d.). Empty Homes Tax. Accessed from: <https://vancouver.ca/home-property-development/empty-homes-tax.aspx>

³² City of Vancouver (2021). Empty Homes Tax Annual Report: 2020 Vacancy Reference Year. Accessed from: <https://vancouver.ca/files/cov/vancouver-2021-empty-homes-tax-annual-report.pdf>

³³ Statistics Canada. Table 46-10-0030-01, Ownership type of residential property owners by residency status and number of properties owned, with the number of buyers and sale price, where available.

³⁴ Please note that Land Registry Offices boundaries do not coincide with municipal boundaries, and as such, may have some discrepancies.

was involved. In comparison, 1.8% of all land transactions in the GGH were foreign transactions³⁵.

In 2023, the NRST collected for York Region amounted to \$23.8 million. York Region had the second highest amount of NRST collected in the GGH during this time period, next to Toronto at \$28.6 million.³⁶ These amounts were much lower than 2022 totals (\$43.5 and \$91.5 million, respectively).

The NRST was first implemented in 2017 and, looking at the CMHC data rental universe in Newmarket for 2018 to 2023, the number of purpose-built rental units increased by 189 units during this period. The purpose-built vacancy rate decreased from 2.2% in 2018 to 0.3% in 2023 (data was unavailable in 2023). Data from CMHC's condominium apartment survey shows that the proportion of condominium apartments owned by non-residents in the Toronto GTA has remained relatively stable at around 2.5% from 2017 to 2022. Similar to the findings for the BC SVT, this data suggests that the NRST has not had a significant effect on the availability and affordability of rental housing in Newmarket.

The following data analysis was completed in 2022, using data from 2017 to 2019.

In terms of ownership housing in Newmarket, data from TRREB shows the total number of sales for the first quarter (Q1) of 2017, before the NRST was implemented, was 595 and there were 1,142 new listings. Data for Q1 of 2018 shows a 62.4% decline in the total number of sales and a -33.7% decrease in the total number of listings. There was also a 27.9% decrease in the average house price and a 28.8% decrease in the median house price from Q1 2017 to Q1 2018. However, by Q1 2019, the total number of sales increased by 11.2% although the number of listings still decreased by 15.6%. The average house price increased by 2.6% while the median house price increased by 4.7%. This suggests that the NRST did have an impact on the number of sales, number of listings, and house prices. However, data from 2019 shows that the market stabilized and the number of sales and listings as well as house prices continued to increase to 2021 although the number of sales in Q1 2021 was still down by 8.4% and the number of new listings was still down by 26.9% compared to Q1 2017. It should be noted, however, that the B-20 mortgage stress test was also implemented in 2017 (July 2017), which likely contributed to the decrease in sales, listings, and house prices. Given the relatively low proportion of foreign owned property (approximately 3%), while the NRST may have impacted the number of sales and house prices, it can be assumed that the mortgage stress test had a greater impact on the housing market than the NRST. This is supported by anecdotal information from news articles which noted that, even with the increase to 20% and the province wide application, the NRST will have a relatively low impact on housing affordability and availability.

The federal UHT has recently received Royal Assent and, using the impact of the Empty Homes Tax in Vancouver as a proxy, it can be assumed that this tax may have a greater impact on

³⁵ Queen's Printer for Ontario (2021-2022). Land Transfer Tax – Additional Information Collection. Accessed from: <https://www.ontario.ca/document/land-transfer-tax/land-transfer-tax-additional-information-collection-january-1-2019-march#section-1>

³⁶ Queen's Printer for Ontario (2021-2022). Non-Resident Speculation Tax Collected. Accessed from: <https://www.ontario.ca/document/land-transfer-tax/non-resident-speculation-tax-collected-april-1-2020-june-30-2020#york>

housing availability compared to the provincial NRST. However, based on CMHC data for purpose built rental units as well as secondary rental units in Vancouver, the impact is still not expected to be significant regarding increasing the housing supply or improving affordability. The impact of these two taxes is more significant in terms of the revenue collected and how this revenue is applied.

Housing Needs Assessment

Town of Newmarket



May 2025 • Final Report

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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, an 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).

While responding to the written questions, please use as much space as required.

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.

Data fields highlighted in yellow identify where municipalities will have to source the data.

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.

Please provide data from the latest census except where otherwise indicated.

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 section outlines the research methodology used to inform the completion of this Housing Need Assessment (HNA). This includes detailed methodology, any assumptions used, and any necessary justification.

Methodology Overview

For this HNA, the study relied on two main types of research:

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

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

Quantitative Methodology

A HNA provides a systematic and quantified analysis of housing needs in a community. This assessment aims to link the supply of housing with the need for housing.

Housing Needs Assessments 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.

Community Profile and Trends

The **Community Profile and Trends** highlight factors influencing housing demand, including an overview of population trends and characteristics, including demographic data.

The characteristics examined in this section include:

- Population trends, including population growth and population age trends, and mobility.
- Demographic information, including immigration trends, Indigenous identity, and other demographic trends as applicable.

Household Profiles and Economic Characteristics

The **Household Profiles and Economic Characteristics** in the community highlight factors influencing housing demand, including an overview of household trends and affordability. This profile includes trends regarding household incomes and the economic profile for the labour force in each community.

The characteristics examined in this section include:

- Household characteristics, including tenure, size, and composition, as well as characteristics of primary household maintainers.
- Household incomes, including average incomes and income decile information.
- Economic characteristics, including labour market trends, industries of employment, and commuting patterns.
- Housing affordability indicators, including shelter-to-income ratio and core housing need.

Priority Populations

This **Priority Populations** analysis of the community highlight factors influencing priority population groups as defined by CMHC.

These populations may not be captured within the Statistics Canada community profiles. Trends impacting priority populations are crucial in determining the need for different types of supports for those in need in a community. 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.

The characteristics examined in this section include:

- Housing affordability indicators for priority population groups
- Incidence and severity of homelessness in the community, including temporary and emergency relief resources available for those experiencing homelessness in the community
- Housing needs of other priority population groups

Housing Profile

The **Housing Profile** of the community highlight factors influencing housing supply, including the characteristics of the existing stock, new dwellings, and housing market trends. Supply data will be compared against demand data to help determine the need for housing in the community.

The characteristics examined in this section include:

The existing housing stock, including dwelling types, size, and the age and composition of the stock.

- Non-market housing (Supportive, transition, and emergency) stock characteristics
- New Dwellings, including housing starts and completions, demolitions, and planning application data
- Market housing supply, including ownership and rental prices, vacancy rates, and supply of short-term rentals
- Affordability for owner and renter households, comparing household incomes to existing market conditions

Source of Information

Unless otherwise stated, the data used in this report is from the Statistics Canada Census of Population to create a social-economic profile of the Town of Newmarket. These robust statistics are gathered by Statistics Canada every five (5) years and provide a wealth of information. Custom Census data tabulations for 2016 and 2021 were acquired to supplement and enhance the publicly available data.

Housing statistics from CMHC, including the Rental Market Survey, Housing Starts and Completions Survey, and Market Absorption Survey, have been used extensively to help inform the assessment, due in large part to their reliability and reporting frequency. Most statistics from CMHC are reported no less than annually and there is typically only a modest lag in the publishing of this reported information after the

data collection year. As a result, these data sets provide a snapshot of current trends and market conditions.

Additional data regarding local housing markets have been provided by the Town of Newmarket, York Region, and other housing partners including non-market housing supply, emerging trends for key population groups, and local residential development activity.

Data Limitations

Data limitations are commonly experienced in circumstances where the number of households being assessed is small. These limitations present themselves through data suppression and rounding practices. Data suppression typically impacts variables involving income, while 'random rounding' may impact variables with low totals. To ensure confidentiality, the Census values, including totals, are randomly rounded either up or down to a multiple of "5" or "10" by Statistics Canada. With small samples, this rounding can have an impact on analysis. This will be identified throughout the document when it is applicable.

COVID-19 Pandemic Impacts

Due to the COVID-19 pandemic, the 2021 Census of Population was tabulated using data that was impacted by the public health measures that were implemented to slow the spread of COVID-19. The Federal Government of Canada introduced COVID-19 income relief programs in 2020. These relief programs impacted household incomes through the provision of the Canada Emergency Response Benefit (CERB) financial support for the year (2020) that was reported on for the 2021 Statistics Canada Census. While these incomes were correctly reported, this relief was not permanent and will likely not be available to households in the future.

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)

Qualitative Methodology

This section outlines the research methodology used to inform the Housing Need Assessment. This includes detailed methodology, any assumptions used, and any necessary justification.

The qualitative research for this study relied on focus group events undertaken as a part of the concurrently developed Official Plan Review in the Town of Newmarket. This included:

- **Fourteen (14) Official Plan Review planner pop-up events** conducted during the summer of 2024. These events were hosted in publicly accessible locations in Newmarket.
 - At these pop-up events, we made available the Affordable Housing Discussion Guide, among others.
- **One (1) virtual Diversity, Equity, and Inclusion (DEI) in Land Use Planning focus group** with various organizations across Newmarket conducted October 07, 2024. During this focus group, discussions related to housing and housing affordability were facilitated to inform the Housing Needs Assessment and updated policies for the Official Plan Review.
- **Three (3) developer interviews** conducted virtually in the summer of 2024. Through July to September 2024, the Town of Newmarket met with members of the development community in facilitated one-on-one sessions to gather current information about the residential development environment in Newmarket. A second objective of the consultations was to share key financial analysis variables and gather insight into how the standard benchmark data may need to be modified for the housing development realities in Newmarket.
- **One (1) in-person Official Plan Review Public Information Centre** with an Affordable Housing 'booth' conducted August 29, 2024.
- **Two (2) Council Workshops** to discuss Official Plan policy directions, including matters pertaining to Affordable Housing held on September 18, 2023, and December 02, 2024.
- **Meeting with Newmarket African Caribbean Canadian Association** to discuss Housing in Newmarket and Homelessness which took place December 06, 2024. This group attended the DEI focus group and requested an additional discussion to delve deeper into the issue of housing and homelessness in Newmarket with staff, including York Region staff.

The Town has created a webpage to leverage knowledge sharing including the discussion paper and the above events. This website features a discussion paper about affordable housing that includes feedback from the consultation events. Events scheduled through this webpage, to continue the dialogue on affordable housing in Newmarket, include:

- **One (1) virtual Official Public Information Centre** (Feb 25th, 2025) to discuss policy directions with the public, including directions related to affordable housing in the town.
- The Town is part of York Region's **Housing Working Group** with ongoing meetings.
- The Town has engaged **First Nations**, including the Alderville First Nation and Mississaugas of Scugog Island First Nation. One workshop with the Mississaugas of Scugog Island First Nation was held in March 2025.

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.

York Region Draft Official Plan Engagement: As a part of the consultation completed for the Draft Regional Official Plan undertaken by York Region, the Region hosted focus groups with various priority population groups.¹ York Region staff held a series of five focus groups in March 2022 to obtain feedback on the draft York Region Official Plan. These focus groups included people with disabilities, the LBGTQ2S+ community, youth, and the Black community. Prior to the release of the draft, York Region staff held additional focus groups with youth, seniors, and newcomers to York.

Between November 2021 and March 2022, York Region engaged the public on the Region's new Draft Official Plan through an open house session, focus groups, a public survey, public meetings, and a social media campaign. Results from the public survey indicated that housing affordability was a priority among participants. Focus groups were conducted with priority populations –including people with disabilities, LBGTQ2S+ community, youth, seniors, newcomers, Indigenous peoples, and the Black community. Feedback from these meetings identified the following concerns:

- the lack of affordable housing in the Region;

¹ York Region (2022). York Region Draft Official Plan Engagement Summary. Retrieved from: York Region Draft Official Plan Engagement Summary | November 2021 to March 2022

- the need for housing that is safe and dignified for seniors from diverse backgrounds;
- the need to use Regional and local municipal surplus lands for affordable housing;
- the need to promote affordable housing near transit for low-income residents; and,
- the need to apply an equity lens for policies in the Draft Plan.

York Region Municipal Comprehensive Review Indigenous Engagement: Separate focus group engagement sessions were conducted with First Nations and Indigenous communities throughout York Region. First Nations and Indigenous communities were engaged jointly with the Water Wastewater Master Plan and the Transportation Master Plan updates.²

Recommendations for relationship building that were developed through these engagements included:

1. Maintain the contacts created during the engagement and continue relationship building.
2. Follow through on offers of help and agreed to future changes of the Plans.
3. When it is safe to do so, arrange for members of York Region Council and planning staff to visit the nations engaged.
4. Provide capacity and participation funding, facilitation training to collaborate in the updates of the Plans.
5. Develop a Regional Land Acknowledgement.

Town of Newmarket Official Plan Review: As noted above, the Town of Newmarket hosted a public engagement centred around the Town of Newmarket Official Plan Review Knowledge Exchange in October 2024. One of the topics for the discussion was this Housing Needs and Inclusionary Zoning Assessment report. The participants for the knowledge exchange included representatives from non-profit organizations, students, residents, and development planners.

² ASI (2022) York Region Municipal Comprehensive Review – Indigenous Engagement Summary Report. Retrieved from: York Region Archaeological Management Plan

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.

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.

Housing in Canada operates within a framework of legislation, policies, and programs. This section provides an overview of the planning and housing policies at the federal, provincial, regional, and local level that influence residential development in the Town of Newmarket.

This section includes a review of the following legislation, policies, and strategies as they relate to housing at various levels of jurisdiction.

Federal

- National Housing Act
- National Housing Strategy: A Place to Call Home (2017)
- Solving the Housing Crisis: Canada's Housing Plan (2024)

Provincial

- Planning Act
- Municipal Act
- Provincial Planning Statement (2024)
- Housing Services Act
- Development Charges Act
- More Homes, More Choice: Ontario's Housing Supply Action Plan (2019)
- Changes to Provincial Legislation Impacting Planning and Housing (2019 to 2024)
 - *Bill 108, More Homes More Choice Act, 2019*
 - *Bill 23, More Homes Built Faster Act, 2022*
 - *Bill 134, Affordable Homes and Good Jobs Act, 2023*
 - *Bill 185, Cutting Red Tape to Build More Homes Act, 2024*
- Community Housing Renewal Strategy

Regional and Local Municipal

- York Region Housing Solutions: A Plan for Everyone 10-Year Housing and Homelessness Plan (2014–2023)
- York Region Official Plan (2022)
- York Region Homelessness Service System Plan (2024–2027)
- York Region Corporate Strategic Plan 2019 – 2023
- York Region’s Financial Incentives for Complete Communities
- 2024–2027 York Region Plan to Support Seniors – Navigating Forward Together
- A Place to Thrive – York Region’s 2024–2027 Plan for Newcomer Inclusion
- Approach to Developing the York Region 2024–2035 Housing and Homelessness Plan
- Town of Newmarket Official Plan (2010)

Federal Legislation, Policy, and Strategies

National Housing Act

The National Housing Act (NHA) is the principal legislation concerning housing in Canada. Its purpose is to facilitate access to housing finance and low-cost funding to promote new housing construction, the modernization of existing housing stock, the improvement of housing conditions, and the overall wellbeing of the housing sector within the Canadian economy. The Act is administered by CMHC and authorizes the Corporation to:

- Administer mortgage loan insurance and guarantees;
- Provide loans, subsidies, and guarantees for rental and student housing projects;
- Undertake social housing projects with the Provinces;
- Assemble and lease lands for residential development and the establishment of new communities;
- Provide loans and funds for housing repairs and rehabilitation; and,
- Support housing research, community planning, and international support, among other priorities.

National Housing Strategy: A Place to Call Home (2017)

Released in 2017, the National Housing Strategy (NHS) aims to ensure all Canadians have access to housing that is affordable and meets their needs. The NHS focuses on creating new housing supply, modernizing existing housing, and providing

resources for community housing providers, housing innovation, and research. Funding programs administered under the NHS have changed over time.

Solving Canada's Housing Crisis: Canada's Housing Plan (2024)

In April 2024, the Government of Canada released Solving the Housing Crisis – Canada's Housing Plan (the Plan). The Plan has three key target areas: building more homes, making it easier to rent or own a home, and helping Canadians who can't afford a home.

In tandem with Budget 2024, the Plan earmarked funds for several new and existing funding programs. This included expanded funds for the Housing Accelerator Fund for partnerships with additional municipalities.

Within the key target area of building more homes, the Federal government is pursuing the following strategies:

- *Making the math work for home buildings*, including new financing measures, such as the removal of GST from new rental projects,
- *Increasing the supply of housing*, including funding programs such as the Housing Accelerator Fund and Apartment Construction Loan Program,
- *Supporting Indigenous housing*, including additional investments to accelerate work in narrowing First Nations, Inuit and Métis housing and infrastructure gaps,
- *Building the infrastructure to support more homes*, including funding for the Canada Public Transit Fund and Canada Housing Infrastructure Fund,
- *Change the way homes are built*, including the Housing Design Catalogue and research to support the construction sector; and,
- *Growing and training the workforce*, including apprenticeship and foreign credential programs.

Within the key target area of making it easier to rent or own a home, the Federal government is pursuing the following strategies:

- *Protecting renters*, through the Tenant Protection Fund and the proposed Renters' Bill of Rights,
- *Getting into your first home*, through new mortgage amortization guidelines and new financial,
- *Supporting current homeowners*, through the proposed Home Buyers' Bill of Rights and Canada Green Buildings Strategy; and,

- *Protecting Canada's existing housing stock*, through enforcement on short-term rentals and fraud in the housing market.

Within the key target area of helping Canadians who can't afford a home, the Federal government is pursuing the following strategies:

- *Increasing the supply of affordable housing*, including supporting the Co-operative Housing Development Program, funding through the Affordable Housing Fund, supporting acquisitions by the community housing sector Canada Rental Protection Fund, and the Federal Community Housing Initiative; and,
- *Helping to end homelessness*, through Reaching Home: Canada's Homelessness Strategy and the Veterans Homelessness and Interim Housing Assistance Programs

The Plan recommends commitments that provinces, territories, and municipalities can make to complement this Plan. These include incentives for the construction of purpose-built rental housing, limiting or waiving planning and development-related fees and charges, undertaking municipal zoning reforms to support densification and transit-oriented development, implementing stronger vacancy control, developing a framework to avoid bad faith renovations and excessive rent increases, supporting non-market and community housing, expediting approvals and permitting processes, and enforcing regulations on short-term rentals.

Provincial Legislation, Policy, and Strategies

Planning Act, 1990

The *Planning Act* is the provincial legislative framework for land use planning in Ontario. It establishes the authority of municipalities to regulate different uses of land and ensure that matters of provincial interest are taken into account by planning decisions. The *Planning Act* requires municipalities to adopt an official plan and establishes restrictions on the kinds and nature of policies that may be contained therein. It also authorizes municipalities to adopt zoning by-laws, among other forms of land use regulation, to implement the policies and objectives of their official plans and establishes timelines by which planning authorities must issue decisions regarding requested amendments to Official Plans and zoning by-laws.

Municipal Act, 2001

The *Municipal Act* sets out the rules for all municipalities in Ontario (except for the City of Toronto, which is governed by the City of Toronto Act, 2006) and gives municipalities broad powers to pass by-laws on matters such as health, safety, and wellbeing, and to protect persons and property within their jurisdiction. The

Municipal Act provides direction for land use planning purposes, but it does not directly legislate municipal official plans or zoning by-laws as these are governed by the *Planning Act*.

Section 163 of the *Municipal Act* sets out the definition and requirements for group homes within municipalities in Ontario. The *Municipal Act* defines group homes as “a residence licensed or funded under a federal or provincial statute for the accommodation of three to ten persons, exclusive of staff, living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their wellbeing.”

The *Municipal Act* allows municipalities to enact business licensing by-laws for group homes if they permit the establishment and use of group homes under section 34 of the *Planning Act*. A business licensing by-law for group homes can require a license and impose licensing fees as conditions for establishing a group home.

Section 99.1 of the *Municipal Act* allows municipalities to prohibit and regulate the demolition of residential rental property and the conversion of residential rental property to an alternative purpose. However, this authority does not apply to residential rental property that contains fewer than six dwelling units. The *More Homes Built Faster Act, 2022* empowers the Minister to make new regulations regarding the powers of municipalities to regulate demolition and conversion of residential rental properties.

Section 106 of the *Municipal Act* prohibits municipalities from directly or indirectly assisting any commercial enterprise through the granting of bonuses. This includes giving or lending municipal property, guaranteeing borrowing, leasing or selling municipal property at below fair market value, or giving a total or partial exemption from any levy, charge or fee. This prohibition does not apply to a municipal council exercising its authority under subsection 28 (6) (7) and (7.2) of the *Planning Act* (Community Improvement Plans) or section 365.1 of the *Municipal Act* (cancellation of taxes, environmental remediation).

Provincial Planning Statement, 2024

On October 20, 2024, the new *Provincial Planning Statement, 2024* (PPS, 2024) came into effect and replaced the former *Provincial Policy Statement, 2020* (PPS, 2020) and *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019*. The new PPS 2024 is intended to be a streamlined, province- wide land use planning policy framework that builds upon the ‘housing-supportive’ policies of the former documents.

The *PPS, 2024* outlines the Province's policies on land use planning and is issued under Section 3 of the *Planning Act*. It provides policy direction on land use planning to promote 'strong, healthy communities' and requires all local decisions affecting land use planning matters to be consistent with the *PPS, 2024*. Within this document, local planning authorities shall coordinate land use planning and housing planning with Service Managers to provide an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area

Housing Services Act, 2011

The *Housing Services Act* is the legislative framework for the delivery of social housing and homelessness services in Ontario. The Act sets out requirements and regulations for service managers and housing providers concerning housing and homelessness plans and the administration of housing projects under legacy federal-provincial housing programs. It also regulates the activities of the Social Housing Services Corporation, which oversees the operation and financial management of social housing providers, including the pooling of capital reserves for investment purposes.

Development Charges Act, 1997

The *Development Charges Act* regulates municipal authority to levy development charges, which are fees collected by municipalities to finance the capital costs of new infrastructure to accommodate residential growth such as roads and servicing infrastructure. Municipalities must complete a development charge background study and conduct statutory consultation before passing a development charge by-law.

More Homes, More Choice: Ontario's Housing Supply Action Plan, 2019

More Homes, More Choice: Ontario's Housing Supply Action Plan is the Province's plan to address Ontario's housing crisis. The plan does not contain specific actions or housing targets but rather high-level goals concerning "cutting red tape" in the form of reducing planning approval timelines and permitting fees and reforming land use regulation with the objective of permitting a wider range of housing options in different locations.

Recent Changes to Provincial Legislation Impacting Planning and Housing:

- *Bill 108, More Homes, More Choices Act, 2019*
 - This Act removed "soft services", such as parks, community centres, libraries, and other community facilities as eligible services under a

development charges by-law and required such services to be financed through a new “community benefits charge” (CBC) regime based on land value post-planning approval. Further, municipalities are now required to prepare and undertake public consultation on a CBC strategy prior to adopting a new CBC by-law.

- The CBC regime replaced the former density bonusing provisions under Section 37 of the Planning Act, as well as former requirements and municipal by-laws for parkland dedication.
- *Bill 23, More Homes Built Faster Act, 2022*
 - This Act introduced reductions and exemptions to the Development Charges Act, 1997 for additional residential units, affordable housing units, and purpose-built rental units.
 - Inclusionary Zoning requirements were proposed to be limited though O. Reg. 232/18. These limitations include setting a 5% cap for affordable units, a maximum 25 year affordability period, and a standardized approach to determining affordability.
 - Reducing the scope of site plan control approvals, including exempting residential buildings containing no more than 10 units from site plan control.
 - Prohibited official plans and zoning by-laws from banning “as of right” small scale residential uses of up to three units per lot in areas where municipal services are available.
- *Bill 134, Affordable Homes and Good Jobs Act, 2023*
 - This Act received royal assent on December 4, 2023. The bill updated the affordable housing definition within the Development Charges Act, 1997.
- *Bill 185, Cutting Red Tape to Build More Homes Act, 2024*
 - In June 2024, this Act received royal assent. The new legislation aims to support the provincial government’s goal of building 1.5 million homes by 2031.
 - Some of the changes to the Planning Act that resulted from this legislation included:
 - Introducing a new ‘use it-or-lose it’ authority for municipalities to lapse unexercised draft plan of subdivision and site plan approvals;

- Removing the planning application fee refund framework introduced through Bill 109;
- Exempting public universities from planning approvals;
- Limiting third-party appeals for approved official plans and zoning by-laws; and
- Removing planning authorities from seven upper-tier municipalities.

Community Housing Renewal Strategy

In 2019, the Ontario government announced a new Community Housing Renewal Strategy (CHRS) with \$1 billion in funding to help sustain, repair, and build community housing and end homelessness. The Strategy includes the following elements:

- Removing penalties for tenants who work more hours or are completing post-secondary education;
- Simplifying rent calculations;
- Freeing up the waitlist by prioritizing tenants' first choice of unit they are offered;
- Ensuring rent calculations exclude child support payments;
- Imposing an asset limit for applicants; and
- Making housing safer by empowering housing providers to turn away tenants who have been evicted for criminal activity.

The Province has launched three programs under the CHRS:

- Canada–Ontario Community Housing Initiative (COCHI)
 - COCHI provides funding to Service Managers to replace the federal Social Housing Agreement funding which expires each year beginning in April 2019.
 - Starting in 2022–2023, the COCHI New Build Component was added to support social and community housing regeneration and expansion. This involves build new affordable rental units, including additions on community housing sites.
- Ontario Priorities Housing Initiative (OPHI)
 - OPHI provides flexible funding to all Service Managers and the two Indigenous Program Administrators to address local priorities in the areas of housing supply and affordability, including new affordable

rental construction, community housing repair, rental assistance, tenant supports, and affordable ownership. Housing providers can dedicate a percentage of spending for supports that will keep people housed and prevent homelessness.

- Canada–Ontario Housing Benefit (COHB)
 - COHB program provides a direct, monthly benefit payment to eligible households to help pay their rents. The benefit is portable, which means a household may continue to receive the benefits even when moving to another rental address in Ontario. The program is jointly funded through the 2017 NHS Bilateral Agreement and is provincially delivered.

Regional Policies and Strategies

Housing Solutions: A Plan for Everyone, York Region's 10-Year Housing and Homelessness Plan (2014–2023)

Under the *Housing Services Act*, local service managers are required to develop 10-year housing and homelessness plans to guide the delivery of housing and homelessness programs and services within their respective jurisdictions. *Housing Solutions: A Plan for Everyone* was York Region's 10-year housing and homeless plan from 2014 to 2023. The Plan was divided into two phases. Phase 1 encompassed 2014 to 2018 and identified 47 actions to address four overarching housing goals:

1. Increase rental housing supply;
2. Sustain existing rental housing supply;
3. Support home ownership affordability; and,
4. Strengthen the homelessness and housing stability system.

The Plan emphasized the need to increase the Region's supply of private, moderately-priced purpose-built rental housing. A major financial measure resulting from the plan was the pilot of a 36-month development charge deferral for new rental development. The Region now offers development charge deferral incentives for affordable rental and purpose-built rental developments.

Phase 2 updated the initial plan for 2019 through 2023 and established new, short-term actions (updated annually after 2020) for advancing three new overarching Plan goals:

1. Increase the supply of affordable and rental housing;
2. Help people find and keep housing; and,
3. Strengthen the housing and homelessness system.

The new goals reflected the updated Plan's stronger emphasis on housing and homelessness as an integrated system, housing access and stability, and housing for residents of low and moderate incomes. Among the updated Plan's key actions at the time of approval was the piloting of a local portable rent subsidy to help residents find and retain occupancy of affordable housing in the private rental market. In its final year, the updated Plan called for the development of an *Affordable Private Market Housing Implementation Plan (AHIP)* "to identify and fund action, advocacy and partnership approaches to increase the supply of private market affordable housing" and directed Region staff to seek Council approval of a Community Housing Development Master Plan. Direction and timelines for the AHIP were adopted by Regional Council in Q1 of 2022.

A report to Council on October 03, 2024, *Actions to Increase Affordable and Community Housing Supply Under the Next 10-Year Housing and Homelessness Plan*, consolidated actions under consideration for the AHIP and the *Community Housing Development Master Plan*. While Housing Solutions has ended, Region is continuing to advance priorities under the previous plan, as well as new actions for consideration to increase affordable and community housing supply under the next 10-year plan (in addition to priorities in the *Homelessness Service System Plan*). A key component of these actions is looking at how we can strengthen partnerships, policy and process coordination efforts between local municipalities and the Region to address housing challenges and achieve shared outcomes.

York Region Official Plan (2022)

Bill 23 has specified that the York Region Official Plan is a Plan of the Local Municipality, and policies will be incorporated into the Local Official Plan through upcoming renewals or amendments. The 2022 York Regional Official Plan (the YROP) was approved with modifications by the Province of Ontario's Ministry of Municipal Affairs and Housing in November 2022, however Provincial Bill 150 in December 2023 and proposed Bill 162 in February 2024 reversed some of those modifications. An amended version of the 2022 YROP reflecting these modifications is available on the York Region Official Plan webpage.

Among the YROP's guiding principles, the Region included a minimum of 35% of new housing affordable within Major Transit Station Areas and Regional Centres and Corridors, and 25% of new housing affordable outside of those areas.

Section 2.0, "The Foundation for Complete Communities" of the YROP contains most of the policies pertaining to housing within the Official Plan.

Diversified Housing Stock: Section 2.3 of the YROP contains policies and an objective that aim to promote appropriate mix and range of housing options that meet the

needs of residents and workers of all income levels, ages, abilities and stages of their lives. This includes affordable housing to address need throughout the income spectrum, including market and community housing; emergency and transitional housing; co-housing; group, rooming, and special needs housing; and purpose-built rental housing (Sec. 2.3.39). Section 2.3.43 includes policies to promote housing options, including the use of land use planning, financial and other tools.

Section 2.3.44(d) requires local municipal official plans to include policies permitting, facilitating and appropriately distributing housing options throughout communities, including those identified in Section 2.3.39.

Additional Residential Units: Section 2.3.44(b) requires local municipal official plans to incorporate additional residential unit policies.

Rental Housing: Section 2.3.42 contains a policy that states the minimum of 1,000 new purpose-built rental units be built Region-wide per year, with local municipal targets provided. Section 4.423 encourages tools such as CIPs to include purpose-built rental housing within strategic growth areas.

Mix of Land Use: Section 2.3.11 encourages retail, commercial, office, and institutional structures shall be designed in a compact form including multi-storey, mixed use buildings, where appropriate and be pedestrian oriented and transit-supportive.

Residential Intensification: Chapter 4 of the YROP provides detailed policy direction to guide the various types of urban communities that comprise the Urban System, phasing of growth and a hierarchical approach to intensification. Section 2.1.4 contains policies pertaining to minimum intensification targets and transit-supportive intensification in York Region. Section 2.3.54 encourages retrofitting, intensification and revitalization, in accordance with policy 2.3.13, when redeveloping existing retail, including major retail sites.

Retention of Existing Housing Stock: Section 2.3.44(c) requires that local municipal official plans include policies prohibiting the demolition or conversion of purpose-built rental buildings if the rental vacancy rate is less than 3% for a period or more than three consecutive years in the local municipality.

Affordable Housing: Section 2.3.40 and Section 2.3.41 contain affordable housing targets of 25% of new housing outside Regional Centres and MTSA's and 35% of new housing inside Regional Centres and MTSA's, respectively.

Supportive and Additional Needs Housing: Section 2.3.39(c) lists co-housing; group, rooming, and special needs (additional needs) housing as part of the mix and range of housing options that are required.

Alternative Development Standards: Section 2.3.43(b) includes policies to promote housing options by encouraging the development industry to show flexibility in design and construction choice for new developments and identify approaches for affordable housing early in the development process. This section includes a definition for non-traditional building types. *York Region Homelessness Service System Plan (2024-2027)*

York Region's [*Homelessness Service System Plan*](#) is the first of three implementation plans to support the Region's forthcoming 10-year housing and homelessness plan. The System Plan is guided by two aspirational goals – (1) end chronic homelessness in York Region; and (2) strengthen York Region's human rights-based approach to addressing homelessness – and four key priorities: (a) enhancing homelessness prevention and diversion services; (b) delivering intervention and housing stability supports; (c) building a systems response that connects service partners with affected populations; and (d) strengthening the Region's advocacy and engagement with other levels of government.

The Service Plan includes an Implementation Plan with a suite of objectives, activities, milestones, performance measures, and timelines for each priority area. Its release was also accompanied by a list of [*rapid deployment actions*](#) with funding for emergency and transitional housing. Immediate actions (adding beds in existing emergency and transitional housing facilities, hotels, and seasonal shelters, increasing capacity for community paramedicine and outreach workers, and increasing program funding to help the chronically homeless) with an estimated net operating cost of \$3.1 million were approved for 2024, and funding for net operating costs of up to \$7 million annually are to be identified and considered by Region Council through the 2025 budget process.

Housing Solutions: Phase 2 Plan 2019 to 2023

In 2014, the Regional Municipality of York implemented *Housing Solutions*, its first Ten-Year Housing and Homelessness Plan. This Plan provided a roadmap for the Region and its housing partners to address the housing needs of York Region residents, support the creation of complete communities, and promote economic development and social inclusion. The Phase 2 Housing Solutions Plan builds on, and replaces, the Phase 1 Plan. Phase 2 identifies updated goals which build on the achievements and progress made from 2014 to 2018 and considers input received from York Region residents and a wide range of stakeholders. Each goal of the Phase 2 Plan includes objectives, actions, and performance measures. The three goals are as follows.

- Increase the supply of affordable and rental housing.
- Help people find and keep housing.

- Strengthen the housing and homelessness system.

York Region Corporate Strategic Plan 2023 – 2027

The *2023 to 2027 Strategic Plan: From Vision to Results* (Strategic Plan) provides a common focus and a set of priorities for the Region to ensure that the evolving needs of the communities within the Region are met. The York Region Strategic Plan identifies Community Result Areas (CRA) and specific priorities within the CRAs. These CRAs and their specific priorities are as follows.

- Economic Vitality: Increase economic prosperity;
- Healthy Communities: Support community health, safety, and well-being
- Sustainable Environment: Build sustainable communities and protect the environment;
- Good Government: Deliver trusted and efficient services; and,
- Among the objectives for the Healthy Communities CRA is delivering and promoting affordable housing. To accomplish this objective, the Region outlined three key activities that it would be prioritizing;
 - Conducting a waitlist study review and identifying actions to support residents in accessing affordable housing options;
 - Support the creation of new affordable housing rental options; and,
 - Advocating to maintain current social housing supply.

York Region aimed to measure the success of this objective by increasing the percentage of York Region clients receiving help to improve their housing stability. This CRA aligns with Vision 2051, the Region’s long-term strategy, by prioritizing appropriate housing for all ages and stages of life.

Additionally, among the objectives for the Sustainable Environment CRA is encouraging growth in the Region’s centres, corridors, and built-up urban areas. This objective included performance measures that aim to increase the percentage of development applications that meet timeline commitments and increase the percentage of growth occurring within the built-up areas of the Region.

2024–2027 York Region Plan to Support Seniors – Navigating Forward Together

The *2024 to 2027 York Region Plan to Support Seniors: Navigating Forward Together* (Navigating Forward Plan) identifies priority areas, objectives, and related actions and advocacy York Region will take to enhance the health and well-being of the growing and diverse seniors population. It focuses on supporting seniors to “age in the right place” based on their preferences, circumstances and care needs.

The Navigating Forward Plan builds on the successes of the 2016 Seniors Strategy and core guiding principles:

- Evidence-based decision-making;
- Partnerships, alignments and collaboration;
- Prevention and promotion, and education; and,
- Fiscal sustainability and balance.

The Navigating Forward Plan contains the following priority areas and objectives:

- Keeping Seniors Healthier, Longer – provide seniors, caregivers and staff supporting seniors information to help them improve physical activity and social connectedness, and slow decline of, or prevent chronic disease
- Supporting Seniors to Live in Age-Friendly Complete Communities – better integrate services for seniors
- Connecting Seniors and Caregivers to Right Programs and Services at Right Time – improve system navigation for seniors
- Improving the Coordination, Organization and Planning of Services for Seniors – collaborate on and support strategic improvements for the overall system supporting seniors

A Place to Thrive – York Region's 2024-2027 Plan for Newcomer Inclusion

York Region's *Plan for Newcomer Inclusion* was adopted by York Regional Council on March 21, 2024. *A Place to Thrive: York Region's 2024 to 2027 Plan for Newcomer Inclusion* (Newcomer Inclusion Plan) builds on previous newcomer inclusion plans and presents a vision for how York Region Local Immigration Partnership will support newcomer health and well-being, build welcoming communities where everyone belongs, and promote equitable and prosperous economic pathways for diverse groups of newcomers.

The Newcomer Inclusion Plan was developed with feedback from York Region residents, community partners and the Newcomer Inclusion Table (formerly Community Partnership Council). By leveraging an evidence-based, community-driven approach, the Newcomer Inclusion Plan reflects the voices of newcomers, service providers and community partners, and aligns with the priorities of senior levels of government. To support the implementation of the Plan, The Regional Municipality of York will play a stewardship role, working with newcomers, partners, local municipalities, and service providers.

2024 to 2027 York Region Homelessness Service System Plan

The *2024-2027 York Region Homelessness Service System Plan (System Plan)* identifies a vision, goals, and priority areas to prevent and reduce homelessness in York Region. Guided by the aspirational goals of Ending Chronic Homelessness and Strengthening the Region's Human Rights-Based Approach to Homelessness, the System Plan is centred around four priority areas:

- Enhancing Prevention and Diversion services that help people stay housed,
- Delivering Intervention and Housing stability supports that meet the needs for safety, shelter and food of people who experience homelessness;
- Building a Systems Response, working collaboratively with partners across the homelessness service system to connect people to appropriate and effective supports; and,
- Strengthening York Region's Advocacy and Engagement with other levels of government to address service system gaps, in partnership with the community.

The *System Plan* responds to the immediate and long-term needs of residents experiencing or at-risk of homelessness, including exploring the creation of more emergency, transitional and longer-term housing options. The *System Plan* is informed by research, data, and engagement with local municipalities, community agencies, and people with lived experience. This *System Plan* was approved in June 2024 and will be a key component of the *2024-2025 Housing and Homelessness Plan*.

Approach to Developing the York Region 2024-2035 Housing and Homelessness Plan

On March 7, 2024, York Region staff submitted the *Approach to Developing York Region's 2025 to 2035 Housing and Homelessness Plan* to the Regional Committee of the Whole. The report provided Council with an update on the development of York Region's next 10-year housing and homelessness plan, anticipated to be brought to Council in 2025, pending release of new Provincial requirements for Service Manager 10-year plans.

The report notes that the next 10-year housing and homelessness plan will be informed by the implementation plans that were currently underway and were to be brought forward to Council over Q2 and Q3 2024. These include the Affordable Private Market Housing Implementation Plan, Community Housing Development Master Plan, and Homelessness Service System Plan. In October 2024, the Region brought forward a report outlining a range of actions for Council to consider to increase affordable and community housing supply as part of the next 10-year plan. The work that was previously completed for the Affordable Private Market Housing Implementation Plan and the Community Housing Development Master Plan were consolidated under these supply-related actions.

As a Service Manager, York Region is required by the Province to develop and maintain a 10-year housing and homelessness plan. The Region's first plan, *Housing*

Solutions, was approved by Council in June 2014 and significantly updated in October 2019. The Region has also established a new Special Committee of Council, the Housing and Homelessness Committee, that will guide development of the 10-year plan and other Regional housing priorities. This committee includes the mayors of the local municipalities.

Newmarket Official Plan

The Town of Newmarket's current Official Plan (OP) was adopted by Town Council in October 2006 and approved by the Region of York in May 2008. This review is based on the August 2022 Office Consolidation. It should be noted that the Town initiated its Official Plan Review (OPR), *Future Newmarket* in 2023. The study anticipates bringing forward a new Official Plan in the next two years.

Section 3.0 of the in-effect Official Plan includes Official Plan Amendments. Official Plan Amendments #29, 10, and 22 include policies for residential areas, residential character areas, local institutional uses, home occupations, bed and breakfast, and accessory dwelling units.

The Town's OP objectives for Residential Areas (Sec. 3.1) include providing a range of dwelling types, tenure, size, and location, allowing for contextually sensitive development through Planning Act applications, and encouraging a range of innovative and affordable housing types, zoning standards, and subdivision designs where it can be demonstrated that the character of the Residential Area will be maintained.

Diversified housing stock: The Town's OP directs that the predominant built form in Residential Areas shall be single- and semi-detached dwellings. Row houses, townhouses, duplex, triplex, and quadruplex are also permitted if the applicant can demonstrate that the proposed development is compatible with the existing character of the neighborhood through a Compatibility Analysis Study. Group homes, special needs housing, and accessory dwelling units are also permitted. Stacked townhouses, apartment buildings with four to six storeys, and mixed use live-work units are permitted on Davis Drive west of the Newmarket Bus Terminal.

The Town's OP also states that development proposals in Residential Areas will consider how the proposal contributes to the maintenance and achievement of a balance of housing types and tenures to provide a full range of housing for a variety of demographic types.

Additional Residential Units: The Town's OP (Sec. 3.6) states that one accessory dwelling unit (ADU) is permitted as-of-right in single- and semi-detached dwellings. However, the policy limits the number of ADUs to one per dwelling unit and the property has to be registered in accordance with the Town's By-law for Registration of

Two Unit Houses. These policies and associated by-law requirements are currently being reviewed.

Rental Housing: The Town's OP has policies related to rental housing (Sec. 3.9.3) and states that new rental housing as well as the retention of existing medium and high density rental housing, including affordable rental housing, will be encouraged. The OP also notes that a rental housing target may be established. The OP prevents the demolition or conversion of rental housing if the rental vacancy rate is below 3% and identifies considerations for Council as well as the potential for entering into an agreement with proponents of rental conversions to set out conditions.

Mix of land uses: The Town's OP (Sec. 3.4) allows home occupations in Residential Areas and the Urban Centre Secondary Plan Area.

Residential Intensification: Intensification is permitted in Residential Areas through accessory dwelling units, townhouses and rowhouses on a site-specific basis, infill on vacant land, through additions, renovations, and redevelopment of existing dwellings.

The Town's OP (Sec. 4.4) states that Urban Centres will be the focus for intensification of residential and employment uses, and that higher density housing is encouraged.

Retention of existing housing stock: The Town's OP has a policy regarding the preservation and maintenance of dwellings and states that Council shall support the promotion of programs for the preservation, rehabilitation, or renewal of the existing housing stock.

Affordable housing: The Town's OP (Sec. 3.9.2) states that the Town will work towards achieving the affordable housing targets set by the Region. Section 3.9.2 states that a minimum of 25% of new housing development outside of the Urban Centres Secondary Plan will be affordable to low- and moderate-income households. Furthermore, a portion of these units should be accessible to people with disabilities and include a range of types, unit size, and tenures.

Section 13.3 of the Town's OP provides policies related to community improvement plans (CIP) and allows Council to implement a CIP to provide direction on a number of actions, including the provision of community and recreational facilities and land acquisition for community uses. The policies also allow the Town to participate in Regional Community Improvement Plans.

The Town's OP (Section 16.2.2) includes policies for bonus by-laws which would permit increases in height and/or density in exchange for community benefits,

including housing for low- and moderate-income groups, senior citizens, persons with disabilities, and other special needs groups.

Section 16.2.6 also states that Council may acquire and hold lands for the purposes of implementing the Official Plan.

Supportive/special needs housing: Policies for local institutional uses (Sec. 3.3) permit group homes in Residential Areas and Urban Centres. However, the policies require that no group home be permitted within 300 metres of another group home and/or 400 metres of a special needs facility. Special needs facilities are permitted in Residential Areas, Urban Centres, and Major Institutional Areas, subject to a Zoning By-law amendment and generally only permitted if located on a collector or arterial road. In addition, special needs facilities are not allowed within 400 metres of another special needs facility or group home.

The Town's OP defines group homes as a residence licensed or funded under a federal or provincial statute for the accommodation of three to eight people living under supervision in a single housekeeping unit. Special needs facilities are defined as those licensed or funded under a federal or provincial statute for the accommodation of more than eight persons.

The Town's OP has policies regarding accessible housing which require that new housing should meet accessibility standards in accordance with the *Accessibility for Ontarians with Disabilities Act*.

Alternative development standards: Policies related to Urban Centres (Sec. 4.0) state that Council may accept cash-in-lieu of parking where development is in close proximity to and can be accommodated by municipal parking facilities. Minimum and maximum parking requirements may be implemented through the Zoning By-law.

Furthermore, Section 15.5 of the Town's OP has policies related to parking and states that parking standards will be established for facilities for persons with disabilities, reduced standards for senior citizens housing, in areas of frequent transit service, and/or where the mix of uses enables parking to be shared.

Energy efficient housing / climate change: The Town's OP (Sec. 12.0) identifies the policies related to urban design and compatibility and Section 12.3 has policies regarding sustainability in design. The OP states that innovative energy producing options, green industry, and green building designs and construction practices will be supported and encouraged.

2.2 Community Profile

2.2.1 Population		
Characteristic	Data	Value
Total Population (Number)	2016	84,224
	2021	87,942
Population Growth (Number)	Total	3,718
	Percentage	4.4
Age (Years)	Average	41
	Median	41.6
Age Distribution	0 – 14 years	14,520
	15 – 64 years	59,480
	65+ years	13,940
Mobility	Non-movers	76,935
	Non-migrants	3,320
	Migrants	5,660

2.2.2 Demographic Information		
Characteristic	Data	Value
Immigrants	Total	28,945
Non-Immigrants	Total	56,430
Recent Immigrants (2016–2021)	Total	3,310
Interprovincial migrants (2016–2021)	Total	985
Indigenous Identity	Total	1,015

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

While the Town of Newmarket continues to grow, it is doing so at a slower pace than Region-wide and Province-wide growth trends. Population growth patterns, interprovincial movement, and immigration have all impacted the population growth in Newmarket. Considerations for affordable and suitable housing for this growing population are critical.

Population Growth Patterns

Newmarket has experienced modest population growth, increasing by 4.4% between 2016 and 2021, which is lower than the York Region average of 5.7%. Despite being the smallest municipality in York Region by land area, Newmarket is the most densely populated, with 2,284 persons per square kilometre. This density, combined with a slower growth rate, suggests that the housing market is under pressure. However, future growth projections to 2051 indicate that Newmarket will see among

the lowest absolute and percentage population increases in the Region. As a result, housing demand will likely continue to rise but at a more gradual pace than other York Region municipalities. Additionally, an aging population, with a notable 20.8% increase in adults aged 65 years and older from 2016 to 2021, suggests a growing need for age-friendly and accessible housing.

Migration Patterns

Newmarket is attracting a significant number of people from other parts of Ontario. In 2021, 55.2% of recent movers to Newmarket came from elsewhere in the province, while 37.0% moved within the Town itself. This indicates that the housing market in Newmarket is being shaped by intra-regional migration, likely due to people seeking more affordable housing alternatives to larger urban centres like Toronto and more expensive municipalities throughout the Greater Toronto Area. The share of the population that moved with the last year, 10.4% in 2021, further highlights a dynamic housing market influenced by a high level of mobility. This trend is adding pressure on the demand for a variety of housing types, particularly ground-related and family-oriented housing.

Immigration Patterns

Immigration is playing an increasingly important role in shaping the housing market in Newmarket. The immigrant population grew by 24.6% between 2016 and 2021, far outpacing the York Region average of +8.1%. Furthermore, 9.9% of all movers to Newmarket over the past five years were international migrants. The rising number of immigrants and racialized populations, now accounting for 34.9% of the population in Newmarket, suggests a growing need for culturally diverse and inclusive housing solutions. The fast growth of these populations may indicate shifting housing preferences and a potential increase in demand for multigenerational housing or communities that are well-served by culturally appropriate services and amenities.

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	28,673
	2021	30,301
Household income (Canadian dollars per year)	Average	\$130,400
	Median	\$110,000
Tenant Household Income (Canadian dollars per year, only available at CMA or CA Level) – Data from Toronto CMA	Average	\$80,100
	Median	\$65,500
Owner household income (Canadian dollars per year, only available at CMA or CA Level) – Data from Toronto CMA	Average	\$155,400
	Median	\$120,000
Average household size (Number of members)	Total	2.9
Breakdown of household by size (Number of households)	Total	30,300
	1 person	5,530
	2 persons	8,790
	3 persons	5,955
	4 persons	6,440
	5 or more persons	3,580
Tenant households (Number of households)	Total	7,345
	Percentage	24.2%
Owner households (Number of households)	Total	22,955
	Percentage	75.8%
Percentage of tenant households in subsidized housing	Percentage	17.5%
Households within 800m of a higher-order/high frequency transit stop or station (#)	Total	8,700 (28.7%)
Number of one-parent families	Total	4,330
	Percentage	17.2%
Number of one-parent families in which the parent is a woman+	Total	3,450
Number of one-parent families in which the parent is a man+	Total	875
Number of households by Income Category	Very Low (up to 20% below Area Median Household Income (AMHI))	1,180
	Low (21% – 50% AMHI)	4,965
	Moderate (51 – 80% AMHI)	5,670
	Median (81% – 120% AMHI)	6,685
	High (>120% AMHI)	11,700

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?

The characteristics of households impact the demand for housing within the housing market in a community. Household growth trends in Newmarket assist in the assessment of what tenure and size of housing should be prioritized to meet the needs of current and future households. The growth of diverse household sizes, increased demand for rental housing, diverse housing needs and accessible housing demands indicate demand on the housing market for accommodations that meet the needs of current and future households.

Although household incomes were impacted by the government relief programs administered during the COVID-19 pandemic, there are clear trends with household incomes within household tenures, sizes, and types within Newmarket.

Household Size Growth Trends

In Newmarket, one-person and lone-parent households are the household types most likely to fall into low-income deciles. In 2021, 74.3% of all one-person households and 45.1% of lone-parent households fell into this income decile. This points to the need for more deeply affordable housing options that are targeted and suitable to these types of household compositions (for example, subsidized or below-market one- and two-plus bedroom rental options).

Housing options affordable to households with moderate incomes should be suitable and adequate to households with two- or more-persons according to the household types in Newmarket most observed in 2021, supporting the data that Newmarket has a higher average household size (2.9 persons per households) than Ontario (2.6) and other neighbouring jurisdictions such as the GTA (2.4). These include couples with children (39.3% of households with moderate incomes), non-family households with two or more persons (38.5%), and lone-parent households (34.0%). Considering these trends, there is a growing need for housing appropriate for smaller households in the Town, while still maintaining an adequate supply of housing appropriate for larger family households.

Some of the household types that had the highest incomes in 2021 were multi-generational families and couples without children (71.4% of all multi-generational households and 60.1% of all couples without children fell into the highest income decile in 2021). This points to the need for both small and large housing options for households who fall into high income deciles as the sizes of these households may vary greatly.

Rental Demand Growth

Considerations related to tenure must be made as the proportion of renter households residing in Newmarket continues to increase. While homeownership is a goal for many households, a balanced share of owners and renters is an indicator of a more inclusive community and provides options for residents that cannot afford or do not want to own. Although homeownership was still the dominant tenure in Newmarket in 2021 (75.8%), there has been a significant increase in the number of renters (25% increase between 2016 and 2021) as compared to owner households (0.7% increase between 2016 and 2021). This trend demonstrates a shift towards increased demand for rental housing across a range of household sizes and incomes.

While the need for more deeply affordable rental options among low-income households in Newmarket is clear, it is also important to note that renter households have experienced income increases at a rate higher than owner households over the past number of years (renter and owner households experienced income increases of 38.8% and 11.2% respectively between 2016 and 2021). This could be due to higher-income households making decisions to rent instead of purchasing, whether it be from affordability concerns or lack of supply. It should be noted that the government relief programs from the COVID-19 pandemic impacted household incomes, particularly renter household incomes, for the 2021 Census of Population.

Furthermore, the diversity of housing needs across household incomes and compositions outlined above points to the need for Newmarket to increase rental options to offer more balanced and diverse forms of tenure to meet emerging household needs and incomes, including a range of dwelling sizes to meet the continued demand of larger households.

Diverse Household Needs

Seniors, younger age cohorts and immigrant households stand out in the data as particular populations in Newmarket that may require increased housing options to meet their needs.

Seniors

Although Newmarket has a slightly lower proportion of seniors (aged 65+ years) relative to York Region overall, this population is the fastest growing age cohort in the Town (20.8% increase between 2016 and 2021). This points to the need for increased housing options or programs targeted at promoting aging in the right place (i.e., assisted living, accessible units, home renovation programs) and for increased housing options that will provide deeper or more intensive levels of supports as care needs grow (i.e., long term care, campus of care models). As

defined by the *National Institute on Ageing*, aging in the right place is “the process of enabling healthy ageing in the most appropriate setting based on an older person’s personal preferences, circumstances and care needs.” Additionally, the growth of this population indicates that the demand for a variety of senior support or homecare services that will promote seniors remaining independent in the community can be anticipated to grow as well.

Younger Age Cohorts

Although the overall numbers are small (150 households or 0.5% of households overall), the greatest proportional need for housing which is affordable to households with low incomes is among households led by an individual younger than 25 years who are still beginning their professional careers (77.3% of households led by an individual younger than 25 fell into the low-income decile in 2021).

It should also be noted that the number of young households (led by someone between the ages of 15 to 24 years of age) is continuing to drop (this demographic experienced a 43.4% decrease between 2016 and 2021). This likely suggests that housing in Newmarket is not affordable to this age cohort, which again points to the needs for more diversity in housing type and affordability.

Immigrant households

There was a sizable increase (24.6%) in Newmarket’s immigrant population between 2016 and 2021, with the growth rate of this population being three times higher in the Town than in York Region overall. These households may have unique needs related to housing and support services that the Town of Newmarket will need to consider as the population grows. For example, housing-related services may need to be available in a language other than the two official languages. In addition, many immigrant families may live in multi-generational households meaning they will require larger housing options.

Accessible Housing and Housing with Supports

Households with a member with a disability often require support services for these individuals to live as independently as possible. The proportion of these households with a member with a disability was higher in Newmarket (25.1%) than York Region as a whole (21.1%). Additionally, the percentage of households in Newmarket that included at least one person with a disability increased at a much faster rate (22.5%) between 2016 and 2021 as compared to the increase in total households overall (5.7%). These data suggest that there is a growing need for more accessible housing and housing with supports for persons with disabilities and mental health issues in Newmarket.

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.³

Between 2006 and 2021, headship rates⁴ for all age cohorts decreased. The headship rate for the 15 to 24 years cohort declined from 3.5% in 2006 to 1.3% in 2021, indicating that fewer young people are forming independent households in an age cohort where headship rates indicated an existing difficulty to begin with. This may reflect affordability challenges, delayed entry into the housing market, or an increase in young adults living with parents.

The headship rate for the age 25 to 34 years cohort dropped from 38.5% to 27.6%, suggesting this cohort is also struggling more to establish independent households. This trend could be related to rising housing costs and a more competitive rental market, leading to prolonged renting or shared housing situations.

Adults aged between 35 and 64 experienced moderate declines in headship rates may reflect challenges in homeownership accessibility but possibly reflect that many in these age groups already own homes or are more established in the housing market.

The age cohort containing populations aged 65 years and older experienced headship rates that dropped from 56.7% to 53.7%. While headship rates remain high for this cohort, the slight declines may be linked to older adults moving into shared housing, supportive housing, or multigenerational households.

³ *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.*

⁴ 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). Total headship rates can be determined by adding family and non-family headship rates together for a given age group and year.

Overall, there is a clear trend of declining headship rates among younger cohorts, highlighting affordability challenges and barriers to household formation. The aging population continues to maintain relatively high headship rates but with slight reductions, indicating possible increases in the demand for senior-oriented housing or care facilities. These trends suggest that Newmarket may need to focus on diversifying its housing stock, including smaller units, rental options, and supportive housing, to meet the evolving needs of both younger and older residents.

Headship rates by age cohort in the Town of Newmarket, 2006 and 2021

Age Cohort	2006 Population	2006 Households	2006 Headship Rate	2021 Population	2021 Households	2021 Headship Rate
15-24	10,505	370	3.5%	11,255	150	1.3%
25-34	8,465	3,260	38.5%	10,020	2,765	27.6%
35-44	13,095	6,630	50.6%	12,085	5,610	46.4%
45-54	12,370	6,835	55.3%	13,145	7,110	54.1%
55-64	7,035	3,970	56.4%	12,975	7,165	55.2%
65+	7,085	4,020	56.7%	13,935	7,495	53.8%

Source: HART HICC HNA Tool, 2025

3.4 Economic Conditions

3.4.1 Economy and Labour Force		
Characteristic	Data	Value
Number of workers in the Labour Force	Total	48,060
Number of workers by industry (Top 10 only)	Retail trade	5,580
	Professional, scientific and technical services	5,060
	Health care and social assistance	4,890
	Manufacturing	4,590
	Construction	4,030
	Educational services	3,705
	Finance and insurance	2,940
	Accommodation and food services	2,510
	Public administration	2,170
	Administrative and support, waste management and remediation services	2,095
Unemployment rate and participation rate (Percent)	Unemployment rate	12.3%
	Participation Rate	66.7%
All classes of workers (Number)	Total	46,940
Employees (Number)	Total	39,315
Permanent position (Number)	Total	33,275
Temporary position (Number)	Total	6,040
Fixed term (1 year or more, Number)	Total	2,075
Casual, seasonal or short-term position (less than 1 year, Number)	Total	3,960
Self-employed (Number)	Total	7,625
Number of commuters by commuting destination	Within census subdivision	9,180
	To different census subdivision	8,770
	To different census division	5,525
	To another province/territory	60
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	25,500
	Public transit	1,105
	Walked	1,070
	Bicycle	105
	Other method	565

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?

The labour conditions in a community impact the types and affordability levels of housing that are required to accommodate households in the market. The economic characteristics, employment trends, and commuting trends impact the housing demand in the community.

Economic Conditions

The economic conditions in the Town of Newmarket have been shaped by a relatively stable but slightly underperforming labour force compared to the broader York Region. From 2016 to 2021, the labour force in Newmarket declined marginally despite growth in the working-age population, largely due to impacts from the COVID-19 pandemic. While the participation rate remained relatively high at 66.7%, the unemployment rate nearly doubled to 12.3%, aligning with provincial trends during the pandemic. Since 2021, there has been notable economic recovery, with York Region employment growing by 5% from 2019 to 2022. However, the earlier contraction may have temporarily reduced household purchasing power and delayed some housing demand, particularly for ownership housing. A recovering economy is likely now contributing to renewed demand, especially as employment stabilizes.

Employment Trends

The economy in Newmarket is diverse, with leading sectors being retail trade (11.6%), professional services (10.5%), and health care and social assistance (10.2%). These industries include a mix of relatively secure and precarious employment. For instance, the retail sector often includes part-time and lower-wage positions, which can limit housing affordability for workers in that sector. Meanwhile, growth in health care and construction jobs (+14.1% and +15.6% respectively) could drive demand for workforce housing and entry-level homeownership options. The presence of precarious and lower-wage employment likely increases the need for rental housing and affordable housing units, while the growth of more stable sectors such as public administration (+41.1%) supports stronger demand for ownership housing.

Commuting Trends

The shift to remote work during the pandemic significantly altered commuting patterns. In 2021, the number of Newmarket residents working from home surged by nearly 250%. This shift reduced long-distance commuting and temporarily dampened demand in areas previously considered commuter-heavy suburbs.

Although car commuting has since returned to pre-pandemic levels, public transit usage remains below 2016 levels. These changes in commuting behavior may have supported sustained demand for larger homes within Newmarket as households sought more space to accommodate home offices. Conversely, ongoing remote and hybrid work trends could continue supporting demand for housing within Newmarket, reducing the outflow to larger employment centres and increasing the attractiveness of local housing options.

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.

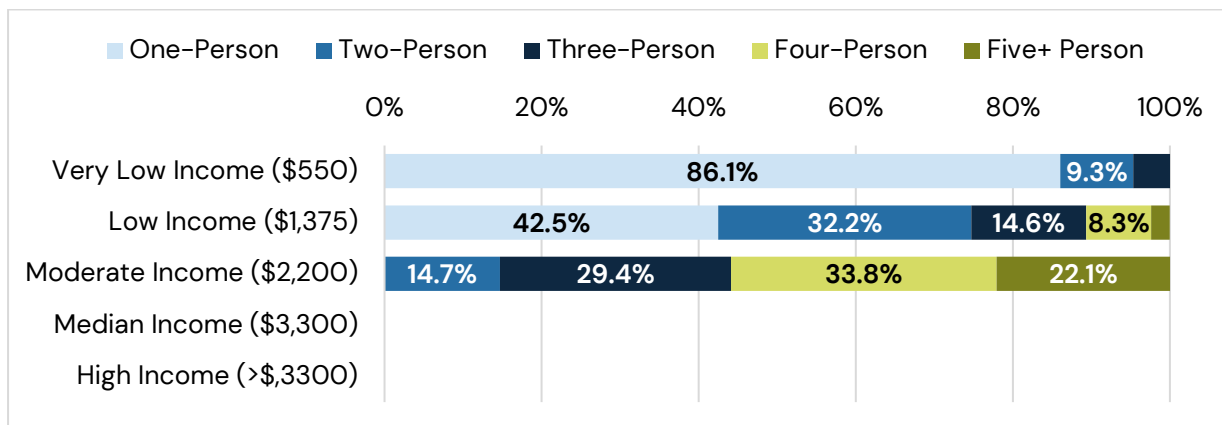
Please use the following section to insert the following Housing Assessment Resource Tools Data Tables ([Housing Needs Assessment Tool | Housing Assessment Resource Project](#))

Income Categories and Affordable Shelter Costs:

Income Category	% of Owner Households	% of Renter Households	Annual Household Income	Affordable Shelter Cost (2020 CAD\$)
Area Median Household Income (AMHI)			\$110,000	\$2,750
Very Low Income (20% or under of AMHI)	0.74%	7.28%	<= \$22,000	<= \$550
Low Income (21% to 50% of AMHI)	11.05%	31.48%	\$22,000 - \$55,000	\$550 - \$1,375
Moderate Income (51% to 80% of AMHI)	17.06%	26.05%	\$55,000 - \$88,000	\$1,375 - \$2,200
Median Income (81% to 120% of AMHI)	23.48%	20.49%	\$88,000 - \$132,000	\$2,200 - \$3,300
High Income (121% and more of AMHI)	47.72%	14.7%	>= \$132,001	>= \$3,301

Source: HART Housing Needs Assessment tool

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



Source: HART Housing Needs Assessment tool

2021 Affordable Housing Deficit:

Income Category (Max. affordable shelter cost)	One-Person	Two-Person	Three-Person	Four-Person	Five+ Person	Total Households
Very Low Income (\$550)	370	40	20	0	0	430
Low Income (\$1,375)	1075	815	370	210	60	2530
Moderate Income (\$2,200)	0	100	200	230	150	680
Median Income (\$3,300)	0	0	0	0	0	0
High Income (>\$3,300)	0	0	0	0	0	0
Total	1445	955	590	440	210	3640

Source: HART Housing Needs Assessment tool

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	8,000
	Percentage	26.5%
Affordability – Owner and tenant households spending 30% or more on shelter costs and in core need (# and %)	Total	3,400
	Percentage	11.6%
Affordability – Tenant households spending 30% or more of income on shelter costs (# and %)	Total	2,880
	Percentage	39.5%
Affordability – Tenant households spending 30% or more of income on shelter costs and in core need (# and %)	Total	1,780
	Percentage	6.1%
Affordability – Owner households spending 30% or more of income on shelter costs (# and %)	Total	5,125
	Percentage	22.4%
Affordability – Owner households spending 30% or more of income on shelter costs and in core need (# and %)	Total	1,625
	Percentage	5.5%
Adequacy – Owner and tenant households in dwellings requiring major repair (# and %)	Total	1,205
	Percentage	4%
Adequacy – Owner and tenant households in dwellings requiring major repair and in core need (# and %)	Total	335
	Percentage	1.1%
Adequacy – Tenant households in dwellings requiring major repairs (# and %)	Total	505
	Percentage	6.9%
Adequacy – Tenant households in dwellings requiring major repairs and in core need (# and %)	Total	215
	Percentage	0.7%
Adequacy – Owner households in dwellings requiring major repairs (# and %)	Total	700
	Percentage	3%
Adequacy – Owner households in dwellings requiring major repairs and in core need (# and %)	Total	120
	Percentage	0.4%
Suitability – Owner and tenant households in unsuitable dwellings (# and %)	Total	1,380
	Percentage	4.6%
Suitability – Owner and tenant households in unsuitable dwellings and in core need (# and %)	Total	260
	Percentage	0.9%
Suitability – Tenant households in unsuitable dwellings (# and %)	Total	635
	Percentage	8.6%
Suitability – Tenant households in unsuitable dwellings and in core need (# and %)	Total	205
	Percentage	0.7%
Suitability – Owner households in unsuitable dwellings (# and %)	Total	745
	Percentage	3.2%
Suitability – Owner households in unsuitable dwellings and in core need (# and %)	Total	55
	Percentage	0.2%
Total households in core housing need	Total	3,655
Percentage of tenant households in core housing need	Percentage	28%
Percentage of owner households in core housing need	Percentage	7.6%

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

A commonly accepted benchmark for measuring affordability in the Canadian context is where a household spends no more than 30% of its gross household income on housing costs. This is referred to as the shelter-cost-to-income ratio, or STIR, and is a key indicator of affordability. Generally speaking, when a household is spending 30% or more of their gross household income on shelter costs, they are considered to be facing affordability issues. If the household STIR reaches 50% of household income spent on shelter costs, the household is considered to be facing deep affordability issues. The following section outlines the need for affordable housing in the Town of Newmarket using this measure.

In 2021, 8,000 households, or 26.5%, were spending 30% or more of their household income on shelter costs. Generally, households in Newmarket are facing affordability issues at a slightly lower rate than households Region-wide (Figure 25). This 2021 figure represented an increase of +345 households (+4.5%) since 2016, slightly lower than the growth in York Region of household facing affordability issues (+6.1%). However, this may be a misleading figure due to the impacts of the COVID-19 pandemic. The Federal Government of Canada introduced COVID-19 relief programs in the 2020 to assist with financial burdens brought on by the closures and economic disruptions of the pandemic. These relief programs impacted household incomes for the year (2020) that was reported on for the 2021 Statistics Canada Census. While these incomes were correctly reported, this relief is not permanent and will likely not be available to households in the future.

Household Income Spent on Shelter by Household Tenure

When assessing STIR by household tenure, it is clear that renter households are facing more affordability issues in Newmarket than owner households. While 22.3% of owner households were facing affordability issues in 2021, this figure was nearly double (39.1%) for renter households. The large share of renter households facing affordability issues indicates there is a need for more rental housing units that are affordable to renter households in Newmarket.

This trend was consistent for all levels of affordability issues, with 15.2% of renter households spending 50% or more of their household income on shelter costs compared to 8.9% for owner households. These households, deemed to be experiencing deep affordability issues, have decreased between 2016 and 2021 for both tenures. This may be a result of the government's COVID-19 pandemic programs.

Household Income Spent on Shelter by Household Size and Type

When assessing STIR by household size and type, there are two notable household types in Newmarket experiencing affordability issues. When considering all households, one-person households made up 29.8% of all households spending 30% or more of their income on shelter costs, despite making up only 18.3% of all households. These households were also the most likely to be facing deep affordability issues, making up 34.1% of all households spending 50% or more of their income on shelter costs.

Couples with children were the most common owner household to face affordability issues, making up 40.9% of owner households spending 30% or more of household income on shelter costs. This household type also made up 41.8% of owner households facing deep affordability issues, the most of any household type. Larger households, families with children and other Census family households, made up a higher proportion of the owner households facing affordability issues when compared to those types of renter households. It should be noted that while these two household types made up 54.1% of all owner households, they accounted for 50.2% of all households facing affordability issues. One-person households, on the other hand, made up 20.6% of owner households facing affordability issues despite only accounting for 13.2% of all owner households.

Renter households that were also one-person households were particularly notable in this analysis, as this combination of tenure and household type accounted for 52.9% of all households facing deep affordability issues, despite accounting for 33.9% of all renter households, indicating a need for small rental dwellings that are affordable to these households in Newmarket. Similar to owner households, larger renter household types (families with children and other Census family households) were not disproportionately facing affordability issues, with these two household types accounting for 27.6% of all renter households and just 20.5% of the renter households facing affordability issues.

While renter households were facing harsher affordability issues across all household types, one-person households were the most likely household size and household type to be facing affordability issues across all tenures. Considering all households, one-person households made up 29.8% of households spending 30% or more of their household income on shelter costs despite accounting for only 18.2% of all households. This disproportionate relationship with household size. However, the impact of these affordability issues may be preventing starting a family in Newmarket for existing households.

In 2021, 39.0% of households with a primary maintainer aged in the older adult age cohort were facing affordability issues. This is notable as this is the most common

age cohort for household maintainers in Newmarket. Households with a younger primary household maintainer (youth or working adult aged) were more likely to be facing deep affordability issues when compared to all households. Generally, households with a member with a disability faced affordability issues at a comparable rate to all households in the Town.

Core Housing Need

Core housing need is a more complete measure for defining affordability as it assesses the adequacy, suitability, and affordability of housing. Core housing need refers to whether a private household's housing falls below at least one of the indicator thresholds for housing adequacy⁵, affordability, or suitability⁶, 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). This measure differs from STIR, as this affordability threshold is limited to households who cannot afford to move to housing that is adequate and suitable without spending more than 30% of household income on shelter costs.

In 2021, 12.1% of households (3,655 households) in Newmarket were considered to be in core housing need. This was slightly lower than 2016 levels, when 12.9% of households met at least one of the core housing need thresholds. Compared to 2016, the number of households meeting at least one of the core housing need thresholds decreased by -50 (-1.3%). This was slightly better than York Region, where the number of households in core housing need increased by +0.5%. These trends are likely impacted by the aforementioned Federal Government's COVID-19 pandemic programs.

Core Housing Need by Household Tenure

Despite only making up 24.2% of all households in 2021, renter households account for 53.6% of all households in core housing need in Newmarket. There were more renter households than owner households below the affordability standard (1,780 renter households, 1,625 owner households), below the adequacy standard (215

⁵ If a dwelling required major repairs, it is considered inadequate. Major repairs needed includes dwellings needing major repairs such as defective plumbing or electrical wiring; and structural repairs to walls, floors or ceilings.

⁶ Suitable housing has enough bedrooms for the size and composition of resident households according to the National Occupancy Standard (NOS), conceived by the Canada Mortgage and Housing Corporation and provincial and territorial representatives.

renters, 125 owners), and below the suitability standard (205 renters, 60 owners) in core housing need. These trends outline the need for rental housing that is affordable, adequate, and suitable for the demographics of renter households in the Town of Newmarket.

Core Housing Need by Household Size and Type

Considering all households from 2021, one-person households made up 39.4% of all households in core housing need in Newmarket. This, despite making only 18.3% of all households in the Town, indicates a clear need for more affordable options for this household type and size. This need for affordable units suitable for smaller household sizes was more pronounced for renter households, with 48.7% of renter households in core need being one-person households and 27.0% being two-person households.

Further, households containing children, including both couples with children (18.7%) and lone-parent households (18.5%), made up a sizeable portion of household in core housing need. In particular, couples with children made up 29.3% of owner households in core housing need in 2021, the most of any household type. Though these household types are more likely to be owner households, both account for a notable proportion of renter households (14.6% and 17.3%, respectively, of renter households in 2021). Affordable rental options for families and lone-parent households should be considered, as lone-parent households made up 20.4% of renter households in core housing need in 2021.

Households with a member with a disability were slightly more likely to be in core housing need when compared to all households. While 12.1% of the households in Newmarket were in core housing need, 14.9% of households with at least one member with a disability were in core housing need. This trend was reversed when looking at owner households, where households with a member with a disability (6.0%) were in core housing need at a slightly lower rate when compared to the rate in all households (7.4%).

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.

Statistics Canada custom tabulation data provided the number of households in core housing need for the priority population groups noted in this section. Priority populations that the Census data does not disaggregate core housing need data by were not captured in this section.

Women-led households, especially single mothers

In 2021, households led by women+⁷ were much more likely to be in core housing need (17.0%) than all households (12.4%) in Newmarket. Incidence of core housing need among women+-led households in core housing need was slightly higher in York Region (17.8%). Households led by women+ primary maintainers are more likely to be in core housing need due to in only inadequate housing (4.3%) or only unsuitable housing (3.6%) than all households in core housing need in Newmarket (3.9% and 3.3%, respectively).

Young adults (under 25 years)

Households led by young adults under 25 years of age were more likely to be in core housing need (28.0%) than all households in Newmarket. However, no households led by adults under 25 years of age resided in inadequate or unsuitable housing. This incidence of core housing need among households led by adults under 25 years in Newmarket was higher than that of York Region (22.3%).

Adults aged 65 years and over

Households led by adults aged 65 years and older were also more likely to reside in core housing need (15.5%) than all households in Newmarket, which indicates that core housing need was lowest among households led by middle-aged adults. The

⁷ Data on gender can help in understanding whether household needs vary based on the gender of the primary maintainer. It is important to note that while households are required to indicate one household maintainer within census data, in many instances these responsibilities are shared across gender, and conclusions may be difficult to draw based on this data alone.

Starting in 2021, Statistics Canada began distinguishing between gender and sex at birth in their data collection. Gender refers to an individual's personal and social identity as a man, woman or non-binary person (a person who is not exclusively a man or a woman). Sex at birth refers to sex assigned at birth, which is typically assigned based on a person's reproductive system and other physical characteristics. The data presented here for 2021 is based on gender. Given that data on gender is not available for 2016, comparisons over time are excluded.

Given that the non-binary population is small, Statistics Canada sometimes aggregates data on to a two-category gender variable to protect the confidentiality of responses provided. In these cases, individuals in the category "nonbinary persons" are distributed into the other two gender categories and are denoted by the "+" symbol.

proportion of households led by adults aged 65 years and older in core housing need was slightly lower than the rate for this age cohort in York Region (17.6%). Households led by adults aged 65 years and older in core housing need were less likely to reside in only unsuitable housing (0.0% of households in core housing need) or only inadequate housing (3.5%) relative to these households Region-wide (3.3% and 3.9%).

Indigenous Peoples

Households led by Indigenous peoples were in core housing need (12.1%) at a rate consistent with all households in Newmarket (12.4%) in 2021. Only 40 Indigenous-led households were deemed to be in core housing need in 2021 in Newmarket, making trend analysis for this demographic difficult.

Racialized people

Households led by those who identified as racialized experienced a higher incidence of core housing need (14.2%) than all households in Newmarket (12.4%) in 2021. These households were more likely to only live in unsuitable housing (6.5%) than all households in core housing need (3.3%) in Newmarket. The proportion of households led by a racialized individual was slightly higher in York Region (14.5%), but still high relative to all households in the Region (12.9%).

Recent immigrants and refugees

Households led by recent immigrants experienced significantly higher incidence of core housing need in Newmarket (17.1%) and York Region (22.3%) than all households at both levels of geography (12.4% and 12.9%, respectively). Considering households led by individuals who immigrated to Canada between 1980 and 2021 as refugees, there was a higher incidence of core housing need in Newmarket (15.8%) and York Region (19.5%) than all households in both jurisdictions. These former refugee-led households in core housing need were much more likely to reside in only unsuitable housing (10.0%) than all households in core housing need (3.3%).

Households with activity limitation(s) related to physical health

Households with an activity limitation(s) related to physical health are those with at least one household member who experienced difficulty seeing, hearing, walking, using stairs, using hands or fingers, or doing other physical activities, or who had a health problem or long-term health condition lasting six or more months. These households were less likely to experience core housing need (11.0%) than all households in Newmarket (12.4%). However, these households who were in core housing need were slightly more likely to reside in only unaffordable housing (93.7%)

or only inadequate housing (4.0%) compared to all households in core housing need in Newmarket (92.8% and 3.9%, respectively).

Households with activity limitation(s) related to mental health

Households with an activity limitation(s) related to mental health are those with at least one household member who experienced difficulty learning, remembering, or concentrating, or who suffered from one or more emotional, psychological or mental health conditions (e.g., anxiety, depression, bipolar disorder, substance abuse, anorexia). These households were also less likely to experience core housing need (10.4%) than all households in Newmarket (12.4%). However, these households in core housing need were more likely to reside in only unsuitable housing (4.1%) or only inadequate housing (4.1%) compared to all households in core housing need in Newmarket (3.3% and 3.9%, respectively) in 2021.

2021 Core Housing Need by Priority Population Group:

Priority Population Group	Households	Rate
Household maintainer age 18-29 (Youth-led)	170	18.4%
Household with gender diverse couple or includes a transgender or non-binary person	20	9.8%
Household with person(s) dealing with mental health and addictions activity limitation	330	9.3%
Household with Veteran(s)	60	9.8%
Single-mother-led Household	625	22.9%
Women-led Household	2,145	17.0%
Indigenous Household	65	11.4%
Visible minority Household	1,240	13.0%
Black-led Household	145	20.6%
New migrant-led Household	135	17.1%
Refugee-claimant-led Household	240	15.8%
Household maintainer under 25	35	28.0%
Household maintainer over 65	1,190	16.2%
Household maintainer over 85	185	23.3%
Household with person(s) physical activity limitation	945	11.0%
Household with person(s) dealing with cognitive, mental or addictions activity limitation	575	10.4%
Household with Transgender or Non-binary person(s)	20	9.5%
Community (all Households)	3,650	12.4%

Source: HART Housing Needs Assessment tool

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.

The homelessness data for the Town of Newmarket were not available separate from York Region counts. From York Region's I Count 2021 Homelessness count, conducted on June 1st and 2nd, 2021, 329 people were identified as experiencing homelessness. It should be noted that this number is not directly comparable to previous counts (389 in 2018), as the 2021 count was limited due to COVID-19 pandemic restrictions. Fewer people were found to be living temporarily with others (hidden homelessness) during the 2021 count and the count included a limited number of unsheltered locations.

There were a few overrepresented groups in the 2021 homelessness count in York Region. In 2021, 12% of survey respondents self-identified having Indigenous identity or ancestry. By comparison, less than 1% of the overall York Region population report Aboriginal identity. Further, 10% of survey respondents self-identified as Black despite less than 3% of York Region's general population identified as Black in the 2021 Census. In total, 10% of survey respondents, and 27% of youth (16-24), identified as LGBTQ2S+. This compares to only 4% of the total Canadian population aged 15 and older and 5-10% of Canadian youth who identify as LGBTQ2S+.

The number of people identified on the By-Name List, a real-time list of people experiencing homelessness and accessing services in York Region, increased from 1,395 in 2019 to 1,784 in 2023. Between 2019 and 2023, the number of people experiencing homelessness for longer than six months in the past year, increased from 124 to 473.

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.).

Homelessness is a multi-dimensional problem affected by both individual life circumstances, such as a traumatic life event, loss of job, addiction challenges, and societal factors, such as housing affordability, pandemic-related unemployment. Newmarket has experienced significant increases in home prices and rents over the past decade, making it difficult for low-income individuals and families to secure stable housing. The supply of affordable and deeply affordable housing units has not kept pace with demand, leading to housing precarity and increased risk of homelessness.

There is a shortage of supportive housing in Newmarket for people with complex needs, including mental health challenges, addictions, and disabilities. This gap means that individuals leaving hospitals, treatment facilities, or correctional institutions may have limited housing options and could fall into homelessness. Discrimination in the rental market, such as against people on social assistance or those with poor credit, can also contribute to homelessness.

These factors are occurring across Ontario, as growth in population and households is not being met with a sufficient supply of affordable housing and required supports for households at-risk of 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.

York Region's 183 emergency beds and 66 transitional housing beds are regularly at or near capacity. Homelessness is a serious and growing issue in York Region and across the country. To address the immediate and long-term needs of people experiencing or at risk of homelessness, York Region Council approved the 2024 to 2027 Homelessness Service System Plan (The Plan).

The Plan outlines goals and priority areas that aim to improve, enhance and align homelessness services and supports including homelessness prevention, intervention, housing stability and strengthening a coordinated system response with community partners.

The Plan aims to end chronic homelessness in the Region by prioritizing prevention to keep people from losing their homes, supporting people to obtain stable housing and investing in housing retention and wraparound support services to ensure people remain housed. It also works to strengthen the Region's human rights-based approach to addressing homelessness by working with partners to deliver supports and services reflecting the personal rights and dignity of the people that need them.

- Rapid deployment actions, that accompanied the Plan, beginning in 2024 will support individuals at risk of or experiencing homelessness, including:
- Adding 139 new beds in existing emergency and transitional housing, and in hotel and seasonal shelters
- Adding staff to the Community Paramedicine and Outreach Response Team

- Adding outreach workers to support clients living unsheltered or in encampments
- Helping more people experiencing chronic homelessness
- The Plan was informed by research, analysis of approaches used by other jurisdictions and engagement, including key informant interviews with members of Council, sector organizations, service providers and people with lived experiences.

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.

Post-Secondary Institutions

While Newmarket itself does not have a large university or college campus, it is home to post-secondary satellite campuses and career colleges. Students may compete for local rental housing, especially given limited purpose-built rental stock.

Long-Term Care Homes

Newmarket has several long-term care facilities and retirement residences, including:

- Eagle Terrace Long Term Care: 70 beds
- Newmarket Health Centre – Long-Term Care Home: 132 beds
- Southlake Residential Care Village (adjacent to Southlake Regional Health Centre): 224 beds
- Mackenzie Place – Long Term Care: 93 beds
- Chartwell Barton Retirement Residence

The aging population and presence of these facilities create demand for specialized housing and support services, and they also employ personal support workers (PSWs) and other healthcare staff, some of whom may require affordable rental housing.

Temporary Foreign Workers (TFWs)

While Newmarket is more urbanized and less agricultural than surrounding areas within York Region, there are still sectors nearby where TFWs are employed, including:

- Food processing plants, warehousing, and logistics operations that support the regional economy.
- Some temporary foreign workers in the region commute to agricultural operations in York Region's rural areas (e.g., Holland Marsh area) while living in or near Newmarket due to available services and transit.

While Newmarket itself may not be a direct hub for TFWs, it is part of a regional labour market that does attract foreign workers, especially in lower-wage industries with seasonal or temporary demand.

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:

Newmarket was established in the early 19th century as a key stop along the Holland River and Yonge Street corridor, a major trading route north of Toronto. The arrival of the Northern Railway of Canada in 1853 and later the Metropolitan radial railway in the early 1900s spurred modest residential expansion. Housing during this period was largely low-density and followed traditional small-town development patterns.

Similar to much of southern Ontario, Newmarket experienced significant suburbanization starting in the 1940s and 1950s. The introduction of the automobile and the construction of Highway 400 and later Highway 404 shifted Newmarket from a rural service centre to a suburban community within the Greater Toronto Area (GTA) commuter belt. Residential subdivisions featuring single-detached homes began to dominate, particularly in the areas north and east of the original town centre. The town grew rapidly in the 1980s and 1990s as families sought more affordable housing options compared to Toronto.

Since the early 2000s, Newmarket has shifted toward more compact, mixed-use development patterns in response to growth management policies such as Ontario's *Places to Grow Act, 2005*, and the *Greenbelt Plan*. While single-detached homes still dominate the housing supply, there has been an increase in townhouses, mid-rise apartments, and mixed-use developments, especially around key corridors like Yonge Street and Davis Drive. The Davis Drive corridor, in particular, has seen intensification linked to the Viva rapid transit system and regional planning initiatives.

5.2.1 Housing Units: Currently Occupied/Available		
Characteristic	Data	Value
Total private dwellings	Total	30,300
Breakdown by structural types of units (number of units)	Single-detached	18,115
	Semi-detached	2,250
	Row house	3,880
	Apartment/flat in a duplex	1,995
	Apartment in a building that has fewer than 5 storeys	2,360
	Apartment in a building that has 5 or more storeys	1,510
	Other single attached	180
	Movable dwelling	10
Breakdown by size (number of units)	Total	30,300
	No bedrooms	120
	1 bedroom	2,290
	2 bedrooms	3,475
	3 bedrooms	10,795
	4 or more bedrooms	13,615
Breakdown by date built (number of units)	Total	30,300
	1960 or before	3,150
	1961 to 1980	5,970
	1981 to 1990	5,510
	1991 to 2000	6,440
	2001 to 2005	3,105
	2006 to 2010	2,485
	2011 to 2015	1,855
	2016 to 2021	1,790
Rental vacancy rate (Percent) (2021)	Total	0.9%
	Bachelor	0%
	1 bedroom	**
	2 bedrooms	0%
	3 bedrooms+	**
Number of primary and secondary rental units	Primary	1,033
	Secondary	6,252 (85.8%)
Number of short-term rental units	Total	293 Listings (as of March 2025)

** - indicates data that was unavailable from CMHC's Rental Market Survey

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.

According to data from the HART Tool, the Town of Newmarket had built 60 units affordable rental units for low- and very low-income households between 2016 and 2021. This was partially offset by the loss of 30 of such units, for a net gain of 30 rental units affordable for low- and very low-income households in Newmarket.

Data from the Census can be used to look at changes within the total housing stock and among different segments of the occupied housing stock. However, the latter are difficult to interpret in terms of the loss of 'naturally-occurring' affordable housing, because changes in the number of occupied dwellings by different shelter cost between Census periods may reflect general inflation and turnover of long-standing tenancies who had negotiated tenancy agreements in the past at market rents and had their rents gradually decline in real terms due to rent control. However, these trends can indicate the change in prices over time in a market. Over time, Newmarket may be losing naturally occurring affordable housing as new rental stock is added at higher rent prices than previously experienced in the Town.

Since 2006, the Town has lost over 1,000 rental units that had self-reported shelter costs under \$1,000 per month, from 2,710 such units in 2006 to 1,630 units in 2021. This loss of low-end of market units is likely due to a combination of inflation of housing prices over time and the demolition of older housing units. At the same time, the number of rental units with rental prices over \$2,000 have increased rapidly. The number of these expensive rental units increased from 155 units in 2011 to 765 in 2016 and 2,395 in 2021. This rapid increase in expensive rental units may indicate that the new stock being added to the supply of rental housing in Newmarket is largely unaffordable to low- and moderate-income renter households. The vast majority of new rental housing in Newmarket is not affordable for low-income households.

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

Primary Rental Market Trends

In the decade spanning from 1990 to 1999, the average size of the Town's primary rental market was approximately 1,000 rental units. After declining for two decades and reaching a low of 775 units in 2016, the current size of the primary rental market in Newmarket is 1,193 units. This is comprised of 617 one-bedroom units (51.7% of the total universe), 456 two-bedroom units (38.2%), 83 three- or more-bedroom units

(6.9%), and 37 bachelor units (3.1%). This composition is likely appropriate for the market, as 62.8% of renter households in 2021 were one- or two-person households, with one-person households being the most common household size for renter households (33.9%). Additionally, 80.4% of low- and moderate-income households, who are more likely to be renters, are one- or two-person households. This stagnation over time of the primary rental market is consistent with the lack of rental housing completions in the Town, outlining the need for rental housing in a community where the number of renter households is growing every year.

Primary Market Rent Prices

The average rent for all the primary rental units in Newmarket has been steadily increasing over time. In particular, the average rental price for all units has increased +60.7% between 2015 and 2024. This growth is primarily in the one-bedroom (+50.4% increase in rent) and two-bedroom (+71.4%) units.

While the lack of purpose-built rental in Newmarket over the last two decades makes it difficult to evaluate, there appears to be differences in rental prices between newer and older rental units in the Town. In 2022, units built before 1960 averaged a monthly rental price of \$1,144, while units built between 1960 and 1979 averaged a rental price of \$1,456. Although there was insufficient data for CMHC to report the rent prices on the newer units (those built since 1980), it can be assumed that the rental price on these newer units is higher as the average for all units in 2022 was higher than both prices (\$1,480). This trend is consistent with buildings of increasing size. In 2020, the last year with sufficient data for CMHC to report, units in buildings with 50 to 199 units had an average rental price of \$1,570, higher than that of units in buildings with three (3) to five (5) units (\$1,077) and 20 to 49 units (\$1,049).

Since 2022, the prices on the primary rental market have increased rapidly. In 2024, the average rent price across all unit sizes in Newmarket was \$1,755, an increase of 60.7% from 2015. This growth in prices is driven by growth for both one-bedroom (\$1,590, +50.4%) and two-bedroom (\$2,010, +71.4%) units in the Town. In 2024, prices for bachelor and three- or more-bedroom units in Newmarket were unavailable due to the limited number of these units.

Secondary Rental Market Trends

From a point in time scan of available rental units in Newmarket taken in May 2023, the rent prices on the secondary rental units were significantly higher than the primary rental market. The lack of a new purpose-built rental in Newmarket forces more households to turn to the secondary rental market for housing options, including some households who would prefer a purpose-built rental unit due to higher security of tenure and lower rents. Due to the higher prices in the secondary

market, the lack of purpose-built rental housing in Newmarket is likely creating downstream unaffordability issues for renter households that could be saving for home ownership or spending more of their income on other expenditures.

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

A vacancy rate of 3% is generally accepted as a 'healthy' vacancy rate, indicating a balance between the supply of rental housing and the need for rental housing. However, due to the lack of new rental construction in the Town and the increasing number of renter households, the vacancy rate in the primary rental market has been declining consistently over time in Newmarket. In 2022, this rate reached its lowest point, with a 0.3% vacancy rate in the primary rental market. Effectively, there is no vacancy in the market due to high demand and low supply, forcing households to find rental accommodations on the secondary market. Between 2016 and 2018, the Town added over 200 rental units to the primary market universe, causing the vacancy rate of the primary rental market to increase from 1.6% to 2.2%. However, the vacancy rate quickly dropped to 0.6% by 2020, showing clear demand for this tenure in the community. By assessing the vacancy rate by rent ranges, it is clear that there is a sustained demand for units with lower rents. The vacancy rate for units with an average rental price below \$1,250 has been 0.0% since 2018.

Since 2022, the vacancy rate in Newmarket has increased. In 2024, the vacancy rate across all unit sizes was 2.8%. One-bedroom units experienced a dramatic increase in vacancy rate during this period, increasing to 3.4% in 2024. Vacancy rates for all other unit sizes were unavailable due to lack of data.

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

Despite only making up 24.2% of all households in 2021, renter households account for 53.6% of all households in core housing need in Newmarket. There were more renter households than owner households below the affordability standard (1,780 renter households, 1,625 owner households), below the adequacy standard (215 renters, 125 owners), and below the suitability standard (205 renters, 60 owners) in core housing need. These trends outline the need for rental housing that is affordable, adequate, and suitable for the demographics of renter households in the Town of Newmarket.

5.7 Non-Market Housing

5.7.1 Current Non-Market Housing Units		
Characteristic	Data	Value
Number of housing units that are subsidized	Total	1,275 (17.5%)
Number of housing units that are below market rent in the private market (can either be rent or income-based definition)	Total	4,495 (74.9)*
Number of co-operative housing units	Total	349** Housing Services Act Co-op Units (York Region): Bachelor: 0 One-Bedroom: 26 Two-Bedroom: 69 Three-Bedroom: 62 Four- or more-Bedroom: 2
Number of other non-market housing units (permanent supportive, transitional, etc.)	Total	York Region Housing Units Mandated for Seniors: • Housing York Inc.: ○ Bachelor: 35 ○ One-Bedroom: 296 ○ Two-Bedroom: 35 ○ Three-Bedroom: 0 ○ Four- or more-Bedroom: 0 • Private Non-Profit: ○ Bachelor: 0 ○ One-Bedroom: 123 ○ Two-Bedroom: 41 ○ Three-Bedroom: 0 ○ Four- or more-Bedroom: 0

Source: HART HICC HNA Tool

**Note: There are varying definitions of "below market"; we have calculated this figure by calculating shelter that is affordable to households earning 80% of Area Median Household Income. Across Canada, median household incomes for renters in 2020 were only slightly over half (54%) of median household income for homeowners. Therefore, it should be noted that a renter household making 80% of AMHI in 2020 should be considered relatively high-income. Read more in HART's [methodology](#).*

***Data represents co-ops registered with the Co-operative Housing Federation of Canada (CHF Canada) extracted as of December 5, 2024 and may not include all co-ops.*

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?

Further to the housing options outlined in this section, several gaps remain unaddressed in the supply of affordable and community housing in the Town of Newmarket, including the supply of community housing, supportive housing, and accessible housing.

Community Housing Needs

There is an existing shortage of purpose-built rental housing and affordable options in Newmarket, particularly for low- and moderate-income households. Rising rental prices have outpaced local income growth, increasing the prevalence of core housing need among renters.

The number of households on the wait list for subsidized housing in Newmarket has increased consistently in recent years. From 2022 to 2023, the number of households waiting for subsidized housing increased by 4.5%. This was driven by growth of non-senior applicants (+5.7%). Wait times for subsidized housing in Newmarket was substantially longer than York Region wait times in 2023. While non-senior applicants averaged a wait time for housing of 2.5 years across York Region, applicants in Newmarket waited for an average 9 years. Wait times for housing mandated for seniors was slightly higher (8.4 years) relative to York Region wait times (7.9 years).

However, the overall York Region wait times include households who were housed through portable housing benefit programs (i.e., Canada-Ontario Housing Benefit or COHB), while the Newmarket wait times only include households who were housed within traditional subsidized units with one of the community housing providers in Newmarket. When we remove COHB from wait times, the overall York Region average wait times are similar to the Newmarket wait times, i.e., in 2024, approximately eight (8) years for non-seniors and almost ten (10) years for seniors, or about 9.5 years when all combined. While COHB has helped house people from the wait list faster

and reducing average wait times, applicants who wait for a subsidized unit are still waiting for extended periods of time across York Region.

The demand for rent supplements and housing allowances administered by York Region exceeds supply, leaving many households on waitlists or struggling with housing affordability. Families, seniors, and individuals living on fixed incomes are particularly affected by the lack of deeply affordable community housing options.

Supportive Housing Needs

There is a critical gap in supportive housing units with wrap-around services for individuals with complex needs, such as mental health challenges, addictions, and physical or developmental disabilities. Supportive housing is also in short supply for youth aging out of care, individuals transitioning from homelessness, and women fleeing domestic violence.

While local agencies provide some supportive housing and services, the overall capacity is insufficient to meet growing demand. More permanent supportive housing models and transitional housing are needed to stabilize vulnerable populations.

Accessible Housing Needs

Newmarket lacks sufficient affordable and accessible housing options, particularly for older adults and people with disabilities who require barrier-free units. While some senior-geared affordable housing and assisted living facilities exist, there is a gap for independent seniors who need accessible, affordable units but do not yet require institutional care. There is also a shortage of new accessible rental units in the private market and non-profit housing sector that meet modern accessibility standards.

The growing senior population and individuals with mobility challenges are driving demand for housing designed with universal design principles to allow for aging in place.

5.9 Housing Trends

5.9.1 Housing Values		
Characteristic	Data	Value
Median monthly shelter costs for rented dwellings (Canadian dollars)	Median	\$1,510
Purpose-built rental prices by unit size (Average, Canadian dollars) (2021 Prices)	Total	\$1,283
	Bachelor	\$754
	1 bedroom	\$1,273
	2 bedrooms	\$1,411
	3 bedrooms+	**
Purpose-built rental prices by unit size (Median, Canadian dollars per month) (2021 Prices)	Total	\$1,250
	Bachelor	\$750
	1 bedroom	**
	2 bedrooms	\$1,325
	3 bedrooms+	**
Sale prices (Canadian dollars)	Average	CMHC Market Absorption Survey: \$1,174,993 (single- and semi-detached)
	Median	CMHC Market Absorption Survey: Not available
Sale prices by unit size (Average, Canadian dollars)	Average	Self-reported 2021 Census: \$618,500
	Bachelor	Self-reported 2021 Census: \$531,000
	1 bedroom	Self-reported 2021 Census: \$423,600
	2 bedrooms	Self-reported 2021 Census: \$445,200
	3 bedrooms+	Self-reported 2021 Census: \$553,500 (3 bedrooms) \$811,000 (4+ bedrooms)
Sale prices by unit size (Median, Canadian dollars)	Median	Self-reported 2021 Census: \$472,000
	Bachelor	Self-reported 2021 Census: \$404,000
	1 bedrooms	Self-reported 2021 Census: \$372,000
	2 bedrooms	Self-reported 2021 Census: \$348,000
	3 bedrooms+	Self-reported 2021 Census: \$448,000 (3 bedrooms) \$600,000 (4+ bedrooms)

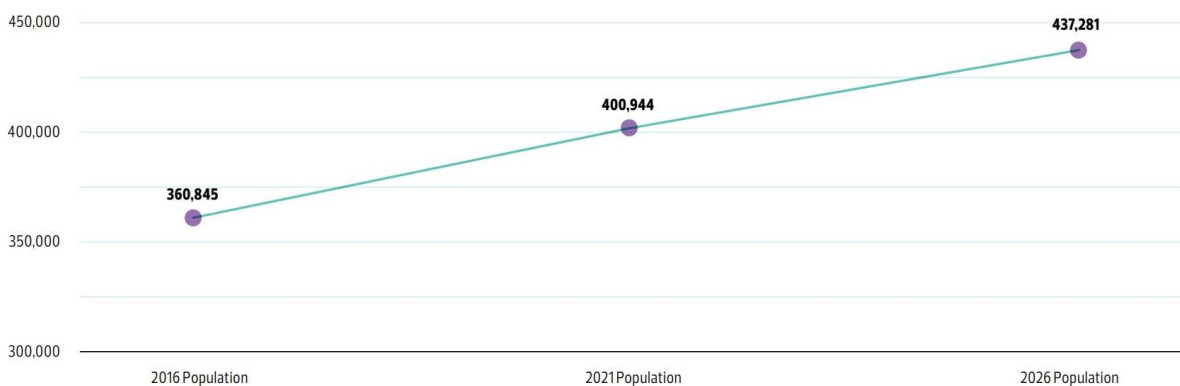
** - indicates data that was unavailable from CMHC's Rental Market Survey

5.9.2 Housing Units: Change in Housing Stock		
Characteristic	Data	Value
Demolished – breakdown by tenure	Tenant	108 total units (Dwelling tenure data not available)
	Owner	
Completed – Overall and breakdown by structural type (annual, number of structures)	Total	225
	Single	58
	Semi-detached	28
	Row	139
	Apartment	–
Completed – Breakdown by tenure (annual, number of structures)	Tenant	–
	Owner	225
	Condo	–
	Coop	–
Housing starts by structural type and tenure	Total	CMHC 2024 Housing Starts and Completes Survey: Single-Detached: 7 Semi-Detached: 0 Row House: 0 Apartment: 138 Total: 145

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.

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

Below is the HART projections by income category based on HART methodologies.

6.1.1 Projected Households by Household Size and Income Category						
HH Income Category	1 person	2 person	3 person	4 person	5+ person	Total
Very Low Income	1,097	148	44	21	–	1,310
Low Income	2,672	1,783	785	309	165	5,714
Moderate Income	1,422	2,550	1,159	902	395	6,428
Median Income	661	2,772	1,712	1,418	611	7,174
High Income	314	2,782	3,079	4,304	2,614	13,093
Total	6,166	10,035	6,779	6,954	3,785	33,719

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.

This section aims to project how much and what type of housing is needed to meet the needs of the population in the community in the next ten years. This section projects population trends from the previous 15 years, dividing by income category and target housing costs while considering migration trends.

Assumptions

These projections were developed utilizing Census of Population data from Statistics Canada, including population and household characteristics. These census counts are an undercount of the actual population in a given jurisdiction, mostly due to the inevitable reality of some people not being counted. This could happen either because their household did not receive a census questionnaire, like if a structurally separated dwelling is not easily identifiable, or because they were not included in the questionnaire completed for the household, such as the omission of a boarder or a lodger.

These projections should not be considered comprehensive and only serve as a proxy for the purposes of this study, in the absence of comprehensive local municipal projections with community-specific and recent economic and migration trends considered. The Government of Ontario's Ministry of Finance population projections are only currently available for the Census Division (i.e., York Region) as a whole.

While these projections factor shifting household formation trends, these projections assume linear relationships between historical household formation patterns and future household formation patterns.

These populations projections were developed to align with the existing population projections as outlined in the *2022 York Region Official Plan – Office Consolidation* from June 2024. These projections forecast the population of Newmarket to grow to 90,700 people by the year 2031 and 118,500 people by 2051. Annual population age cohort figures were provided and used as guides to validate the accuracy of the projections developed for this study.

Projection Methodology

Population Projections

Population data was gathered from Statistics Canada Community Profiles for the periods of 2006, 2011, 2016, and 2021. The Cohort Survival Projection Method was

used to project the historical population trends into future years. The Cohort Survival Projection Method is a simple method for forecasting what the future population will be based upon the survival of the existing population and the births that will occur. Births were projected using trends in the Ontario birth rates in the last ten years, forecasting these trends to continue in a linear fashion moving forward.

To augment this method with historical trends, a time series regression for the survival rate for each age cohort was utilized to capture shifting population trends in Newmarket over time. Age cohorts were projected to future years and added together for total population figures.

Household Projections

Household projections were calculated utilizing the previously developed population projections and the historical trends for household sizes in Newmarket. Household projections were calculated by forecasting trends for the average number of people per household and applying those to the population projections previously developed. These forecasts incorporate shifting trends in average household size in Newmarket over time.

The household projections provided a basis to develop projections by household tenure (owner or renter households), type (family or non-family households), size (one-, two-, three-, four-, and five- or more-person), and age (15–24, 25–34, 35–44, 44–54, 55–64, 65–74, 75–84, and 85+) based on historical trends in Newmarket. Household projections based on these household characteristics incorporated shifting trends in Newmarket over time.

Dwelling and Income Category Projections

Projections for aspects of anticipated dwellings and projected households by income categories were developed using the projections of households and historical trends associated with these households.

Using custom order cross-tabulation data from Statistics Canada, the rate that households lived in a particular dwelling type (single-detached, semi-detached, row house, and apartment) or dwelling size (one-, two-, three-, and four- or more-bedroom) were utilized to calculate the anticipated need in future years given the households that were projected to exist.

A similar methodology was used to project households within the HART income categories (very low, low, moderate, median, high).

6.2.1 Projections [2035]		
Characteristic	Data/Formula	Value
Women by age distribution (# and %)	0-14	6,879
	15-19	3,935
	20-24	3,280
	25-64	24,529
	65-84	12,153
	85+	1,934
Male Births	Births x Estimated Proportion of Male Births	279
Female Births	Total births – Male Births	268
Survival Rate	Survival rate for those not yet born at the beginning of the census year	95%
Net Migrations	Net migration (in and out) of those not yet born at the beginning of the census year	25
Projected Family Households	Age-group population x projected age-specific family headship rate	27,951
Projected Non-family Households	Age-group population x projected age-specific non-family headship rate	7,734
Total Projected Headship Rate	Family headship rates + non-family headship rates	34.9%
Projected Net Household Formation	Projected households by type (family and non-family) (Year 2) – Projected households by type (family and non-family) (Year 1)	Total: 5,384 Family: 4,090 Non-Family: 1,304
Projected Owner Households	Projected households by type, year and age group x Projected ownership rate by type, year and age group	25,543
Projected Renter Households	Projected households by type, year and age group – projected owner households by type, year and age group	10,142
Projected Dwelling Choice	Projected households by type, tenure and age group x projected dwelling choice propensities by type, tenure and age group	*

* – Denotes data points that require further direction from CMHC

6.3 Population and Households Projections

6.3.1 Anticipated Population by [2035]		
Characteristic	Data	Value
Anticipated population	Total	102,134
Anticipated population growth	Total	14,199
	Percentage	16.1%
Anticipated age	Average	45.3
	Median	45.3
Anticipated age distribution (# and %)	0-14	13,328
	15-19	7,625
	20-24	6,356
	25-64	47,529
	65-84	23,548
	85+	3,747

During this period of projection, the population of the Town of Newmarket is estimated to experience increases in the share of population that is aged 65 years and older and under the age of 15 years. This diverse range of population ages is partly due to province-wide trends of aging populations and the existing share of population in typically family formation ages (i.e., between 25 and 44).

With Newmarket expecting an increase in both the population aged 65 and older and those under 15 years, the Town will need to consider a diverse range of needs through future housing and community planning. This includes providing more age-friendly housing options such as accessible, smaller units and supportive housing for seniors, while also ensuring there are family-sized homes and affordable rental units for young families. Additionally, the Town should prioritize walkable, complete communities with access to healthcare, schools, parks, childcare, and transit, as both age groups are more likely to rely on local amenities and services within close proximity to where they live.

6.3.2 Anticipated Households by [2035]		
Characteristic	Data	Value
Current number of households	Total	30,300
Anticipated number of households	Total	35,685
Anticipated Household Age	Average	59.5
	Median	58.4
Anticipated Households by Tenure	Renter	10,142
	Owner	25,543
Anticipated Units by Type	Total	35,685
	Single	21,299
	Semi-detached	2,698
	Row	4,618
	Apartment	6,844
Anticipated Units by Number of Bedrooms	1 bedroom	2,843
	2 bedroom	4,155
	3 bedroom	12,778
	4 bedroom	15,908
	5 bedroom	N/A – Not in Census
Anticipated Households by Income	Average	*
	Median	7,933
	Very Low	1,384
	Low	5,937
	Moderate	6,773
	High	13,658
Anticipated average household size	Total	2.9
Draft approved lots by planned housing type	Total	7,933
Draft approved lots by tenure	Tenant	1,384
	Owner	5,937

* – Denotes data points that require further direction from CMHC/HICC

Trends for households in the Town of Newmarket are projected to remain relatively stable through 2035. However, there are some trends for household tenure and size that are observable from the projections completed for this study. The proportion of households containing one or two people is expected to increase over time, while the share of households who rent their homes is expected to increase. As the population continues to age in Newmarket, the number of household maintainers aged 65 years or older is expected to grow over time.

As Newmarket experiences a trend toward smaller households that are more likely to rent and be maintained by adults aged 65 and older, the Town will need to

expand its supply of diverse and affordable housing types, including accessible rental units, smaller apartments, and ground-oriented options like townhomes. There will also be a growing need for age-friendly communities that integrate health services, public transit, and accessible public spaces to support aging in place. In addition, policies that encourage the development of rental housing suited to seniors, including supportive or assisted living options, will be critical to meet the evolving needs of this demographic shift.

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 Housing Needs Assessment will serve as a background document to guide key municipal planning and policy initiatives, including the Official Plan (OP) review, secondary plans, and growth strategies around Protected Major Transit Station Areas (PMTSAs). By identifying gaps across the housing spectrum, such as the need for affordable and higher-density housing near transit, units for larger households in denser housing forms, and housing for priority populations, the HNA will inform policy and regulatory changes that facilitate diverse and attainable housing options.

Potential policy responses could include:

- **Zoning and Land Use Adjustments:** Encouraging housing types in strategic growth areas based on identified housing needs in the community.
- **Incentive Programs:** Targeted financial tools (e.g., tax incentives, expedited approvals) to promote affordable housing construction.
- **Partnerships and Collaboration:** Engaging with non-profits, the private sector, and other levels of government to align resources and funding with identified needs.

Additionally, findings from the HNA will be integrated into interdepartmental discussions to ensure that housing actions align with economic development, transportation, and infrastructure planning objectives.

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 data collected through the Housing Needs Assessment will be utilized to help shape municipal and regional housing strategies by providing an evidence-based foundation for policy development. The insights will guide:

- Growth Management and Development Patterns: Ensuring that housing supply aligns with forecasted demand in strategic growth areas, particularly in relation to PMTSAs and intensification corridors.
- Infrastructure Planning: Informing infrastructure investment priorities to support housing development in key locations.
- Affordability Strategies: Using demographic, economic, and housing market data to design targeted affordability measures, such as inclusionary zoning or purpose-built rental incentives.
- Internal and Regional Coordination: Supporting discussions with other municipal departments and regional partners to align housing needs with broader planning initiatives, including transit expansion and employment hubs.

By applying this data-driven approach, the Town will be better positioned to proactively manage housing growth while balancing economic, social, and environmental sustainability objectives.

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?

The projections completed as a part of this Housing Needs Assessment highlight significant population and household growth in Newmarket, which will place increased demands on municipal infrastructure and require strategic planning to support sustainable development. Key growth pressures include:

- **Water and Wastewater Capacity:** As Newmarket continues to grow, ensuring sufficient water and wastewater servicing capacity will be critical. The housing pressures caused by the need for water and wastewater servicing infrastructure has historically been an issue in Newmarket. Coordinating infrastructure planning with York Region will help align housing development with planned upgrades to accommodate increasing demand. Investments into housing-enabling infrastructure will require coordination and funding from the Region and provincial and federal governments.
- **Transportation and Transit Infrastructure:** With higher-density development focused around PMTSAs and key growth areas, investments in transit expansion, road networks, and active transportation infrastructure will be essential to support a growing population and reduce congestion. Through community engagement, the lack of a complete transit system within

Newmarket has become a growing issue for many residents of the Town. Newmarket requires more frequent local service to support the development of complete communities.

- **Community and Social Infrastructure:** The anticipated rise in households will require additional schools, healthcare facilities, and community services. Proactive planning will be needed to ensure that new and existing residents have access to essential services that contribute to a high quality of life. Currently, this analysis is limited to Recreation Master Plans and a forthcoming Parks Plan in Newmarket.
- **Housing Affordability and Availability:** As Newmarket experiences continued growth, there will be increasing pressure to deliver a range of housing options to meet the needs of diverse households, including affordable housing, missing middle housing, and family-friendly units in higher-density developments. This may require a Housing Strategy to operationalizing priorities the Town may have moving forward.
- **Sustainable Growth and Climate Resilience:** Managing growth in a way that supports climate resilience will be a priority, including integrating sustainable infrastructure solutions, green building practices, and natural asset protection into future development planning.

By using the HNA findings to guide growth management strategies, Newmarket can ensure that infrastructure investments are effectively prioritized to support forecasted housing demand while fostering complete, connected, and resilient communities.

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.

O. Reg 232/18, 3(1) Policy Requirement	Proposed Policy Direction
Size of development (minimum unit threshold)	A minimum project size of 40 units, which would achieve 2 or more units with the IZ set aside at 5%.
Locations & areas of IZ	Newmarket's 11 PMTSAs as of the date of this report.
Eligible household incomes	Use the income threshold for the 60 th percentile renter household income, commonly referred to as the "moderate income" threshold.
Housing types and sizes of units	All housing types. The unit types (e.g. number of bedrooms and unit sizes) must be proportional to the building as a whole.
Required amount of affordable housing	Affordable Housing Requirements in Ownership Buildings (Condominium): Affordable housing set aside in ownership buildings (condominiums) is 5%. Affordable Housing Requirements in Purpose-Built Rental Projects: Affordable housing set aside in purpose-built rental tenure buildings (purpose-built rental) is 5% of the GFA, with the condition that each purpose-built rental project may request a waiver of the IZ requirements.
Affordability period	25 years
How measures and incentives are determined	No incentives were provided to achieve IZ set aside, as the PMTSAs will have been "pre-zoned" to provide additional development permissions and realize IZ contributions from future developments. The Housing Action Plan may explore various incentives to deepen the affordability of the IZ units.
Determination of Price Points for Affordable Units	Rental: 80% of the municipal-wide average market rent, by number of bedrooms, as published annually by Canada Mortgage and Housing Corporation. Corresponds to approximately the 4 th renter household income decile. Ownership: Unit price of 80% of average resale price in Newmarket. Corresponds to the 9 th or 10 th household income decile.
Approach to determine sharing of net proceeds	0% of the net proceeds from any sale of an affordable unit will be distributed to the municipality.
Offsite unit circumstances and conditions	Offsite provision of IZ units is to be generally discouraged. Permitting IZ units in separate buildings can be beneficial but increases the complexity and risk of IZ agreements, particularly if one project faces financial or technical issues. Offsite units can be allowed by Council, where the residents of the IZ units would benefit from being in the alternative building due to social services being offered in the building, the units being more affordable due to a non-IZ mechanism, or where the units can be occupied significantly in advance of when they would otherwise be ready for occupancy. Sufficient financial assurance is provided by the development that is requesting offsite IZ units such that the Town would be able to build the units with the funds, should the original project

	fail to be built. Offsite location complies with all applicable conditions in the <i>Planning Act</i> .
Monitoring & Status Report to Council	The inclusionary zoning policy and/or by-law should include provisions for monitoring the impact of the policy at least every 5 years which coincides with the <i>Planning Act</i> requirement to prepare an updated needs assessment at least every 5 years. The inclusionary zoning regulation requires a status report be provided to Council every 2 years to track performance. At the time of the 5-year review, the market impact analysis may be re-evaluated to determine if a higher set-aside rate may be warranted in the future.



Town of Newmarket
395 Mulock Drive P.O. Box 328,
Newmarket, Ontario, L3Y 4X7

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First Quarter 2025 Financial Update Staff Report to Council

Report Number: 2025-26

Department(s): Financial Services

Author(s): Andrea Tang, Director, Financial Services / Treasurer

Meeting Date: May 26, 2025

Recommendations

1. That the report entitled First Quarter 2025 Financial Update dated May 26, 2025 be received; and,
2. That changes to the 2025 capital budget and capital spending authority be made as outlined in the report; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Purpose

The purpose of the report is to:

- provide a financial status update on the 2025 Budget for the first quarter ending March 31, 2025; and
- obtain Council approval on changes to the 2025 capital program and capital spending authority.

Background

Council approved the 2025 budget on December 9, 2024. Council approved the reports 2024 Third Quarter Financial Update, and Preliminary Fourth Quarter Financial Update, that increased the 2025 capital program from \$74.6 million to \$92.6 million. The changes represent continuation of 2024 Capital Projects into 2025.

Components	\$ in millions
Tax-supported operating budget	106.9
Rate-supported operating budgets	65.7
Revised Capital Budget	92.6
Total	265.2

Discussion

This report outlines the financial results on each component of the Town's budget for the first quarter ending March 31, 2025.

Tax-Supported Operating Budget

At the end of the first quarter, revenues were higher than budget by \$0.5 million, and expenditures were lower than budget by \$0.9 million resulting in a net favourable variance of \$1.4 million.

The favourable variance in revenues was mainly due to higher interest income, and higher than budgeted revenues from tennis memberships and recreation passes.

Expenditures were favourable due to wage gapping from temporary staffing vacancies, and timing differences such as consulting and training.

Central York Fire Services (CYFS)

CYFS incurred a net favourable variance of \$0.6 million mainly due to temporary vacancies and approved leave of absences. The first quarter results will be presented to the Joint Council Committee (JCC) on June 3, 2025.

Newmarket Public Library

The Library incurred a nominal unfavourable variance due to timing difference. It is anticipated that the Library will be on budget by year-end. The first quarter results will be presented to the Library Board on May 21, 2025.

Rate-Supported Operating Budget

Water and Wastewater

At the end of the first quarter, water and wastewater incurred a net favourable variance of \$0.5 million. This was mainly due to temporary staff vacancies, lower expenditures in the CCTV program, cathodic protection program and general maintenance & repairs due to timing. Expenditures in these programs are anticipated to incur throughout the year.

Stormwater

Stormwater incurred a net favourable variance of \$0.1 million. This was mainly due to lower expenditures in the CCTV program due to timing. It is anticipated that expenditures in the program will incur throughout the year.

Capital Budget

Capital expenditures of \$4.8 million were incurred at the end of the first quarter against the approved capital program of \$92.6 million. Capital expenditures usually start to pick up in the second quarter during construction season.

The newly constructed Keith Davis Tennis Facility was open to the public in November 2024. Additional work associated with electrical and foundation totaling \$0.5 million were incurred during construction. The additional capital expenditures will be funded by Development Charges.

Upon approval of the above request, the 2025 capital budget will be revised from \$92.6 million to \$93.1 million.

Consultation

Business units were consulted on the financial results.

Conclusion

This report provides a summary of the first quarter financial results on the tax-supported operating budget, rate-supported operating budgets and capital budget. Staff will continue to monitor the budgets and provide quarterly financial updates. Second Quarter Financial Update report will be tabled to Committee of the Whole (CoW) in September 2025.

Council Priority Association

This report supports the core value of financial sustainability and stewardship.

Human Resource Considerations

None.

Budget Impact

Upon approval of the additional funding request, the 2025 capital budget will be amended from \$92.6 million to \$93.1 million.

Attachments

Appendix 1 – 2025 First Quarter Operating Results

Appendix 2 – 2025 First Quarter Water, Wastewater and Stormwater Operating Results

Appendix 3 – 2025 First Quarter Capital Expenditures

Approval for Submission

Andrea Tang, CPA, CA

Director, Financial Services / Treasurer

Esther Armchuk, LL.B

Commissioner, Corporate Services

Report Contact

For more information on this report, contact info@newmarket.ca.

2025 First Quarter
APPENDIX 1 - OPERATING RESULTS

Departments	Year-to-Date to March 31, 2025			Full Year
	ACTUAL	BUDGET	VARIANCE	Budget
	\$	\$	\$	\$
Members of Council				
Revenues	-	-	-	-
Expenditures	225,281	248,501	23,220	936,295
Net surplus/(deficit)	(225,281)	(248,501)	23,220	(936,295)
C.A.O. - Office				
Revenues	15,002	80,517	(65,515)	295,308
Expenditures	1,221,521	1,361,899	140,378	4,219,843
Net surplus/(deficit)	(1,206,519)	(1,281,382)	74,863	(3,924,535)
Corporate Services				
Revenues	1,155,980	1,359,203	(203,223)	9,084,803
Expenditures	6,190,251	6,211,445	21,194	25,302,924
Net surplus/(deficit)	(5,034,271)	(4,852,242)	(182,029)	(16,218,121)
Fire Services				
Revenues	54,432	98,622	(44,190)	394,503
Expenditures	3,889,707	4,565,642	675,935	17,762,879
Net surplus/(deficit)	(3,835,275)	(4,467,020)	631,745	(17,368,376)
Community Services				
Revenues	2,921,546	2,518,572	402,974	10,599,006
Expenditures	8,545,414	8,677,928	132,514	35,671,139
Net surplus/(deficit)	(5,623,868)	(6,159,356)	535,488	(25,072,133)
Development & Infra. Services				
Revenues	1,358,297	1,397,714	(39,417)	7,557,624
Expenditures	5,319,884	5,298,581	(21,303)	22,097,209
Net surplus/(deficit)	(3,961,587)	(3,900,867)	(60,720)	(14,539,584)
Library Services				
Revenues	25,987	22,233	3,754	162,660
Expenditures	1,091,009	1,046,377	(44,632)	3,941,819
Net surplus/(deficit)	(1,065,021)	(1,024,144)	(40,877)	(3,779,159)
General Government				
Revenues	1,237,568	765,500	472,068	3,536,000
Expenditures	869,474	814,481	(54,993)	3,306,392
Net surplus/(deficit)	368,094	(48,981)	417,075	229,608
Debt Servicing				
Revenues	196,523	196,522	0	786,087
Expenditures	935,430	935,430	0	2,573,367
Net surplus/(deficit)	(738,906)	(738,908)	1	(1,787,280)
Property Taxes				
Revenues	37,616,095	37,616,095	-	80,549,477
Expenditures	-	-	-	-
Net surplus/(deficit)	37,616,095	37,616,095	-	80,549,477
Allocations				
Revenues	-	-	-	-
Expenditures	(711,681)	(711,681)	-	(2,846,398)
Net surplus/(deficit)	711,681	711,681	-	2,846,398
GRAND-TOTAL				
Revenues	44,581,430	44,054,978	526,452	112,965,469
Expenditures	27,576,288	28,448,603	872,315	112,965,469
Net surplus/(deficit)	17,005,142	15,606,375	1,398,767	-

Town of Newmarket
2025 First Quarter
APPENDIX 2 - Water, Wastewater & Stormwater Operating Results

Area	Year-to-date (March 31, 2025)				Full Year Budget
	Actual	Budget	Variance		
	\$	\$	\$	%	\$
Water Rate Group					
Revenues	5,378,300	5,394,557	(16,257)	-0.3%	22,908,214
Internal Allocations	339,045	339,045	-	0.0%	1,356,179
Expenditures	4,541,949	5,030,045	488,096	9.7%	21,009,458
Net	497,306	25,467	471,839		542,577
Wastewater Rate Group					
Revenues	6,300,755	6,305,508	(4,753)	-0.1%	26,789,555
Internal Allocations	311,496	311,496	-	0.0%	1,246,000
Expenditures	5,623,620	5,690,069	66,449	1.2%	24,192,711
Net	365,639	303,943	61,696		1,350,844
Storm Water Rate Group					
Revenues	872,696	872,696	0	0.0%	9,958,880
Internal Allocations	57,338	57,338	-	0.0%	229,368
Expenditures	88,418	222,511	134,093	60.3%	9,592,711
Net	726,940	592,847	134,093		136,801
GRAND-TOTAL					
Revenues	12,551,752	12,572,761	(21,009)	-0.2%	59,656,649
Expenditures	10,961,867	11,650,504	688,637	5.9%	59,656,649
Net	1,589,885	922,257	667,628		-

Town of Newmarket

2025 First Quarter

APPENDIX 3 - CAPITAL EXPENDITURES

Commission / Department / Area	Actual 2025 (\$)	Revised Annual Budget 2025 (\$)	% of Spending
<u>Corporate Services</u>			
Information Technology	130,965	5,070,000	2.6%
Legislative Services	-	-	0.0%
General Government	-	250,000	0.0%
Total	130,965	5,320,000	2.5%
<u>Community Services</u>			
Recreation & Culture Services	-	-	0.0%
Facilities	313,314	4,700,000	6.7%
Parks	16,365	5,112,900	0.3%
Total	329,679	9,812,900	3.4%
<u>Development & Infrastructure Services</u>			
Planning & Building	39,484	592,000	6.7%
Public Works (Fleet, Roads, Water, Wastewater)	183,606	8,165,000	2.2%
Engineering	4,062,162	61,198,606	6.6%
Total	4,285,252	69,955,606	6.1%
<u>Library Services</u>			
	17,947	140,000	12.8%
Total	17,947	140,000	12.8%
<u>Central York Fire Services</u>			
	79,921	7,333,200	1.1%
Total	79,921	7,333,200	1.1%
Capital Provision	-	-	
GRAND TOTAL	4,843,764	92,561,706	5.2%

SUMMARY

Total Standard Program	1,215,949	52,471,100	2.3%
Total Major Projects	3,627,815	40,090,606	9.0%
Total	4,843,764	92,561,706	5.2%



Town of Newmarket
395 Mulock Drive P.O. Box 328,
Newmarket, Ontario, L3Y 4X7

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Downtown Parking Update

Staff Report to Council

Report Number: 2025-29

Department(s): Engineering Services

Author(s): Shane MacDonald, Manager of Capital Delivery – Infrastructure Renewals

Meeting Date: May 26, 2025

Recommendations

1. That the report entitled Downtown Parking Update dated May 26, 2025 be received; and,
2. That staff be authorized to proceed with the expansion of the existing parking lot at 500 Water Street; and,
3. That staff be authorized to proceed with the expansion of the existing parking lot in the Fairy Lake (P2) Public Parking; and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Executive Summary

At its regular meeting on October 7, 2024, Council discussed the [Downtown Parking Update 2024](#) staff report and adopted the following recommendation:

That staff report back within 6 months with options to add an additional, minimum 50 parking spaces in the downtown to achieve the original target of approximately 200 new spaces.

In response to this direction, Engineering Services reviewed four potential locations in the downtown core to provide an update on opportunities to meet the 200 parking space target. The four locations evaluated include:

- The existing gravel parking lot (former tennis courts) and its integration into the existing P3 lot
- The All Our Kids parking lot extension
- 500 Water Street
- Fairy Lake (P2) Public Parking

This report outlines the findings of Engineering Services' review as follows:

Permanently paving and integrating the gravel parking lot (former tennis courts) into the existing P3 parking lot will result in approximately 163 additional parking spaces. Pending Council approval and future budget allocations, expanding the existing parking area at 500 Water Street will create approximately 28 additional spaces, while expanding the Fairy Lake (P2) public parking lot will add approximately 16. Collectively, these improvements would provide a total of 207 new parking spaces in the downtown core.

Purpose

The purpose of this report is to provide an update on the construction of the gravel parking lot (former tennis courts), its integration into the existing P3 parking lot, and the total number of parking spaces that will be achieved at this location.

Additionally, this report seeks Council approval to proceed with the expansion of the existing parking lot at 500 Water Street and the expansion of the existing Fairy Lake (P2) public parking lot.

Background

In closed session on September 9, 2024, Council directed staff to cancel the Request for Proposal for a modular parking structure at the former tennis club at 170 Doug Duncan Drive. The proposed modular parking structure would have provided 200 additional parking spaces.

In lieu of the modular parking structure, on October 7, 2024, Council approved the construction of a surface parking lot at the former tennis club site, currently used as a temporary gravel lot, along with improvements to the existing P3 parking area, to achieve over 150 new parking spaces. The new surface parking lot at the former tennis club site will include paved parking, lighting, pavement markings, and Low Impact Design (LID) features to improve stormwater management.

Additionally, staff were directed to report back to Council within six months with options to add approximately 50 more parking spaces in the downtown core, in order to meet the original target of approximately 200 new spaces.

Discussion

Conversion of the gravel lot at the former tennis club to permanent parking and integration with the existing P3 parking lot

As directed by Council, an RFP for the construction of a permanent lot at the gravel parking lot (former Tennis Club) at 170 Doug Duncan and its integration into existing P3 parking lot was awarded on March 13th, 2025.

To ensure that over 225 parking spaces remain available to the public throughout construction, the work will be completed in two phases. Phase one will focus on completing all work in the gravel lot area, including concrete work and paving to base asphalt. This phase is currently underway and is scheduled for completion by June 7, 2025. Once completed, the area will reopen, providing approximately 160 additional parking spaces for the summer months. The contractor will then demobilize and return in early September or October 2025 to complete upgrades to the existing P3 parking lot. These upgrades will include new sidewalks, concrete curb repairs, new pavement markings, and asphalt resurfacing. Upon completion, the gravel lot will be fully integrated with the existing P3 parking area, resulting in a total of 394 parking spaces.

As with previous parking lot work, staff will collaborate with the Business Improvement Area to implement the Park and Walk program, which has successfully redirected employees to alternative lots offering extended parking durations. Staff are also implanting temporary signage to highlight available parking options throughout the downtown area.

Analysis of three viable locations for potential additional parking spaces

Staff identified and analyzed three viable locations for additional parking to achieve the target of 50 new spaces, complementing the 163 parking spots that will be available at the former Tennis Club site. Several potential sites were reviewed, with detailed analysis conducted on three options: the expansion of the existing parking lots at 500 Water Street, Fairy Lake (P2) Public Parking, and All Our Kids (AOK) Park (See Attachment A). These locations were evaluated based on factors including site suitability, location, constructability, approval and permitting requirements, cost, and anticipated frequency of use (i.e., how often the spaces are likely to be occupied).

Given that all identified locations fall within the Lake Simcoe Region Conservation Authority (LSRCA) Regulated Area and require LSRCA approvals and permits, staff initiated pre-consultation with the LSRCA to clarify permitting requirements and conditions. This proactive step was taken to accurately assess both the potential costs and the number of additional parking spaces that could be achieved at each location. The LSRCA confirmed its approval and permitting requirements and indicated that the parking lots could be expanded, provided that all necessary criteria for construction within a regulated area are met.

Expanding the existing parking area at 500 Water Street will create approximately 28 additional parking spaces.

The expansion of the 500 Water Street parking lot has been identified as one of the potential downtown locations for further exploration in terms of achievable parking capacity, feasibility, and cost. Staff have completed a preliminary design for extending the existing parking lot, which indicates that approximately 28 additional parking spaces can be added at the rear of the property. The Town owns this property and has entered into a 10-year lease with Bar Locale Inc. ("Locale"). The restaurant is set to open this summer. The existing parking at 500 Water Street provides 20 spaces that are for the exclusive use of Locale.

The proposed parking extension is located south of the area leased to Locale, on a portion of the property that is currently unusable due to grading and access constraints.

Staff anticipate encountering construction debris during excavation and have included potential additional costs for debris removal and disposal in the cost estimate. Several existing trees on Town-owned property will need to be removed to accommodate the expansion. The extent of required tree removal will be further assessed during the detailed design phase. To mitigate visual impacts on the adjacent residential building, wood fencing and new tree plantings will be incorporated to provide a visual buffer.

The need for additional parking to support restaurants and businesses in the area, combined with the general demand for public parking at the south end of Main Street South, indicates that the new parking spaces at this location would likely experience higher occupancy rates compared to other sites analyzed. Therefore, it is recommended that this location be considered for the downtown parking expansion, and that staff be authorized to commence discussions with Bar Locale Inc. about amending the existing lease agreement in order to facilitate this expansion.

Expanding the Fairy Lake (P2) public parking lot will result in approximately 16 additional parking spaces.

The existing Fairy Lake (P2) Public Parking Lot currently provides 39 spaces and has the potential to be expanded to accommodate a minimum of 16 additional spaces. The exact number will be confirmed through the detailed design process, in collaboration with the Lake Simcoe Region Conservation Authority (LSRCA). Additional geotechnical investigations are required to assess soil stability and groundwater levels. The Town is working with the LSRCA to obtain permissions to carry out these studies and complete a site survey. To allow sufficient time for site access, completion of geotechnical investigations, and the detailed design of the parking expansion, it is recommended that the project be scheduled and budgeted for construction in 2027. This timeline also allows for a more thorough analysis of downtown parking patterns and demand, including the impacts of the newly added capacity at the Gravel Parking Lot and P3, as well as the proposed expansion at 500 Water Street.

Parking expansion for All Our Kids parking lot is a viable option, but not recommended at this time

The existing All Our Kids (AOK) parking lot currently has 28 spaces. A design for an expansion, which would add 27 additional spaces, was completed and included as a provisional component in the P3 Parking Lot and Gravel Lot Request for Proposal (RFP). Although lower-than-expected costs were received during the procurement process for the expansion, it was determined that the location of the AOK parking lot would likely result in underutilization, with low occupancy hours, particularly in comparison to the 500 Water Street and Fairy Lake (P2) options. Given that the expanded AOK lot would primarily function as surge parking during large events, the decision was made not to proceed with the expansion at this time. The Town will continue to monitor downtown parking needs and will reconsider this location in the future if demand warrants it.

Surface parking approach achieved a greater number of spots at a significantly lower cost

Based on the preliminary analysis conducted by the Town's consulting firms for the potential locations, the estimated construction costs and the cost per spot for each site have been prepared. As anticipated, there is a cost variance between the locations. The table below summarizes the number of spots that can be achieved, the estimated construction cost, and the estimated cost per spot.

Location	Potential New Parking Spots	Estimated Cost	Cost per Spot
Existing P3 Parking Lot and Gravel Lot (Former Tennis Club)	163	\$995,233*	\$6,105
500 Water Street Parking Lot Expansion	28	\$589,370 \$689,370	\$21,049 \$24,620
Fairy Lake (P2) Public Parking Lot Expansion	16 (TBD)	\$150,000	\$9,375
Combined Totals	207	\$1,734,603 \$1,834,603	\$8,380- \$8,863

*Cost based on actual RFP Cost, excluding contingencies and provisional items.

Cost per spot based on estimated construction costs only.

Sufficient budget to complete the work at the existing P3 Parking Lot

Due to lower-than-anticipated tendered costs for the former Tennis Club site and improvements to the existing P3 parking lot, there is sufficient budget in 2025 to convert

the gravel lot at the former Tennis Club into a permanent paved parking lot, as well as to make improvements to the existing P3 parking lot. In addition, funding is available to advance the detailed design work for the proposed expansion of the 500 Water Street parking lot, if approved by Council.

The at-grade approach to adding over 200 new parking spaces in the downtown core is significantly more cost-effective than construction a modular parking structure. In addition, it will distribute parking more evenly across the downtown area, offering visitors more convenient options when accessing Newmarket's Historic Main Street and the Fairy Lake area.

Town dedicated to make improvements to the downtown parking experience

In addition, at the January 2024 Committee of the Whole meeting, Council directed staff to explore an overall downtown parking strategy focused on monitoring, wayfinding and the overall parking experience. This project is now underway, and a final report will be provided to Council in Q3 2025.

Conclusion

Permanently paving and integrating the gravel parking lot at the former tennis courts into the existing P3 parking lot will result in approximately 163 additional parking spaces. In addition, if approved by Council, expanding the existing parking area at 500 Water Street will create approximately 28 new spaces, while extending the Fairy Lake (P2) public parking lot will add about 16. Together, these improvements would provide a total of 207 new parking spaces in the downtown area.

Based on their locations, the proposed parking expansions at 500 Water Street and Fairy Lake (P2) are expected to achieve high hourly occupancy rates and experience strong, year-round usage throughout the week. If approved, they would also provide more evenly distributed parking options across the downtown area, significantly supporting the growing demand driven by the increasing popularity of the downtown core in the foreseeable future.

Consultation

Legislative Services, Legal and Procurement Services, Engineering Services, Community and Economic Innovation and Corporate Communications were all consulted in this report.

Council Priority Association

This report aligns with the following Council Priority: Community and Economic Vibrancy

Human Resource Considerations

N/A

Budget Impact

Sufficient funds are available in the 2025 budget to support the conversion of the gravel parking lot into permanent parking and its integration with the existing P3 lot. In addition, funding is available to advance the detailed design work for the proposed expansion of the 500 Water Street parking lot, if approved by Council. Any remaining funds required to complete the detailed design, along with the associated construction costs, can be included in the 2026 budget approval process, pending Council's endorsement of the expansion at this location.

Similarly, the funding required to undertake the detailed design for the proposed Fairy Lake (P2) public parking lot expansion—if approved by Council—can be requested through the 2026 budget process. Subject to Council approval, the construction costs for the Fairy Lake (P2) public parking lot expansion can be planned for inclusion in the 2027 budget.

Attachments

Attachment A – Location Map

Approval for Submission

Sepideh Majdi, M.Sc., P.Eng. Director, Engineering Services

Karen Reynar, Director Legal Services

Peter Noehammer, P.Eng. Commissioner, Development and Infrastructure Services

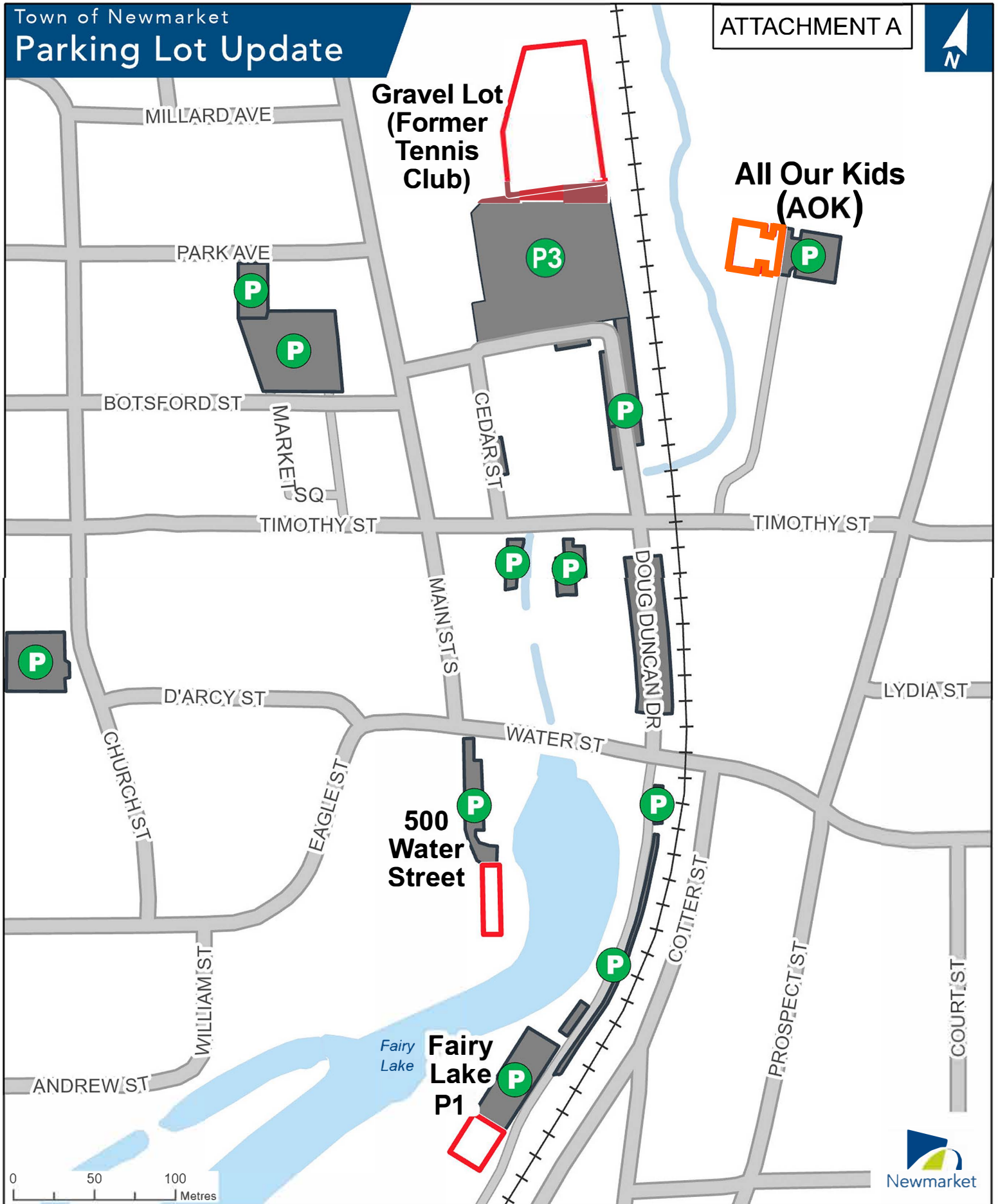
Ian McDougall, Chief Administrative Officer, Office of the CAO

Report Contact

For more information on this report, contact info@newmarket.ca.

Town of Newmarket Parking Lot Update

ATTACHMENT A



Municipal Parking Lot



Proposed Parking Lot Expansion



Potential Parking Lot Expansion

Designed and produced by Information Technology – DAGS. Sources: Roads, Railway, Municipal Boundary - © The Regional Municipality of York, 2025; All other data - © Town of Newmarket, 2025. DISCLAIMER: The information depicted on this map has been compiled from various sources. While every effort has been made to accurately depict the information, data/mapping errors may exist. This map has been produced for illustrative purposes only. It is not a substitute for a legal survey. Printed: April, 2025.

Document Path: G:\Projects_PRO\Development_Infrastructure Services\Engineering\MapProjects\Parking\MapProjects\Upgrade_P3.aprx\20250407_Update_portrait



Town of Newmarket
395 Mulock Drive P.O. Box 328,
Newmarket, Ontario, L3Y 4X7

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2026 Budget Process and Target Staff Report to Council

Report Number: 2025-28

Department(s): Financial Services

Author(s): Andrea Tang, Director, Financial Services / Treasurer

Meeting Date: May 26, 2025

Recommendations

1. That the report entitled 2026 Budget Process and Target dated May 26, 2025 be received; and,
2. That the proposed budget timelines with a target budget adoption date of December 8, 2025, be approved; and,
3. That Council confirms the target tax levy for the tax-supported operating budget to be below 3.0%; and,
4. That endorsement be given to staff to proceed with preparation of the 2026 budgets employing the structure as outlined in this report; and,
5. That the form and timing of budget submissions for all entities accountable to Council be subject to the process outlined in this report; and,
6. That the proposed community engagement plan for the 2026 budget be adopted; and,
7. That the Treasurer be authorized and directed to do all things necessary to give effect to this resolution.

Purpose

The purpose of this report is to advise Council the 2026 budget process, and to obtain Council's confirmation on the target tax levy to be below 3.0% for the tax-supported operating budget.

Background

The annual budget process is a critical component of financial management. It involves the systematic planning, allocation, and monitoring of financial resources to achieve strategic objectives and ensure fiscal responsibility.

Each year, the Town of Newmarket undertakes a detailed budget planning process to ensure the needs of our community are met now and in the future.

Discussion

The 2026 Budget will continue to find a balance between maintaining current service levels and limiting the financial impact on current and future tax payers. This is key to prudent fiscal stewardship especially in times of economic uncertainty.

Economic Scan

A recent economic outlook titled “Trade Tensions Stall Momentum” by Deloitte outlined the following:

- The economy will be slowing down over the next six to eight months
- It anticipates negative Gross Domestic Product (“GDP”) growth in Q2 and Q3 leading to a potential recession (a recession occurs when two or more straight quarters of negative GDP)
- GDP is forecasted to have a modest gain of 1.2% by end of the year
- Unemployment rate is likely to increase above 7%
- Home sales are at the lowest levels since 2009
- Inflation is set to hold near the Bank of Canada’s targeted 2%
- It is expected that the Bank of Canada will further lower interest rates

This report was released by Deloitte on April 30, 2025, and it is important to recognize that the current situation is very dynamic. It is possible that some of the negative impacts forecast in the report could be mitigated or avoided. Both the federal and provincial governments have stated that the economy and matters related to trade are a top priority. The imposition of tariffs is likely to increase the cost of both goods and services for the Town. Staff will work diligently through the procurement process to reduce the impacts where possible. Staff will also continue to monitor key economic indicators and will provide updates to Council as necessary.

Fiscal Strategy

The Town’s Fiscal Strategy has been endorsed by Council since 2020 to ensure the Town’s future sustainability as a community. As recommended by the Fiscal Strategy, the Town continues to make contributions to reserves and pay down debt. These will remain as the primary objectives in the 2026 Budget, as well as keeping municipal taxes low while maintaining the high level of services, investing in assets and preparing for the

future. To support a growing population, the Town is committed to using assessment growth revenues to fund growth related expenditures.

The Town has a strong financial foundation to navigate through economic uncertainty.

Tax-Supported Operating Budget

The tax-supported operating budget supports the day-to-day operations and maintains the Town's service levels. The base operating budget also includes the operating budgets for the Central York Fire Services, Newmarket Public Library and Newmarket Business Improvement Area. The major funding source for the tax-supported operating budget is property taxes.

Staff will identify and assess potential budgetary pressures and risks to account for items such as inflation, long-term service contract renewals and program costs. Staff will also explore revenue opportunities and efficiencies to mitigate the net financial impacts, with the goal of achieving the Council directed target tax levy increase to be below 3.0%.

Rate-Supported Operating Budget

The rate-supported operating budgets for water and wastewater will be established based on their respective financial plans with an identified increase of 3.5%. The proposed stormwater rate will likely be increased by inflation. Condition assessments are underway, and the stormwater financial plan will be updated upon completion of the condition assessments.

Capital Budget

The multi-year capital plan, developed as part of the 2025 budget process, will be the starting point for the 2026 Capital Budget. The multi-year capital plan incorporated capital requirements from the DC Background Study, Asset Management Plans and 10-year Parks and Recreation Capital Plan.

Proposed 2026 Budget Timelines

The proposed 2026 budget schedule is as follows, subject to change pending progress of budget deliberation.

September 29 – Committee of the Whole (CoW) – an overview of the preliminary draft budgets

October 20 – CoW – review of the capital and rate-supported operating budgets

November 10 - CoW – review of the tax-supported operating budget

December 1 – CoW – presentation of the draft budgets and fees & charges

December 8 – Council – targeted budget approval

Community Engagement for the 2026 Budget

In late summer/early fall, the Town will once again kick off a community engagement campaign for the 2026 budget. The communication approach will align the budget with Council Priorities and will focus on public education, valuable conversations and garnering feedback to help shape the 2026 Budget and beyond.

The Town will continue to implement traditional communication tools and tactics (such as digital advertisements, media releases, website updates, e-newsletters, social media campaigns and more), while seeking out new and creative ways to engage and interact with the community. Communication tactics to reach new residents will be considered as part of the overall communication strategy. Corporate Communications will provide Council with details of the Communication Plan aligned with the timing of the preliminary draft budget.

Consultation

The Strategic Leadership Team (SLT) and Operational Leadership Team (OLT) were consulted on the proposed 2026 budget process. The Corporate Communications department has also been consulted on the community engagement plan.

Conclusion

The budget process aligns with the Town's continuous journey to strive for Long Term Financial Sustainability by developing budgets that align with budget policies and Fiscal Strategy.

Council Priority Association

The proposed budget process aligns with the Town's continuous journey to strive for Long Term Financial Sustainability.

Human Resource Considerations

Not applicable

Budget Impact

This report sets out the process for developing the 2026 operating and capital budgets. The target tax levy is to be below 3.0% for the tax-supported operating budget as a starting point. Targets for the water and wastewater operating budgets will be based upon their approved ten-year financial plans with an identified increase of 3.5%. The stormwater rate is targeted to be increased by inflation. The capital budget will be within its available funding envelope and delivery capacity.

Attachments

None.

Approval for Submission

Andrea Tang, CPA, CA
Director, Financial Services / Treasurer

Esther Armchuk, LL.B
Commissioner, Corporate Services

Ian McDougall
Chief Administrative Officer, Office of the CAO

Report Contact

For more information on this report, contact info@newmarket.ca.



Town of Newmarket

Minutes

Main Street District Business Improvement Area Board of Management

Date: Wednesday, March 5, 2025
Time: 8:30 AM
Location: Streamed live from the Municipal Offices
395 Mulock Drive
Newmarket, ON L3Y 4X7

Members Present: Tom Hempen, Chair
Norm Pereira
Dominic Pede, Treasurer
Allan Cockburn
Ken Sparks
Councillor Kwapis
Mike D'Angela

Members Absent: Patricia Carmichael
Sheila Stewart
George Karahalios

Staff Present: E. Thomas-Hopkins, Legislative Coordinator
C. Stipetic, Economic Development Coordinator

The meeting was called to order at 8:30 AM.
Tom Hempen in the Chair.

1. Notice

Tom Hempen advised that members of the public were encouraged to attend an Advisory Committee or Board Meeting by viewing the live stream available at

newmarket.ca/meetings, or attending in person at the Council Chambers at 395 Mulock Drive.

2. Additions and Corrections to the Agenda

None.

3. Conflict of Interest Declarations

None.

4. Presentations & Recognitions

None.

5. Deputations

None.

6. Approval of Minutes

6.1 Main Street District Business Improvement Area Board of Management Meeting Minutes of February 5, 2025

Moved by: Norm Pereira

Seconded by: Mike D'Angela

1. That the Main Street District Business Improvement Area Board of Management Meeting Minutes of February 5, 2025 be approved.

Carried

7. Items

7.1 Sub-Committee Reports

7.1.1 Marketing

None.

7.1.2 Working Group

None.

7.1.3 Events

Ken Sparks provided a verbal update regarding Events including thanking the Town for support during the recent Ice Lounge on Main

event, planning for the upcoming Easter event and requesting a budget of \$4,000 for the Easter event.

Moved by: Ken Sparks

Seconded by: Councillor Kwapis

1. That the Main Street District Business Improvement Area Board of Management approve and authorize a budget of \$4,000 for the 2025 Easter event.

Carried

7.2 Parking Update

Councillor Kwapis provided a verbal update regarding Parking Update including the upcoming long-term closure of Queen Street for rehabilitation work, traffic diversion onto Davis Drive, increased signage, traffic patterns, and diverting traffic off Main Street.

Board Members queried Councillor Kwapis regarding ongoing Metrolinx work, location of full day parking spaces, additional parking spaces, traffic and parking patterns, AI Loop Parking pilot project data, a request for an update from staff regarding AI Loop pilot project data, a request to add a sub-item under the regular Parking Update to discuss traffic monitoring in the downtown, snow removal on Main Street, and concern regarding snow banks.

Moved by: Dominic Pede

Seconded by: Norm Pereira

1. That sub-item 7.2.1 be added under Parking Update as a standing item going forward to include an update of traffic monitoring data captured in the downtown from Staff.

Carried

7.3 Financial Update

The Treasurer provided a verbal update regarding Financial Update including spending of the budget, 2024 year-end expenses, and a reminder for members to submit outstanding invoices.

7.4 Staff Update

7.4.1 Financial Incentive Program Staff Working Group Update

The Economic Development Coordinator provided a verbal update regarding Financial Incentive Program Staff Working Group Update including an internal staff update regarding the reorganization of the existing Economic Development department into the Community and Economic Innovation department.

Board Members provided feedback regarding the recent Ice Lounge on Main event including the choose local campaign, retail traffic, location of events, and communication between Town Staff and businesses.

8. New Business

8.1 Ontario Business Improvement Area Association Conference

Tom Hempen provided a verbal update regarding Ontario Business Improvement Area Association Conference including a budget request of \$2,000 to attend the conference.

Moved by: Councillor Kwapis

Seconded by: Ken Sparks

1. That the Main Street District Business Improvement Area Board of Management approve and authorize a budget of \$2,000 for the attendance of Tom Hempen at the 2025 Ontario Business Improvement Area Association conference.

Carried

9. Closed Session (if required)

The Board did not resolve into Closed Session.

10. Adjournment

Moved by: Norm Pereira

Seconded by: Mike D'Angela

1. That the meeting be adjourned at 9:00 AM.

Carried

Tom Hempen, Chair

Date



Town of Newmarket

Minutes

Accessibility Advisory Committee

Date: Thursday, March 20, 2025
Time: 10:30 AM
Location: Streamed live from the Municipal Offices
395 Mulock Drive
Newmarket, ON L3Y 4X7

Members Present: Steve Foglia, Chair
Jeffrey Fabian
Huma Tahir
Kelly Broome
Kathleen Kedzierski
Kevin Mills

Members Absent: Bev Moffatt
Mitsy Jones-Bailey

Staff Present: Victoria Kendra
K. Saini, Deputy Town Clerk
Simon Granat
E. Thomas-Hopkins, Legislative Coordinator

The meeting was called to order at 10:30 AM. Steve Foglia in the Chair.

1. Notice

Steve Foglia advised that members of the public may view this meeting through the live stream available at newmarket.ca/meetings, or attend in person at the Council Chambers at 395 Mulock Drive.

2. Additions & Corrections to the Agenda

None.

3. Conflict of Interest Declarations

None.

4. Deputations

None.

5. Presentations and Recognitions

5.1 Welcome to New Committee Member Kevin Mills

Steve Foglia provided a welcome to new Committee Member Kevin Mills.

Committee Members then introduced themselves to Kevin. Kevin Mills then provided a brief introduction of himself.

5.2 Multi-Year Accessibility Plan

Simon Grant, Legislative Coordinator provided a presentation regarding Multi-Year Accessibility Plan including purpose of the presentation, multi-year accessibility plan overview and legislative requirements, what is included in the draft plan, 2023 and 2024 status update, message for inclusion from the Accessibility Advisory Committee, and next steps.

Committee Members queried the presenter regarding message from the Accessibility Advisory Committee, annual report and letter from the Chair, and next steps.

Moved by: Kathleen Kedzierski

Seconded by: Kelly Broome

1. That the presentation provided by Simon Granat, Legislative Coordinator regarding Multi-Year Accessibility Plan be received.

Carried

5.3 Parking on Main Street Update

Mark Kryzanowski, Manager, Transportation Services provided a presentation regarding Parking on Main Street Update including sidelading van siding, analysis of installation of signage, actioning sign installation, parking legislation within AODA, analysis of parking availability on Main Street, addition of accessible parking space on Main Street.

Committee Members queried the presenter regarding location of additional accessible parking space, installation of new van signage, and existing accessible parking spaces on Main Street.

Moved by: Jeffrey Fabian

Seconded by: Huma Tahir

1. That the presentation provided by Mark Kryzanowski, Manager, Transportation Services regarding Parking on Main Street Update be received.

Carried

Moved by: Kelly Broome

Seconded by: Jeffrey Fabian

1. That the Accessibility Advisory Committee receive Staff recommendation to proceed with installation of new accessible van signage.

Carried

5.4 Pedestrian Crossover

Mark Kryzanowski, Manager, Transportation Services provided a presentation regarding Pedestrian Crossover including an overview of Type B pedestrian crossovers, legislative requirements, key components of a Type B pedestrian crossover, proposed location, AODA compliance features, benefits of a new pedestrian crossover and next steps.

Committee Members queried the presenter regarding crosswalk monitoring, placement of crosswalk button in relation to sidewalk for accessibility, crosswalk time,

Moved by: Kathleen Kedzierski

Seconded by: Jeffrey Fabian

1. That the presentation provided by Mark Kryzanowski, Manager, Transportation Services regarding Pedestrian Crossover be received.

Carried

6. Approval of Minutes

6.1 Accessibility Advisory Committee Meeting Minutes of November 21, 2024

Moved by: Jeffrey Fabian

Seconded by: Kevin Mills

1. That the Accessibility Advisory Committee Meeting Minutes of November 21, 2024 be approved.

Carried

6.2 Accessibility Advisory Committee Meeting Minutes of November 28, 2024

Moved by: Kelly Broome

Seconded by: Huma Tahir

1. That the Accessibility Advisory Committee Meeting Minutes of November 28, 2024 be approved.

Carried

7. Items

7.1 Multi-Year Accessibility Plan

Moved by: Kathleen Kedzierski

Seconded by: Kelly Broome

1. That the Accessibility Advisory Committee endorse the Multi-Year Accessibility Plan.

Carried

7.2 Communications Update

Amber Blackburn, Communications Specialist provided a verbal update regarding Communications Update including website revamp, auditing of webpage and content, providing content for committee to review, consistency among committee webpages, communications update regarding the universal washroom at the mall, expectations from the committee for support from communications in 2025,

Committee Members queried staff regarding providing an annual report, incorporating accessible search functions into website, and events to highlight in 2025 including new accessible van signage.

Moved by: Jeffrey Fabian

Seconded by: Kathleen Kedzierski

1. That the verbal update provided by Amber Blackburn, Communications Specialist regarding Communications Update be received.

Carried

7.3 Committee Checklist

The Committee reviewed and discussed the current checklist.

7.4 Accessibility for Ontarians with Disabilities Act Training

Committee Members completed an online module regarding training on Accessibility for Ontarians with Disabilities Act (AODA) legislation. This training is free and is available to the public at <https://aoda.ca/free-online-training/>.

8. New Business

8.1 New York Region Accessibility Advisory Committee Member

Steve Foglia congratulated Kathleen Kedzierski on becoming a York Region Accessibility Advisory Committee Member.

9. Adjournment

Moved by: Jeffrey Fabian

Seconded by: Kelly Broome

- 1. That the meeting be adjourned at 12:05 PM.

Carried

Steven Foglia, Chair

Date



Town of Newmarket

Minutes

Elman W. Campbell Museum Board of Management

Date: Wednesday, March 26, 2025
Time: 7:00 PM
Location: Elman W. Campbell Museum
134 Main Street South
Newmarket, ON

Members Present: Jackie Playter, Chair
Ron Atkins
Billie Locke
Alexis Gada
Nancy Fish
Councillor Woodhouse
Krista Rauchenstein
Elaine Adam

Staff Present: C. Service, Director Recreation and Culture
S. Ernst, Supervisor Culture Services
S. Granat, Legislative Coordinator
J. Charpentier, Curatorial Assistant
T. Kargl, Museum Instructor

The meeting was called to order at 7:00 PM.
Jackie Playter in the Chair

1. Notice

Jackie Playter advised that members of the public were encouraged to attend an electronic Advisory Committee or Board Meeting by joining through the ZOOM information provided with the agenda.

2. Additions & Corrections to the Agenda

None.

3. Conflict of Interest Declarations

None.

4. Approval of Minutes

4.1 Elman W. Campbell Museum Board Meeting Minutes of February 26, 2025

Moved by: Billie Locke

Seconded by: Nancy Fish

1. That the Elman W. Campbell Museum Board Meeting Minutes of February 26, 2025 be approved.

Carried

5. Items

5.1 Museum Branding

The Director of Recreation and Culture and Supervisor Culture Services spoke to Museum Branding including a telephone survey for the community, questions for the telephone survey, approaches to understand responses, the number of responses needed for the survey and the Town of Newmarket's engagement and branding process.

Members of the Board queried staff regarding the order of the questions, avoiding repetition, whether the questions would be asked by a live attendant or automated system, surveyor language, the polling company location, adding open ended questions, social media versus telephone surveys, whether cell phone lines are included in the survey, polling company caller identification, the end point of the branding process,

Members of the Board discussed amending the survey questions, using a Likert Scale, enhancing definitiveness of responses, having responses ranked, and reordering questions.

5.2 Elman W. Campbell Museum Monthly Report

The Curatorial Assistant spoke to the Elman W. Campbell Museum Monthly Report including preparing a Friends of the Museum exhibit for volunteer week and invitations.

Members of the Board queried staff regarding public elementary schools attendance and outreach to Catholic schools.

Moved by: Nancy Fish

Seconded by: Councillor Woodhouse

1. That the report entitled Museum Monthly Report dated March 26, 2025 be received for information.

Carried

5.3 Museum Reserve and Elman Campbell Reserve Accounts

Jackie Playter provided a summary of the Museum Reserve and Elman Campbell Reserve Accounts.

Members of the Board queried regarding funding for the Legislative Display.

Moved by: Ron Atkins

Seconded by: Billie Locke

1. That the Museum Reserve and Elman Campbell Reserve Accounts be received.

Carried

5.4 Accessible Parking Report Back

The Legislative Coordinator provided an update from staff regarding the Accessible Parking Spot Report back including options available to the Board.

Members of the Board discussed moving the accessible parking spot across Main Street South from the Museum to directly across from the Museum because of the slope of the hill, speaking with the Christian Baptist Church, availability of parking nearby, the food truck parking South

of the Museum, grease, and exhaust, the Museum driveway, and staff to follow up regarding the food truck.

6. New Business

6.1 Welcome Elaine Adam

Jackie Playter welcomed Elaine Adam to the Elman W. Campbell Museum Board as the new appointee from the Heritage Newmarket Advisory Committee.

6.2 Job Posting

Ron Atkins queried staff regarding the job posting to fill the former Cultural Programmer, History and Heritage job including internal postings, the posting on the website, the job posting title, and curatorial experience for the position.

Staff noted an approximate number of applications, and curatorial experience is needed.

6.3 South of Davis Study Area Study

Nancy Fish spoke regarding the South of Davis Study Area Study and participation.

7. Adjournment

Moved by: Nancy Fish

Seconded by: Ron Atkins

1. That the meeting be adjourned at 7:43 PM.

Carried

Jackie Playter, Chair

Date

