



TOWN OF  
**HALTON HILLS**  
*Working Together Working for You!*

## REPORT

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**TO:** Mayor Bonnette and Members of Council

**FROM:** Keith Hamilton – Senior Planner, Policy

**DATE:** August 5, 2022

**REPORT NO.:** PD-2022-0045

**SUBJECT:** Halton Region 2021 State of Housing Report

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### RECOMMENDATION:

THAT Report No. PD-2022-0045 dated August 5, 2022, regarding the Halton Region 2021 State of Housing Report be received for information.

### KEY POINTS:

The following are key points for consideration with respect to this report:

- Halton Hills added 163 new housing units in 2021; including 149 single and semi-detached, and 14 townhouses.
- In 2021, there were 425 new housing units under construction, the majority of which were single detached homes and apartments.
- The average cost of a new build home in Halton Hills was \$951,415 in 2021, while the average resale home price was \$1,140,836.
- The rental vacancy rate in Halton Hills was 0.7 per cent in 2021, down from 1.9 per cent from 2020.
- The average rent was \$1,280, the lowest among the four area municipalities.
- Multiple projects and initiatives are underway locally to provide more affordable housing options.

### BACKGROUND AND DISCUSSION:

The State of Housing Report is prepared by Halton Region staff on an annual basis since 2006. The report contains valuable data regarding housing within Halton and its four local municipalities: Burlington, Halton Hills, Milton, and Oakville.

The State of Housing Report provides a review of housing supply and demand in Halton Region. It also monitors how well the Region is implementing its vision for managed and sustainable growth, as set out in the Halton Regional Official Plan, Provincial Growth Plan, and Provincial Policy Statement.

Halton Region's targets include:

- At least 50 per cent of new housing units produced annually to be in the form of townhouses or multi-storey buildings; and
- At least 30 per cent of new housing units produced annually to be affordable or assisted housing.

In 2021, Halton Region achieved both targets. Results of the report have been summarized with specific attention given to Halton Hills in comparison to the Region and other local municipalities. The 2021 State of Housing Report can be found in its entirety in Appendix 1 at the end of this report.

## **Housing Completions**

In Halton Hills, a total of 163 units were completed in 2021, an increase from the 31 that were added in 2020. Among the area municipalities, Oakville once again had the most completions (see Figure 1), while Milton and Burlington both saw some increases from 2020. Halton Hills had the highest proportional increase in completions, with more than four times what was reported in 2020. While the majority of completions locally were single detached, Halton Hills also saw semi-detached and townhouse completions in 2021. Similar to the past few years, ongoing developments in Georgetown South, such as the Halton Hills Village Homes Inc. (Remington Homes) development (approved in 2018), continue to account for the majority of ground-related unit completions in Halton Hills.

Region-wide, 3,963 units were completed in 2021, up almost 20 per cent from 2020. Apartments made up nearly 40 per cent of completions Region-wide, while townhouses accounted for another 24 per cent, helping the Halton to surpass its target of at least 50 per cent medium to high density completions. Single detached completions were high in Halton Hills, Milton, and Oakville, helping to maintain a strong housing mix in Halton.

## **Future Housing Mix**

Region-wide, there were 5,549 reported units under construction in 2021 (See Figure 2). Over 63 per cent of these are apartments, largely driven by development in Oakville. This combined with another 654 townhouse units under construction shows approximately 75 per cent of units under construction in Halton are medium or high density. In Halton Hills, apartments and townhouses made up just over half of units under construction in 2021.

Housing starts in Halton (meaning those units planned, but not yet under construction) were also reported on. Region-wide over 35 per cent of starts were single detached in 2021. In Halton Hills 171 of 235 housing unit starts reported for 2021 are single

detached, with 16 townhouses and no apartments. New apartment unit starts are anticipated in the near future in Georgetown (e.g. McGibbon, and Amico Phases 2 and 3 along Mill Street).

**Figure 1 – Halton Region Housing Completions, 2021**

	Halton Region	%	Burlington	Halton Hills	Milton	Oakville
Apartment	1,521	38.4%	503	0	266	752
Townhouse	964	24.3%	104	14	463	393
Semi-detached	134	3.4%	50	28	54	2
Single	1,344	33.9%	90	121	446	687
<b>Total units</b>	<b>3,963</b>		<b>747</b>	<b>163</b>	<b>1,229</b>	<b>1,824</b>
<b>Local municipal share</b>			<b>18.8%</b>	<b>4.1%</b>	<b>31.0%</b>	<b>46.0%</b>

Source: CMHC Starts and Completions Survey 2021

**Figure 2 – Halton Region Housing under Construction, 2021**

	Halton Region	%	Burlington	Halton Hills	Milton	Oakville
Apartment	3,503	63.1%	907	185	210	2,201
Townhouse	654	11.8%	96	28	320	210
Semi-detached	138	2.5%	12	36	88	2
Single	1,254	22.6%	73	176	225	780
<b>Total units</b>	<b>5,549</b>		<b>1,088</b>	<b>425</b>	<b>843</b>	<b>3,193</b>
<b>Local municipal share</b>			<b>19.6%</b>	<b>7.7%</b>	<b>15.2%</b>	<b>57.5%</b>

Source: CMHC Starts and Completions Survey 2021

## Housing Costs

The average price of a new build in Halton Region was \$756,315 in 2021, up from \$643,680 in 2020. This is due largely to more new single detached homes being sold in 2021 (726) compared to 2020 (496). The number of new apartments sold did increase slightly from 2020, however 2021 did see a decline in townhouse sales from 932 in 2020 to 622 (see Figure 3). Resale homes, which represent a much larger share of homes sales in Halton, were dominated by single detached sales, similar to 2020. Overall, 15,005 total home sales were reported in Halton Region in 2020, with an average price of \$1,089,162. The represents a 16 per cent increase in total sales, while the average sale price went up by \$186,586 from 2020.

**Figure 3 – Halton Region Home Sales by Average Price, 2021**

	New		Resale		Total
Apartment	885	38.6%	1,784	14.0%	2,669
Townhouse	622	27.1%	3,475	27.3%	4,097
Semi-detached	62	2.7%	808	6.4%	870
Single	726	31.6%	6,643	52.3%	7,369
<b>All Sales</b>	<b>2,295</b>	<b>15.3%</b>	<b>12,710</b>	<b>84.7%</b>	<b>15,005</b>
<b>Average Sale Price</b>	<b>\$756,315</b>		<b>\$1,149,263</b>		<b>\$1,089,162</b>

Source: Calculated from MPAC sales data, 2021

In Halton Hills, the average price of a new build was \$951,415 in 2021, up from \$876,930 in 2020. The increase in price is due in part to the increase in completions in 2021, the majority of which were single detached.

The 2021 State of Housing Report did not report on average resale prices by area municipality. For this report, Town staff has used Toronto Regional Real Estate Board (TRREB) data in order to report on resale home prices at the local level. It should be noted that TRREB figures for average resale prices are based on a lower number of total sales Region-wide for 2021, compared to the CMHC numbers found in Figure 3.

According to the TRREB, the average resale home price in Halton Hills was \$1,140,836 in 2021. This was lower than the TRREB-reported Halton Region average of \$1,232,967, which was driven largely by rising resale home prices in Oakville (\$1,482,064). Both Burlington (\$1,085,301) and Milton (\$1,072,256) reported lower average resale prices compared to Halton Hills. Resale average resale prices were much closer together among the area municipalities compared to 2020, indicative of rising sale prices across Halton.

## Housing Affordability

In Halton Region, the Affordable Threshold for home sales was \$480,700<sup>1</sup> in 2021, up from \$409,500 in 2020 (See Figure 4). The number of new home sales under this threshold was 637, which was just over 30 per cent of new home sales in Halton. Similar to 2020, a high number of new apartment unit sales in 2021 helped achieve this.

**Figure 4 – Halton Region New Affordable Unit Sales, 2021**

	<= \$480,700 (Affordable Threshold)		> \$480,700	
	Units	%	Units	%
Apartment	563	88.4%	322	19.4%
Townhouse	73	11.5%	549	33.1%
Semi-detached	0	0.0%	62	3.7%
Single	1	0.2%	725	43.7%
All Units	637		1,658	
Average Price	\$369,808		\$904,811	

Source: Calculated from MPAC sales data, 2021

In 2021, no new home sales were reported below the Affordable Threshold in Halton Hills. This was due to a lack of completed high density housing projects and limited overall supply. The completion of ongoing apartment projects locally (as mentioned earlier in this report) could see new units sold under the Affordable Threshold in future reports.

Among the area municipalities, Burlington, Milton and Oakville each provided a comparable share of new affordable units in 2021. Burlington saw a large proportion (40 per cent) its new units below the Affordable Threshold in 2021, while Milton had the highest number of sales below the Threshold with 240.

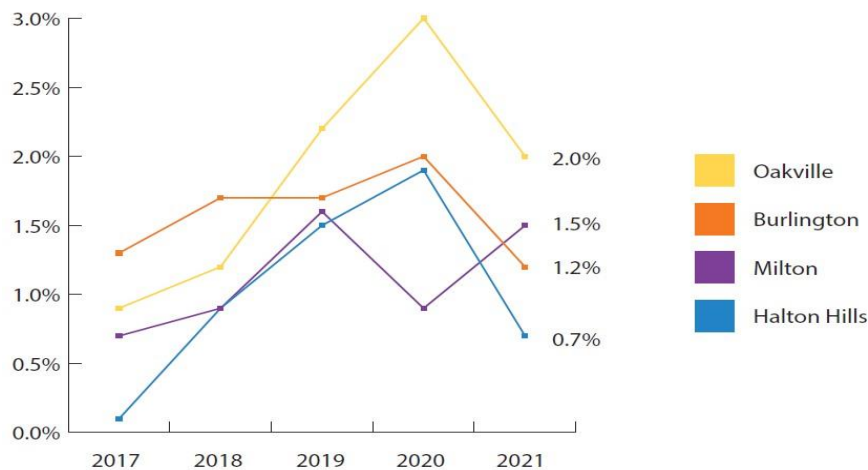
## Rental Housing

The rental vacancy rate for Halton Region for apartments and townhouses was 1.4 per cent, down from 2.3 per cent in 2020. Annual vacancy rates for Halton continue to fall

<sup>1</sup> Based on household income threshold of \$121,400 and average household size of 2.8 people. The Affordable Threshold for a 1-2 person household was \$320,600 in 2021, and \$660,200 for 3+ person households.

below 3 per cent, which the Canadian Mortgage and Housing Corporation (CMHC) deems healthy for a municipality. The vacancy rate drop is due in part to a slight decline in total rental units from 2020 to 2021. The vacancy rate in Halton Hills was 0.7 per cent in 2021, down from 1.9 per cent in 2020 (See Figure 5). This decline is similar to those in Burlington and Oakville, with only Milton seeing an increase among the area municipalities.

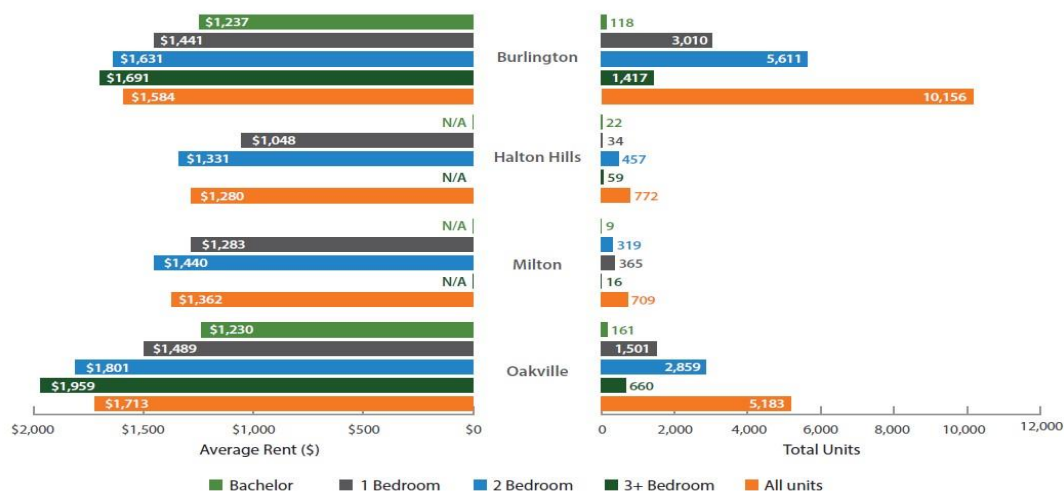
**Figure 5 – Vacancy Rates by Halton Municipality, 2020**



Source: CMHC Rental Market Report, 2017-2021

The average rent for all unit types in Halton Region was \$1,600 in 2021, up slightly (1.1 per cent) from 2020. Locally, Halton Hills reported having 572 rental units, with an average rent of \$1,280 in 2021 (See Figure 6). Future high density development projects, including in the Georgetown GO Station Area/Mill Street Corridor and Destination Downtown areas do have the potential to increase the number of rental units locally.

**Figure 6 – Average Rent by Unit Type for the Halton Municipalities, 2020**



Source: CMHC Rental Market Report, 2021

Note: All unit total for Halton Hills should read 572

## **Affordable Housing in Halton Hills**

The provision of affordable housing continues to be one of Council's Strategic Plan priorities. In a relatively short period of time, the Town has made important progress towards implementing Council's Strategic Plan priority of ensuring that housing is accessible to all residents at any age and stage in life. This progress recognizes the Town's relatively limited scope in delivering affordable housing versus Halton Region and other levels of government, and the Region's role as the service provider of affordable housing. Most recently, an update on the Town's affordable housing actions was provided via [Memo ADMIN-2022-0007](#), dated June 14, 2022. The latter also provided Council with an overview of the realigned approach being implemented to continue to deliver on housing affordability. Previously, affordable housing highlights were included in the [2021 Invest Halton Hills Annual Report](#) and project specific updates.

Per Memorandum ADMIN-2022-0007, approved at the July 4, 2022 Council meeting, Key next steps in continuing to deliver on Council's housing affordability priority include:

- Continuing to advance existing and pending affordable housing projects, which may be in the conceptual stage or at a more advanced stage and/or proceeding through the development review or construction stage.
- Pending development of the new Strategic Plan, determining the need to proceed with the Affordable Housing Action Plan.
- Leveraging, as needed, the cross-departmental staff team to monitor and coordinate the review and response to any new announcements, partnership opportunities, legislative changes and/or funding sources related to housing affordability.
- Continuing to embed appropriate elements of housing affordability across the organization.

In the 2021 report on the State of Housing (PD-2021-0047), Town staff noted three affordable housing development projects underway in Halton Hills, specifically:

- 17 Guelph Street in Georgetown
- 47 Maria Street in Acton
- 37 King Street, the former Exchange Hotel in Georgetown

The planning and technical phases for the 17 Guelph Street project continue to move forward. Official Plan and Zoning By-law Amendments for the 14-unit affordable housing project were approved in late 2021. A Request for Expressions of Interest (REOI) was issued for the project earlier this year, with four proposals received. Each is being reviewed in detail by Regional and Town staff, with meetings having taken place with each applicant. The technical review will inform which, if any, of the applicants will

move forward. Ultimately, a Lease Agreement would need to be developed and approved by Town Council, followed by a Funding Agreement with the Region.

In July of this year, Official Plan and Zoning By-law Amendments for the 47 Maria project received Council approval ([PD-2022-0036](#)). This project will now seek Site Plan Approval for a two-storey building that will include 12 affordable rental units.

No new updates are currently available for the Exchange Hotel site project. Project organizers continue to seek further funding for the project, which will require Site Plan Approval prior to the development of 4 townhouses and 2 semi-detached units.

Town staff are in contact with other organizations that are exploring the feasibility of building affordable housing units in Halton Hills. As more details become available, Town staff will provide Council with an update.

### **STRATEGIC PLAN ALIGNMENT:**

This report aligns to the Town's Strategic plan recognizing the value to provide responsive, effective municipal government and strong leadership in the effective and efficient delivery of municipal services.

This report also identifies shaping growth as one of the Town's Strategic priorities as it relates to initiatives being taken to help ensure that housing is accessible to all residents at any stage of life.

By reviewing and reporting on the Halton Region State of Housing Report, Town staff is keeping informed on local and regional housing trends to promote higher density and affordable housing options in Halton Hills.

### **RELATIONSHIP TO CLIMATE CHANGE:**

This report is administrative in nature and does not directly impact or address climate change and the Town's Net Zero target.

### **PUBLIC ENGAGEMENT:**

Public Engagement was not needed as this report is administrative in nature.

### **INTERNAL CONSULTATION:**

Staff from Economic Development, Innovation and Culture were consulted in preparation of this report.

**FINANCIAL IMPLICATIONS:**

This report is administrative in nature and does not have any financial implications.

Reviewed and approved by,

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer