

Housing Needs Assessment

Orangeville (T)

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Land Acknowledgement

We would like to acknowledge the treaty lands and territory of the Williams Treaty Nations and the Mississaugas of the Credit First Nation. We also recognize that Dufferin County is the traditional territory of the Wendat and the Haudenosaunee, and is home to many Indigenous people today.

Executive Summary

This Housing Needs Assessment (HNA) is a tool created by the Government of Canada to help municipalities understand their communities' housing needs and gaps in the housing supply and make strategic decisions. This HNA was completed by the Town of Orangeville's Planning Department and prepared to comply with requirements for the Canada Housing Infrastructure Fund (CHIF), Canada Community Building Fund (CCBF), and Canada Public Transit Fund (CPTF).

This HNA required Orangeville to analyze qualitative and quantitative information to better understand their housing needs and gaps. This included reviewing demographic, employment, and housing market information, as well as assessing how current policies and legislation impact the supply of future housing. The Orangeville HNA identified that:

- There is a critical need for housing at every point along the housing continuum and in particular seniors, young adults, single-led families and lower to middle class families;
- The housing market is not currently meeting the affordability needs of its residents, especially with respect to affordable rental housing;
- There are collaborative partnerships in place to house the homeless population; however, more funding and more wrap-around support is needed to address contributing issues to homelessness; and
- The findings of this HNA will support the development of policies and initiatives and enhance collaboration with the community and regional and local providers, to address housing needs in Orangeville, particularly among priority populations.

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 Overview

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.

The Town of Orangeville is a lower-tier municipality located in the County of Dufferin. It is the largest fully-serviced urban settlement area within the County and provides a full range of services including municipal infrastructure (such as water supply, wastewater treatment, stormwater management, roads and traffic control systems), public transit, fire, library, recreational and community services. The Town is designated as an Urban Settlement Area in the County's Official Plan, with the Town's settlement area boundary also being its jurisdictional boundary. The Town's boundaries and current servicing limitations are challenges for continued growth and development.

Municipalities over 30,000 in population are required to complete a Housing Needs Assessment (HNA) to remain eligible to receive the Canada Community Building Fund (CCBF). This is the first HNA for the Town of Orangeville and will provide insight into our community housing trends, needs, and priorities. It will serve as a baseline to inform decisions related to housing initiatives. In addition, it will identify gaps in our current knowledge that can be built into divisional workplans to increase the availability of both quantitative and qualitative data to further support future assessments. Currently, a new assessment is required every five (5) years.

This HNA was informed through qualitative and quantitative research.

As part of developing this assessment, a range of quantitative data was used, including the following:

- Statistics Canada Census data available for 2011, 2016 & 2021, including custom tabulations affiliated with these datasets as required.
- Rental Market and Housing data available through Canadian Mortgage and Housing Corporation (CMHC).
- Point in Time statistics for Dufferin County available and related to homelessness at the regional level.

- Data included and referenced in Dufferin County reports (including the Dufferin County Municipal Comprehensive Review (MCR), Dufferin County Master Housing Strategy, 10-Year Housing and Homelessness Plan for the County). Reference to context provided from the Orangeville Housing Needs Analysis (2010).
- Population projections included in the Dufferin County MCR
- The Housing Assessment Resource Tool (HART)
- Toronto Region Real Estate Board (TRREB)
- Development and building permit applications available through the Town of Orangeville.
- Town of Orangeville, 2024 Development Charges Background Study
- Housing Census, Understanding Housing Conditions and Needs, Metis Nation of Ontario

The primary sources of qualitative data informing this assessment are Town policies, such as the Official Plan, Town initiated reports and studies, Dufferin County Housing and Homelessness reports and plans, minutes and agendas from the Affordable Housing Task Force and an engagement strategy of semi structured interviews with key players along the housing continuum, including County staff at County Housing Services, local Councilor heading the Affordable Housing Task Force and staff at local shelters, Salvation Army and the local food bank. These interviews provide the main source of qualitative data for this HNA.

Additional publicly available data sources are available at the following links:

- Town of Orangeville Official Plan: [Link](#)
- Town of Orangeville Official Plan Review Background Documents: [Link](#)
- Dufferin County Municipal Comprehensive Review: [Link](#)
- Dufferin County 10-Year Housing & Homelessness Plan: [Link](#)
- Dufferin County Older Adults Services Reviews: [Link](#)
- Dufferin County Community Safety and Well-Being Plan 2021-2024: [Link](#)

1.2 Overview of the Methodology

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 methods used to engage with stakeholder groups consisted of interviews with key players within the housing sector. Feedback of what was heard was incorporated as noted throughout this HNA report.

- Quantitative methods used to engage with stakeholder groups including reviewing recent, relevant, and publicly accessible reports and surveys that they produced.

Qualitative Methods

Stakeholder interviews were held to gather an understanding of the housing needs in Orangeville. The interviews were led by a series of questions prepared in advance and allowed for dialogue and input beyond the questions to better inform the narrative of Orangeville's housing needs.

A total of six interviews were held, each between 30 minutes to 1.5 hours and held virtually. Representatives interviewed included the following:

- Housing Program Manager at **County of Dufferin Housing Services** responsible for ensuring eligible households who do not have enough income and/or assets to pay market rent receive subsidized housing in the County of Dufferin;
- Support Worker at **Family Transition Place** providing housing for women and children leaving domestic/abusive situations;
- Executive Director at **Choices Youth Shelter** (16-24) and **Men's Shelter** who provide emergency shelter as an alternative to living on the street and transition support to a more productive and brighter future;
- Staff at **Salvation Army New Hope Community Church** and Family Services who provide help and support to those in need, including clothing, shelter, food, transportation household items, counselling and church programs for all ages and,
- Local Councilor and Chair of the **Affordable Housing Task Force** that brings together local experts in the development and construction industry to build solutions to bring to Orangeville Council to combat the growing housing affordability crisis.

In addition, there was outreach to the local foodbank and an invitation to participate via email to the Indigenous Peoples of the area, including **Haudenosaunee Confederacy**, **Metis Nation of Ontario**, **Six Nations of the Grand River**, **Saugeen Ojibway Nation**, **Mississauga's of the Credit First Nation** and **Chippewas of Rama First Nation** for input.

1.3 Engagement with Priority Groups

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.

Engagement with the priority groups listed in Table 1 below was by proxy through key players in the housing sector, including interviews listed above, email responses from the invitation to participate to Indigenous Peoples and publicly available documents, such as the Older Adults Services Review by Dufferin County.

Table 1: Priority Groups

<i>Priority Groups Identified by CMHC as priority populations for affordable homes</i>		
<i>Women and children fleeing domestic violence</i>	<i>Women-led households, especially single mothers</i>	<i>Seniors 65+ and Young adults aged 18-29</i>
<i>Indigenous Peoples</i>	<i>People dealing with mental health and addictions issues</i>	<i>Racialized people</i>
<i>Recent immigrants, especially refugees</i>	<i>LGBTQ2S+</i>	<i>People with physical health or mobility challenges</i>
<i>People with developmental disabilities</i>	<i>People experiencing homelessness</i>	<i>Veterans</i>

The findings and perspectives attained from the engagement with priority groups consulted as part of this HNA were further contextualized and/or with quantitative data that exists and applies to these groups.

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 Housing Policy and Regulatory Context

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 Policy and Provincial Regulatory Context

Provincial Planning Statement, 2024

The 2024 Provincial Planning Statement (PPS) is a streamlined planning policy directive that came into effect October, 2024 and replaced both the [Provincial Policy Statement, 2020](#) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019. The PPS builds upon housing-supportive policies, including the following:

2.1 Planning for People and Homes

3. At the time of creating a new official plan and each official plan update, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years, informed by provincial guidance. Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon...
4. To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:
 - a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and
 - b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved and registered plans.
6. Planning authorities should support the achievement of *complete communities* by:
 - a) accommodating an appropriate range and mix of land uses, housing options, transportation options with *multimodal* access, employment, *public service facilities* and other institutional uses (including schools and associated childcare facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;

- b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
- c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

2.2 Housing

1. Planning authorities shall provide for an appropriate range and mix of *housing options* and densities to meet projected needs of current and future residents of the *regional market area* by:
 - a) establishing and implementing minimum targets for the provision of housing that is *affordable* to *low and moderate income* households, and coordinating land use planning and planning for housing with Service Managers to address the full range of *housing options* including *affordable* housing needs;
 - b) permitting and facilitating:
 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
 - c) promoting densities for new housing which efficiently use land, resources, *infrastructure* and *public service facilities*, and support the use of active transportation; and
 - d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

2.3.1 General Policies for Settlement Areas

3. Planning authorities shall support general *intensification* and *redevelopment* to support the achievement of *complete communities*, including by planning for a range and mix of *housing options* and prioritizing planning and investment in the necessary *infrastructure* and *public service facilities*.

2.3.1 General Policies for Strategic Growth Areas

2. To support the achievement of complete communities, a range and mix of housing options, intensification and more mixed-use development, strategic growth areas should be planned:
 - d) to support affordable, accessible, and equitable housing.
3. Planning authorities should:
 - d) consider a student housing strategy when planning for strategic growth areas.

Strategic growth areas defined as within *settlement areas*, nodes, corridors, and other areas that have been identified by municipalities to be the focus for accommodating *intensification* and higher-density mixed uses in a more compact built form.

Strategic growth areas include...existing and emerging downtowns...and other areas where growth or development will be focused, that may include infill, *redevelopment* (e.g., underutilized shopping malls and plazas), brownfield sites, the expansion or conversion of existing buildings, or greyfields. Lands along major roads, arterials, or other areas with existing or planned frequent transit service or higher order transit corridors may also be identified as strategic growth areas.

County of Dufferin - Housing Policy and Regulatory Context

Orangeville is one of eight municipalities within Dufferin County. The County is the largest community housing provider, managing 321 units across 10 properties and supplementing rent for an additional 89 families¹. The County provides a variety of options for seniors, singles and families in Orangeville, Shelburne, and Grand Valley. These include Rent Geared to Income (RGI) units, Affordable Rent Units, Market Rent Units, Rent Supplement Units, Supportive Housing, Portable Housing Benefit, Co-operative Housing Complexes, and Non-Profit Housing Complexes.

In 2013 the County created a 10-year Housing and Homelessness Plan in consultation with the community. The County provides an annual Report Card and annual updates to the plan.

Dufferin County Master Housing Strategy, 2024

Dufferin County's Master Housing Strategy (MHS), 2024 aims to address the evolving housing needs of its residents. The County is expected to increase by approximately 17,835 new residents over the next 20 years². It is estimated that 7,125 new housing units with a mix of low, medium, and high density will be required to accommodate this

¹ Dufferin County Master Housing Strategy, 2024

² Dufferin County Master Housing Strategy, 2024

growth. One of the goals of the strategy is to identify opportunities to redevelop existing properties, explore the potential of underutilized County-owned properties and establish partnerships with community organizations to expand affordable housing options.

Between 2016 and 2021 Dufferin County's population grew at a rate of 1.4% per year, faster than the provincial average for the same time period. Future growth is expected to be influenced by economic development in the region, immigration and migration, and an aging population. Industries in the province, and in the County, have generally shifted from manufacturing to service-oriented sectors, and continue to face challenges such as inflation and uncertainty/instability. A low worker-to-retiree ratio is anticipated by 2030, indicating that immigration is an important factor for population and labour market growth. The aging population will demand housing that is appropriate and affordable for seniors, including housing with different levels of independence and care options.

Current Housing Needs

According to the 2022-2023 Community Homelessness Report (CHR), there are approximately 2,120 households in the County with unmet housing needs and 24 households experiencing homelessness. This means the total unmet non-market rental housing need is approximately 2,144 units.³ Of these households with unmet housing needs, many require supportive housing. The County estimates that 335 adults require support for physical disabilities, between 216 and 540 housing units with mental health or addictions supports are required and an estimated 50 individuals experiencing or at high risk of homelessness require supportive housing. The County's Master Housing Strategy also provides an estimate of the increase in need for housing by 2034.

The Strategy also provides information on housing developments in the County, indicating that the majority of housing developments (45%) are low density (single and semi-detached) and an increase in medium and high-density units (townhouses, multiple dwellings). Housing development in the County between 2019 and 2023 occurred primarily in Shelburne (39%), Orangeville (19%) and Grand Valley (13%). Residential developments in progress are estimated at 31 % in Orangeville, 24 % in Shelburne, 16% in Grand Valley and 15% in Mono. The County's housing base is expected to grow by 7,125 units over the next twenty years with 3,995 units already in progress. The number of rental units in all three density categories is expected to grow by 1,930 units by 2044, 27% of the total housing growth. Most of this growth is expected to be high density (52%), followed by low density (32%) and medium density (17%).

The County's future housing needs are influenced by the population age structure. High density housing (rental apartments) are more popular with younger age groups with people aged 35 – 64 preferring low-density housing like single and semi-detached homes. The growing 55+ population is likely to increase the demand for low density housing close to urban amenities and services, with the 75+ age group increasing the

³ County of Dufferin, Community Homelessness Report, 2022-2023

demand for medium and high-density housing located near health care and other services.

Dufferin County Community Safety and Well-Being Plan 2021-2024

Informed by local data, surveys from local community members and service providers and targeted engagement, including youths, Dufferin's Advisory Committee identified Housing and Homelessness as one of the five area of focus for the Community Safety and Well-Being Plan.

In terms of housing, the most pressing issue was a lack of affordable housing, in particular rental housing, with almost half of tenant populations spending 30% or more of their income on shelter costs. Youth, seniors and single parents were identified as priority groups facing increased challenges in securing housing. Homelessness was another issue identified, noting there is also invisible or hidden homelessness in the County.

Performance measures were identified to help monitor if housing affordability, availability and equity is improving.

County of Dufferin's Older Adult Services Review (OASR)

This document elaborates on the findings of other studies regarding the lack of suitable housing for the County's increasing population of seniors. It is noted that 7% of seniors are visible minority (South Asian and Black) and 1% are Indigenous. The 2% of the senior population that do not speak English are more likely to face barriers. There is also little literature on the growing segment of the senior population that identifies as LGBTQ2+; however, what research does exist indicate a lack of positive and welcoming spaces for them to age in the community.

The following housing issues were identified for the senior's population:

- Geographic inequality in housing access (i.e. more rural areas lacking age-supported facilities);
- Limited rental alternatives, exacerbating affordability concerns;
- Long waiting periods for long term care and supporting housing; and
- Insufficient support for older adults choosing to age in place.

Key recommendations in this study include the following:

- Consulting with developers to address barriers in older adult housing development;
- Community Improvement Plans and/or tax relief programs for accessibility retrofits;
- Funding for various housing supports for older adults;
- Educating about the benefits of cohousing; and

- Launching diversion programs for those on long-term care wait lists.

The study concludes there is a need for accessible and affordable housing options, in particular senior-friendly rental units, for seniors who need to downsize or move into more supportable living arrangements.

Dufferin County Official Plan Update and Municipal Comprehensive Review:

Dufferin County has been working on the Municipal Comprehensive Review (MCR) since County Council approved the initiation of a phased approach to the MCR on May 12, 2022. Based on the growth forecast set by the former Growth Plan, the County is expected to grow to 95,000 by 2051.

The County MCR to date has been divided into the following phases:

- **Population & Employment Growth Targets & Allocation (OPA No. 2)**, which was adopted by the County of Dufferin Council on April 13, 2023, and approved by MMAH on October 9, 2024.
- **Implementation of Land Needs Assessment & Mapping Changes for Natural Heritage System, Prime Agriculture and Settlement Areas (OPA No. 3)**, which was adopted by the County of Dufferin Council on July 13, 2023, and approved by MMAH on October 9, 2024.
- **Conformity Update (OPA No. 4)**, which encompassed general updates to various policies throughout the County Official Plan to conform to provincial policies. County OPA No. 4 was adopted by the County of Dufferin Council on March 14, 2024. A Draft Decision has been issued by MMAH, however, a Final Decision is outstanding.

With the County's MCR and conformity update substantially complete, the Town is now in the position to undertake the Town's Official Plan update.

The County's MCR, specifically through OPA No. 2, has provided the following growth forecasts and density targets for the Town of Orangeville:

- Residential: 38,500 people by 2051 (growth of 7,400 between 2021-2051)
- Employment: 21,700 jobs by 2051 (growth of 7,100 between 2021-2051)
- Intensification Target: 60%
- Greenfield Density Target: 7,038 people and jobs to achieve a density target of 46 people and jobs per hectare.

Town of Orangeville Housing Policy and Regulatory Context

Town of Orangeville Official Plan

The Town of Orangeville's Official Plan was approved by the Minister on June 1, 1987. A number of amendments have been made over time as a result of town-initiated reviews and updates as well as to address specific issues and development applications. The current Official Plan includes several sections related to Housing. One of the goals of the Official Plan is:

"To provide an adequate supply of good quality living accommodations with a full range of sizes, types, densities, architectural forms, ownership, rental options, and prices in order to ensure that all members of the community are able to find suitable and affordable accommodation regardless of their age, household composition or income".
(Section B2.2: Housing)

In addition, Section B2.19 on live/work balance references the desire for Orangeville to be a "complete community" which includes:

*"providing a convenient access to an appropriate mix of jobs, local services, **a full range of housing**, and community infrastructure including **affordable housing**, schools, recreation and open space for residents as well as convenient access to public transportation and other means of alternative transportation."*

Section E's Residential Land Use policies includes the goal:

"To provide an adequate supply of good quality living accommodations with a full range of sizes, types, densities, architectural forms, ownership, rental options, and prices in order to ensure that all members of the community are able to find suitable and affordable accommodation regardless of their age, household composition or income."

This section includes objectives such as infilling of vacant land, an increase in density in proximity to the Town's Commercial areas, providing a range of housing types, and providing housing oriented towards an aging population. A range of residential densities are outlined in Section E1.4 from Estate Residential to High Density Residential. As described in more detail below, a new section has been added recently regarding Additional Residential Units (ARUs) and Tiny Homes. Alternative Housing is addressed in Section E1.8 and includes policies around Group Homes, Crisis Care Facilities, and Seniors Residences. Section E1.11 addresses Affordable Housing and introduces measures to promote the preservation of existing affordable housing stock, while encouraging new development. Intensification strategies outlined in Section E1.12 encourage infill and intensification development within the built-up and greenfield areas.

Section E's Commercial Land Use policies include the goal:

"To promote Orangeville's function as a service centre providing a broad range of activities, goods and services to meet the diverse needs of its own resident population, work force, business and institutional sectors, as well as those in the widespread surrounding area served by Orangeville, by means of a strong commercial structure

which focuses on the Central Business District and includes other appropriately located major commercial facilities and areas.”

This section, in relation to housing, includes the objective to increase residential densities in and around the Central Business District by supporting appropriate multi-unit residential development and redevelopment. Section E2.4.7 details the collaboration efforts to improve the function and services of the Central Business District and include initiatives around increasing rental housing stock.

Section E2.10's Mixed Uses policies include the goal:

“To provide for improved live-work relationships, diversity of housing types, a high quality living and working environment and reduced dependence on the automobile.”

This section provides objectives to foster mixed-use buildings and areas while preserving the vitality of the Central Business District and allowing for the evolution toward mixed-use areas.

In addition, Section I16's Demolition Control prevents premature demolition of viable housing stock and outlines the framework in place if a heritage building is being demolished.

Town's Official Plan Update

The Planning Act requires municipalities to periodically update their Official Plans to ensure they maintain alignment with provincial policy direction and continue to effectively implement evolving local planning objectives. The last major review of the Town's Official Plan was completed between 2008 and 2010 to incorporate a number of new provincial policy initiatives, including a new Growth Plan for the Greater Golden Horseshoe (2006) and a new Provincial Policy Statement (PPS, 2005). This review also looked at policy issues of specific interest to the Town at that time, including housing, employment land needs and sustainability initiatives. The review concluded with the adoption of Official Plan Amendment No. 103 on June 8, 2009, which was approved by the Ministry of Municipal Affairs on June 15, 2010.

The Town began a review of its Official Plan in the spring of 2015. Following the completion of supporting land needs assessment studies, the process was put on hold, primarily due to changes made by the province to the prevailing provincial plan framework that occurred through 2016-2017. Of particular relevance to the Town's Official Plan review were the changes being contemplated for the Growth Plan, which included new population and employment forecasts for single and upper-tier municipalities to the year 2041 and increases to minimum intensification and greenfield density targets. An updated 2017 Growth Plan was approved on July 1, 2017, which established the new growth forecasts and new targets for density and intensification described above. Single and upper-tier municipalities would have until July 1, 2022 to update their official plans to conform to the 2017 Growth Plan. From there, lower-tier municipalities would have one (1) year following the completion of the upper-tier conformity amendment to bring their local official plans into conformity. As a result, the

Town's Official Plan review was halted to await the pending conformity exercise that would proceed at the County level.

In 2020, Town staff presented Council with a work plan to begin a new OP review that would proceed in two phases. The first phase would focus on policies not directly related to growth management or land use allocation. The second phase would follow the conclusion of the County Municipal Comprehensive Review (MCR) and would update growth management policies in the Town's OP to conform with the County's updated Official Plan. Additional changes to the provincial planning framework since 2020 slowed progress on the County's MCR and the Town's OP review. In the meantime, three Town Official Plan Amendments were brought forward in 2025 to expedite key topics, including Pre-consultation and Complete Application policies, Source Water Protection Policies and Additional Residential Unit policies.

Additional Residential Units

Additional Residential Units (ARU's) are independent, self-contained dwelling units that include their own kitchen, bathroom and sleeping areas. ARU's can be within or attached to an existing dwelling or located within a detached accessory building on the same property as the primary dwelling.

The Town of Orangeville has a current inventory of 491 approved and building code-compliant Additional Residential Units (ARU's). Over the past five (5) years, the Town has experienced an increasing trend for ARU creation:

Table 2: Additional Residential Units Approvals

Year	New ARU's Approved
2024	51
2023	44
2022	29
2021	34
2020	19

Town staff are developing a publicly-accessible registry of legal ARU's. This will promote and verify legally-existing ARU's, thereby providing assurance for residents and tenants that required health and safety measures are met for ARU's included on this registry. This will also allow the local fire department, paramedics and other support services to be aware of multi-unit dwellings.

In November 2022, the provincial government enacted Bill 23, the "More Homes Built Faster Act, 2022", which changed many pieces of legislation in an effort to increase housing supply and affordability throughout Ontario. Bill 23 amended the Planning Act to allow up to three "additional residential units" (ARUs) as-of-right on any parcel of urban residential land containing a single-detached, semi-detached or townhouse dwelling. Up to three ARUs can be in the primary building, or there may be up to two ARUs in the primary building and one in an ancillary building or structure on the same lot. ARUs are a form of gentle intensification, making efficient use of existing

infrastructure and preserving neighbourhood character. Whether for family members or extra income, they provide affordable housing options within existing neighbourhoods.

In February 2025, the Town updated its Official Plan and Zoning By-law to align with the Planning Act provisions for ARUs (OPA 133, By-laws 2025-010 and 2025-011). This Official Plan Amendment also included policies around Tiny Homes, regarded as an opportunity to increase housing options and improve affordability, provided that they do not have a negative impact on municipal infrastructure or the host neighbourhood.

Orangeville Growth Policies & Statistics Canada

According to Statistics Canada, the 2021 population (adjusted) for Orangeville was approximately 31,400 persons. The population is expected to increase by 7,100 for a projected population of 38,500 persons by 2051⁴. This represents growth of almost 23% in Orangeville over this period.

Notably, the population of Dufferin County as a whole is projected to reach 100,700 by 2051, meaning the future 2051 population of Orangeville will reflect just over 38% of the county's forecast population.

The number of private dwellings⁵ in Orangeville as of the 2021 Census was 12,260. Private dwellings include single detached houses, semi-detached houses, row or townhouses, apartments in a duplex, apartments in apartment buildings with less than five storeys, apartments in buildings that have more than five storeys, other single attached houses and movable dwellings. In Orangeville, single-detached housing represents the largest share of occupied private dwellings at over 63% (Table 3).

The largest share of households in Orangeville are occupied by smaller households, including one-or-two persons. These households comprise a significant 51% of all households in the town (Table 4).

⁴ Notice of Decision Official Plan Amendment 2 to the County of Dufferin Official Plan as adopted by By-law 2023-25. <https://ero.ontario.ca/notice/019-7119>

⁵ (defined by Statistics Canada as a separate set of living quarters with a private entrance either from outside the building or from a common hall, lobby, vestibule or stairway inside the building. The entrance to the dwelling must be one that can be used without passing through the living quarters of some other person or group of persons.)

Table 3: Households by Building Type

Household and dwelling characteristics	
Total - Occupied private dwellings by structural type of dwelling - 100% data	12,260
Single-detached house	7,775
Semi-detached house	1,265
Row house	1,245
Apartment or flat in a duplex	160
Apartment in a building that has fewer than five storeys	1,235
Apartment in a building that has five or more storeys	565
Other single-attached house	10
Movable dwelling ⁴	5

Table 4: Private Households by Household Size

	Total	Men	Women
Total - Private households by household size - 100% data	12,260	...	...
1 person	2,590	...	...
2 persons	3,715	...	...
3 persons	2,215	...	...
4 persons	2,385	...	...
5 or more persons	1,355	...	...
Number of persons in private households	33,685	16,445	17,245
Average household size	2.8		

Current Housing Context

Between 2001 to 2021 the distribution of housing types in the County remained stable, with 83 % being low-density (single detached and semidetached), owner occupied homes. Approximately 8 % of housing in the County is considered medium density and 10 % high density. A shift to higher density housing types is expected over the next several years. Many of the developments currently going through Planning approvals at the Town of Orangeville are considered high density developments (Table 5).

Table 5: Housing developments in Orangeville

Developer/Name	Address	Status	Number of Residential Units
Approved Developments			
Riddell Village	475 Riddell Rd	Approved, building permit pending	55 Residential Units, Mixed Use, 5 storeys
	35 Broadway	Approved, building permit pending	97 Rental Units, Mixed Use, 8 storeys
	60 Broadway	Approved, building permit pending	56 Residential Units, Mixed Use, 5 storeys
Total:			216 new housing units
Draft Approved Plans of Subdivision			
NG Citrus / Great Gulf	North of Hansen Boulevard, west of Blind Line	Draft- approved Plan of Subdivision	49 Single Detached houses 15 Townhouses
Orangeville Highlands	North of Hansen Boulevard, west of First Street	Draft-approved Plan of Subdivision	207 Townhouses 334 units

Total:			860 new housing units
Site Plan Approval: In Progress			
	515 Broadway	Site Plan Approval in progress	57 Townhouses
	21 Centre St.	Site Plan Approval in progress	8 Residential Units
	229 Broadway	Site Plan Approval in progress	65 Residential Units, Mixed Use
Total:			130 new housing units

As of 2021, 82% of housing units in Dufferin County are owner occupied, with 18% renter occupied. The provincial average of renter occupied households is 31%⁶.

East and West Broadway Planning Study

More and more developments are being proposed along Broadway, east and west of downtown. Based on Dufferin County's growth forecasts and targets for the Town over the next thirty (30) years, this growth is expected to continue. The Town has retained J. L. Richards & Associated Ltd. (JLR) to assist with undertaking the East and West Broadway Corridor Planning Study to plan for this growth, identify opportunities and constraints for future development and establish a preferred land use vision for these areas. The purpose of the Study is to create a land use and public realm plan to accommodate growth and facilitate the creation of a vibrant, accessible, and sustainable corridor, with a character that is distinct from but builds upon the rich character and heritage of the downtown.

Affordable Housing Task force

The [Affordable Housing Task Force](#) was established by Town Council in May 2024 with a mandate to advise Council on challenges and opportunities to increase the local supply of affordable housing in the Town of Orangeville. The Task Force will develop an Affordable Housing Report on how the Town can increase or support affordable housing in the Town of Orangeville and address local barriers to affordable housing initiatives.

⁶ Derived from Statistics Canada Census Profile by Watson & Associates Economists Ltd., 2024

Members of this Task Force are representative of the local real estate, construction and land development disciplines and are tasked to provide their perspectives on the challenges and opportunities to improve housing supply and options at a local scale. Members have also engaged individually with local community groups and representatives to obtain feedback regarding these matters in order to develop recommendations for the Task Force to pursue.

The Task Force has reached the mid-point of their two (2) year mandate term. The Task Force convenes for monthly meetings to discuss ideas and solution options to address the housing challenges facing the Town. Draft recommendations brought forward for consideration to date have included:

- Implementing rent control options,
- Reducing parking requirements in areas near transit hubs,
- Affordable housing development concepts on certain Town or County-owned properties,
- Reducing Town Development Charges,
- Incentivizing affordable housing units or developments through a Community Improvement Plan and incentive program approach, and
- To develop new zoning provisions for affordable units.

The Task Force has also identified challenges related to housing development in Orangeville, including the lack of affordable units and the need for senior-specific housing designs to promote aging in place. Non-traditional housing options such as modular homes, tiny homes, and ARUs have also been in discussion.

Most recently, the Task Force hosted a public open house on June 18, 2025, for local residents and developers to share their experiences with affordable housing challenges such as land costs, regulatory impediments, and planning requirements. Residents were also given the opportunity to ask questions and provide suggestions related to affordable housing in Orangeville.

2.2 Community Profile

Table 6: Population

2.2.1 Population		
Characteristic	Data	Value
Total Population (Number)	2016	28,900
	2021	30,167

2.2.1 Population		
Characteristic	Data	Value
Population Growth (Number)	Total	1,267
	Percentage	4.4
Age (Years)	Average	39.5
	Median	38.8
Age Distribution	0 - 14 years	5,725
	15 - 64 years	19,855
	65+ years	4,590
Mobility	Non-movers	26,240
	Non-migrants	1,035
	Migrants	2,075

Table 7: Demographic Information

2.2.2 Demographic Information		
Characteristic	Data	Value
Immigrants	Total	4,335
Non-Immigrants	Total	25,135
Recent Immigrants (2016-2021)	Total	475
Interprovincial migrants (2016-2021)	Total	265
Indigenous Identity	Total	740

2.3 Impact of Population Changes on Housing Market

2.3 How have population changes in your community as illustrated by the above data impacted your housing market?

The Town of Orangeville is one of three urban settlement areas in Dufferin County and therefore represents one of the county's key locations for growth and development. This has resulted in a steady increase in the population of Orangeville over recent years, including growth of 4.4% between 2016 and 2021, or an average annual growth of 0.9%

over this period. Population growth in Orangeville has been driven by Orangeville's continued appeal as an attractive and relatively affordable community, including opportunities for couples and young families looking to enter the home ownership market.

Continued population growth in Orangeville has increased pressure on the local housing market, placing upward pressure on local housing prices. As of the end of 2021, the average house price in Orangeville was \$878,228. This represents a 93% increase from the average house price in Orangeville in 2016, some \$455,070⁷.

Housing affordability in Orangeville has reduced over time, limiting opportunities for people to enter the home ownership market. This is escalated by the lack of rental housing opportunities in the Town. As of 2021, 76% of households were owner-occupied. This is well above the provincial average of 68%.

While it is likely that the affordability of Orangeville relative to other parts of the Greater Toronto Area (GTA) will maintain some demand for home ownership, population growth and accelerated housing prices are also anticipated to increase demand for other diverse housing options, including a more fulsome range of medium or higher density housing formats that includes rental and owner opportunities.

Demand for more intensified housing, including higher-density housing options, is anticipated to be further compounded in Orangeville because of diminishing vacant land opportunities. Population growth and a lack of land availability will necessitate the development of townhomes and apartment units, such that the Town can continue to support a growing population.

A need for more diversified housing in Orangeville is acknowledged as part of the County's updated Municipal Comprehensive Review (MCR), which highlights the importance of intensified housing development and/or the redevelopment of existing sites. Increased intensification targets across the County's urban settlement areas are also being pushed as part of this MCR, with the intent of increasing housing diversity, improving land efficiency and better optimizing the use of these areas' infrastructure and public service facilities.

Seniors & Housing Demand

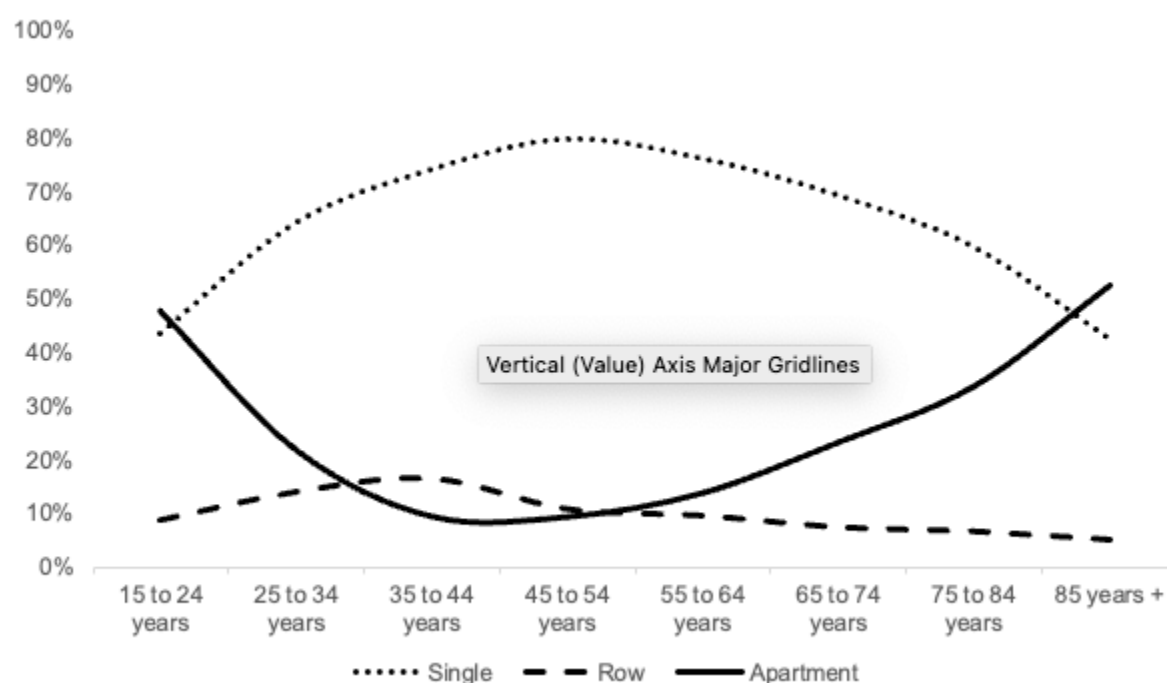
Table 6 above shows that 15% of the Town's population is above the age of 65. It also identifies that approximately 66% of the Town's population, or 19,855 persons, are between the ages of 15 and 64. Of those between the ages of 15 and 64, approximately 5,900 persons—or 30%—are between the ages of 50 and 64.

⁷ <https://trreb.ca/market-data/community-reports/>

Evidently, a significant share of the Town's population are older adults (65+). Further, the notable share of people between the ages of 50 and 64 suggests that a notable share of the existing population is also about to enter this demographic.

Growth in this age cohort will generate additional demand for higher-density housing, including demand tied to individuals currently residing in single- and semi-detached housing units that are looking to downsize without leaving the community. This is based on a more explicit analysis of housing type by the age of the household head—or headship rate. As shown below, older adults more often prefer to reside in apartment units, increasing in propensity as people age. This compares to headship rates for single- and semi-detached housing, which tends to peak at the 45 to 54 age range before starting to decline.

Figure 1: Housing Propensity by Age



Source: 2021 Statistics Canada Census data.

Growth in the number of older adults will also drive demand for a more fulsome complement of seniors' housing options. This includes demand across a more fulsome mix of seniors' housing, including:

- **Rental Housing** – given rising home ownership costs, demand for rental housing by seniors will likely increase. This is because seniors, who often rely on a fixed income, may not be able to sustain the heightened costs associated with maintaining larger, detached homes.
- **Downsizing Opportunities** – an affordable mix of medium and higher density housing options that better support and provide opportunities for older adults in

the community to downsize from their current residence without having to leave the area.

- **Independent Seniors Living** – seniors specific housing that allows seniors to live independently while providing access to senior-specific amenities, meals, and programming.
- **Assisted Living** – housing opportunities that benefit from their proximity and connectivity to a more fulsome range of medical supports, including health care professionals, medical facilities and personal / directed care.

The anecdotal data supports that there are significant gaps in residential units geared to seniors, particularly rental and supportive housing. As noted by a service provider, “Orangeville is the heart of the County...but taxes are very high and transportation very limited or, for those in Grand Valley, non-existent. They are without access to the services and amenities they need each day”.

Those on the Affordable Housing Task Force further identified there is a growing senior population who currently reside in a house they are growing out of affordability with, i.e. their fixed incomes cannot maintain the rising cost of home ownership (i.e. interest rates, taxes, utilities) and affordable downsizing options are too limited.

There was also discussion with the staff at Orangeville’s Men’s Shelter that the men in need of shelter typically ranged from 30 to 50 years, but they are seeing more and more senior men in need of a bed and shelter.

Young Adults & Housing Demand

Like above, young adults (those under the age of 34) have a higher propensity for medium and higher density housing types, including rental and condominium apartment units. While the local population is aging, a significant share of the town’s population will continue to be comprised of those below the age of 50, particularly given the area’s continued affordability when compared to the GTA. In fact, of the 19,855 persons between the ages of 15 and 64 in Orangeville currently, some 32% are between the ages of 35 and 50. An additional 29% are between the ages of 20 and 35.

The significant share of young people living in the Town is anticipated to sustain demand for a range of ground-oriented housing formats in Orangeville going forward. Recognizing escalating home prices, this could include increased demand for smaller home ownership options (semi-detached and townhomes) applicable to young person’s seeking their first place and/or individuals interested in housing formats that better accommodate smaller one- and two-person households.

Furthermore, young adults—particularly those with young families—will also sustain demand for housing that allows them to “move-up” to larger housing formats more suited to the needs of their growing families. In combination with growth in the senior’s population, this demand will necessitate a diverse mix of housing types and tenures

across Orangeville, including opportunities for varying household sizes, incomes and ages.

Anecdotal evidence from interviewees indicate that young people across the housing continuum are facing challenges in securing affordable housing. There are those wishing to own a home, but the high cost of housing keeps them living with their parents or staying longer in a very expensive rental market that limits their ability to save. Alternatively, the youth are moving further north where housing is relatively more affordable. Those in the rental market face a very competitive rental market where rates are high and landlords can be very picky about the tenants they select. And there are youth struggling with mental health and addiction challenges who require wrap-around support and counselling to transition from homelessness to housing.

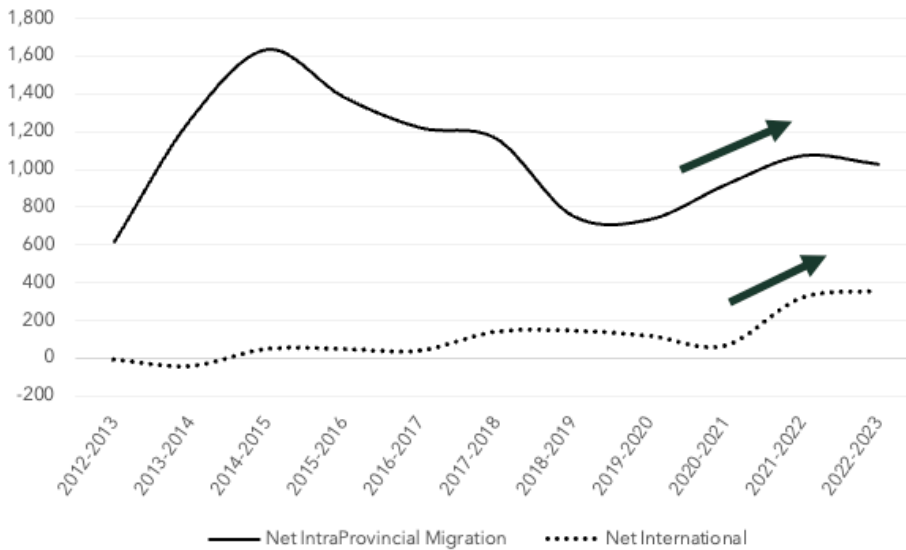
Migration & Housing Demand

Net migration to Dufferin County is led by people between the ages of 25 and 34, particularly those moving to Dufferin County from other areas of the province. This is likely a key factor in rising home prices in the County, including Orangeville. Many people moving to the area come from locations that have comparatively high incomes (e.g., Toronto, etc.). As some of these households have a higher “ability to pay” or “willingness to pay” relative to individuals who have historically migrated to, or live in, Dufferin County, this puts upward pressure on local housing prices.

Recent trends available through Statistics Canada indicate that net migration to Orangeville is led by young people. As mentioned above, comparatively affordable home ownership opportunities in Dufferin County are attractive to young people, especially those living in other parts of the province that are often more expensive. This is furthered by the proximity of Orangeville to the GTA, allowing young people better opportunity to carry the costs of homes while still being in proximity to offerings of Toronto and the GTA.

In recent years, there has also been growth in international immigration to the county, including Orangeville as shown below. While international immigration still represents a comparably small share of net migration, particularly when compared to intraprovincial migration (per below), it has experienced notable growth in recent years. This growth is anticipated to increase demand for apartments in the short-term as people settle in and determine their housing needs post-arrival. This could include accelerated demand for a diverse range of rental housing options.

Figure 2: Net Migration to Dufferin County

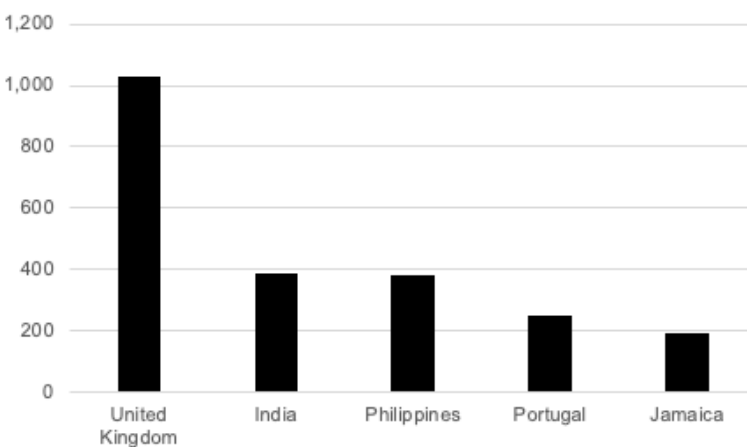


Source: Statistics Canada Census data.

Figure 3 below shows the top countries where immigrants to Orangeville are from, including most significantly the United Kingdom, India and the Philippines. While immigrants accounted for just 15% of the Town's population in 2021, this represents growth of 3% from 2016 whereby immigrants represented just 12% of the Town's population. Consistent with above, increased growth and pressures from a growing immigrant population will continue to drive demand for rental and other affordable housing options.

This trend was observed by those interviewed, and it was noted that language barriers and visible minority status can create additional barriers to housing.

Figure 3: Place of Birth for the Immigrant Population, Orangeville



Source: 2021 Statistics Canada Census.

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

Table 8: Household Income and Profile

3.1.1 Household Income and Profile		
Characteristic	Data	Value
Total number of households	2016	10,564
	2021	11,059
Household income (Canadian dollars per year)	Average	114,500
	Median	103,000
Tenant Household Income (Canadian dollars per year, only available at CMA or CA Level) - Data from Toronto (CMA), Ont.	Average	80,100
	Median	65,500
Owner household income (Canadian dollars per year, only available at CMA or CA Level) - Data from Toronto (CMA), Ont.	Average	155,400
	Median	120,000

3.1.1 Household Income and Profile		
Characteristic	Data	Value
Average household size (Number of members)	Total	2.7
Breakdown of household by size (Number of households)	Total	11,055
	1 person	2,485
	2 persons	3,335
	3 persons	2,050
	4 persons	2,100
	5 or more persons	1,085
Tenant households (Number of households)	Total	2,690
	Percentage	24.3
Owner households (Number of households)	Total	8,370
	Percentage	75.7
Percentage of tenant households in subsidized housing	Percentage	16.5
Households within 800m of a higher-order/high frequency transit stop or station (#)	Total	N/A
Number of one-parent families	Total	1,655
	Percentage	19.3
Number of one-parent families in which the parent is a woman+	Total	1,315
Number of one-parent families in which the parent is a man+	Total	345
Number of households by Income Category	Very Low (up to 20% below Area Median Household Income (AMHI))	315
	Low (21% – 50% AMHI)	1,865
	Moderate (51 – 80% AMHI)	2,045

3.1.1 Household Income and Profile		
Characteristic	Data	Value
	Median (81% - 120% AMHI)	2,560
	High (>120% AMHI)	4,245

3.2 Analysis of Household Profiles

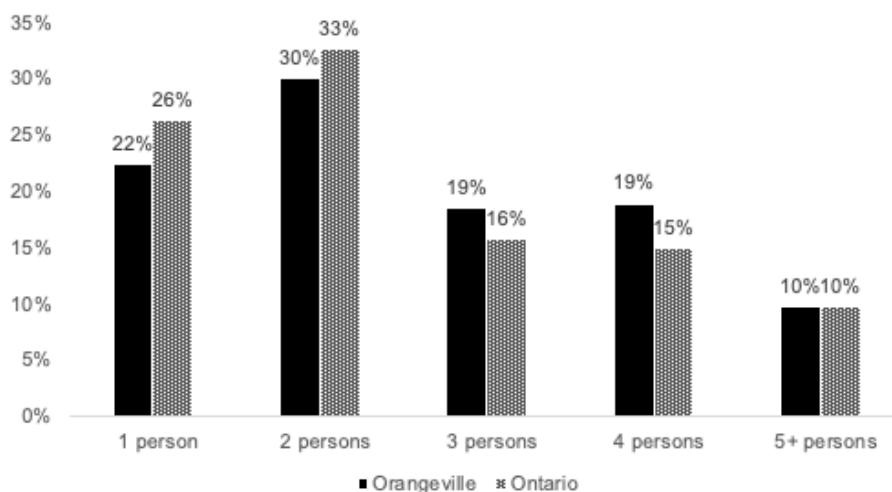
3.2 Please provide context to the data above to situate it within your municipality. For example, is there a significant number of one-parent families? Are owner household incomes far surpassing tenant household incomes?

Household Composition

Table 8 above shows that the number of households in Orangeville grew by nearly 5% between 2016 and 2021. This is in-line with population growth experienced throughout the Town over this period.

Currently, average household sizes in Orangeville tend to be smaller (~2.7 persons), with 52% of households in the Town comprised of only one or two people. This suggests that there are a number of couple households, likely related to the heightened share of older persons in the area. That said, when compared to the province, the Town is actually found to have a higher proportion of three plus person households, which reflects the high percentage of single-family homes in the market today.

Figure 4: Household Size



Source: Statistics Canada Census data.

There are a number of one-parent families in Orangeville, comprising nearly 20% of all census families in private households as of 2021. Approximately 80% of these families are women-led.

Household Income

The average household income in Orangeville has grown 20% since 2016 (previously at \$95,291). Similar growth has also been seen across the Town's median household income over this period.

It is noteworthy that the average household income in Orangeville is approximately 11% above the median household income. This suggests that a number of higher-income households are increasing the Town's average household income, but a significant share of households are actually earning below this average (i.e., lower income). In reviewing households by income category, it is also clear that the majority of households in Orangeville fall into the high- or median-income category. Only 3% of households are estimated to be very low-income households.

Figure 5: Distribution by Income Category & Affordable Shelter Costs

Area	Orangeville T (CSD, ON)			Ontario (Province)		
Income Category	% of Total HHs	Annual HH Income	Affordable Shelter Cost (2020 CAD\$)	% of Total HHs	Annual HH Income	Affordable Shelter Cost (2020 CAD\$)
Area Median Household Income		\$103,000	\$2,575		\$91,000	\$2,275
Very Low Income (20% or under of AMHI)	2.02%	<= \$20,600	<= \$515	2.05%	<= \$18,200	<= \$455
Low Income (21% to 50% of AMHI)	16.52%	\$20,600 - \$51,500	\$515 - \$1,288	16.35%	\$18,200 - \$45,500	\$455 - \$1,138
Moderate Income (51% to 80% of AMHI)	18.82%	\$51,500 - \$82,400	\$1,288 - \$2,060	19.0%	\$45,500 - \$72,800	\$1,138 - \$1,820
Median Income (81% to 120% of AMHI)	23.56%	\$82,400 - \$123,600	\$2,060 - \$3,090	22.37%	\$72,800 - \$109,200	\$1,820 - \$2,730
High Income (121% and more of AMHI)	39.07%	>= \$123,601	>= \$3,091	40.22%	>= \$109,201	>= \$2,731

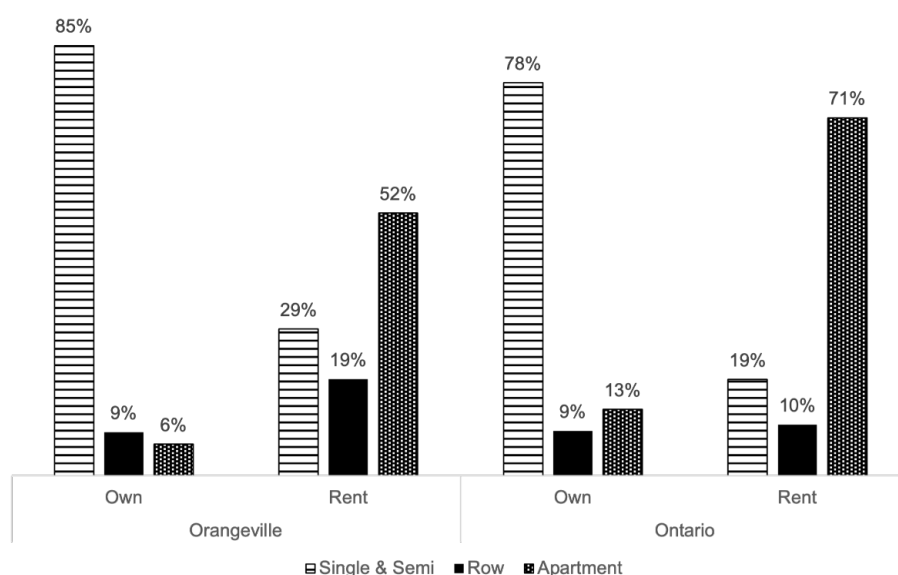
Source: HART.

In comparing owner and renter households in Orangeville, it was also identified that owner households in Orangeville have the highest incomes. The average household income of tenant households' trends lower. Owner households in Orangeville tend to include those with a greater earning capacity and therefore a greater capacity to pay.

Currently, only one in four households in Orangeville (or 24%) are tenant households. This compares to 31% of households across the province. In Orangeville, approximately 16% of tenant households are in subsidized housing. The Town has clearly seen some uptake of subsidized housing options by lower income households who are eligible.

Among those who rent in Orangeville, the majority are also found to reside in an apartment, with a more limited share residing in a ground-related housing format as shown below. This compares to those who own in Orangeville, who primarily reside in single- and semi-detached housing. Based on trends across the province, this suggests there could be demand for ownership opportunities across a greater range of housing types, enabling opportunities of home ownership for a broader range of incomes and household types.

Figure 6: Type & Tenure of Housing



Source: 2021 Statistics Canada Census data.

Key Takeaways

The trends above highlight that there is a diverse range of household types and incomes in Orangeville. Nonetheless, most households in Orangeville are homeowners. Recognizing the relative affordability of home ownership in Orangeville, home ownership will continue to comprise a significant share of the housing stock. Rising prices may drive demand for opportunities across differing unit types, allowing more households of different incomes to own their home.

There is also notable differentiation across the average household incomes of owner and tenant households. Lower household incomes coincide with tenant households in Orangeville. This is compounded by the notable share of renter households that are in subsidized housing (16%). Renter households in Orangeville may be faced with more economic challenges than most owner households. Going forward, it will be important for the Town to maintain, and potentially grow, rental housing opportunities at rents that are attainable to a range of household incomes and sizes.

While the largest share of households in Orangeville are in the median- and higher-income range, there are some households in the low- and moderate-income range. This emphasizes the importance of sustaining diverse housing opportunities that cater to different household incomes and needs. As noted in the interviews, community outreach providers are hearing from a growing group of single-parent households that the cost of rent keeps going up, and the cost of home ownership is increasing - housing is just way too expensive for too many.

Household sizes in Orangeville also continue to track smaller, with a notable presence of one-person, couple, and small family households. This highlights the continued need

to have smaller unit housing options, including medium and higher density housing opportunities at various price points. As the local population continues to age, this could also extend to the inclusion or development of more senior's specific housing opportunities, particularly smaller housing units that increasingly correlate to the needs of older adults.

These key takeaways are supported by interviews with service providers in the area, with the housing program manager of Dufferin County explaining "there are gaps across the housing continuum, housing of any size or type are very expensive and not affordable".

3.3 Suppression of Household Formation

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.

Household formation and the household composition in Orangeville may be influenced by the existing supply, both type and tenure, of housing in the Town today. As previously noted, some 52% of households in Orangeville are one- or two-persons. Despite the significant share of smaller person households, some 77% of occupied private dwellings in Orangeville have three or more bedrooms. This suggests that a significant share of the Town's population are likely 'over housed', or living in housing options that exceed their needs.

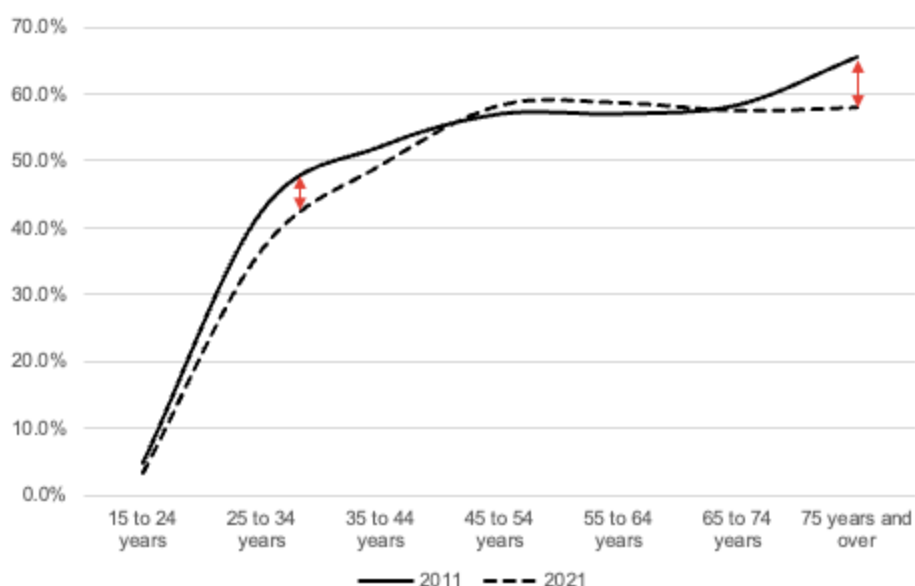
As a result, housing choices across those living in the Town are clearly tied to the types of housing opportunities, rather than solely a reflection of housing demand. A lack of attainable housing options across different formats and sizes for example, is likely limiting the ability for young people to enter the market. Simultaneously, it is also likely restricting opportunities for older adults to downsize, causing many to continue residing in homes that far exceed what they need. This trend can combat other issues because if seniors need to stay in their homes longer due to a lack of downsizing opportunities, this can also limit housing availability for younger generations seeking to start their own households. This trend was echoed in the interviews – there needs to be an improvement in downsizing options that are affordable and accessible to seniors as well as an improvement in the availability and affordability of starter homes for younger adults. Accordingly to one interview, there needs to be creative solutions for entry-level housing, from funding to unique building concepts such as the zero lot line housing built between 1972 and 1975 in Bramalea's Villages of Central Park.

Suppression of household formation in Orangeville is also influenced by escalating home prices. This is particularly apparent across younger age cohorts (15 to 44), relative to those over the age of 44 as shown below. In examining headship rates by age cohort between 2011 and 2021, it is clear that there has been a notable reduction in the number of households formed by those under the age of 44. This is particularly apparent in the 25 to 34 age cohort, where household formation rates dropped from 52.1% in 2011 to 49.4% in 2021.

Over this same period, housing prices in Orangeville have risen 187% according to data from Toronto Region Real Estate Board (TREB). In the absence of new, or more affordable housing options, this suggests many young people who may otherwise form their own households, are continuing to live with family or friends. As noted by the Housing Program Manager at the County of Dufferin, *“the young and well-educated are moving into their parent’s basement because they cannot get their foot into the housing market, or rent in the meantime and cannot save for a down payment paying rental rates \$2200 a month – there needs to be more housing along the entire continuum”*.

Between 2011 and 2021, there is also evident suppression of household formation among those over the age of 75. Given growth in the senior population in Orangeville, and the share of seniors who are currently over housed, this is likely related to the lack of seniors-oriented housing. This includes apartments but also extends to a lack of senior specific options such as independent living communities, long-term care or senior-specific apartments.

Figure 7: Change in Household Formation by Age, 2011-2021



Source: 2011-2021 Statistics Canada Census data.

3.4 Economic Conditions

Table 9: Economy and Labour Force

3.4.1 Economy and Labour Force		
Characteristic	Data	Value
Number of workers in the Labour Force	Total	16,765
Number of workers by industry (Top 10 only)	Retail trade	2,140
	Manufacturing	2,090
	Health care and social assistance	1,855
	Construction	1,700
	Educational services	1,370
	Transportation and warehousing	980
	Accommodation and food services	980
	Wholesale trade	870
	Administrative and support, waste management and remediation services	840
	Public administration	800
Unemployment rate and participation rate (Percent)	Unemployment rate	10.8
	Participation rate	69.9
All classes of workers (Number)	Total	16,565
Employees (Number)	Total	14,815
Permanent position (Number)	Total	13,130
Temporary position (Number)	Total	1,685
Fixed term (1 year or more, Number)	Total	420
Casual, seasonal or short-term position (less than 1 year, Number)	Total	1,260
Self-employed (Number)	Total	1,750
	Within census subdivision	4,465

3.4.1 Economy and Labour Force		
Characteristic	Data	Value
Number of commuters by commuting destination	To different census subdivision	635
	To different census division	5,095
	To another province/territory	25
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	11,010
	Public transit	195
	Walked	625
	Bicycle	45
	Other method	215

Source: Statistics Canada Census data.

3.5 Labour Conditions and Housing Supply/Demand

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?

Retail Trade (13%), Manufacturing (12%) and Health Care & Social Assistance (11%) comprise the largest share of the labour force in Orangeville.

Among employed persons in Orangeville, the majority (nearly 89%) are in permanent positions. A comparably small share of employees are in a part-time position or self-employed. The unemployment rate in Orangeville is nearly 11%, representing growth of nearly 5% from the 2016 Census where employment was approximately 6%. The current 2021 unemployment rate in Orangeville is slightly below the province at 12.2%.

These trends suggest that a growing share of the population is having difficulty finding a job and/or may not have access to a steady or reliable income. The participation rate in Orangeville has also dropped since the previous 2016 Census. Recognizing the age of the Town's population, these trends could also be related to growth in the number of older adults and the number of people in the community who are retiring.

Table 9 also identifies that while some people who live in Orangeville also work there (44%), a more significant share commute to a different census subdivision outside the census division (50%). Many Orangeville residents clearly commute a significant distance to get to work, some 91% of which is done by vehicle.

Key Findings

As a core settlement area in Dufferin County, Orangeville maintains a diversified labour force comprised of key industrial based sectors (including construction and manufacturing) in addition to a mix of serviced-based businesses and industries (health care and social assistance, retail trade etc.).

Only some people who live in the community, work there, as a notable share commute elsewhere for work. This suggests that Orangeville serves a function as a bedroom community, with people attracted to comparably affordable housing opportunities in addition to the Town's proximity to other nearby urban areas (including the GTA). As a result, it is expected that demand for ground-oriented housing options in Orangeville will continue. That said, in response to rising home prices and land constraints, opportunities across differing formats and types will be critical such that there are more opportunities at different price points.

Going forward, the Dufferin County MCR estimates that the County is expected to grow to 41,900 jobs by 2051. Supporting and sustaining opportunities to support this growth in Orangeville will be key to supporting employment for current and future residents.

Similar to trends across the County more generally, elevated unemployment and reduced participation are also apparent in Orangeville. In support of growth in the Town going forward, job creation, business opportunities and skills development should be emphasized where possible.

Employee travel behavior, and more specifically the fact that most commuters travel by vehicle to work, highlights the potential role for enhanced public transit opportunities within the Town. While largely unavoidable for those who travel further beyond the census division for work, improving public transit in the Town may at least provide for more sustainable development and commuting patterns for those employed locally.

Table 10: Labour Force Status

Labour force status			
	Total	Men	Women
Total - Population aged 15 years and over by labour force status - 25% sample data ¹⁸⁴	27,370	13,170	14,200
In the labour force	18,995	9,805	9,190

Employed	16,970	9,005	7,965
Unemployed	2,025	800	1,225
Not in the labour force	8,370	3,365	5,010
Participation rate	69.4	74.4	64.7
Employment rate	62.0	68.4	56.1
Unemployment rate	10.7	8.2	13.3
Work activity during the reference year			
Total - Population aged 15 years and over by work activity during the reference year - 25% sample data ¹⁸⁵	27,370	13,170	14,200
Did not work ¹⁸⁶	8,320	3,400	4,920
Worked	19,045	9,775	9,275
Worked full year full time ¹⁸⁷	10,645	6,030	4,615
Worked part year and/or part time ¹⁸⁸	8,400	3,740	4,660
Average weeks worked in reference year	41.8	43.2	40.3
Class of worker including job permanency			

Total - Labour force aged 15 years and over by class of worker including job permanency - 25% sample data ¹⁸⁹	19,000	9,810	9,190
Class of worker - not applicable ¹⁹⁰	240	130	110
All classes of workers ¹⁹¹	18,755	9,680	9,075
Employee	16,660	8,510	8,155
Permanent position	14,690	7,605	7,090
Temporary position	1,970	905	1,070
Fixed term (1 year or more)	500	180	315
Casual, seasonal or short-term position (less than 1 year)	1,465	720	750
Self-employed ¹⁹²	2,090	1,170	920

Source: Statistics Canada Census data.

Table 11: Labour Force by Occupation and Industry

Occupation - Broad category - National Occupational Classification (NOC) 2021			
Total - Labour force aged 15 years and over by occupation - Broad category - National Occupational Classification (NOC) 2021 - 25% sample data ¹⁹³	19,000	9,810	9,190

Occupation - not applicable ¹⁹⁰	240	130	110
All occupations ¹⁹¹	18,755	9,680	9,075
0 Legislative and senior management occupations	185	135	45
1 Business, finance and administration occupations	3,135	960	2,175
2 Natural and applied sciences and related occupations	970	795	175
3 Health occupations	1,270	150	1,120
4 Occupations in education, law and social, community and government services	2,485	740	1,750
5 Occupations in art, culture, recreation and sport	450	170	280
6 Sales and service occupations	4,810	2,040	2,765
7 Trades, transport and equipment operators and related occupations	3,825	3,495	335
8 Natural resources, agriculture and related production occupations	400	305	95
9 Occupations in manufacturing and utilities	1,225	885	335
Industry - Sectors - North American Industry Classification System (NAICS) 2017			

Total - Labour force aged 15 years and over by industry - Sectors - North American Industry Classification System (NAICS) 2017 - 25% sample data ¹⁹⁴	19,000	9,810	9,190
Industry - not applicable ¹⁹⁰	240	130	110
All industries ¹⁹¹	18,755	9,680	9,075
11 Agriculture, forestry, fishing and hunting	110	70	40
21 Mining, quarrying, and oil and gas extraction	55	30	20
22 Utilities	130	115	20
23 Construction	1,880	1,610	265
31-33 Manufacturing	2,270	1,575	695
41 Wholesale trade	965	705	265
44-45 Retail trade	2,415	1,115	1,295
48-49 Transportation and warehousing	1,100	735	360
51 Information and cultural industries	265	140	120
52 Finance and insurance	600	235	365

53 Real estate and rental and leasing	355	155	200
54 Professional, scientific and technical services	910	415	500
55 Management of companies and enterprises	50	30	20
56 Administrative and support, waste management and remediation services	920	525	395
61 Educational services	1,555	390	1,170
62 Health care and social assistance	2,190	305	1,885
71 Arts, entertainment and recreation	325	195	130
72 Accommodation and food services	1,090	400	690
81 Other services (except public administration)	670	390	275
91 Public administration	910	540	375

Source: Statistics Canada Census data.

Table 12: Commuting Patterns of Labour Force

Commuting destination			
	Total	Men	Women

Total - Commuting destination for the employed labour force aged 15 years and over with a usual place of work - 25% sample data ¹⁹⁹	11,395	5,905	5,485
Commute within census subdivision (CSD) of residence	4,620	1,815	2,805
Commute to a different census subdivision (CSD) within census division (CD) of residence	1,030	570	460
Commute to a different census subdivision (CSD) and census division (CD) within province or territory of residence	5,715	3,505	2,210
Commute to a different province or territory	25	15	10

Source: Statistics Canada Census data.

Table 13: Commuting Duration of Labour Force

Commuting duration			
Total - Commuting duration for the employed labour force aged 15 years and over with a usual place of work or no fixed workplace address - 25% sample data ²⁰¹	13,550	7,580	5,980
Less than 15 minutes	4,860	2,000	2,860
15 to 29 minutes	1,555	770	785
30 to 44 minutes	2,705	1,700	1,010

45 to 59 minutes	2,350	1,545	800
60 minutes and over	2,085	1,565	515

Source: Statistics Canada Census data.

Dufferin County reports that the Town of Orangeville employed 14,700 persons in 2021. Employment is anticipated to grow to 21,700 person in 2051, representing growth of 7,100 persons over this period. Employment growth in Orangeville represents nearly 51% of employment growth anticipated across Dufferin County over this period, likely as population and employment are expected to continue being directed to the County's Settlement Areas (including Orangeville, Grand Valley and Shelburne). While some employment growth in Orangeville may be supported by opportunities for people to work remotely, others may require employees to work on-site and nearby. This will generate demand for a continued supply of new housing, including different types and densities that benefit those who live and work in Orangeville.

Currently, the Town of Orangeville hosts a diverse business community, with the most significant share of employment in manufacturing and construction, health care and social assistance and retail trade. The diversity of employment opportunities in Orangeville will continue to draw people of varying incomes and needs. This will further sustain demand for a range of housing options, including more affordable and attainable housing options.

The potential for employment growth to impact the Town's existing housing supply is acknowledged in the Dufferin County MCR. The MCR suggests that it is *"anticipated that urban settlement area expansions will be required to allocate the future reserved population growth and the future reserved employment growth, over the planning horizon."* Orangeville is largely built-out and as a result, is already estimated to be unable to support all anticipated population and employment growth to 2051. These trends highlight the importance of supporting and introducing more intensified housing formats across lands that do exist, including medium and higher density townhome and apartment formats.

Unemployment in Orangeville has grown 4% since 2016, estimated at 10.8% in 2021. While the unemployment rate has grown over this period, it continues to be in-line with broader trends across Dufferin County (~10.0%) and below the province (~12.2%). Heightened unemployment often suggests that there is growing number of people without a steady or reliable income, as it includes those who are facing challenges in acquiring a job. This could impact the type and tenure of housing that residents are able to afford and highlights the need to sustain a supply of medium and higher density housing types. These trends will also likely increase demand for rental opportunities.

Over half of residents in Orangeville commute elsewhere for work. As mentioned, this is largely as Orangeville represents a bedroom community, offering more affordable housing prices to people who work in the GTA. Given the commutable distance of Orangeville to major urban centers in the GTA, it is likely the Town will need to continue to plan for housing that accommodates people who want to live in Orangeville but work elsewhere. However, there is also opportunity for Orangeville to better capture and support individuals who work locally. The Town could benefit from introducing a greater mix of housing opportunities at different price points that allows more local employees to also live there.

Labour conditions, including trends in working from home, are also likely to influence the types of housing people moving to, or living in Orangeville, are seeking. In 2021, approximately 19% of the employed labour force in Orangeville worked at home. An additional 12% had no fixed place of work address. As a product of the COVID-19 Pandemic, a heightened share of persons working from home in Orangeville largely mirrors trends being experienced elsewhere. Opportunities for remote work could further housing demand by individuals who do not work locally. The Town may also require, through the Zoning By-law that higher density housing provide shared remote-working amenity spaces to support remote working flexibility 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:

The following chart shows the percentage of households in each income category that are in Core Housing Need (CHN). From this chart it is clear that the Town could benefit from a having more housing opportunities that meet the needs of very low and low incomes households (rents below \$1,300). As noted in the interviews, housing is simply unattainable and unaffordable to many.

Table 14: Core Housing Need Profile

Orangeville T (CSD, ON)			
Income Category	% of Total HHs	Annual HH Income	Affordable Shelter Cost (2020 CAD\$)
Area Median Household Income		\$103,000	\$2,575
Very Low Income (20% or under of AMHI)	2.02%	<= \$20,600	<= \$515
Low Income (21% to 50% of AMHI)	16.52%	\$20,600 - \$51,500	\$515 - \$1,288
Moderate Income (51% to 80% of AMHI)	18.82%	\$51,500 - \$82,400	\$1,288 - \$2,060
Median Income (81% to 120% of AMHI)	23.56%	\$82,400 - \$123,600	\$2,060 - \$3,090
High Income (121% and more of AMHI)	39.07%	>= \$123,601	>= \$3,091

Source: HART, Housing Needs Assessment Tool.

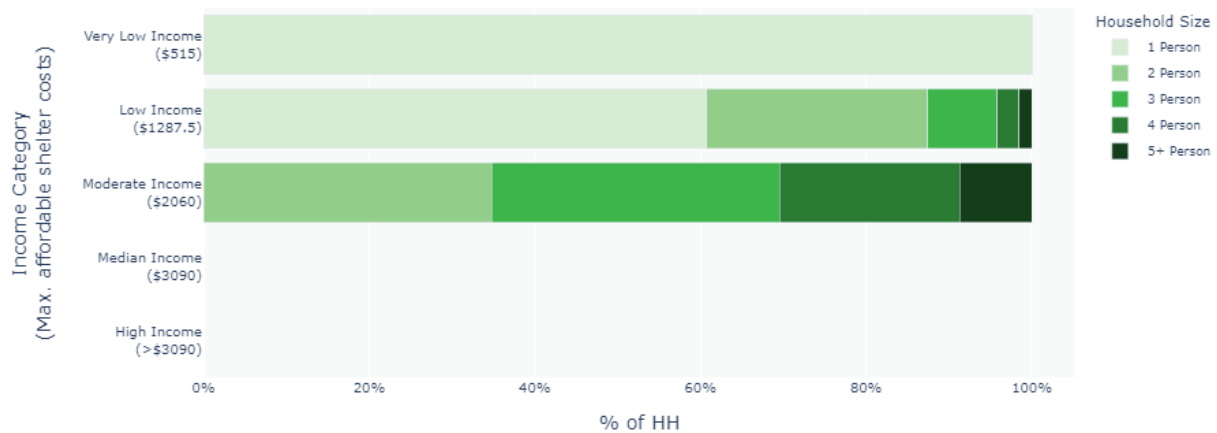
Percentage of Households in Core Housing Need, by Income Category and Household Size:

The chart below examines those households in Core Housing Need and shows their relative distribution by household size (i.e. the number of individuals in a given household for each household income category).

In-line with the need for greater housing opportunities for very low- and low-income households, the Town could benefit from having more housing opportunities aligned to the needs of smaller one- and two-person households. Recognizing the diversity of moderate-income households in Core Housing Need, it is also clear that the Town could benefit from a having more diverse housing opportunities that meet the needs of moderate-income households. This could include more diverse housing types (i.e., medium and higher density housing opportunities) that are more affordable but still conducive to larger households.

Figure 8: Household in Core Housing Need, by Income Category

Percentage of Households in Core Housing Need, by Income Category and HH Size, 2021
Orangeville T (CSD, ON)



Source: – [Housing Needs Assessment Tool | HART](#)

This is further highlighted in the Table 15 below which shows the total number of households in Core Housing Need by household size and income category, which may be considered as the existing deficit of housing options.

Table 15: Housing in Core Housing Need, by Household Size and Income

Orangeville T (CSD, ON)						
Income Category (Max. affordable shelter cost)	1 Person HH	2 Person HH	3 Person HH	4 Person HH	5+ Person HH	Total
Very Low Income (\$515)	160	0	0	0	0	160
Low Income (\$1287)	580	255	80	25	15	955
Moderate Income (\$2060)	0	120	120	75	30	345
Median Income (\$3090)	0	0	0	0	0	0
High Income (>\$3090)	0	0	0	0	0	0
Total	740	375	200	100	45	1,460

Source: – [Housing Needs Assessment Tool | HART](#)

Table 16: Households in Core Housing Need

3.6.1 Households in Core Housing Need		
Characteristic	Data	Value
	Total	2,675

3.6.1 Households in Core Housing Need		
Characteristic	Data	Value
Affordability – Owner and tenant households spending 30% or more on shelter costs (# and %)	Percentage	24.3
Affordability – Owner and tenant households spending 30% or more on shelter costs and in core need (# and %)	Total	1,400
	Percentage	12.9
Affordability – Tenant households spending 30% or more of income on shelter costs (# and %)	Total	1,165
	Percentage	43.4
Affordability – Tenant households spending 30% or more of income on shelter costs and in core need (# and %)	Total	880
	Percentage	8.1
Affordability – Owner households spending 30% or more of income on shelter costs (# and %)	Total	1,510
	Percentage	18.1
Affordability – Owner households spending 30% or more of income on shelter costs and in core need (# and %)	Total	520
	Percentage	4.8
Adequacy – Owner and tenant households in dwellings requiring major repair (# and %)	Total	455
	Percentage	4.1
Adequacy – Owner and tenant households in dwellings requiring major repair and in core need (# and %)	Total	135
	Percentage	1.2
Adequacy – Tenant households in dwellings requiring major repairs (# and %)	Total	165
	Percentage	6.1
Adequacy – Tenant households in dwellings requiring major repairs and in core need (# and %)	Total	95
	Percentage	0.9
Adequacy – Owner households in dwellings requiring major repairs (# and %)	Total	290
	Percentage	3.5
Adequacy – Owner households in dwellings requiring major repairs and in core need (# and %)	Total	45
	Percentage	0.4
Suitability – Owner and tenant households in unsuitable dwellings (# and %)	Total	380
	Percentage	3.4
Suitability – Owner and tenant households in unsuitable dwellings and in core need (# and %)	Total	40
	Percentage	0.4
Suitability – Tenant households in unsuitable dwellings (# and %)	Total	170

3.6.1 Households in Core Housing Need		
Characteristic	Data	Value
	Percentage	6.3
Suitability – Tenant households in unsuitable dwellings and in core need (# and %)	Total	35
	Percentage	0.3
Suitability – Owner households in unsuitable dwellings (# and %)	Total	200
	Percentage	2.4
Suitability – Owner households in unsuitable dwellings and in core need (# and %)	Total	0
	Percentage	0
Total households in core housing need	Total	1,465
Percentage of tenant households in core housing need	Percentage	35.5
Percentage of owner households in core housing need	Percentage	6.4

3.7 Other Available Information

3.7 Please provide any other available data or information that may further expand on, illustrate or contextualize the data provided above.

Based on above, there is a clear housing deficit across very low income, low income and moderate-income households in Orangeville. Further, as detailed in Table 16:

- A significant share of households (24.3%) spend more than 30% of their income on shelter costs. Tenant households appear particularly affected, with over 43% spending more than 30% of their income on shelter costs. This compares to less than 13% of owner households who spend more than 30% of their income on shelter costs. Evidently, affordability is a growing concern among households in Orangeville, particularly among tenant households.
- Core housing is similarly more prevalent across tenant households than owner-households, approximately 35% and 6% respectively. This highlights the greater vulnerability of tenant households and potentially the absence of appropriate rental opportunities in Orangeville. More targeted support for tenant households in Orangeville, including the provision of more affordable housing options and additional opportunities for financial assistance, could be valuable.
- Around 4% of households live in dwellings that require major repairs. Like above, this share is more prominent across tenant households, where approximately 6% of tenant households are reported to be in dwellings the require major repairs.

Core need related to housing adequacy is relatively low across owner and tenant households (approximately 1%) but is still an evident risk for some households in Orangeville.

- Consistent with trends in core housing need, housing adequacy and the share of households that spend more than 30% of their income on shelter costs, a heightened share of tenants households live in unsuitable dwellings. Core housing need related to housing suitability is estimated around 6%, suggesting that unsuitable housing conditions is one of the more prevalent factors driving core housing need in Orangeville. Reducing the number of households living in unsuitable housing in Orangeville could therefore help reduce the number of households in core housing need. This could include more rental housing opportunities across different housing types, that provide enhanced opportunities for larger households with lower incomes.

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 Housing Need or Challenges of Priority Populations

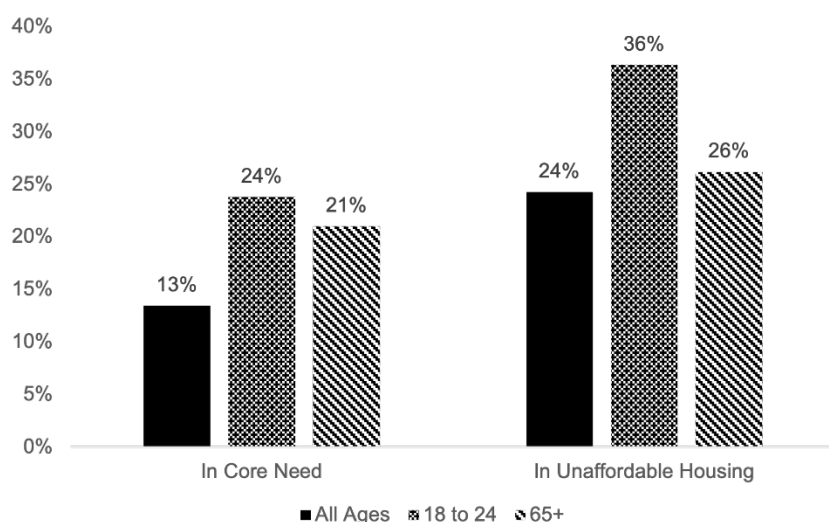
4.1 What information is available that reflects the housing need or challenges of priority populations in your community? If data is available, please report on the incidence of core housing need by CMHC priority population groups in your community. If no quantitative data is available, please use qualitative information to describe the need for these priority populations.

Relative to all households in Orangeville, Figure 9 below shows that a heightened share of households led by a young adult (between the ages of 18 and 24) or an older adult (65+) are in Core Housing Need. This includes households with problems related to housing adequacy, affordability or suitability and cannot afford alternate housing in the Town. This suggests a clear gap in housing opportunities that meet the needs of these groups, particularly housing that is affordable.

A notable share of individuals aged 18 to 24 in the Town are also found to live in unaffordable housing, including the share of persons paying more than 30% of their income on shelter either by choice or necessity. Aligned most prominently with young persons, this could suggest a gap in the supply of housing that is affordable and meets the needs of this particular age segment. As noted in the interviews, a growing number of people visiting the food bank are young people and families who are currently housed but cannot afford their housing. Food bank users have increased from 300 a month in 2015 to over 1,400 a month at the end of 2024. As noted by Heather Hayes of the Orangeville Foodbank, “food insecurity has never been about food, but instead about policy... tackling issues such as housing affordability, low wages and job security need to be dealt with first in order to see a change in demand for food banks.”⁸

Seniors are also one of the priority groups in need of housing opportunities that better align with their needs in Orangeville. As identified previously, a significant share of this population segment is currently overhoused. Recognizing anticipated growth in this population segment over the short and longer term, there is a need for smaller housing options in Orangeville, including those that are attainable in price, easier to maintain, accessible and more conducive to the needs of older adults. As noted in the interviews, there also needs to be supportive housing and programs for seniors to ensure day to day needs are met, such as transportation to appointments and access to food and services.

Figure 9: Age of Population Residing in Core Need and/or Unaffordable Housing



Source: 2021 Statistics Canada Census data.

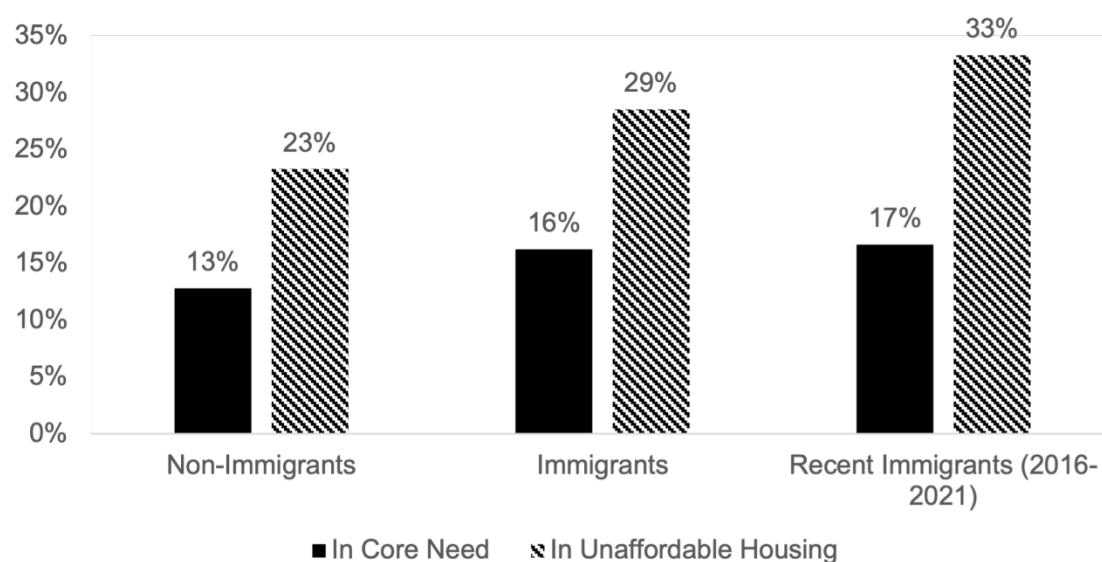
Relative to most households in Orangeville, a higher share of immigrant households are also found to be in Core Housing Need and/or unaffordable housing. This is particularly

⁸ <https://www.cbc.ca/news/canada/toronto/food-bank-usage-orangeville-1.7340702>

true across recent immigrants to the Town (or those who immigrated between 2016 and 2021) as shown below.

In addition to young persons and older adults, immigrants are one of the priority groups that are in greatest need of housing options that better aligns with their needs. This includes affordable home ownership and rental opportunities across different density types that cater to different income levels.

Figure 10: Demographics of Population in Core Need/Unaffordable Housing



Source: 2021 Statistics Canada Census data.

There is less explicit data associated with Indigenous households in Orangeville. However, Metis Nation of Ontario includes housing information related to households, dwellings and community infrastructure related to Metis citizens of Ontario. This information is consolidated by region, with Orangeville located in Region 9 and is considered current as of January 2023⁹. As it relates to housing and housing needs, a few findings emerged:

- Most households (69%) reside in a single-detached house. Only 13% reside in an apartment. This coincides with a heightened share of homeownership. A significant 76% of Metis citizens were found to own their home, 5% more than the share of Orangeville households that own their home.
- Couples are the most common household type, comprising 55% of households. Given the significant share of households residing in single-detached housing, it is possible some citizens are overhoused.
- Nearly 1,150 dwellings or 48% of dwellings in Region 9 require regular maintenance while only 440 units or 18% require major repairs. Some 18% of

⁹ <https://www.metisnation.org/wp-content/uploads/2024/08/Region-9-Snapshots-web.pdf>

households are also estimated to have “unaffordable” housing (i.e., paying 30% or more of their household income on housing costs). Relative to most households in Orangeville, this means a lower share of Metis households are found to reside in unaffordable housing. That said, given increasing costs, this also suggests that social assistance and/or alternative housing options may be required to support these households going forward.

Additional observations attained directly from the HART dashboard are also detailed below:

- 13.5% of households in Orangeville are in Core Housing Need.
- Households with a head of household over the age of 85 are the largest priority population to comprise core housing needs in Orangeville, nearly 32% of households. This is followed by refugee-claimant-led and single mother-led households. A comparable 21% of households with a head of household over the age of 65 are found to be in core housing need. This suggests a clear need to provide appropriate housing options (including seniors housing options) for the oldest adults in the community, a population that is forecast to increase in the near term.
- This need is acknowledged in the Dufferin County Housing Strategy, which suggests that growth in the number of older adults across the County with “likely lead to a higher demand for various housing types suitable for older adults, including seniors’ housing, assisted living, affordable housing, and adult lifestyle communities”.
- It is likely that seniors over the age of 85 face increased challenges with housing accessibility, housing size, proximity to services and proximity to family/friends. This identifies a need for smaller, more accessible housing types including townhomes and seniors-specific residential development that is located near community services and healthcare facilities where possible.

Figure 11: Household in Core Housing Need, By Priority Population

Percentage of Households in Core Housing Need by Priority Population, 2021
Orangeville T (CSD, ON)



Source: – [Housing Needs Assessment Tool | HART](#)

4.2 Homelessness in Orangeville

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 most recently available Point in Time (PIT) counts for Dufferin County are tied to 2021. In 2021, there were 23 identified homeless individuals in Dufferin County. This includes individuals who were sheltered, staying in emergency shelters, in transitional housing and those experiencing unsheltered homelessness. There was no breakdown or indication of which municipalities these individuals in Dufferin County were located in. In Orangeville there is an emergency shelter for men, a youth shelter and a women's shelter, suggesting that this could be a location that draws people experiencing homelessness.

Those operating the youth and men shelter in Orangeville had helped over 100 people in the last year and are in desperate need of funding to continue to operate as well as expand its operations to not only provide food, shower and shelter but also support for

those struggling with mental health, addictions, anger management and employment. As of February, 2015, chronic homelessness, including homeless encampments, has been reduced by 32% in Dufferin County. One of the community service providers attributes this success to the collaboration between the County and local service providers including Choices, Family in Transition and SHIP; however, these services require more funding to not only accommodate more people in need (i.e. more beds) but also provide the needed support and wrap-around services to get to the root of homelessness.¹⁰

4.3 Factors Contributing to Homelessness in Orangeville

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 in the County is compounded by the lack of affordable housing units in the area and in particular, the lack of affordable rental inventory. As identified by the County's housing program manager *"people in Dufferin County need assistance, and there is a troubling lack of affordable housing available. There needs to be more rental units geared to income and more supportive housing. There are gaps in housing geared for seniors, for youth, for families - across the board there are gaps and a lack of affordability"*.

Like many communities across Canada, it is tied to a range of social challenges including poverty, mental health, and substance use and abuse. Going forward, these issues will be important to keep in mind, particularly as housing becomes less accessible and affordable to many people.

4.4 Resources for Individuals Experiencing 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.

Dufferin County offers housing services across all municipalities in the county, including Orangeville. It is the primary provider for a variety of services including units for singles, families and seniors.

¹⁰ <https://caeh.ca/bright-spot-how-3-canadian-communities-are-reducing-homelessness/>

Currently, as summarized in the County's Master Housing Strategy, the County is responsible for managing 321 housing units across 10 properties. They also provide rent supplements for 89 families across Dufferin.

Other resources available in Orangeville include:

- Choices Youth Shelter for youth ages 16-24. The Choices Youth Shelter has a 10-bed capacity. During December 2024, there were 54 bed stays in the Youth Shelter.
- The Choices Men Shelter opened in May 2023 and currently provides 8-beds. Men's programs supports are also available for men aged 25 and over. During December 2024, there were 474 bed stays in the Choices Men Shelter.
- Family Transition Place provides services to women and children who have suffered from abuse. Included at FTP are resources related to shelter, counselling, community initiatives and community outreach. This shelter currently has a total of 962 bed stays.
- Services and Housing in the Province (SHIP) operates a supportive housing facility at 236 First Street in Orangeville, featuring 24 studio units for single individuals and three (3) two-bedroom units for families. SHIP's Dufferin Services Team has a satellite office located on-site wherein staff are present between the 8:30 AM to 4:30 PM to meet with both community clients and to support residents onsite.

Based on interviews with the operators and staff at each of these shelters, there is a need for more beds and more funding to provide wrap-around support for mental health, substance use/abuse, anger management, employment and age-specific support to address the root causes of homelessness and ensure transition to semi and permanent housing.

The Dufferin County 2023 Report Card¹¹ on Housing and Homelessness includes the most recent information related to Long Term Housing, Homelessness and Waitlists in the County. Based on this report card:

- The number of waitlist applicants had reduced 7% from 2022, to 748 persons.
- The average wait-time to be housed was estimated at 4.75 years.
- Chronic homelessness was said to have increased between 2022 and 2023
- 90 individuals were housed from the County's homelessness list, or By-Name list, in 2023. Of the individuals remaining on the By-Name list, 81% identified as having some type of mental health issue.

¹¹ <https://www.dufferincounty.ca/wp-content/uploads/2024/07/2023-Report-Card.pdf>

4.5 Other Housing Needs

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.

There is a recognized demand for student housing, particularly as universities and colleges continue to grow and satellite campuses continue to expand throughout the GTA.

A satellite Georgian College campus located in Orangeville offers post-secondary programs in health, wellness and sciences, human services, as well as business management career fields. In addition, Orangeville is situated within commuting distance from other institutions like Humber College in Etobicoke, Sheridan College in Brampton, and Georgian College in Barrie. It is understood that some students of these institutions look elsewhere for attainable housing options in nearby communities like Orangeville, which puts more pressure on the Town's rental market, including additional residential units, or co-habitation or congregate living options.

Another emerging trend heard from the community is cohabitation or congregate living options for seniors. This helps facilitate more informal supportive group lifestyles and assists with housing affordability for seniors in these settings. A similar emerging trend relates to multi-general or multi-family housing, where due to limitations on housing supply and affordability, greater numbers of families or individuals are choosing to live together. Increasing congregate living options can raise concerns with health and safety risks, as such informal living arrangements are often found to be operating illegally or unregistered.

The housing needs for these groups could be alleviated to some extent with additional support for additional residential units (ARU) recently approved through amendments to the Town's Official Plan and Zoning By-law, and the Town's development of a legal ARU registry program. One of the draft recommendations of the Town's Affordable Housing Task Force is to pursue as-of-right permissions for fourplexes, or up to three (3) ARU's on a residential property. Support for this would be facilitated through a more comprehensive review and update of the Town's residential zoning framework.

5. Housing Profile

5.1 Key Trends in Housing Stock:

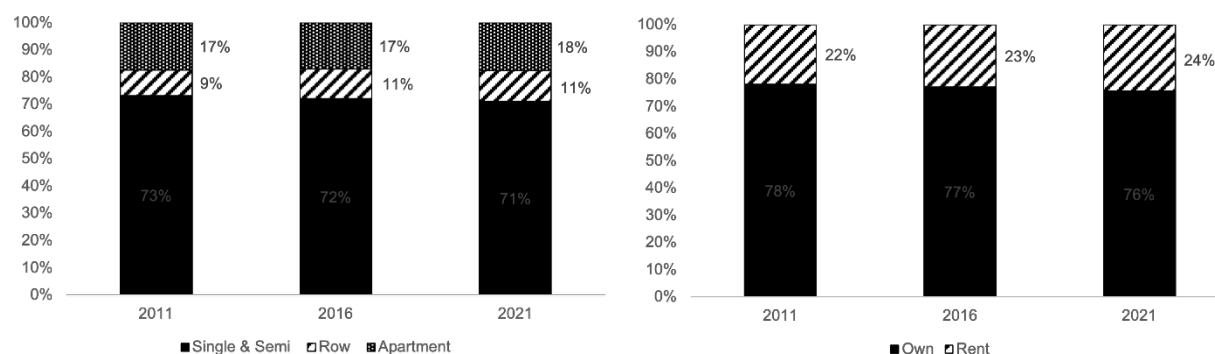
This section should tell a story of housing changes over time in a community through trends in net change of affordable or below-market housing. This should be expressed through illustrations of net losses or net gains in affordable and non-market housing over the previous three census periods.

5.2 History of Housing in Orangeville

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:

Context & Patterns: As the largest urban settlement area in Dufferin County, Orangeville has experienced continued population growth. It sustains itself as an attractive place to live, largely because of its continued affordability, particularly when compared to other areas in the GTA. As a result, housing in Orangeville has historically been dominated by single-detached housing units. As shown below, this trend has held over the last decade with over 70% of households in the form of single- and semi-detached since 2011. Owing to the format of housing in Orangeville, most private dwellings in Orangeville are owner-occupied.

Figure 12: Occupied Private Dwellings by Type & Tenure



Source: 2011, 2016, 2021 Statistics Canada Census data.

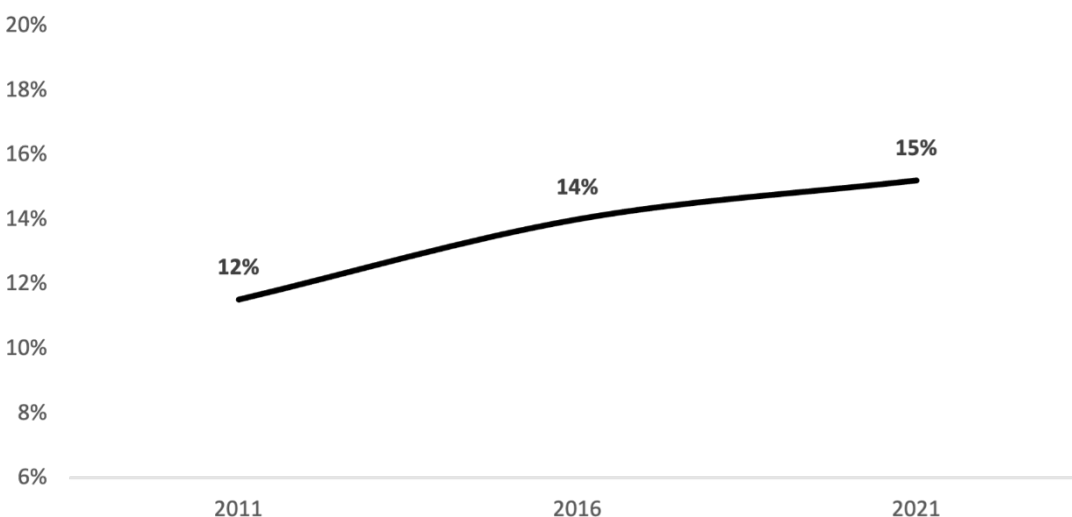
While still accounting for a significant 71% of households in Orangeville in 2021, there has been a minor decline in the percentage of Town households affiliated with low-density housing over this period. This has coincided with a slight increase in the share of townhomes and apartment units available in the Town.

Dufferin County Direction: Part of this diversification aligns with the broader goals of Dufferin County, including the need or goal of the County to provide access to a wider range of housing forms, including affordable housing. Diversified housing has also

become increasingly necessary in response to population growth and the need for the Town to accommodate more people within the same area.

Aging Population: An aging population has also necessitated the development of a more diversified housing stock. As shown, older adults (or those 65 and over) have grown as a percentage of the Town's population, estimated at 15% of residents in 2021. As previously mentioned, people's housing needs and preferences evolve as they age and typically coincide with increased need for smaller housing units, seniors-oriented communities and other more diversified housing formats that allow seniors to downsize within the community.

Figure 13: Share of Population Ages 65+



Source: 2011, 2016, 2021 Statistics Canada Census data.

Increased In-Migration: Increased housing demand and the need for a more diversified housing stock has also been increased by recent in-migration to the Town. In recent years, Dufferin County has seen notable increases in in-migration, both as a result of international migration and to a greater extent, net intraprovincial migration (i.e., migration from other municipalities in Ontario). In-migration in recent years has been led by those between the ages of 25 and 39, likely related to the relative affordability of the Town compared to surrounding nearby areas.

Diminishing Land Supply: Housing diversification in Orangeville has also been influenced by the diminishing supply of land available for development. The most recent Residential Land Needs projections prepared for Dufferin County identified that Orangeville would need to increase housing densities to accommodate anticipated population growth. Put another way, the Town has a land supply shortfall, particularly as it relates to potential residential growth to 2051. This is largely because the Town's existing settlement area boundary already extends to the Town's municipal border. More limited development opportunities have necessitated the development of more intensified housing units, including multi-unit townhomes and apartment buildings. This

direction is similarly identified in the County's MCR work, which applies a heightened intensification target of 60% for the Town of Orangeville.

Table 17: Housing Units

5.2.1 Housing Units: Currently Occupied/Available		
Characteristic	Data	Value
Total private dwellings	Total	11,060
Breakdown by structural types of units (number of units)	Single-detached	6,600
	Semi-detached	1,265
	Row house	1,245
	Apartment/flat in a duplex	140
	Apartment in a building that has fewer than 5 storeys	1,230
	Apartment in a building that has 5 or more storeys	565
	Other single attached	10
	Movable dwelling	5
Breakdown by size (number of units)	Total	11,060
	No bedrooms	60
	1 bedroom	900
	2 bedrooms	1,580
	3 bedrooms	5,370
	4 or more bedrooms	3,145
Breakdown by date built (number of units)	Total	11,060
	1960 or before	1,415
	1961 to 1980	3,195
	1981 to 1990	1,635
	1991 to 2000	2,145
	2001 to 2005	925
	2006 to 2010	545

5.2.1 Housing Units: Currently Occupied/Available		
Characteristic	Data	Value
	2011 to 2015	635
	2016 to 2021	555
Rental vacancy rate (Percent)	Total	1.1
	Bachelor	*
	1 bedroom	0
	2 bedrooms	2.3
	3 bedrooms+	0
Number of primary and secondary rental units	Primary	866
	Secondary	
Number of short-term rental units	Total	

Source: Stat BILD – Greater Toronto Area Municipal Benchmarking Study

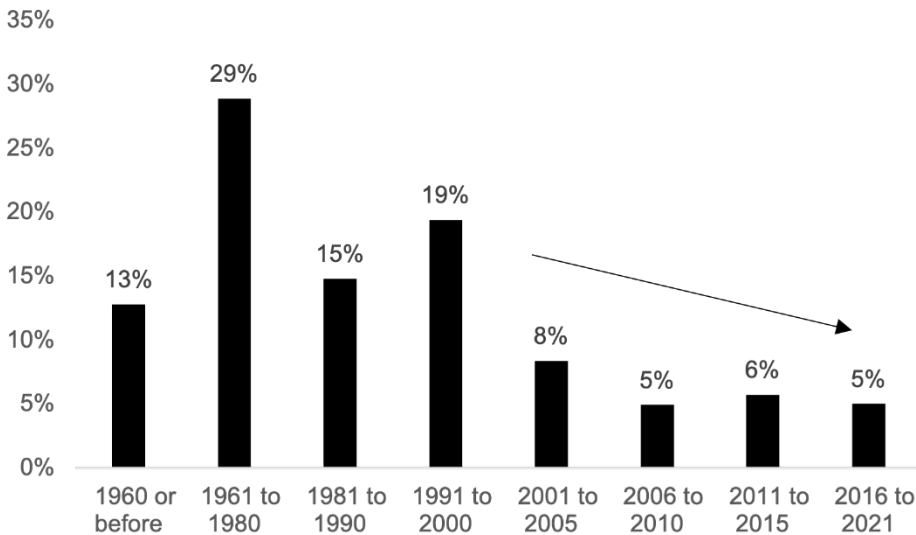
5.3 In the last five years, how many affordable units for low and very low-income households have been built, and how many have been lost? If data is not available, please describe how the loss of affordable housing units may have impacted your community.

Housing development has slowed in recent years. As shown below, only 11% of the Town's housing stock was constructed over the last 10 years. A significant 76% of housing in the Town was developed before 2000. The lack of new housing development is likely related, in part, to declining land availability. As acknowledged in the Dufferin County LNA, "*Orangeville's settlement area boundary has reached its limit and is coincident with its corporate municipal boundary and, therefore, does not have additional land available for expansion*".

A lack of land is a particular limit for low-density housing, which typically requires more land and space as a function of its design.

A lack of new housing construction is also likely influenced by broader macroeconomic trends, including rising property or land values, construction cost escalation, increasing interest rates and broader growth pressures. These conditions have made all sorts of development challenging from a financial feasibility perspective, ultimately delaying and in some cases preventing residential development of various formats.

Figure 13: Private Dwellings by Period of Construction, 2021

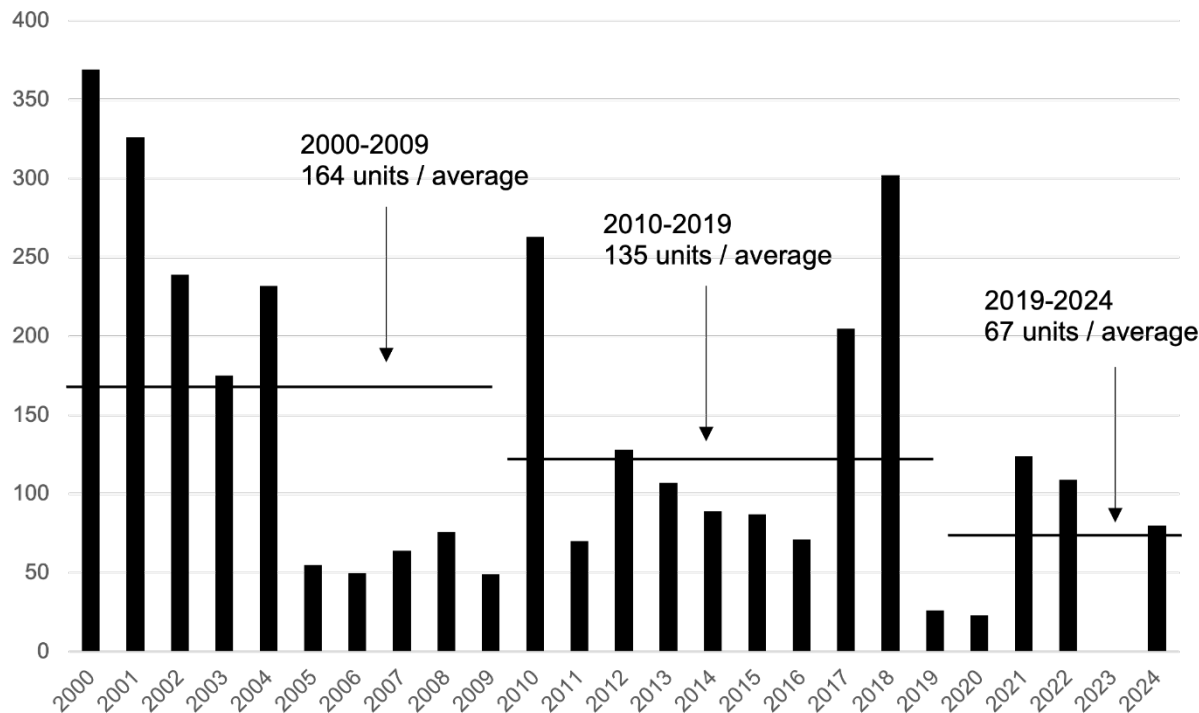


Source: 2021 Statistics Canada Census data.

The continued decline of new housing development in Orangeville is also shown below which demonstrates that recent housing completions (2019 to 2024) are estimated to be less than half what they were over the two decades prior.

If and when housing has been developed, it primarily includes the development of medium and higher density housing. This likely reflects evolving demand for housing of various types, including affordable units, in addition to declining land availability. In fact, the Dufferin County LNA suggests that based on existing supply and demand considerations, Orangeville would need over 25 hectares of land at historical densities to accommodate growth. It further stipulates that *“since the settlement area extends to the municipal boundary, the Town will instead need to increase densities to accommodate forecast residential growth”*.

Figure 14: Housing Completions by Year



Source: CMHC.

However, despite this downward trend, a 27-unit affordable housing development in Orangeville was constructed in April, 2024 by Services and Housing in the Province (SHIP). SHIP recognized the need for more affordable housing that also provides mental health services “to create an environment where individuals can not only build their lives, but they can also thrive”.¹²

The Town has also observed an increase in the construction of additional residential units (ARU's), which provide a more affordable housing option while also allowing homeowners to reduce the costs of their own mortgages by renting out independent units within their main dwelling. In 2020, a total of 19 ARU's were approved and that approval number steadily increased each year with 51 ARU's approved in 2024. Over the past 5 years a total of 177 ARU's have been approved in Orangeville contributing to a total inventory of almost 500 ARU's in the Town. Noticeable too is that secondary suites are being used to provide opportunities for seniors to live with their families and downsize affordably. Seniors and retirees can often be disproportionately impacted by lower incomes in retirement, so this type of housing is vital as the community continues to grow and age.

¹² <https://citizen.on.ca/new-affordable-housing-development-brings-27-units-to-orangeville/>

5.4 How have average rents changed over time in your community? What factors (economic, social, national, local, etc.) have influenced these changes?

Average rent in Orangeville has increased nearly 19% since 2019. This is largely tied to significant increases in the average rent across one-bedroom units.

Growth in the average rental rates for units in Orangeville is not dissimilar to trends being experienced across Ontario more broadly. Municipalities of all size and scale are dealing with:

- Heightened demand from population growth
- Record-low vacancy rates
- Reduced construction activity (a lack of new rental buildings)
- Construction barriers
- A lack of rent control legislation across newer buildings

Figure 15: Orangeville Average Rents, 2019-2024

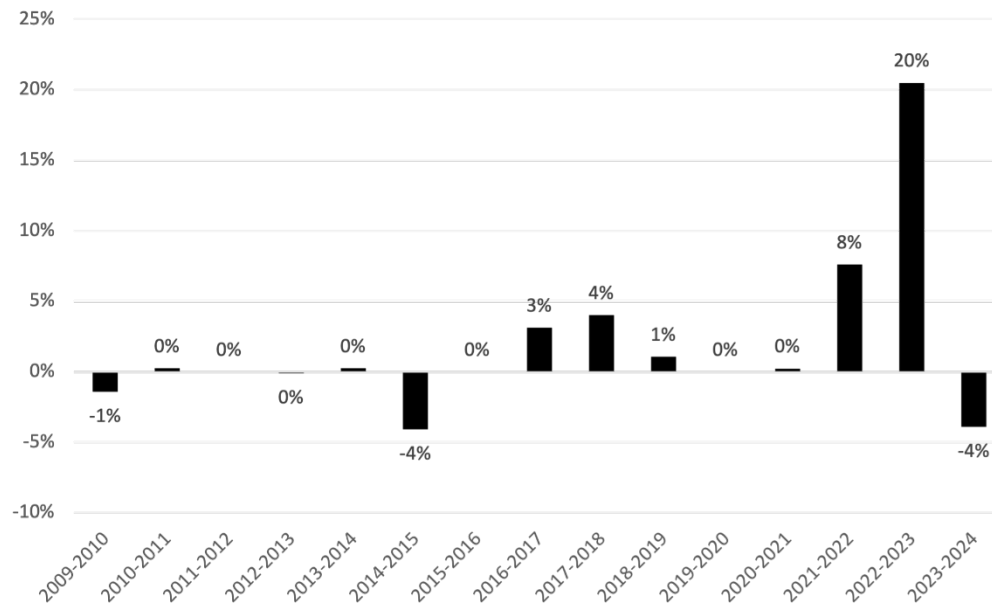
	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom +	Total
2019	**	\$1,031	\$1,275	\$1,188	\$1,160
2020	**	\$1,117	\$1,468	**	\$1,274
2021	**	\$1,182	\$1,400	\$1,529	\$1,301
2022	**	\$1,269	\$1,447	\$1,295	\$1,336
2023	**	\$1,285	\$1,400	\$1,253	\$1,298
2024	\$1,274	\$1,334	\$1,395	\$1,429	\$1,376
Percent Change (19-24)	**	29%	9%	20%	19%

Source: CMHC.

In Orangeville, rent increases are largely due to the lack of rental housing available in the Town. As of 2024, there were only 1,079 rental housing units in Orangeville, growth of only 240 rental housing units over the last 20-years.

An aging population and escalating home ownership prices in the Town has increased demand for rental dwellings in Orangeville. This demand has placed increased pressure on the rental stock that does exist, simultaneously prompting increases in the asking rent of units in the area.

Figure 16: Orangeville Annual Percentage Change in Rents



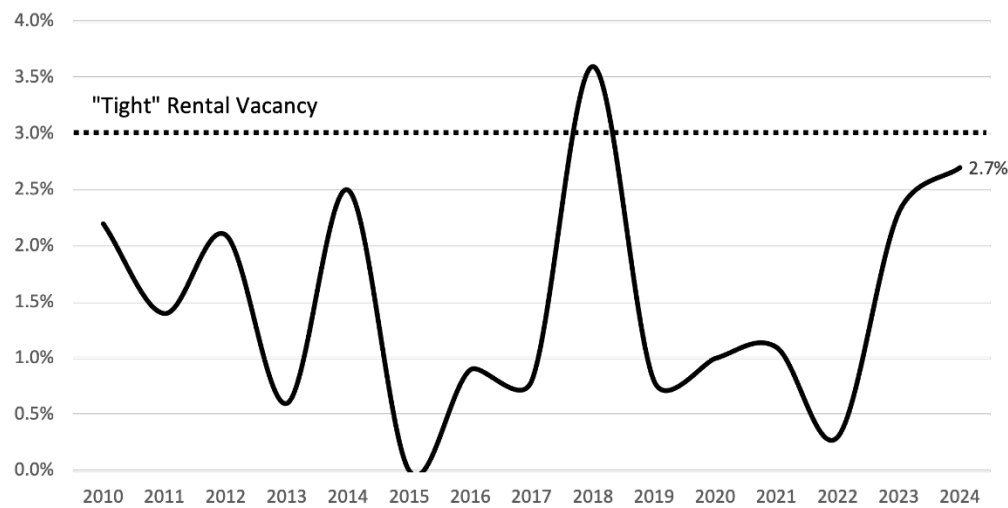
Source: CMHC.

5.5 Vacancy Rates in Orangeville

5.5 How have vacancy rates changed over time? What factors have influenced this change?

As of 2024, the average vacancy rate for rental units in Orangeville was estimated at 2.7%. This is in-line with historical trends, which have fluctuated between 0.1% and 3.6% over the last decade. These trends are indicative of a “tight” market, which is defined as a vacancy rate near or below 3.0%. A tight vacancy rate, combined with the lack of rental units available in the market, has likely contributed to the more recent escalation in asking rents across Orangeville.

Figure 17: Vacant Rate Across Rental Units in Orangeville



Source: CMHC.

Low vacancy across the existing rental stock has likely been perpetuated by continued population growth in the Town and County, the rising cost of home ownership, intraprovincial migration to the area, an aging population and a lack of significant new rental supply. Younger people (under 25) looking for their first place and older people looking to downsize both have a higher propensity for rental units. Growth in the concentration of people in these age cohorts has also likely contributed to low vacancy across rental units in Orangeville.

5.6 Trends in Core Housing Need

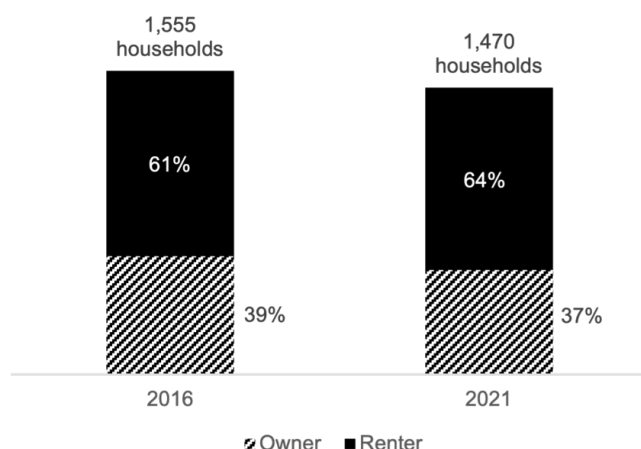
5.6 How have trends in core housing need changed over time between both tenant and owner-occupied households?

As of the 2021 Census, there were some 1,470 households in Core Housing Need. This represents a decrease from 2016. The share of all households in Core Housing Need in Orangeville also decreased between 2016 and 2021, from 15% to 13% of households. Over both periods, the share of households in Core Housing Need was largely weighted to renter households, which accounted for over 60% of households in both periods. This suggests that relative to owner-households, renter-households are more likely to reside with housing that is unaffordable, does not have enough bedrooms or needs major repairs.

While the percentage of households in Orangeville in Core Housing Need decreased 2% between 2016 and 2021, the share of decline across different housing tenures was not consistent. As shown below, the percentage of owner-households in Core Housing Need decreased 2% over this period, while the percentage of renter-households in Core Housing Need increased 3%. In Orangeville, households who rent represent an

increasing share of households that are not able to afford suitable or adequate local housing options. This is likely, in part, related to the absence of significant rental stock in the Town today and the rising cost of housing more generally.

Figure 18: Number and Tenure of Households in Core Housing Need

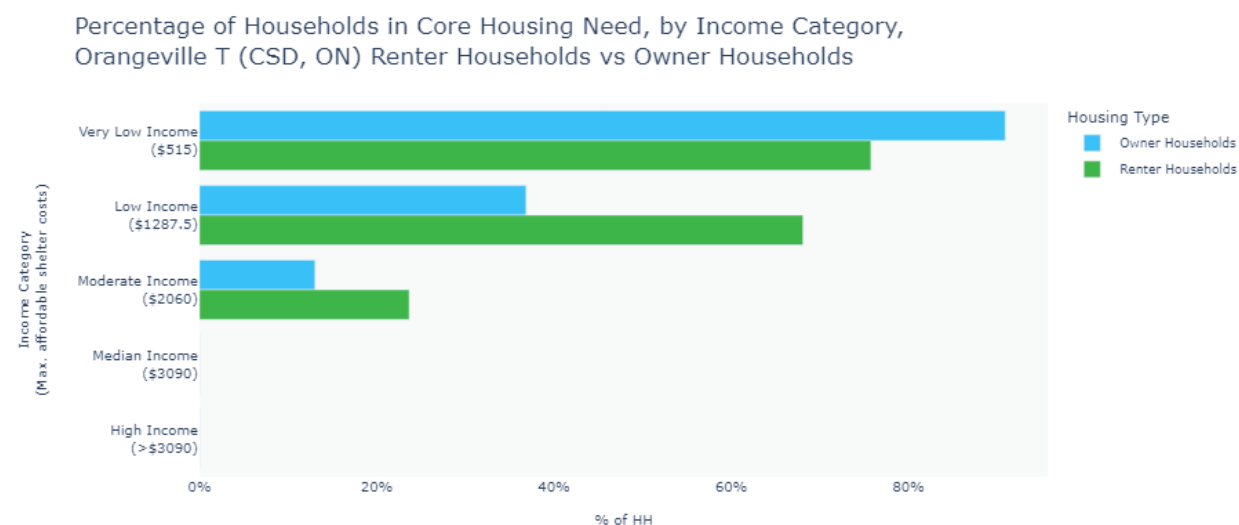


Source: 2016, 2021 Statistics Canada Census data.

The following chart shows the percentage of owner and renter households in each income category that are in Core Housing Need (CHN).

In the Town of Orangeville, core housing need disproportionately impacts low and very low-income earners, with a noticeable shift from a predominance of ownership households in the very low-income group, to a predominance in rental households for the low income category.

Figure 19: Housing in Core Housing Need, by Income



5.7 Non-Market Housing

Table 18: Non-Market Housing Units

5.7.1 Current Non-Market Housing Units		
Characteristic	Data	Value
Number of housing units that are subsidized	Total	267 Units <ul style="list-style-type: none"> • Credit River Non-Profit (100 units) • 54 Lawrence Ave (24 units) • 43 Bythia St. (89 units) • 56 Bythia St. (10 units) • 40 Lawrence Ave (32 units) • 22 Third Ave (12 units)
Number of housing units that are below market rent in the private market (can either be rent or income-based definition)	Total	95 Units <ul style="list-style-type: none"> • Dufferin Gardens Co-op (15 RGI units) • Lavender Lane Co-op (61 RGI units) • Shaw's Creek Co-op (19 RGI units)
Number of co-operative housing units	Total	131 Units <ul style="list-style-type: none"> • Shaw's Creek Co-op (39 units) • Lavender Lane Co-op (68 units) • HiWhois Assistance Group (2 units) • Dufferin Gardens Co-op (22 units)

5.7.1 Current Non-Market Housing Units		
Characteristic	Data	Value
Number of other non-market housing units (permanent supportive, transitional, etc.)	Total	<ul style="list-style-type: none"> • SHIP Transitional Housing (24 dwelling units) • Choices Youth Shelter (54 beds) • Choices Men's Shelter (8 beds) • Family Transition Place (--beds)

5.8 Other Housing Gaps

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.

Based on the interview data, there are gaps and needs across the entire housing continuum and most notably affordable rental housing for seniors with the necessary wrap around supports, including Personal Support Workers and transportation services. There is also a need for truly affordable rental and ownership housing for youth.

As noted in the interviews, there is also a growing need for affordability solutions for families, both single and two parent families who face increasing housing costs and increasingly relying on community donations and food banks.

As noted by the Chair of the Affordable Housing Task Force, there is a need for additional social housing to support the 678 people on the 7-year waiting list and a need for more innovative truly affordable housing options, such as modular homes, coop housing, zero lot line housing and easy-to-assemble ARUs.

For those experiencing homelessness, there is a need for more beds and more wrap around services to address underlying issues such as mental health and substance use as well as enhanced support to transition to housing and gainful employment.

5.9 Housing Trends

Table 19: Housing Values

5.9.1 Housing Values		
Characteristic	Data	Value
Median monthly shelter costs for rented dwellings (Canadian dollars)	Median	1360
Purpose-built rental prices by unit size (Average, Canadian dollars)	Total	1301
	Bachelor	*

5.9.1 Housing Values		
Characteristic	Data	Value
	1 bedroom	1182
	2 bedrooms	1400
	3 bedrooms+	1529
Purpose-built rental prices by unit size (Median, Canadian dollars per month)	Total	1300
	Bachelor	*
	1 bedroom	1100
	2 bedrooms	1330
	3 bedrooms+	1446
Sale prices (Canadian dollars)	Average	849,776
	Median	790,000
Sale prices by unit size (Average, Canadian dollars)	Average	849,776
	Bachelor	
	1 bedroom	
	2 bedrooms	
	3 bedrooms+	
Sale prices by unit size (Median, Canadian dollars)	Median	790,000
	Bachelor	
	1 bedrooms	
	2 bedrooms	
	3 bedrooms+	

Table 20: Change in Housing Stock

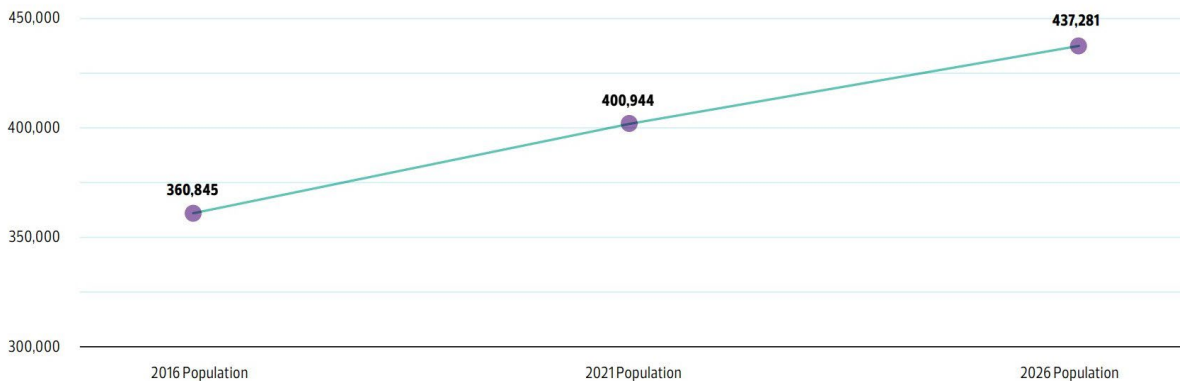
5.9.2 Housing Units: Change in Housing Stock		
Characteristic	Data	Value
Demolished – breakdown by tenure	Tenant	
	Owner	
Completed – Overall and breakdown by structural type (annual, number of structures)	Total	109
	Single	0
	Semi-detached	0
	Row	0
	Apartment	109
Completed – Breakdown by tenure (annual, number of structures)	Tenant	0
	Owner	0
	Condo	109
	Coop	0
Housing starts by structural type and tenure	Total	

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.

Figure 20: 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.

Table 21: Projected Households, By Size and Income Category

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	371	22	0	0	0	393
Low Income	1,390	603	87	16	0	2,096
Moderate Income	692	954	438	255	0	2,343
Median Income	371	1,038	576	411	241	2,637
High Income	130	1,164	1,185	1,475	779	4,733
Total	2,954	3,781	2,286	2,157	1,024	12,202

Source: – [Housing Needs Assessment Tool | HART](#)

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.

Population and household projections are based on a range of factors including historical growth trends, demographic patterns and evolving community factors or considerations. In Orangeville, they are also guided by local servicing capacities or constraints (e.g., water and sewage services), land availability and broader factors being experienced throughout Dufferin County.

A range of projections are available through a number of municipal and regional documents. At the regional level, this includes the 2022 Dufferin County Official Plan Review & Municipal Comprehensive Review Draft Land Needs Analysis Report (“Dufferin Land Needs Analysis”). The Dufferin Land Needs Analysis allocates population and employment growth forecasts to 2051 from the Growth Plan and the County Official Plan to each local municipality, including Orangeville. As part of this allocation it considers existing or planned water and wastewater factors across each of the County’s settlement areas relative to more limited opportunities across rural areas.

The Town also maintains a Demographics profile online that makes reference to these population forecasts to 2051. Per the Growth Plan and the Dufferin Land Needs analysis, the County is forecast to reach a population of 95,000 persons by 2051. Approximately 38,636 persons (or almost 41%) of this future population is anticipated to reside in Orangeville.

At the Dufferin County level, population forecasts are also available through annual Ministry of Finance population forecasts. This includes forecasts to 2051 by age cohort, a portion of which would be allocated or accommodated in Orangeville. Finally and most recently, population, housing and employment forecasts have been prepared as part of the Town’s 2024 Development Charges Background Study (DCBS). These forecasts consider and build upon findings in the Dufferin Land Needs Analysis. Further, they consider the Town’s previous 2019 DCBS, historical Census data, residential and non-residential supply opportunities identified by the town, opportunities for intensification and the supply of designated lands. They are also tied to evolving plans associated with residential and non-residential development as informed by discussions with Town staff.

Historical and active development activity is also used to inform the anticipated units mix of housing units throughout the Town. These forecasts are then multiplied by person per unit (PPU) assumptions of 3.162 for single and semi-detached units; 2.611 for rows; and 1.792 for apartments.

The forecasts, details and findings herein are largely based on Orangeville’s 2024 DCBS and where necessary rely on findings and details included in other municipal and regional planning documents, including those mentioned above. This includes the population and household forecasts detailed below.

Where necessary, and to determine the anticipated breakdown of households in 2034, projections assume that current 2021 proportions in Orangeville will be maintained. This includes 2021 distributions associated with unit mix, headship rates by age and tenure. Where necessary, the Business-as-Usual approach and related data (e.g., Town, Census, the HART tool & CMHC) are also referenced.

Figure 21: Population and Household Growth

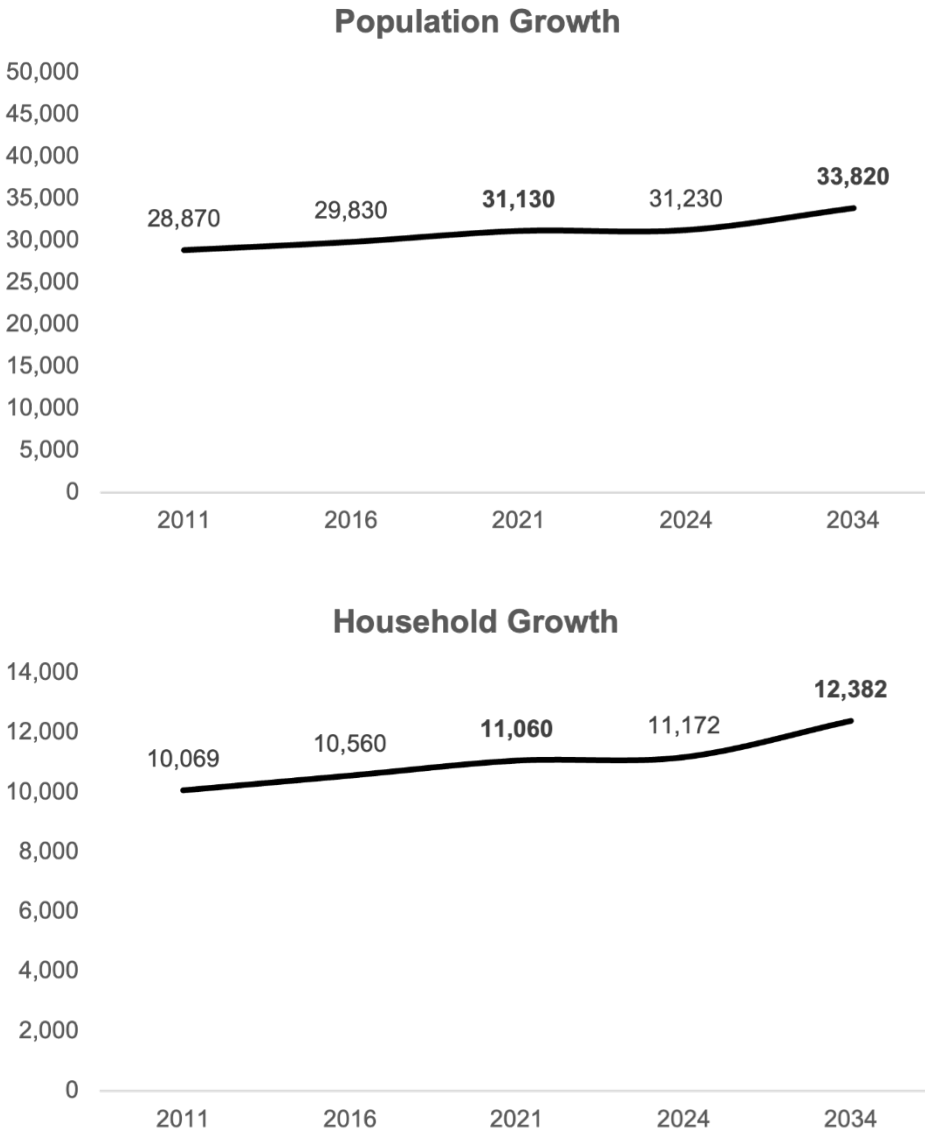


Table 22: Housing Projections by Household Characteristic

6.2.1 Projections		
Characteristic	Data/Formula	Value
Women by age distribution (# and %)	0-14	2,264, 13.4%
	15-19	865, 5.1%
	20-24	987, 5.9%
	25-64	8,406, 49.9%
	65-84	3,630, 21.5%
	85+	704, 4.2%
Male Births	Births x Estimated Proportion of Male Births	n/a
Female Births	Total births – Male Births	n/a
Survival Rate	Survival rate for those not yet born at the beginning of the census year	n/a
Net Migrations	Net migration (in and out) of those not yet born at the beginning of the census year	n/a
Projected Family Households	Age-group population x projected age-specific family headship rate	15 to 19: 31 20 to 24: 36 25 to 64: 7,549 65 to 84: 1,799 85+: 164
Projected Non-family Households	Age-group population x projected age-specific non-family headship rate	15 to 19: 26 20 to 24: 30 25 to 64: 1,749 65 to 84: 1,450 85+: 271
Total Projected Headship Rate	Family headship rates + non-family headship rates	38.7%
Projected Net Household Formation	Projected households by type (family and non-family) (Year 2) – Projected households by type (family and non-family) (Year 1)	2,045

6.2.1 Projections		
Characteristic	Data/Formula	Value
Projected Owner Households	Projected households by type, year and age group x Projected ownership rate by type, year and age group	Single & Semi: 21,757 Row: 2,202 Apartment: 1,575 15 to 19: 14 20 to 24: 17 25 to 64: 7,235 65 to 84: 2,357 85+: 285
Projected Renter Households	Projected households by type, year and age group – projected owner households by type, year and age group	Single & Semi: 2,416 Row: 1,544 Apartment: 4,281 15 to 19: 43 20 to 24: 50 25 to 64: 2,085 65 to 84: 900 85+: 142
Projected Dwelling Choice	Projected households by type, tenure and age group x projected dwelling choice propensities by type, tenure and age group	*see tables herein for details of household projections by type, tenure, etc.

6.3 Population and Households Projections

By 2034, the population of Orangeville is anticipated to increase to 33,820 persons based on the Town's DCBS. This represents growth of 2,420 persons from the 2021 population, or growth of nearly 8% over this period. By build-out, the population of the Town is anticipated to reach 35,360 persons, 3,960 persons above the current 2021 population. These forecasts are based on approximately 121 new housing units being developed across the Town each year. They are also based on the assumption that the Town's institutional population will increase by approximately 40-people over the next decade.

Table 23: Anticipated Population by 2034

6.3.1 Anticipated Population by 2034		
Characteristic	Data	Value
Anticipated population	Total	33,820

6.3.1 Anticipated Population by 2034		
Characteristic	Data	Value
Anticipated population growth	Total	2,690
	Percentage	8.6%
Anticipated age	Average	41.6
	Median	41.7
Anticipated age distribution (# and %)	0-14	5,471, 16.2%
	15-19	1,636, 4.8%
	20-24	1,904, 5.6%
	25-64	18,387, 54.4%
	65-84	5,453, 16.1%
	85+	969, 2.9%

Currently, there are just over 11,000 households in Orangeville, an increase of 500 households from the 2016 Census, or growth of nearly 5% over this period. Further, based on information detailed in the 2024 DCBS, total private dwellings in Orangeville are anticipated to increase to nearly 12,400 by 2034 or growth of 1,322 households from 2021. This represents growth of almost 12%. At build-out, the population of Orangeville is anticipated to reach 13,680 households, some 2,620 households above the current 2021 estimate.

Table 24: Anticipated Households by 2034

6.3.2 Anticipated Households by 2034		
Characteristic	Data	Value
Current number of households	Total	11,060
Anticipated number of households	Total	12,382
Anticipated Household Age	Average	n/a
	Median	n/a
Anticipated Households by Tenure	Renter	27.4%

6.3.2 Anticipated Households by 2034		
Characteristic	Data	Value
	Owner	72.6%
Anticipated Units by Type	Total	12,382
	Single	8,205
	Semi-detached	
	Row	1,868
	Apartment	2,294
Anticipated Units by Number of Bedrooms	1 bedroom	761
	2 bedroom	2,248
	3 bedroom	5,413
	4 bedroom	3,812
	5 bedroom	n/a
Anticipated Households by Income	Average	-
	Median	2,637
	Very Low	393
	Low	2096
	Moderate	2,343
	High	4,733
Anticipated average household size	Total	2.647
Draft approved lots by planned housing type	Total	n/a
Draft approved lots by tenure	Tenant	n/a
	Owner	n/a

7. Use of Housing Needs Assessments in Long-Term Planning

7.1 Next Steps

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?

This HNA highlights the need for more affordable housing and support systems across the housing continuum in the Town of Orangeville to meet the community's diverse needs. The gaps and need identified in this HNA provides the Town with the framework needed to develop practical and results-oriented policies through the Town's Official Plan Review, evaluating and mapping process improvements to streamline affordable housing applications, secure necessary funding and build on collaborative partnerships to deliver needed housing and supportive services to residents and in particular, the priority populations.

Growing Orangeville's Affordable Housing Supply

The HNA demonstrates the need to increase the supply of affordable housing supply in Orangeville, in terms of ownership, rental, cooperative and supportive housing. There is a need for more rental housing for all populations but in particular, youth, seniors and single parent families. As part of the Official Plan Review, there is an opportunity to augment the Town's Official Plan policies to encourage a wider range of housing options, including:

- Develop a Housing Strategy to inform Official Plan targets and policies for affordable housing, including incentives for constructing new affordable and rental housing and identifying creative and alternative ways to achieve those targets (i.e. modular housing, zero lot line communities);
- The Housing Strategy will also inform updates to the Town's Zoning By-law to enable a wider range of housing options and streamline affordable housing approvals;
- Utilize the Housing Strategy to inform and engage the community on the need for a range of affordable housing options, not just supply but the right kind of supply;

- Incorporate an Official Plan policy that requires a percentage of units within a new development to be fitted at the time of construction for ARU-readiness (i.e. roughed in basement and/or servicing to an area in the rear yard for a future tiny home);
- Remove distinctions between housing types (i.e. group homes) that can create roadblocks and NIMBYism;
- Consider developing a new Community Benefits Charge By-law to establish an Affordable Housing Community Benefits Grant Program to ensure new, higher density development is contributing to the development of more affordable housing;

The Town also has the opportunity to facilitate the development of more affordable, including rental housing by building on partnerships with key stakeholders in the housing sector, including the County, local agencies (i.e. SHIP, Choices Shelter and Support Services, Family Transition Place) and local builders. One example could be assessing the internal roles of Town staff and developing an Affordable Housing Concierge that works closely with these key stakeholders to fast-track ARU and affordable housing applications. As heard in the interviews, there is a lot of interest in ARU's but despite updates to the Building Code and Zoning By-law to facilitate these developments, ARUs are costly to build and there continues to be delays or frustration with the planning and permitting process.

The Town can build on the County's housing strategies that are designed to increase the supply of affordable housing and expand community collaboration:

Table 25: Housing Strategies

	Dufferin County's 10-Year Housing and Homelessness Plan	County's Approach	Potential Town Approaches
1	Addressing Housing Affordability, Availability and Equity <i>Better housing outcomes for low to moderate income households</i> <i>House more people</i> <i>Decline in seniors on waitlist</i>	Utilized provincial initiatives, benefits and programs to increase housing allowances and housing benefits	Identify land opportunities for affordable housing purposes (i.e. Town-owned and underutilized private lands) Fast-track approvals for affordably units, including ARUs (i.e. Affordable Housing Concierge) Augment the policy framework to encourage a wider range of housing options Develop Community Improvement Plans and

			other financial incentives (i.e. property tax reduction, allocation allowances) for new rental projects and renovations that result in additional affordable/rental units
2	Prevent Housing Instability & Homelessness <i>Help people obtain/maintain housing</i>	Continue programs providing assistance Continue collaborating with community partners Leverage work being done by Canadian Alliance to End Homelessness	Identify land opportunities for non-marketing housing purposes Collaborate with local agencies to facilitate additional funding and fast-track approvals for repair, renovation and addition Collaborate with local agencies to provide community space for wrap around support
3	Maintain, & Where Possible, Improve Housing <i>Maintain/improve community housing</i> <i>Maintain operative agreement with housing providers</i> <i>Make housing more accessible and sustainable</i>	Enhance discussions with providers, compete upgrades, tenant surveys	Identify ways to incentivize repairs to community housing stock (i.e. CIP) Collaborate with local providers and agencies to identify needs and all the tools and funding sources to support them
4	Meet a Range of Complex Community Needs <i>Offer safe and secure housing for victims of abuse in a timely manner</i> <i>Work to become an Indigenous ally</i>	Continued involvement with DART Funding Housing Allowances to FTP	Continued collaboration with the County and local agencies Designate affordable housing units for First Nation members
5	Cultivate Local Partnerships, Collaborate with Lower-Tiers of	Increase awareness (poverty, inequity, homelessness)	Develop policies and strategies that incentivize the creation of more units within

	Government & Engage the Community <i>Increase awareness and buy-in of housing challenges</i> <i>Collaborate on housing and support services</i> <i>Consult community</i> <i>Work more closely with lower-tier municipalities</i>	Continue involvement in committees and forums Engage tenants and community with modern and interactive tools Work with municipal planners to advocate for more housing within housing	existing units (ARU's, cooperative housing) Promote and encourage development of social services and other wrap around services in targeted areas
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- **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 this HNA will be used to inform updated affordable housing policies in the Town's Official Plan and updated standards to facilitate the construction, renovation and repair of a range of affordable housing options.

Community engagement at a local and regional level will ensure that the new affordable housing policy framework addresses the trends identified in this HNA and sets practice, feasible and realizable targets, including:

- Identifying what is affordable, accessible, safe and culturally appropriate housing specific to Orangeville
- Identifying the specific housing needs of Orangeville including affordable and attainable housing for youth, seniors, single-parent families
- Setting targets to support the increased supply of housing units that satisfy Orangeville's needs
- Ensuring wrap around supports area considered and incorporated into the design of new developments
- Identifying opportunities to fast-track affordable housing initiatives (i.e. Community Planning Permit System) as well as tools to incentivize and support the maintenance and upgrading of existing housing (i.e. Community Improvement Plan, Community Benefit Charge By-law)
- Incentivizing the construction of rental housing and/or renovation of the existing housing stock for new rental housing (i.e. Property Tax reductions, servicing allocations)

The Town will ensure that updates to the housing policy framework occur in tandem with updates to the Town's Master Plans and Capital Plans. This is a critical step to ensure the infrastructure investments needed to support growth, as identified in the section below, are in place to support the realization of additional affordable housing units.

- **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?

Development Charges Study

The Town of Orangeville conducted a Development Charges Background Study in 2024. The development-related capital projects included in the Study are considered infrastructure gaps that should be prioritized and addressed to help plan for forecasted growth.

The following capital projects are required for residential growth to occur in the Town of Orangeville.

Transit Services

The Town is targeting a ridership increase from 7.45 to 8.58 rides per capita by 2033. To achieve this, it will require:

- Additional buses and bus shelters,
- Additional bus equipment and signage, and

- Additional transit shelters.

The gross capital costs for the transit program total approximately \$2.34 million, with 40% of new ridership attributing to new development.

Parks and Recreation Services

The Town anticipates the following capital projects over the next 10 years to meet the future residential demand:

- Development of new parkland and trails,
- Facility expansions and growth-related debt, and
- Acquisition of additional vehicles and equipment.

The gross capital costs for these projects are approximately \$22.76 million, of which 95% of the D.C. recoverable costs are allocated to future residential development. This reflects the increasing community use due to housing growth and supports the expansion of green and recreational infrastructure.

Roads and Related Services

To support increased traffic from new housing, the Town plans for substantial investment in:

- Upgrading and oversizing of arterial and collector roads,
- Additional traffic signal installations, and
- Expansion of operations facilities and acquisition of service vehicles.

The gross capital cost is estimated at \$54.9 million over the forecast 10-year period. Of the \$22.11 million in D.C. recoverable costs, 87% is allocated to residential growth which is essential for future intensification.

Fire Protection Services

The Town is pursuing the following to sustain fire safety amid rising housing density:

- A new fire station,
- Additional command staff and vehicles, and
- Additional equipment and gear.

The capital costs a total of \$30.72 million over the buildout forecast period.

Policing Services

Policing is provided by the Ontario Provincial Police, and the Town pays their proportionate share of capital costs. The Town has identified the following costs related to the Policing Services:

- Growth-related debt payments, and
- Existing deficit in the Police D.C. reserve fund.

The capital costs totals approximately \$769,600.

Water Services

The following projects have been identified for the Town to meet the needs of development over the forecast period:

- A new elevated storage facility,
- New wells and system optimization to support additional water supply capacity, and
- Well treatment upgrades.

The gross capital costs for the forecast period total approximately \$46.37 million.

Wastewater Services

The Town has identified the following projects for wastewater services to meet the needs of development over the forecast period:

- Sewer infiltration reduction projects that include flow monitoring, SCADA system implementation, flood mitigation programs, and
- Expansion of the water pollution control plant that includes a biosolid handling facility.

The estimated capital costs for these projects are \$27.77 million.

Stormwater Services

The following projects have been identified by the Town to meet the needs of development over the forecast period:

- Flood mitigation implementation projects, and
- Pond rehabilitation projects.

These projects are required due to the overall growth throughout the Town that are contributing to additional stormwater. The capital costs for all the projects total approximately \$9.5 million.

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.