



Housing Needs Assessment

June 2025 | Town of Ajax



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Preface

[Canada's Housing Plan](#) and [Budget 2024](#) both signaled the Government of Canada's intent to use Housing Needs Assessments (HNAs) as a key tool in its evidence-based long-term approach to addressing housing needs across the country. This includes the renewal of the Canada Community-Building Fund and the previously announced permanent transit funding.

As the federal government strives to become a more informed investor, evidence-based tools that provide a clear assessment of local needs and gaps will be required to inform decision making. HNAs will help all levels of government understand the local housing needs of communities - how they may relate to infrastructure priorities - by providing the data necessary to determine what kind of housing needs to be built and where. The intent is to promote systematic planning of infrastructure that takes into consideration current and future housing needs.

Funding Requirement

Under the Housing Accelerator Fund, the Government of Canada currently requires funding recipients to complete an HNA by year 3 of the program, if one has not already been completed within two years of the 2022 federal budget announcement (April 7, 2022).

Going forward, HNAs will be required for:

- Communities with a population of 30,000 and over receiving funding through the Canada Community-Building Fund;
- Communities with a population of 30,000 and over receiving funding through permanent transit funding; and,
- Future federal infrastructure funding applicants as required.

Once an HNA has been completed as a federal program requirement, a community will not be required to complete a new one for other Housing, Infrastructure and Communities Canada programs, other than to update it every five years.

Purpose

When done properly and regularly, an HNA will allow a community to answer fundamental questions such as:

- Where does the greatest housing need exist in our community?
- How can we set meaningful housing targets and measure progress to support the right kind of housing for all residents?
- How much housing, which size and at what price point do we need to ensure that all current and future households can live in suitable, adequate and affordable housing?

HNAs will allow all levels of government (federal, provincial/territorial and municipal) to use this evidence base to inform their investments in enabling and supportive infrastructure as well as guide their policy and regulatory decision-making. HNAs as a tool can help communities plan for and build housing more effectively to address the needs of their residents and instill transparency and accountability across the board.

This HNA template has been informed by best practices from jurisdictions across Canada, consultations with experts, and engagements with provinces and territories. These include the City of Vancouver's Housing Needs Report and the City of Edmonton's Affordable Housing Needs Assessment (for the affordable housing side of needs assessments), as well as the Housing Research Collaborative at the University of British Columbia which brought together a national network of researchers and experts to develop the Housing Assessment Resource Tool (HART). The HART project provides formatted data from Statistics Canada on key housing indices such as core housing need for a wide variety of jurisdictions and geographic levels.

Based on these best practices, this guidance document includes the following necessary information, explained in more detail below.

1. Development and use of Housing Needs Assessments
2. Community profiles and trends
3. Household profiles and economic characteristics
4. Priority groups
5. Housing profiles
6. Projected housing needs and next steps

Communities completing an HNA as a requirement for federal infrastructure programming will be expected to complete all sections outlined in this template. Communities may use a previously completed HNA if an updated version is available; however, communities would be expected to address any gaps related to any of the sections of the guidance document – both qualitative and quantitative – between their existing HNA and this federal template. Additional details about the timelines for completion and submission of HNAs will be provided with specific infrastructure funding programs (e.g. Canada Community-Building Fund).

While responding to the written questions, please use as much space as required.

1. Methodology

In this section, applicants should outline the research methodology used to inform the completion of the assessment, where the methodology is derived from, any assumptions used, and any necessary justification. While different assessments may incorporate unique methodological elements or considerations depending on context, the following methods should generally be outlined:

- **Quantitative research** such as economic data, population and household forecasts; and,
- **Qualitative research** such as interviews, policy analysis and stakeholder engagement.

Both qualitative and quantitative aspects of this guidance document are equally important.

Communities will be required to engage with key stakeholders in the housing sector, including non-profit housing providers, developers, and public entities, as well as those with specific lived experiences, to develop a comprehensive Housing Needs Assessment (HNA). This section should include what forms of engagement were conducted, with whom, how learnings were incorporated into or informed the HNA's findings, and what engagement opportunities may exist to share findings with the community.

To the extent possible, publicly available data from the following sources will be prepopulated to facilitate automated completion of the quantitative components of the assessments:

- [Statistics Canada Census Data](#)
- [CMHC Housing Market Information Portal](#)
- [Statistics Canada Housing Statistics Dashboard](#)
- [CMHC Demographic Projections: Housing Market Insights, June 2022](#)
- [CMHC Proximity Measures Database](#)
- [Housing Assessment Resource Tool Dashboard](#)
- [Canadian Housing Evidence Collaborative – Housing Intelligence Platform](#)

In addition to this data, communities are required to incorporate internal and non-public facing, non-confidential data, into their HNAs in order to more fully capture local contexts and realities as needed.

Data fields highlighted in yellow identify where municipalities will have to source the data.

If this data is unavailable at the time of completion of the first HNA, communities are expected to collect these data points for future iterations. Other fields will be pre-populated. Fields marked with an asterisk (*) indicate data points which are unavailable from the source or suppressed due to low counts.

Please provide data from the latest census except where otherwise indicated.

1.1 Please provide an overview of the methodology and assumptions used to develop this Housing Needs Assessment, using the guidelines above. This should include both quantitative and qualitative methods. Please also identify the publicly available data sources used to complete this assessment beyond the sources listed above, if applicable.

Response:

Methodology

This Housing Needs Assessment (HNA) has been formulated by The Town of Ajax (Town, Ajax) using the prepopulated template provided by the Ministry of Housing, Infrastructure and Communities, Government of Canada. The HNA is divided into seven sections. This section provides an overview of the methodology, assumptions, and consultation activities undertaken by the Town to complete this HNA.

Sections 2 to 5 are data informed analysis sections and include a narrative on the Town's housing policy context, demographics, household and socioeconomic characteristics, market and non-market housing trends and options. Current and historical data comparisons have been included to support a comprehensive narrative around housing in Ajax. Where appropriate, data from Ajax has been compared with that from the Province of Ontario (Province, Ontario) at large to consider alignment with province wide demographic, household and housing trends. Similar quantitative and qualitative analysis was completed by the Town for the Ajax Housing Strategy completed in 2023.

Section 6 follows the recommended guidelines to develop population and household projections for Ajax for 2031. The cohort-component population projection method has been used to project Ajax's population in 5-year age cohorts while considering available data and appropriate proxies for growth, birth and survival rates, and net migration.

The Town also completed trend analyses of historical age specific household headship rates, number of non-census families, and proportion of household types for census families from the last three census periods to determine the projected headship rates, household types and number of census non-family households to 2031. Where appropriate, headship rates were adjusted to reflect the potential for an improved housing supply to avoid underestimation of households. Recent trends in home ownership have been used to anticipate housing tenure projections to 2031.

Section 7 examines how the calculated projections to 2031 identified in the HNA compare to population projections established in the Region of Durham Official Plan (Regional Official Plan) and how actions and objectives established through the Ajax Housing Action Plan continue to be relevant in light of the HNA.

The following quantitative research methods have been used to develop this HNA:

- Comparative analysis of current and historical demographic and household data for the Town and the Province;

- Age cohort component population projection method;
- Trend analyses to support household projections; and
- A comparison against other recently completed Town and regional plans and data to confirm results.

The following qualitative research methods were employed:

- A review of municipal and regional housing policy studies, plans and analysis; and
- Targeted stakeholder engagement.

Throughout the HNA, data has been tabulated in schedules and tables. In sections 2 to 5, schedules present data as required by the HNA template. Most of this data was available in a prepopulated HNA template provided by the Ministry of Housing, Infrastructure and Communities, Government of Canada. In section 6 schedules contain summarized results of the projected housing needs assessment calculations. Tables present additional supporting data where available. The data in schedules and tables may not always add up precisely due to rounding of numbers.

To make the HNA as accessible as possible, the format of some schedules has been modified to reduce the use of merged and split cells. In tables and schedules, unavailable data has been indicated with 'NA' to avoid blank cells.

Sources

In addition to data presented in the pre-populated template, the HNA draws from various other sources to analyze current and historical data to understand demographic, socio-economic, and housing trends within the Town. These include:

- Ajax Housing Strategy Phase 1: Background Data and Housing Needs Analysis, 2022
- Ajax Housing Strategy Phase 2: Recommendation Report and Draft Housing Action Plan, 2023
- Ajax Housing Action Plan, 2023
- Town of Ajax Official Plan (Office Consolidation October 14, 2022)
- Town of Ajax Zoning By-law 95-2003, as amended (Office Consolidation November 1, 2023)
- Regional Official Plan (Approved September 3, 2024)
- Envision Durham Growth Management Study Phase 2, 2022
- At Home in Durham, Durham Region Housing Plan, 2014-2024
- At Home in Durham, Five Year Review, 2019
- Region of Durham Master Housing Strategy, 2020
- 2021 Census of Population – Indigenous Peoples and Housing Portrait (Release 5), The Regional Municipality of Durham Information Report, January 2023
- 2021 Census of Population – Education and Employment (Release 7): The Regional Municipality of Durham Information Report, December 2022

- Region of Durham’s Report #2022-INFO-77: Age, Gender and Dwelling Type Report (Release 2)
- Region of Durham Point-in-Time Count Report 2021, Community Development Council Durham
- Region of Durham, 2022, Durham Region Growth Management Study (G.M.S.) – Phase 2
- Census Profiles for Ajax for 2021, 2011 and 2021, Statistics Canada
- Housing Statistics Dashboard, Statistics Canada
- Fertility indicators, provinces and territories: Interactive dashboard, Statistics Canada
- Housing Market Information Portal, Canada Mortgage and Housing Corporation
- Housing Needs Assessment Tool Portal, Housing Assessment Resource Project, University of British Columbia

In addition to these documents, websites of non-profit organizations were also reviewed to access information regarding programs and services. These websites include:

- www.cfoc.ca
- www.cdcd.org
- www.durhamyouth.com
- www.amhchousing.ca
- www.tsahope.com
- www.herizonhouse.com
- www.cl-apw.org

Assumptions and Limitations

The HNA uses data from the 2021 census, or later data from the Town, where available. Where Ajax specific data was not available, appropriate data for other geographies such as the Region of Durham (Durham, Region) or the Toronto Census Metropolitan Area (Toronto CMA) has been used as a proxy. Certain datasets such as fertility and infant mortality rates were not available at the municipal and regional levels. Provincial statistics from the most recent year available have been used in lieu of this data. Mortality rates for children and youth under 25 were available at the provincial level and have been used as a proxy for Ajax. Age specific survival rates for adults, 25 years and older, were available at the national level and have been used to calculate surviving population.

Core housing need data specific to some priority groups including individuals who identify as LGBTQ2S+, women and children fleeing domestic violence, students, and temporary foreign workers was not available. The consultation process did provide limited anecdotal information regarding the housing challenges faced by specific priority groups and has been included in the HNA.

Historical estimates for net migration into Ajax were not available. Similar data from the Oshawa CMA was available and has been appropriated to provide an informed estimate to base projection calculation for net migration. As these historical estimates were not

disintegrated by age, an estimated age mix of international immigration into Ontario was used to understand the estimated proportion of net migrants into Ajax for 2031.

Additionally, certain figures included in the pre-populated template, such as the number of secondary rental units, subsidized housing units, dwellings located within 800 meters of a higher-order transit station, etc., could not be verified by the Town. To ensure accuracy in completing this HNA, the Town has provided additional information based on the local context, where available, and the best available data.

Further, average and median sale prices for housing units broken down by unit sizes were not available and have not been included in the HNA.

As part of creating an Inclusionary Zoning By-law for the Protected Major Transit Station Area (PMTSA) surrounding the Ajax GO transit station, the Town has commissioned a Housing Assessment Report (HAR) from a consultant in accordance with the *Planning Act*. The HAR will help the Town fill data gaps such as sale prices of specific housing types, priority group households in core housing need, suppression of household formation and demand etc. This additional data will help confirm this HNA's assumptions and inform the next version of the Housing Needs Assessment (HNA).

All data sources have been referenced as footnotes. For detailed methodology and calculation please see Section 6.

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).

Response:

The consultation process sought to ensure that Ajax's HNA was based on accurate data to inform effective housing policy decisions. It focused on incorporating accurate data and observations into the final HNA. A wide range of stakeholders, including the Region of Durham and various non-profits, contributed to improve the HNA's accuracy and relevance. The following narrative provides a comprehensive overview of the purpose, objectives, consulted agencies, and engagement methods used to refine the HNA.

Purpose and Objectives

The accuracy of this HNA helps to ensure that Ajax continues to be equipped to provide quality and informed advice on matters related to population growth and housing. To fulfil this purpose, the following objectives were defined for the HNA consultation process:

- To ensure the data and observations included in the HNA are accurate, and includes information related to the number of market and affordable housing units; transitional, community, and supportive housing options; and homelessness, emergency shelters and support services available in Ajax.
- To fill knowledge gaps related to priority groups, including, but not limited to, persons who identify as LGBTQ2S+, women and children fleeing domestic violence, and other groups such as students, and temporary foreign workers.

Stakeholders

To ensure the above-stated objectives are met, a broad range of stakeholders from public and non-profit sectors were identified and targeted for consultation.

As the housing service manager responsible for subsidized and affordable housing in Ajax, the Region was identified as an important stakeholder. The Region operates the Durham Regional Local Housing Corporation (DRLHC), which is the largest community and affordable housing provider in Durham. As part of its role under the *Housing Services Act*, the Region also has funding and administrative responsibility for rent-geared-to-income (RGI) units in properties owned by non-profit housing providers such as the Ashley Manor Housing Corporation. The Region provides RGI housing in the private market through rent supplement agreements with private landlords and provides analyses related to demographic, socio-economic and housing data, semi-annual population projections, housing and employment projections and releases periodic information reports.

Non-profit organizations such as Ashley Manor Housing Corporation¹ and co-operatives such as the Fraser Heights Co-Op, provide community and affordable housing units in Ajax and were included in the consultation process. Other non-profit organizations such as the Christian Faith Outreach Centre, Durham Youth Services, and the Herizon House provide emergency, transitional, and supportive housing, as well as support services. Agencies such as Community Development Council Durham work with priority groups including immigrant and racialized groups, persons who identify as LGBTQ2S+ and other groups to provide resources and conduct research.

A complete list of stakeholders contacted for consultation on the HNA is as follows:

- Region of Durham
- Christian Faith Outreach Centre (CFOC)
- Community Development Council Durham (CDCD)
- Ashley Manor Housing Corporation (AMHC)
- Durham Youth Services (DYS) - Joanne's House, Jacky's Place
- The Salvation Army Hope Christian and Community services (TSA Hope)
- Herizon House

¹ Ashley Manor Housing Corporation (AMHC) was previously known as Ajax Municipal Housing Corporation and changed its name in May 2023. Source: Ashley Manor Housing Corporation. [Ashley Manor Housing Corporation – About Us](#))

- Community Living Ajax-Pickering Whitby (CLAPW)
- Dedicated Advocacy Resource Support (DARS)
- Fraser Heights Co-Op

Engagement methods

To streamline the process and build on the community engagement efforts from the 2023 Ajax Housing Strategy, the Town invited stakeholders to provide input through customized survey questionnaires designed to address specific gaps in the HNA. This approach ensured that the HNA reported and analyzed the latest available data. Each survey was tailored to focus on the unique data gaps related to the services offered by each stakeholder. For stakeholder-specific questionnaires, please refer to Annex D.

In addition to the surveys, stakeholders were also offered the opportunity to meet with the project team for discussions on the housing challenges and opportunities facing the community. A draft copy of the HNA was made available to stakeholders upon request for their review. Table 1 outlines the engagement methods and provides further details.

Table 1: Record of stakeholder engagement

| Agency | Method of Engagement | Date |
|---|-----------------------------|--------------------------------|
| Region of Durham | Written response via email | March 25th 2025 |
| Christian Faith Outreach Centre (CFOC) | Written response via email | March 19th 2025 |
| Community Development Council Durham (CDCD) | Written response via email | April 1 st , 2025, |
| Durham Youth Services (DYS) -Joanne's House, Jacky's Place | No Response | No Response |
| Ashley Manor Housing Corporation (AMHC) | Written response via email | February 27 th 2025 |
| The Salvation Army Hope Christian and Community Services (TSA Hope) | Written response via email | March 18th 2025 |
| Herizon House | Written response via email | March 31 st 2025 |
| Community Living Ajax-Pickering Whitby (CLAPW) | Written response via email | April 7 th 2025 |
| Dedicated Advocacy Resource Support (DARS) | No Response | No Response |
| Fraser Heights Co-Op | No Response | No Response |

Feedback received has been integrated into the final HNA. Please see Annex E for details regarding feedback.

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.

Response:

Although individuals belonging to priority groups were not engaged directly, non-profit organizations working with one or more priority groups, as listed in Table 1, were involved in the engagement process. A brief description of the agencies and the priority groups they work with, and the services they offer have been included below:

Christian Faith Outreach Centre

Christian Faith Outreach Centre (CFOC) is a faith based charitable organization that operates three homelessness initiative community programs, the CFOC Doors of Compassion, the CFOC Ajax Hub & the CFOC Warming Programs. The CFOC Ajax Hub provides meals and shower access, addiction and income support services, and health care and harm reduction services. The CFOC Doors of Compassion operates three housing-focused emergency shelters in Ajax and Whitby, with a total of 95 beds. Two out of the three shelters are in Downtown Ajax and provide housing-focused support and transition services for unsheltered adults. CFOC also operates Next Steps food bank which opens for community members every Thursday from 2 to 5 pm. Additionally, CFOC provides food assistance, daily accommodation, clothing, language classes and professional training workshops for newcomers and asylum seekers.

Community Development Council Durham

The Community Development Council Durham (CDCD) is an independent, not-for-profit social planning organization that has been working to enhance the quality of life for individuals, families and communities in Durham for over 50 years. CDCD works with recent immigrants and refugees, racialized communities, LGBTQ2S+ groups, women and children fleeing domestic violence, women led households, seniors, young adults, those challenged by mental health and addiction, students, temporary foreign workers and people experiencing homelessness to offer a wide range of services. CDCD also undertakes education, advocacy, and research activities.

Durham Youth Services (Joanne's House, Jacky's Place)

Durham Youth Services (DYS) provides a range of youth-focused services through its homelessness prevention, housing and housing stability programs. DHS operates youth shelters and transitional housing facilities including:

- Joanne's House: Durham's only youth focused, 10-bed emergency shelter that provides beds, meals and snacks, access to computers for housing and job searches, laundry facilities, counseling and other services for youth aged 16 to 24. Joanne's house is located in Ajax.
- Jacky's Place: 4-bed transitional services centre focused on youth aged 16 to 18 years. Jacky's is located in Ajax.

DYS's services include shelter, drop-in, meals, clothing, shower and washroom facilities, assistance obtaining benefits, support with negotiating the social service system, and access to telephone and the internet. DYS also offers other services including family re-connection, nutrition education, hygiene education, mental health counselling, nursing services, physician services, pregnancy counselling, parenting education, addiction counselling, life skills education, job readiness and job skills education, anger and stress management education and transportation to services.

The Salvation Army Hope Christian and Community Services

The Salvation Army Hope Christian and Community Services (TSA Hope) is a faith based charitable organization that provides food, shelter, clothing, and social services in partnership with the Town to youth, families, and those who are challenged by abuse, addictions and mental health issues in Ajax, Pickering and Uxbridge.

Herizon House

Herizon House is a registered charitable organization that provides services to abused women and children in Durham. Herizon House provides emergency shelter, crisis helpline and support services, support in accessing legal services and housing resources, and transitional support.

Dedicated Advocacy Resource Support

Dedicated Advocacy Resource Support (DARS) is a volunteer-led community outreach initiative that aims to serve low-income families and individuals experiencing housing instability in Pickering and Ajax. DARS offers meals, clothing, shelter, access to showers, and assistance with housing and income applications.

Community Living Ajax-Pickering Whitby

Community Living Ajax-Pickering and Whitby (CLAPW) is a non-profit agency and advocacy group that supports people with developmental disabilities by offering a broad range of personalized supports and services, including accommodation and employment supports, and treatment and urgent response services. CLAPW's programs include Group Home Living, Host family Program and Supported Independent Living. CLAPW is funded by the Province of Ontario's Ministry of Children, Community and Social Services (MCCSS).

Ashley Manor Housing Corporation

Ashley Manor Housing Corporation (AMHC) is the largest non-profit housing organization in the Town, and the 3rd largest in Durham. AMHC offers both rent-geared-to-income (RGI) and affordable market rate housing units for families, seniors and other individuals with limited incomes in the following facilities in Ajax:

- Ashley Manor – A seniors only 77-unit rental apartment complex with one- and two-bedroom units.
- Monarch Mews – A 142-unit town house complex with two-bedroom, three-bedroom, and four-bedroom townhouses.
- River Breeze - A 100-unit town house complex with two-bedroom, three-bedroom, and four-bedroom townhouses.
- Hubbard Station – An 84-unit rental apartment complex with bachelor, one-bedroom, and two-bedroom units.
- Post Hill - A 101-unit (53 for families and 48 for seniors) rental apartment housing complex with one-, two-, and three-bedroom rental apartments and town houses.
- Westwood Manor – A seniors only apartment building with 70 rental units.

AMHC works with the Region to provide RGI rental units through The Region's Durham Access to Social Housing (DASH) list.

AMHC is not a supportive housing provider. It offers housing to individuals who can live independently or who coordinate their own support services. However, through an agreement with Lakeridge Health, AMHC facilitates access to support services for seniors at Ashley Manor, Westwood Manor, and Hubbard Station. These services, including on-site staff, are provided by Lakeridge Health.

Fraiser Heights Cooperative Incorporated

Fraiser Heights Cooperative Incorporated operates the Fraser Heights Co-Op, a housing cooperative located at 1 Hayward Lane, Ajax which includes 64 rental townhouses and 24 rental apartments.

2. Community Profile and Trends

In this section, communities are expected to tell their housing story through the lenses of their community and household profiles using both qualitative and quantitative data. Communities may structure this information in different ways, including by providing past benchmarks, present figures, future projections, and current growth rates at a local, regional and provincial level.

2.1 Please detail the existing municipal housing policy and regulatory context, such as approved housing strategies, action plans and policies within Official Community Plans.

Response:

The Town is one of eight (8) lower-tier municipalities situated within Durham, which is the upper-tier municipality. When it comes to housing, the Town's responsibility is to provide a policy and regulatory framework through the Official Plan and Zoning By-law to guide development and encourage housing options. The Town is responsible for issuing planning approvals, building permits, and conducting inspections to ensure compliance with by-laws and building code.

The Region is the housing service manager responsible for the funding, managing and administering community housing for its area municipalities.

The Town has worked with other levels of government, various agencies and stakeholders, and the public to develop a suite of municipal and regional plans and strategies that set the municipal housing policy and regulatory context in Ajax. The following is an overview of these strategies or plans:

Ajax Housing Strategy

The Town developed a housing strategy and action plan to evaluate the housing situation in Ajax with the goal of providing an appropriate range and mix of housing types and tenures to meet the demographic and socio-economic needs of current and future Ajax residents. The Ajax Housing Strategy was completed in two phases. Phase One: Background Data and Housing Needs Analysis was presented to Ajax Town Council (Council) in June 2022, and Phase Two: Recommendations Report and Draft Housing Action Plan was presented to Council in January 2023. The development of a Housing Strategy was identified as a priority item in the Council-approved Ajax 2018-2022 Strategic Plan. Phase One and Phase Two activities and reports are described as below:

- Phase One - Background Data and Housing Needs Analysis: Phase One included reporting on background data and completed a preliminary housing needs analysis which:

- Provided an overview of population and household statistics using 2016 census data for the Town on a neighbourhood scale and included comparisons with the Region and other Durham area municipalities data.
 - Provided a snapshot of the housing supply in the Town.
 - Examined housing affordability in the regional and local context.
 - Identified preliminary housing gaps and needs within the Town.
 - Reviewed the federal, provincial, regional, and local housing policy framework.
 - Presented discussion questions to generate conversation and feedback from the public and stakeholders.
- Phase Two - Recommendation Report and Draft Housing Action Plan: Phase Two builds on the key observations, needs and opportunities, and housing gaps identified in Phase One. The report provided information on the consultation process and results; proposed three draft Housing Goals and a series of actions within a draft Housing Action Plan.

A comprehensive community consultation process, to inform, educate, and engage with the public and interested stakeholders through meetings, open houses, and online engagement tools was conducted to support the development of the Housing Strategy through both phases. Consultation activities included:

- Presentation to the Town’s Community Affairs and Planning Committee,
- Consultation sessions with the Town’s Accessibility Advisory Committee,
- Phase One Public Open House,
- Phase One Online Housing Survey,
- Phase One written comments,
- Phase Two early engagement sessions, and
- Phase Two written comment submission.

The consultation process helped refine the Ajax Housing Strategy and develop the Ajax Housing Action Plan, which is discussed below.

Ajax Housing Action Plan

In 2023 the Town adopted The Ajax Housing Action Plan to support housing initiatives that are affordable, innovative, and representative of the range of housing options required to provide a diverse housing inventory for current and future Ajax residents.

The Housing Action Plan includes similar information presented in this Housing Needs Assessment such as housing statistics; summarizes the roles of various government, non-government, and private sector partners play in housing; lists various stakeholders that were consulted through the community engagement process; and identifies gaps and opportunities. The action plan implemented three goals:

1. Prioritize safe, affordable, and temporary housing options.
2. Preserve, improve, and expand the supply of rental units.
3. Facilitate a balanced mix of housing types and tenures.

The Action Plan further lists 30 housing actions, spanning over four broad categories:

- Policy directions and municipal tools,
- Financial tools,
- Partnerships, and
- Education and awareness.

The Ajax Housing Action Plan includes implementation timing and the municipal department(s) leading or supporting the action items. The Town is currently in the process on implementing the actions listed in the Plan.

The Town of Ajax Official Plan

The Town of Ajax Official Plan (Official Plan) establishes principles, goals and a policy framework governing long-term physical, social and economic growth in the Town. The Official Plan is the local municipal planning document that establishes the context for the future urban structure of the Town and serves as the basis for managing change. The Official Plan was first adopted by the Council on April 17, 2000, and was last consolidated on October 14, 2022.

There are many goals, principles, and objectives within the Official Plan that encourage mixed-use communities where housing is provided alongside other land uses.

One of the primary goals of the Official Plan is to promote urban intensification and broaden the range and mix of housing types available, including special needs and affordable housing. The Official Plan explicitly states that the Town is to strive to achieve a minimum affordable housing target of 25% for low- and moderate-income households.

With regard to intensification, the Official Plan identifies that the vast majority of residential growth to 2031 (9,700 people or 5,000 new units) is to be accommodated within the Town's intensification areas. The Official Plan establishes residential designations that permit a range of uses and densities, including:

- Low Density Residential designation which permits uses such as detached, semi-detached, linked and townhouse dwellings;
- Medium Density Residential designation which permits uses such as duplex dwellings, block townhouses, street townhouses, stacked townhouses, attached housing, walk-up apartments and other forms of moderately scaled housing; and,
- High Density Residential designation which permits uses such as stacked townhouses, back-to-back townhouses, apartments and other forms of high density housing.

The following paragraphs provide an overview of key housing policies such as accessory units, special needs housing, etc.

Policy 3.1.3 of the Official Plan permits Accessory Apartments (i.e. additional dwelling units) on lands designated Low Density Residential within detached and semi-detached

dwellings. This section currently permits a detached accessory dwelling unit (i.e. garden suite) subject to a site-specific Zoning By-law Amendment. On March 24, 2025, the Town passed Official Plan Amendment 83 and Zoning By-law Amendment Z2/25 to permit up to four dwelling units on most properties containing a detached, semi-detached, or townhouse dwelling, subject to some criteria.

Policy 3.1.6 establishes that Special Needs Housing such as assisted housing, group homes, hospices, shelters, nursing homes, and seniors housing is permitted on all land use designations where residential land uses are permitted within the built form and density permissions of the designation.

Section 5 of the Official Plan lists the types of studies and reports that may be required to support a development and includes a Rental Housing Conversion Study where a development proposes to convert rental housing to condominium tenure.

Due to recent changes to legislation and planning policy documents at both the Provincial and Regional levels, a comprehensive review of the Town's Official Plan will be initiated in 2025. This work will include a comprehensive review of the housing policy framework to align the Official Plan with Provincial legislation and plans, and Regional policy documents; and will also work to implement many of the policy actions identified in the Ajax Housing Action Plan.

The Town of Ajax Zoning By-law

The Town's Zoning By-law No. 95-2003, as amended (Zoning By-law), implements the policies of the Official Plan by transitioning them into legal standards and requirements. The Zoning By-law regulates the use of land by establishing permitted uses and building types, and performance standards such as maximum building and structure heights, minimum or maximum lot coverage and setbacks, and minimum parking requirements etc. Zoning By-law 95-2003 was last consolidated on November 1, 2023.

The Zoning By-law defines and permits a range of residential uses such as, but not limited to, detached dwelling, multiple attached dwelling, duplex dwelling, stacked townhouse dwelling, nursing home, seniors' apartment, apartment dwelling, accessory apartment dwelling, etc.

The Zoning By-law also establishes a series of zone categories (e.g. R1-A, RM6, DCA/MU etc.) that establish a range of permitted uses and provisions that generally correspond with the land use designations established in the Official Plan. For example, the Residential One – A (R1-A) zone is located within the Low Density Residential designation and permits detached dwellings with larger minimum lot frontage, depth and setbacks. Whereas zones such as the Multiple Residential Six (RM6) zone correspond to the Medium Density Residential designation and permit multiple attached dwellings with zone standards applicable to various forms of condominiums. Other zones correspond to the Town's strategic growth areas, such as the Downtown Central Area Mixed Use (DCA/MU) Zone which permits a range of higher density residential uses such as stacked-townhouses, back-to-back stacked townhouses, and apartments, as well as a range of non-residential uses.

The Zoning By-law also defines and establishes provisions for specific residential uses, such as:

- Accessory Dwelling Unit, is defined as “a separate self-contained dwelling unit that is subordinate or incidental to the principal dwelling.” Corresponding zoning provisions directly related to accessory apartment units are also identified, such as minimum parking standards and standards that are indirectly related, such as setbacks to property lines for below grade entrances.
- Group Homes: Group Home A, which supports people referred by a hospital, recognized social service agency or health professional, is permitted in the R1-A, R1-B and R1-C zones. Whereas, Group Home B, which supports people who have been released by a correctional facility, released on parole or admitted for correctional purposes, has not been identified as permitted in any zone category and is only permitted by exception.
- Lodging Houses: A Lodging House is defined as “a building or part of a building, containing three to ten lodging units, which does not function as a dwelling unit, although one may be included with the lodging units. It includes, without limitation, a rooming house and a boarding house, a fraternity house or sorority house.” Lodging Houses also require minimum parking requirements and must also comply with the requirements of the Lodging House Licensing By-law.

Comprehensive Zoning By-law Review

The Town is currently undergoing a Comprehensive Zoning By-law Review that is updating zoning standards townwide to better align with the Official Plan policy. This includes initiatives such as providing ‘as-of-right’ zoning permissions in intensification areas to enable the delivery of housing faster. A review of all definitions and performance standards such as minimum parking rates, minimum setback or maximum lot coverage requirements, and permissions for additional dwelling units, discussed earlier, is underway. Completion of this project is targeted for the end of 2025.

Region of Durham Official Plan

On September 3, 2024, the new Region of Durham Official Plan (Regional Official Plan), titled Envision Durham, was approved by the Ministry of Municipal Affairs and Housing. The Regional Official Plan establishes a land use framework and allocates growth forecast for all area municipalities within Durham.

Bill 23: More Homes Built Faster Act, 2022, introduced the concept of an “upper-tier municipality without planning authority”. As a result, the authority for making planning decisions on behalf of lower-tier municipalities was removed from the Region on January 1, 2025. While some approvals were transitioned to the Ministry of Municipal Affairs and Housing, most were transferred to the lower-tier municipalities, including Ajax. This included the transfer of the recently approved Regional Official Plan to the lower-tier municipalities, as it applied to each municipality. Therefore, the policies discussed below are within the purview of the Town.

The Regional Official Plan mandates planning for a minimum of 50% of all new residential units across the Region to be provided through intensification on an annual basis within the delineated built-up area. For Ajax, the assigned intensification target is 86% and allocates a projected population of 151,530 by 2031 and 199,110 by 2051. The Regional Official Plan projects the total number of households in Ajax to be 49,070 by 2031 and 71,640 by 2051.

The Regional Official Plan specifies that residential and mixed uses are permitted in the following:

- Strategic Growth Areas, that represent optimal locations for prioritizing intensification and higher density mixed-use development. These include Urban Growth Centres, Regional Centres, Protected Major Transit Station Areas, and Rapid Transit Corridors.
- Other Nodes and Corridors represent additional areas where higher density forms of development are encouraged, subject to the local context. These include Rural Regional centres, Regional Corridors, Local Centres & Corridors.
- Community Areas are intended to offer a complete living environment for residents and are comprised of housing, commercial uses such as retail shopping and personal service uses, offices, institutional uses, community uses, and public service facilities such as schools, libraries and hospitals, as well as an array of cultural and recreational uses; and
- Hamlets, Shoreline Residential and Country Residential Subdivisions.

Residential uses are not permitted in Employment Areas.

Chapter 3: Healthy Communities of the Regional Official Plan describes the policy direction related to housing, community design and development. Section 3.1: Diverse & Available Supply of Housing contains policies that support increasing the range and mix of diverse housing opportunities, including affordable, rental, and special needs housing. It also prioritizes the availability of housing options that are appropriate for households in various socio-economic conditions and for people of all ages and abilities. Key policies in relation to housing state that the Region shall:

- Require that at least 25% of all new residential units produced throughout the region to be affordable to low and moderate income households.
- Require that at least 35% of all new residential units created in Strategic Growth Areas to be affordable to low and moderate income households.
- Encourage affordable housing, including additional residential units, microhomes, and medium and high-density apartments in areas that are well served by local amenities including transit, schools and parks.
- Encourage reduced parking standards to support the delivery of affordable housing, including purpose-built rental housing.
- Support aging in place by encouraging a broad mix of housing types, unit sizes and tenures, including additional dwelling units, shared living and multi-generational housing, that consider proximity to retail, amenities, transit and social health services.

- Encourage the retention of rental units and only allow the conversion of existing rental housing to condominium tenure subject to provincial regulations.
- Encourage area municipalities to protect rental housing by prohibiting the demolition of rental housing, where warranted by local conditions.
- Regularly monitor, evaluate, and report on housing supply and affordability as a component of housing need.

Section 3.3: Complete Communities directs local area municipality plans and policies to plan for a range and mix of housing options by type, size and affordability.

At Home in Durham, Durham Region Housing Plan, 2014-2024

At Home in Durham, Durham Region Housing Plan 2014-2024 (At Home in Durham) provides the Region's vision for housing and homelessness to 2024. The primary aim of At Home in Durham is to ensure there is enough affordable housing to meet the varied needs of all people in Durham. The Plan identifies four goals and related objectives as listed below:

1. End Homelessness in Durham:
 - Develop long-term innovative approaches to improve the ability of households to access housing; and,
 - Develop long-term innovative approaches to improve the ability of households to retain their housing.
2. Affordable Rent for Everyone:
 - Increase the privately funded affordable rental housing supply;
 - Increase federal and provincial government-funded, affordable rental housing supply; and,
 - Increase rental assistance for low income households.
3. Greater Housing Choice:
 - Diversify housing options by type, size and tenure; and
 - Improve access to safe and secure housing that supports the needs of a diverse community.
4. Strong and Vibrant Neighbourhoods:
 - Preserve the private rental housing stock;
 - Strengthen the social housing sector; and,
 - Support an energy efficient, environmentally sustainable rental housing stock.

At Home in Durham also sets out the Region's direction for housing, including:

- An assessment of current and future housing needs;
- Goals related to the identified needs; and,
- Realistic actions to meet the diverse range of these needs.

At Home in Durham, Five Year Review, 2019

In 2019, the Region completed the legislated five-year review of At Home in Durham. During the review, it was recorded that several goals established by At Home in Durham have been achieved within the first five years from 2014-2019. These include:

- Creation of the Affordable and Seniors' Housing Task Force;
- Construction of 421 rental units, with 389 new affordable housing (completed and under development);
- Establishment of new partnerships between housing developers and support services agencies that have increased access to safe, secure and affordable housing for some of the most vulnerable residents; and,
- Transformation of the DASH wait list to give applicants for rent-geared-to-income (RGI) and other forms of assisted housing greater control and choice in deciding where they want to live.

The five-year review did not result in any substantive changes to the At Home in Durham plan. At Home in Durham will be implemented with annual reports on progress to 2024. The Region committed to achieving the following by 2024:

- Reducing chronic homelessness to zero;
- Increasing the supply of affordable rental housing by 1,000 units;
- Increasing the supply of medium- to high-density housing; and,
- Significant progress in the regeneration of community housing.

There is currently another 5-year review of At Home in Durham that is in the consultation phase and is expected to be released later in 2025.

Region of Durham Master Housing Strategy, 2020

The Region of Durham Master Housing Strategy (Master Housing Strategy) is a living document that operationalizes the Region's long-term vision for housing set out in At Home in Durham, the Durham Housing Plan 2014-2024 and supports the implementation of its four goals (1. End Homelessness in Durham, 2. Affordable Rent for Everyone, 3. Greater Housing Choice and 4. Strong and Vibrant Neighbourhoods).

The Region's commitments under the Master Housing Strategy are as follows:

- Revitalization of the Regionally-owned Durham Regional Local Housing Corporation (DRLHC) portfolio, including the development of an evidence-based strategy for managing the DRLHC portfolio that addresses maintenance, revitalization, regeneration (redevelopment) and disposal across the portfolio;
- Review of public surplus lands and their potential social and community benefits;
- New partnerships and incentives for the provision of affordable, community, supportive and transitional housing, including the development of a Regional Community Improvement Plan (CIP);
- Support for the preservation and modernization of community housing, including opportunities for more flexible partnerships and support for capital needs; and,
- Review and modernization of the homelessness and emergency shelter system to reduce chronic homelessness to zero.

2.2 Community Profile

Schedule 2.2.1 Population

| Characteristic | Data | Value |
|----------------------------|---------------|---------|
| Total Population (Number) | 2016 | 119,677 |
| | 2021 | 126,666 |
| Population Growth (Number) | Total | 6,989 |
| | Percentage | 5.8 |
| Age (Years) | Average | 38.6 |
| | Median | 38.4 |
| Age Distribution | 0 - 14 years | 23,805 |
| | 15 - 64 years | 86,275 |
| | 65+ years | 16,585 |
| Mobility | Non-movers | 113,205 |
| | Non-migrants | 4,435 |
| | Migrants | 7,335 |

Schedule 2.2.2 Demographic Information

| Characteristic | Data | Value |
|--------------------------------------|-------|--------|
| Immigrants | Total | 52,750 |
| Non-Immigrants | Total | 72,295 |
| Recent Immigrants (2016-2021) | Total | 5,010 |
| Interprovincial migrants (2016-2021) | Total | 1,070 |
| Indigenous Identity | Total | 1,270 |

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

Response:

As per the 2021 census, the Town's population was recorded as 126,666 and is projected to grow to 199,110 by 2051². Table 2 presents a comparison of selected demographic data between the Town and Ontario.

Table 2: Demographic comparison between Ajax & Ontario

| Metric | Ajax | Ontario ³ |
|---|----------------|----------------------|
| Population growth between 2016 and 2021 | 5.8% | 5.8% |
| Median Age (2021) | 38.4 | 41.6 |
| Percentage of seniors (65+) (2021) | 13.1 | 18.5 |
| Percentage of Immigrants (2021) | 41.6% (52,750) | 29.9% |
| Percentage of Recent Immigrants (2016-2021) | 3.9% (5,010) | 4.1% |
| Indigenous Identity (2021) | 1% | 2.8% ⁴ |

Growth, Immigration and Indigenous Identity

Between 2016 and 2021, Ajax experienced population growth of 5.8%, or an average of 1.16% annually. Although, this is slower than the growth recorded between 2011 and 2016 (9.19%⁵), it is consistent with the population growth experienced by the Province at large (5.8 %) during the same time period. This growth can be attributed to a variety of factors including natural growth, interprovincial and international immigration, and non-migrant movers.

Immigration has made a sizable contribution to population growth in Ajax. In 2021, immigrants represented 41.6% of the Town's population. In comparison, immigrants represented only 29.9% of Ontario's population. It is noteworthy that 3.9% of the population of Ajax comprises of recent immigrants, or those who have immigrated in or after 2016.

² Source: Region of Durham, Regional Official Plan

³ Source: Statistics Canada. Census Profile, 2021, [Profile table, Census Profile, 2021 Census of Population - Ontario \[Province\]](#)

⁴ Source: Ministry of Indigenous Affairs and First Nations Economic Reconciliation, Government of Ontario, [Indigenous peoples in Ontario | In the Spirit of Reconciliation: Ministry of Indigenous Relations and Reconciliation's first 10 years | ontario.ca](#)

⁵ Source: Statistics Canada, 2016 census, Focus on Geography Series, 2016 Census, [Focus on Geography Series, 2016 Census - Census subdivision of Ajax, T \(Ontario\)](#)

Additionally, according to the 2021 census data, with a median age of 38.4 years, the population in Ajax was recorded to be comparably younger than that of the Province (41.8 years). This trend was also reflected in the recorded percentage of senior population (+65 years). Seniors represented 13.1% of the Town's population, while representing 18.5% of the total population of Ontario in 2021.

The median age in Ajax has been increasing since 2011, demonstrating an aging population. The median ages recorded in census profiles for Ajax for the years 2011⁶, 2016⁷ and 2021⁸ were 36.2 years, 37.4 years and 38.4 years. The rate of aging of population in Ajax is faster than that of the Province where the median ages recorded for the years 2011⁹, 2016¹⁰ and 2021¹¹ were 40.4 years, 41.3 years and 41.6 years.

The Region of Durham Growth Management Study has projected that by 2051, the population over the age of 65 will account for 20% of the overall Regional population; compared to just 14% in 2016. Overall, it is expected that, within the Region, those aged 65+ will grow from approximately 94,000 residents in 2016, to 260,000 residents in 2051. The Growth Management Study also noted that the 75+ age cohort is anticipated to represent the fastest growing age category over the next 30 years in the Region¹².

Further, in 2021, 1% of Ajax's population identified as Indigenous, which is lower than the provincial percentage of 2.8% but comparable to the percentage of population in the Toronto CMA (0.7%).

⁶ Source: Statistics Canada, 2011 Census of Population. <http://www12.statcan.gc.ca/census-recensement/2011/dp-pd/prof/index.cfm?Lang=E> (accessed December 23, 2024).

⁷ Source: Statistics Canada, 2016 Census of Population. <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E> (accessed December 23, 2024).

⁸ Source: Statistics Canada, 2021 Census of Population. <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/index.cfm?Lang=E> (accessed December 23, 2024).

⁹ Source: Statistics Canada. 2012. *Focus on Geography Series, 2011 Census*. Statistics Canada Catalogue no. 98-310-XWE2011004. Ottawa, Ontario. Analytical products, 2011 Census. Last updated October 24, 2012.

¹⁰ Source: Statistics Canada. 2017. *Ontario [Province] and Canada [Country] (table). Census Profile*. 2016 Census. Statistics Canada Catalogue no. 98-316-X2016001. Ottawa. Released November 29, 2017.

¹¹ Source: Statistics Canada. 2023. (table). *Census Profile*. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released November 15, 2023.

¹² Source: Region of Durham, 2022, Durham Region Growth Management Study (G.M.S.) through Ajax Housing Strategy, 2023.

Impact on Housing Market

Ajax may be considered representative of communities across Ontario which continue to experience housing affordability challenges. The data presented above demonstrates that like Ontario as a whole, the Town is home to a growing and aging population that continues to be a desirable destination for movers and immigrants. Like many communities across Ontario, this population growth is driving demand for housing up and impacting housing affordability.

It is also noted that much of the population changes noted above are a result of housing development within the Town over the past 20 years. The high number of immigrants and lower median age compared to the Province are largely a result of new housing construction in the Town's designated greenfield areas over the past 20 years, with young families establishing themselves within the Town. Within these areas, the majority of housing constructed in the Town has been detached, semi-detached and townhouse units.

Another noteworthy trend is the rapidly aging population of Ajax, which although is part of a nationwide phenomenon, is likely to increase the demand for assisted living facilities, or in-home care options for those who choose to age in place. Despite an aging population, Ajax has been able to maintain a relatively young population¹³. Almost 85% of the housing units in Ajax are ground-related, meaning they are detached, semi-detached, or townhouse dwellings. As a result, the Ajax Housing Strategy also identified the need to diversify the housing stock in Ajax to provide more apartment units for both the aging population and for the younger, entry level market. With 20% of the Region projected to be in the 65+ cohort, smaller apartments are needed to provide options to those looking to downsize within their neighbourhoods.

¹³ Source: Town of Ajax, 2022, Ajax Housing Strategy – Phase One Report: Background Data and Housing Needs Analysis

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

Schedule 3.1.1 Household Income and Profile

| Characteristic | Data | Value |
|--|---------|---------|
| Total number of households | 2016 | 37,549 |
| | 2021 | 39,488 |
| Household income (Canadian dollars per year) | Average | 134,000 |
| | Median | 119,000 |
| 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 |
| | Average | 155,400 |

| Characteristic | Data | Value |
|---|-------------------|-------------------|
| Owner household income (Canadian dollars per year, only available at CMA or CA Level) - Data from Toronto (CMA), Ont. | Median | 120,000 |
| Average household size (Number of members) | Total | 3.2 |
| Breakdown of household by size (Number of households) | Total | 39,490 |
| | 1 person | 5,555 |
| | 2 persons | 9,810 |
| | 3 persons | 7,925 |
| | 4 persons | 8,980 |
| | 5 or more persons | 7,220 |
| Tenant households (Number of households) | Total | 6,525 |
| | Percentage | 16.523 |
| Owner households (Number of households) | Total | 32,960 |
| | Percentage | 83.464 |
| Percentage of tenant households in subsidized housing | Percentage | 11.1% |
| Households within 800m of a higher-order/high frequency transit stop or station | Total | 639 ¹⁴ |
| | Percentage | 1.62% |
| Number of one-parent families | Total | 6,625 |
| | Percentage | 18.49% |
| Number of one-parent families in which the parent is a woman+ | Total | 5,295 |

¹⁴ Although the prepopulated template indicates 1,170 households within 800m of a higher-order transit stop, a geo spatial analysis of Town of Ajax's land parcel assessment data revealed that there are only 639 dwelling units within 800 m of Ajax GO transit station.

| Characteristic | Data | Value |
|---|--|--------|
| Number of one-parent families in which the parent is a man+ | Total | 1,330 |
| Number of households by Income Category | Very Low (up to 20% below Area Median Household Income (AMHI)) | 1,385 |
| | Low (21% – 50% AMHI) | 5,460 |
| | Moderate (51 – 80% AMHI) | 7,775 |
| | Median (81% - 120% AMHI) | 10,185 |
| | High (>120% AMHI) | 14,585 |

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?

Response:

The following narrative contextualizes the statistics presented in Schedule 3.1.1 to provide a general overview of income, housing and economic characteristics of households in Ajax.

Household Income and Housing Tenure

Table 3 compares key household and income data from the Town and the Province, and should be read in conjunction with the narrative below.

Table 3: Key household characteristics in Ajax and Ontario, 2021¹⁵

| Metric | Ajax | Ontario |
|-------------------------------------|---------|---------|
| Median Annual Household income (\$) | 119,000 | 91,000 |

¹⁵ Source: Statistics Canada, 2022, Profile table, Census Profile, 2021 Census of Population - Ajax, Town (T) [Census subdivision], Ontario; Ontario [Province]

| Metric | Ajax | Ontario |
|--|-------------|----------------|
| Average Household size (number of persons) | 3.2 | 2.6 |
| Housing tenure: percentage of owner households | 83.5% | 68.4% |
| Housing tenure: percentage of renter households | 16.5% | 31.4% |
| Percentage of one-parent families | 18.5% | 17.1% |
| Median tenant household income (Canadian dollars per year) | 65,500 | 57,700 |
| Median owner household income (Canadian dollars per year) | 120,000 | 102,300 |

According to the 2021 census data, the Town’s median household income, at \$119,000, was 30.8% higher than the median household income for the Province which was recorded as \$91,000.

Across housing tenure, the median household income of renter households was recorded to be \$65,500, which is 13.5% higher than that for the Province recorded as \$57,700. Also, the median household income of owner households was recorded to be \$120,000, which is 17.3% higher than that for the Province recorded as \$102,300. While Median household income for owner households in the Town is almost twice that of renter households, this is in line with the Province wide trend.

In Ajax, as recorded in the 2021 census identifies that 16.5% of households rented and 83.5% owned the house they were residing in. In contrast, 31.4% of all households across the Province were renter households and 68.4% were owner households. The increased proportion of housing ownership aligns with Regional trends. In 2021, 78.6% of households in the Region were owners, and 21.4% were renters¹⁶. A higher home ownership rate is likely a result of a higher median income in comparison to the Province at large.

Between 2016 and 2021, the home ownership rate in Ajax has reduced from 86.23% to 83.47%¹⁷. Although the reduction is modest, it indicates a growing availability of rental options in the Town. This is largely due to the development of new purpose-built rental apartments, such as Phase I of Vision at Pat Bayly Square by Medallion Developments Inc., as well as the addition of Accessory Dwelling Units (ADUs) that serve as secondary rental units.

Household size

The average household size in Ajax is 3.2 persons, which is considerably larger than the Provincial average household size of 2.6. The prevalence of a larger family size may be a result of larger, multigenerational households and cultural preferences seen in immigrant and diverse households. These could also result from the suppression of

¹⁶ Source: Region of Durham, The Regional Municipality of Durham Information Report #2022-INFO-98, 2021 Census of Population - Indigenous Peoples and Housing Portrait (Release 5)

¹⁷ See Table 33: Total and Owner Households in Ajax in 2016 and 2021, Section 6.

household formation due to lack of housing affordability, meaning children are living at home longer.

As demonstrated by Table 4, the average household size in Ajax has not changed much since 2011, when it was recorded as 3.1¹⁸ and 3.2 in 2016.

As shown in Table 3, the 2021 census, the number of single parent households in Ajax were recorded to be 18.5% of the total. This is comparable in proportion to 17.1% of the total as recorded in the Province at large.

Table 4: Average household size, Ajax, 2011 - 2021

| Metric | 2021 | 2016 | 2011 |
|------------------------|------|------|------|
| Average household size | 3.2 | 3.2 | 3.1 |

Households by Income Category

Table 5 compares the percentage of households in each income category (very low, low, moderate, median and high income) in Ajax and Ontario.

Table 5: Households in income categories in Ajax and Ontario¹⁹

| Income Category | % of Total Households | Annual Household Income | % of Total Households | Annual Household Income |
|---|-----------------------|-------------------------|-----------------------|-------------------------|
| | Ajax | Ajax | Ontario | Ontario |
| Area Median Household Income (AMHI) | 100% | \$119,000 | 100% | \$91,000 |
| Very Low Income (20% or under of AMHI) | 2.44% | <= \$23,800 | 2.05% | <= \$18,200 |
| Low Income (21% to 50% of AMHI) | 13.51% | \$23,800 - \$59,500 | 16.35% | \$18,200 - \$45,500 |
| Moderate Income (51% to 80% of AMHI) | 20.07% | \$59,500 - \$95,200 | 19.0% | \$45,500 - \$72,800 |

¹⁸ Written as "Average number of persons in private households". Source: Statistics Canada. 2012. *Focus on Geography Series, 2011 Census*. Statistics Canada Catalogue no. 98-310-XWE2011004. Ottawa, Ontario. Analytical products, 2011 Census. Last updated October 24, 2012.

¹⁹ Source: University of British Columbia, [Housing Needs Assessment Tool | Housing Assessment Resource Project \(HART\)](#)

| Income Category | % of Total Households | Annual Household Income | % of Total Households | Annual Household Income |
|-------------------------------------|-----------------------|-------------------------|-----------------------|-------------------------|
| Geography | Ajax | Ajax | Ontario | Ontario |
| Median Income (81% to 120% of AMHI) | 26.31% | \$95,200 - \$142,800 | 22.37% | \$72,800 - \$109,200 |
| High Income (121% and more of AMHI) | 37.67% | >= \$142,801 | 40.22% | >= \$109,201 |

Like other demographic and economic trends noted above, the percentages of households in very low, low, moderate, median and high-income categories in Ajax are similar to those in Ontario as a whole. The data demonstrates that like other demographic and economic trends noted above, household characteristics from Ajax generally tend to follow the Provincial trend.

The household profile and income statistics presented in Section 3.2 provide a peek into the current conditions and compare key data from 2021 to historical data from 2016 and 2011 census. With Section 3.2, it can be summarized that median household incomes, overall, and for owner and renter households in the Town are comparatively higher than those of the Province. Furthermore, median household income for owner households in the Town is almost twice that of renter households. This is in line with the Province wide trend. The proportion of households in each income category in the Town is comparable to that of the Province.

The data also indicates a higher home ownership rate which corresponds with higher median incomes in comparison to the Province at large. However, this rate is declining and signals decreasing housing affordability. Households tend to be slightly larger in Ajax when compared to Ontario as a whole.

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.²⁰

Response:

Schedules 3.3.1 and 3.3.2 present household formation and suppression of housing demand data for Ajax between the years 2016 and 2021 and indicate a strained local housing market condition in Ajax similar to communities across Southern Ontario.

Schedule 3.3.1 Household Formation

| HH* Head Age Category | Population (2016) | Headship Rate (% , 2016) | HHs²¹ (2016) | Population (2021) | Headship Rate (% , 2021) | HHs (2021) |
|------------------------------|--------------------------|---------------------------------|--------------------------------|--------------------------|---------------------------------|-------------------|
| 15 to 24 | 17,040 | 1.3% | 230 | 16,485 | 1.1% | 175 |
| 25 to 34 | 15,100 | 25% | 3,775 | 16,805 | 20.8% | 3,495 |
| 35 to 44 | 17,040 | 49.1% | 8,360 | 18,225 | 46.6% | 8,485 |
| 45 to 54 | 18,860 | 55.1% | 10,390 | 17,360 | 53.4% | 9,270 |
| 55 to 64 | 14,850 | 54.5% | 8,090 | 17,405 | 54.8% | 9,540 |
| 65 to 74 | 8,135 | 52.3% | 4,255 | 10,165 | 52.1% | 5,300 |
| 75 to 84 | 3,730 | 49.9% | 1,860 | 4,675 | 49.5% | 2,315 |
| 85 plus | 1,265 | 46.2% | 585 | 1,745 | 51.9% | 905 |

Table 6 further distills data presented in Schedule 3.3.1 to indicate the absolute change in age specific household headship rates in Ajax between 2016 and 2021.

Table 6: Absolute change in household headship rates between 2016 and 2021, Ajax

| Age Category | Headship Rate, 2016 (%) | Headship Rate, 2021 (%) | Absolute Change in Headship Rates |
|---------------------|--------------------------------|--------------------------------|--|
| 15 to 24 | 1.30% | 1.10% | 0.20% |
| 25 to 34 | 25.00% | 20.80% | 4.20% |
| 35 to 44 | 49.10% | 46.60% | 2.50% |

²⁰ We recognize that some municipalities may not have this data available at the time of completion, but encourage them to do their best in addressing this question. Municipalities will be expected to build this expertise in subsequent iterations of their Housing Needs Assessments.

²¹ HH = Household

| Age Category | Headship Rate, 2016 (%) | Headship Rate, 2021 (%) | Absolute Change in Headship Rates |
|--------------|-------------------------|-------------------------|-----------------------------------|
| 45 to 54 | 55.10% | 53.40% | 1.70% |
| 55 to 64 | 54.50% | 54.80% | -0.30% |
| 65 to 74 | 52.30% | 52.10% | 0.20% |
| 75 to 84 | 49.90% | 49.50% | 0.40% |
| 85 plus | 46.20% | 51.90% | -5.70% |

As indicated by Table 6, household headship rates for all age groups in Ajax, except 55 to 64 years and 85+ years, have declined since 2016. With a reduction by 4.20% points, the decline in household headship rate for 25-34 years age group has been most significant, followed by that for 35-44 years age, with a reduction by 2.50 % points. In contrast, age specific household headship rates for 85+ years and 65 to 74 years show an increase by 5.70% and 0.30% respectively.

Schedule 3.3.2 Household suppression

| HH* Head Age Category | Population (2006, Actual) | HHs (2006, Actual) | Population (2021, Actual) | HHs (2021, Actual) | Headship Rate (% 2006) | Potential HHs (2021) | Suppressed HHs (2021) |
|-----------------------|---------------------------|--------------------|---------------------------|--------------------|------------------------|----------------------|-----------------------|
| 15 to 24 | 13,215 | 315 | 16,485 | 175 | 2.4% | 392.9 | 217.9 |
| 25 to 34 | 10,980 | 4,060 | 16,805 | 3,495 | 37% | 6,213.9 | 2,718.9 |
| 35 to 44 | 16,280 | 8,225 | 18,225 | 8,485 | 50.5% | 9,207.7 | 722.7 |
| 45 to 54 | 14,455 | 8,065 | 17,360 | 9,270 | 55.8% | 9,685.8 | 415.8 |
| 55 to 64 | 7,850 | 4,275 | 17,405 | 9,540 | 54.5% | 9,478.5 | 0.0 |
| 65 to 74 | 4,055 | 2,115 | 10,165 | 5,300 | 52.2% | 5,301.8 | 1.8 |
| 75 plus | 2,985 | 1,565 | 6,420 | 3,220 | 52.4% | 3,365.9 | 145.9 |
| Total | | | | | | | 4,223.1 |

Schedule 3.3.2 presents household suppression data for 2021 for Ajax by applying age specific household headship rates from 2006 to the number of residents in that age group in the year 2021. Using this method, Schedule 3.3.2 calculates that the formation of approximately 4,223 households has been suppressed in Ajax by 2021. In alignment with Schedule 3.3.1 and Table 6, with approximately 2,719 households suppressed, the suppression is most significant for households with heads aged between 25 to 34 years, followed by that for 35-44 years age, with approximately 773 suppressed households.

These trends suggest that in comparison to recent past, a lower proportion of younger adults are able to move out to their own households in Ajax, which may indicate that housing affordability issues and lack of a variety of housing options are suppressing the demand or formation of households in Ajax.

This is supported by other data such as the proportion of young adults living with parents. In 2021, the proportion of young adults in Ajax aged 20 to 34 who were living with at least one parent was 63.8%. This percentage was recorded to be 61.8% in 2016. This demonstrates that in Ajax comparatively more adults are living with their parents in 2021 than in 2016. Province-wide in 2021, 41.9% of young adults aged 20 to 34 were living with at least one parent in 2021, compared to 42.5% in 2016.

While this data might imply suppression of household formation resulting from lack of housing affordability, it can also indicate a variety of other occurrences or propensities such as a cultural preference for multigenerational households attributed to a diverse population resulting from immigration. This may also indicate less affordable aging in place opportunities, resulting in multigenerational families.

It is noteworthy that at least 1,721 individuals continue to be on the wait list for a bed in Ajax’s existing Long-Term Care (LTC) homes.

The construction of new purpose-built rental apartments, including affordable rental units supported by CMHC and Regional grants and provincially legislated exemptions from municipal charges, the construction of new senior’s housing units, and the addition of LTC units as described in Section 5 is expected to have a positive impact on the local housing market.

3.4 Economic Conditions

Schedule 3.4.1 Economy and Labour Force

| Characteristic | Data | Value |
|---|---|--------|
| Number of workers in the Labour Force | Total | 68,525 |
| Number of workers by industry (Top 10 only) | Health care and social assistance | 7,930 |
| | Retail trade | 7,420 |
| | Professional, scientific and technical services | 6,475 |
| | Finance and insurance | 6,400 |
| | Manufacturing | 4,750 |
| | Educational services | 4,410 |

| Characteristic | Data | Value |
|--|---------------------------------|--------|
| | Construction | 4,365 |
| | Transportation and warehousing | 3,760 |
| | Accommodation and food services | 3,590 |
| | Public administration | 3,350 |
| Unemployment rate and participation rate (Percent) | Unemployment rate | 13.37% |
| | Participation rate | 66.88% |
| All classes of workers (Number) | Total | 66,110 |
| Employees (Number) | Total | 57,765 |
| Permanent position (Number) | Total | 49,590 |
| Temporary position (Number) | Total | 8,170 |
| Fixed term (1 year or more, Number) | Total | 2,865 |
| Casual, seasonal or short-term position (less than 1 year, Number) | Total | 5,300 |
| Self-employed (Number) | Total | 8,345 |
| Number of commuters by commuting destination | Within census subdivision | 8,825 |
| | To different census subdivision | 7,215 |
| | To different census division | 1,6420 |
| | To another province/territory | 55 |
| 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 | 3,4535 |
| | Public transit | 3,170 |
| | Walked | 980 |
| | Bicycle | 115 |
| | Other method | 950 |

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?

Response:

While Schedule 3.4.1 indicates that Ajax's workforce is employed in a range of diverse industries, the majority is employed in urban sector occupations²² such as:

- Sales and service occupations (23.7%),
- Business, finance and administration occupations (21.5 %),
- Trades, transport and equipment operators and related occupations (14.9%), and
- Education, law and social, community and government services (11.03%).

Only 7.8% percent of labour force is employed in casual, seasonal or short-term positions. Additionally, only 0.7% are occupied in Natural resources, agriculture and related production occupations. This is reflective of Ajax's relatively small agricultural area, with only a handful of remaining active agricultural operations. Consequently, labor conditions such as temporary or seasonal workforces, reliance on sectors such as natural resources, agriculture, tourism may have a limited impact on Ajax's housing supply and demand.

According to 2021 census data, 34.6% of the workforce in Ajax commuted to areas outside the Town for work. While Ajax is generally considered a bedroom community, with the majority of workers travelling into Toronto for work; Lakeridge Heath Oshawa, Ontario Tech University, Oshawa, Durham College, Oshawa, and Ontario Power Generation's Pickering Nuclear Generating Station (OPG Pickering) are among the major employers in Durham Region. Regional transit and transportation connectivity provides Ajax residents with options to commute outside the Town for work.

Since 2020, there has been an increase in work from home due to the pandemic and its aftermath. The 2021 census profile for Ajax demonstrates that 32.8% of the workforce worked from home. This percentage for the Province at large was 29.7%²³. Although this proportion is likely to have reduced with the diminishing aftereffects of the pandemic, the 2026 census data will help provide more information to identify work from home trends. In 2025, the Province approved OPG Pickering's plan to refurbish the Station 'B' Units 5-8. As a result, it is expected that the refurbishment will generate 2,400 jobs, many of which will be temporary construction jobs. This is expected to create pressures on temporary housing in the surrounding area, including Ajax, until the early 2030's when the refurbishment is expected to be completed.

²² Source: Statistics Canada, 2023, Profile table, Census Profile, 2021 Census of Population - Ajax, Town (T) [Census subdivision], Ontario

²³ Source: Statistics Canada. 2023. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released November 15, 2023.

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 (gross) 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 people in the Priority Groups section below, in order to provide a comprehensive picture of who is affected by core housing need.

Schedule 3.6.1 Income Categories and Affordable Shelter Costs

| Income Category, relative to Area Median Household Income (AMHI) | Annual Household Income (Canadian Dollars per Year) | Affordable Shelter Cost (Canadian Dollars per Month) |
|---|--|---|
| Very Low Income (20% or less of AMHI) | <= \$23,800 | <= \$595 |
| Low Income (21% to 50% of AMHI) | \$23,800 - \$59,500 | \$595 - \$1,488 |
| Moderate Income (51% to 80% of AMHI) | \$59,500 - \$95,200 | \$1,488 - \$2,380 |
| Median Income (81% to 120% of AMHI) | \$95,200 - \$142,800 | \$2,380 - \$3,570 |
| High Income (121% or more of AMHI) | >= \$142,801 | >= \$3,571 |

Schedule 3.6.2 Percentage of Households (HH) in Core Housing Need (CHN), by Income Category and Household Size

| Income Category | Affordable Shelter Cost (Canadian Dollars per Month) | 1 Person HH | 2 Person HH | 3 Person HH | 4 Person HH | 5+ Person HH |
|---------------------------------------|--|------------------|-------------|-------------|-------------|--------------|
| Very Low Income (20% or less of AMHI) | <= \$595 | 78.9% | 16.4% | 4.7% | 0% | 0% |
| Low Income (21% to 50% of AMHI) | \$595 - \$1,488 | 30.1% | 29% | 19.5% | 15% | 6.4% |
| Moderate Income (51% to 80% of AMHI) | \$1,488 - \$2,380 | 0% | 6.1% | 19.1% | 31.3% | 43.5% |
| Median Income (81% to 120% of AMHI) | \$2,380 - \$3,570 | NA ²⁴ | NA | NA | NA | NA |
| High Income (121% or more of AMHI) | >= \$3,571 | NA | NA | NA | NA | NA |

Schedule 3.6.3 2021 Affordable Housing Deficit by Household (HH)

| Income Category | Affordable Shelter Cost (Canadian Dollars per Month) | 1 Person HH | 2 Person HH | 3 Person HH | 4 Person HH | 5+ Person HH |
|---------------------------------------|--|-------------|-------------|-------------|-------------|--------------|
| Very Low Income (20% or less of AMHI) | <= \$595 | 505 | 105 | 30 | 0 | 0 |
| Low Income (21% to 50% of AMHI) | \$595 - \$1,488 | 850 | 820 | 550 | 425 | 180 |
| Moderate Income (51% to 80% of AMHI) | \$1,488 - \$2,380 | 0 | 40 | 125 | 205 | 285 |
| Median Income (81% to 120% of AMHI) | \$2,380 - \$3,570 | 0 | 0 | 0 | 0 | 0 |
| High Income (121% or more of AMHI) | >= \$3,571 | 0 | 0 | 0 | 0 | 0 |
| Total | Total Range | 1,350 | 965 | 705 | 640 | 470 |

²⁴ NA = data not available

Schedule: 3.6.4 Households in Core Housing Need²⁵

| Characteristic | Number | Percentage |
|--|---------------|-------------------|
| Affordability –Total households spending 30% or more on shelter costs (number and %) | 9,725 | 24.7% |
| Affordability - Owner households spending 30% or more on shelter costs (number and %) | 7,270 | 22.1% |
| Affordability - Renter households spending 30% or more of income on shelter costs (number and %) | 2,455 | 37.8% |
| Adequacy - Total households in dwellings requiring major repairs (number and %) | 1,315 | 3.3% |
| Adequacy - Owner households in dwellings requiring major repairs (number and %) | 915 | 2.8% |
| Adequacy - Renter households in dwellings requiring major repairs (number and %) | 400 | 6.1% |
| Suitability - Total households in unsuitable dwellings (number and %) | 2,845 | 7.2% |
| Suitability - Owner households in unsuitable dwellings (number and %) | 1,990 | 6.0% |
| Suitability - Renter households in unsuitable dwellings (number and %) | 855 | 13.1% |
| Total households in core housing need | 4,130 | 10.7% |
| Owner households in core housing need | 2,495 | 7.7% |
| Renter households in core housing need | 1,640 | 26.2% |

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

Response:

As per 2021 census data, 24.7% of households face affordability challenges and 10.7% of households are in core housing need in Ajax (i.e. they do not meet the required affordability, adequacy, or suitability standards). Tables 7 and 8 provide additional data regarding housing standards and households in core housing need in the Town and in the Province.

²⁵ Source: Statistics Canada. Table 98-10-0259-01 Housing indicators by tenure: Canada, provinces and territories, census divisions and census subdivisions

Table 7: Housing standards and core housing need in Ajax through time²⁶

| Percentage of Households | 2021 | 2016 |
|---------------------------------|-------------|-------------|
| Below affordability standard | 24.7% | 27.4% |
| Below adequacy standard | 3.3% | 3.2% |
| Below suitability standard | 7.2% | 6.4% |
| In core housing need | 10.7% | 13.0% |

Table 7 presents a comparison between housing standards and core housing need data from 2021 and 2016 for Ajax. Table 7 indicates that while housing affordability in Ajax has improved marginally since 2016, one in four households continues to live in unaffordable dwelling units. The improvement in housing affordability may be attributed to the launch of National Housing Strategy (NHS) in 2017, which in turn enabled various levels of governments including the Region and agencies such as CMHC to prioritize and support development of more affordable housing in communities across Canada.

Since the launch of NHS, Regional initiatives²⁷ to increase housing affordability in Ajax and Durham include:

- Amendments to the Region’s Development Charges (DC) By-law (2018) encourage the development of social and government-assisted affordable housing, including:
 - The introduction of a new Regional Residential DC service category for Housing Services to fund the development of new, growth-related social and government assisted affordable housing projects/units.
 - The deferral of DC payment for social and government-assisted affordable housing units.
- A commitment in 2019 to invest \$5.6 million in Ontario Priorities Housing Initiative (OPHI) funding for the construction of 30 to 42 new affordable housing units.
- Introduction of Durham Portable Housing Benefit (Durham PHB) in 2018, which is paid directly to eligible low-income households to bridge the gap between affordable rent (roughly 30 percent of income) and average market rent.
- Contribution of \$34 million in Regional funding to support the operations of 44 non-profit housing providers across the Region, and to provide long-term rent-geared-to-income (RGI) subsidy for 4,481 households in Durham in 2018. This investment was budgeted to increase to \$37.7 million for the year 2019.

²⁶ Source: Statistics Canada. [Table 98-10-0259-01 Housing indicators by tenure: Canada, provinces and territories, census divisions and census subdivisions](#)

²⁷ Source: Region of Durham, 2019, At Home in Durham, 5 year review, [At Home in Durham 2019 Five-Year Review](#)

Further, CMHC announced grant programs incentivizing rental housing construction, including Rental Construction Financing initiative (RCFi) which was launched in 2017 and has been expanded over the following years. Purpose built rental projects where at least 20% of the total number of units are being offered at rents 30% below median rents in the communities, can apply and receive funding for construction²⁸.

Private developers have been able to leverage RCFi to deliver purpose-built rentals in Ajax. For example, Medallion Developments Inc., a Toronto based private developer, has been able to leverage construction grants through RCFi to deliver the first phase of Vision at Pat Bayly Square, a purpose-built rental apartment project which includes 308 affordable housing units. Phase 2, currently under construction, is expected to include 551 affordable rental units.

Between 2016 and 2021, the percentage of households in inadequate dwelling units has marginally increased from 3.2% to 3.3%. The percentage of households in unsuitable dwelling units has increased from 6.4% to 7.2% during the same period. Further, since 2011, the percentage of households in core housing need has slightly reduced from 13% in 2016 to 10.7% in 2021.

As presented in Schedule 3.6.4, 2021 data indicates that renter households are more likely to face affordability challenges in comparison to owner households in Ajax. Furthermore, renter households are twice as likely to be in need of major repairs or housed in unsuitable dwellings in comparison to owner households. This reiterates the need for more, diverse and affordable rental housing options in Ajax.

Table 8: Housing standards and core housing need in Ajax and Ontario, 2021²⁹

| Percentage of Households | Ajax | Ontario |
|--|-------------|----------------|
| Below affordability standard | 24.7% | 24.2% |
| Below adequacy standard | 3.3% | 5.7% |
| Below suitability standard | 7.2% | 6.7% |
| In core housing need | 10.7% | 12.1% |
| In core housing need - renter households | 26.2% | 24.9% |
| In core housing need - owner households | 7.7% | 6.4% |

Table 8 compares Ajax’s current (2021) housing standards and core housing need data with that from the Province. While the table indicates that the likelihood of households to be below affordability and suitability standards in Ajax and the Province at large is the

²⁸ Source: Canada Mortgage and Housing Corporation, [Expanding Housing Supply: Rental Construction Financing Initiative | CMHC](#)

²⁹ Source: Canada Mortgage and Housing Corporation, [www03.cmhc-schl.gc.ca/hmip-pimh/#TableMapChart/3518005/4/Ajax+\(T\)+\(Ontario\)](http://www03.cmhc-schl.gc.ca/hmip-pimh/#TableMapChart/3518005/4/Ajax+(T)+(Ontario))

same, households in the Province at large are almost twice as likely to be housed in inadequate dwelling units in comparison to Ajax.

Further, the percentage of households in core housing need in Ajax, at 10.7%, is only slightly less than that in the Province at large (12.1%). Data also indicates that renter households in both Ontario and Ajax are about three times more likely to be in core housing need than owner households. It can be summarized that housing standards and core housing need trends in Ajax are quite comparable to those observed in the Province at large.

4. Priority Groups

There are 12 groups that CMHC defines as priority populations for affordable homes: groups who face a proportionally far greater housing need than the general population. There is also a 13th group, women-led households and specifically single mothers, implied in the National Housing Strategy which targets 33% (with a minimum of 25%) of funding going to housing for women-led households. Priority population groups are:

- Women and children fleeing domestic violence
- Women-led households, especially single mothers
- Seniors 65+
- Young adults aged 18-29
- Indigenous Peoples
- Racialized people
- Recent immigrants, especially refugees
- LGBTQ2S+
- People with physical health or mobility challenges
- People with developmental disabilities
- People dealing with mental health and addictions issues
- Veterans
- People experiencing homelessness

Census data does not disaggregate core housing need data by all priority populations, including veterans, individuals who identify as LGBTQ2S+, survivors of domestic violence, and individuals experiencing homelessness. Many households may have members in multiple priority categories which may also not be represented in the data. With these limitations in mind, information on housing need by priority population would be helpful for developing inclusive housing policies.

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

Response:**Schedule 4.1.1 Core Housing Need (CHN) by CMHC Priority Groups**

| CHN Characteristic | Total (Households) | Percentage (of priority group) |
|---|---------------------------|---------------------------------------|
| CHN in households with women and/or children fleeing domestic violence | NA ³⁰ | NA |
| CHN in households led by women | 2,190 | 14.4% |
| CHN in households led by single mothers | 745 | 17.9% |
| CHN in households led by senior(s) aged 65-84 | 1,385 | 16.6% |
| CHN in households led by senior(s) aged 85+ | 275 | 31.6% |
| CHN in households led by young adult(s) aged 18-29 | 140 | 13.1% |
| CHN in Indigenous-led households | 50 | 8.3% |
| CHN in visible minority-led households | 2,385 | 10.3% |
| CHN in Black-led households | 670 | 11.4% |
| CHN in new-immigrant-led households | 145 | 11.9% |
| CHN in refugee-led households | 460 | 14.9% |
| CHN in households with a same-sex couple | NA | NA |
| CHN in households with Transgender member(s) | 30 | 8.2% |
| CHN in households with Non-Binary member(s) | NA | NA |
| CHN in households with member(s) with physical health and/or mobility challenges | 1,080 | 9.5% |
| CHN in households with member(s) with developmental disabilities | 590 | 9% |
| CHN in households with member(s) dealing with mental health and addictions issues | 315 | 7.4% |
| CHN in households with Veteran member(s) | 40 | 6.5% |
| CHN in people experiencing homelessness | See 4.2 | See 4.2 |

Schedule 4.1.1 indicates that in Ajax, 31.6% of households led by seniors aged 85 or older, and 16.6% of households led by seniors aged 65 to 85, are in core housing need. Further, out of the total households led by single mothers, 17.9% are in core housing need. In contrast, 6.5% of households with veterans are in core housing need. Data regarding some priority groups namely, women and children fleeing domestic violence, non-binary members and same sex couples was not available. For the incidence of homelessness in Ajax and Point-in-Time counts, please see Section 4.2.

³⁰ NA = data not available

Consultation revealed that, in addition to the groups previously mentioned, new immigrants face distinct barriers to accessing adequate, suitable, and affordable housing. These challenges often stem from a lack of Canadian credit history, references, or employment background, which can lead to overcrowded or substandard living conditions. Individuals receiving social assistance through the Ontario Disability Support Program or Ontario Works also struggle to afford current market rents, placing them at greater risk of being in core housing need. Other vulnerable groups include those with a history of unemployment, past involvement with the Landlord and Tenant Board, and larger families with multiple children.

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.

Response:

The 2024 Point in Time (PiT) count for Durham Region, conducted over a 24-hour period from November 18th to 19th, identified 78 individuals experiencing homelessness in Ajax. Among them, 32 were residing in emergency or domestic violence shelters, 5 were in hotels, 1 was in a hospital, and 40 were living in unsheltered locations. A comprehensive report with further details is anticipated to be released later this year.

In comparison, CDCD's 2021 PiT count³¹, reported via 2021 PiT Regional Count Report, provided detailed data and analysis on incidence and severity of homelessness in Durham Region. The Report identified that at least 100 people were experiencing homelessness within a 24-hour period on October 20th - 21st, 2021 in Ajax. This included people who were living unsheltered, in shelters and other transitional locations, and people who were precariously housed (i.e. couch surfing). Out of the 100, 90 were living in sheltered locations and 10 were living in unsheltered locations in Ajax. The report also included an analysis of the results of a Region-wide survey with 332 participants.

In 2021, Ajax recorded the second highest concentration of homeless population in the Region which in total recorded 573 homeless persons. The City of Oshawa recorded 180 people experiencing homelessness resulting in Oshawa having the highest number of homeless persons in the Region. In 2021, Ajax and Oshawa continued to have the highest concentration of the Region's homeless population. The report also stated that across the Region, the number of homeless people, including those who experience chronic homelessness, has continued to rise since 2018.

³¹ Source: Region of Durham, 2021 PiT Regional Count Report for Durham Region: [Durham Region – Point-In-Time Count Report 2021 – Measuring The Scope And Nature Of Homelessness In Durham](#)

The 2021 PiT Count Report identified that homelessness exists across all demographics. Of those surveyed across the Region, 58% were male, 36% were female, and 2% were other gender identities; 9% identified as LGBTQ2S+; 6% were seniors aged 65+, and 9% were youth aged 16-24 years old. Additionally, 18% of individuals identified as indigenous; 1% were refugee claimants; and 4% were veterans.

The Region maintains a By-Name List (BNL) that includes identified individuals and families who are actively experiencing homelessness and have consented to being listed. While 2024 data reveals that homelessness in Ajax has reduced since 2021, the number of individuals in the Region's BNL continues to grow. As of January 2025, Durham Region's BNL recorded a minimum of 809 homeless individuals, a rise from 214 in January 2022. This represents a 278.5% increase over the past three years.

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.).

Response:

According to the CDCD's 2021 PiT Regional Count Report, survey respondents indicated the following key factors contributing to their homelessness:

- Not Enough Income for Housing (25%)
- Landlord/Tenant Conflict (19%)
- Unfit/Unsafe Housing Conditions (16%)
- Substance Use (16%)
- Mental Health Issues (13%)

Further, 12% of respondents stated that their most recent housing loss was related to the COVID-19 pandemic.

The respondents identified the following as top barriers to finding housing:

- High Rent Cost (69%)
- Low Income (68%)
- Poor Housing Conditions (34%)
- Mental Health Issues (33%)
- Health/Disability Issues (26%)
- Addiction (24%)

Of the respondents, 90% agreed that there was a need for more affordable housing across the Region.

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.

The Town, Region and other non-profit service providers have worked to increase the supports available to unhoused people in Ajax and continue to look for other opportunities.

The Region coordinates access to homeless services through its By-Name List (BNL). BNL is a real-time list of people experiencing homelessness in the community, containing key details like demographics, housing status, and needs. It helps community agencies connect individuals to appropriate services. When someone has been homeless for 14 days and cannot resolve their situation, support partners begin the process to add them to the BNL.

The Town, in collaboration with local non-profits and other agencies, continues to actively work on initiatives to better support the needs of individuals experiencing homelessness. In 2019, the Town established the Ajax Homelessness Task Force (Task Force) with the mission of addressing homelessness and advocating effective solutions. The Task Force brought together Town staff, members of Council, and representatives from local non-profits, service agencies, places of worship, and community members. To date, the Task Force has played a key role in initiatives such as the Ajax Locker Program (outlined below), out-of-the-cold programs, and supporting local groups access funding.

Relief resources available in the Town of Ajax for those that are experiencing sheltered or unsheltered homelessness are as follows:

- The Ajax Hygiene Hub located at the Ajax Community Centre, 75 Centennial Road, is in partnership with the Region to provide shower and washroom access to those in need. The Visiting Housekeepers Centre (VHA) Home Healthcare is also on site to provide information, referrals, and supports to unsheltered residents. The Ajax Hygiene Hub operates Monday to Friday from 9am to 5pm.
- The Town of Ajax operates the Town of Ajax Shower Program that offers free shower and washroom access to those in need through the following facilities at selected times in the week:
 - Ajax Community Centre: Fridays between 3 and 4 pm,
 - Audley Recreation Centre: Tuesdays between 3 and 4 pm, and
 - McLean Community Centre: Mondays and Fridays between 3 and 4 pm.
- In 2020, the Town launched The Ajax Locker Program that offers 12 lockers located on the south side of Ajax Town Hall (near King's Crescent at Exeter

Road) to store key items, receive mail and charge cell phones via USB ports in each locker powered by solar panels. The lockers are administered as a partnership between the Town and TSA Hope - Ajax /Pickering /Uxbridge.

- The Ajax Hub, managed by CFOC in partnership with the Region, is a support hub for individuals experiencing or at-risk of homelessness. The Ajax Hub includes Durham Social Services, housing stability supports, shelter admittance, workshop space for community agencies to lead activities and learning opportunities, laundry facilities, healthcare support, washrooms, and showers. In 2024, 450 individuals accessed services offered by Ajax Hub. The Ajax Hub is located at 125 Commercial Avenue (back entrance) and is open Monday to Friday, 9 a.m. to 4 p.m.
- CFOC's Doors of Compassion (DOC) currently operates three housing-focused emergency shelters in Ajax and Whitby. Two of the three centres are located in Downtown Ajax at 158 Harwood Avenue South (capacity: 17 beds) and 27 Station Street (capacity: 30 beds). Each location provides accessible and low-barrier emergency shelter, and housing-focused support focused towards unsheltered adults. 242 individuals accessed DOC's shelters in 2024. This number has decreased in comparison to previous years as those in need are staying housed longer in the shelters.

TSA Hope in Ajax provides services to the homeless through mobile outreach and includes meals, sleeping bags and other hygiene accessories. TSA Hope also provides food, clothing, and other items to the Ajax Hygiene Hub; and provides food assistance (foodbank) to anyone in need.

In addition to the ones operated by DOC, there are two other emergency shelters in Ajax, Joanne's House and the Herizon House.

- Joanne's House, operated by DYS is Durham's only youth focused, 10-bed emergency shelter that provides beds, meals and snacks, access to computers for housing and job searches, laundry facilities, counseling and other services to youth aged 16 to 24. The center has a capacity of 13 beds and took 89 individuals in 2020.
- Herizon House focuses on women and children, including those fleeing domestic violence. Herizon House's emergency shelter has a capacity of 30 beds and provides crisis helpline and support services, support in accessing legal services and housing resources, and transitional support. 56 women and children sought shelter at Herizon House in 2024, while another 129 accessed transitional support and outreach services.

Through its community connections program, the Ajax Public Library partners with CDCD, Herizon House, and Housing Help Durham to facilitate walk-in appointments for those in need of housing and related social supports.

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.

Response:

While Ajax is well connected to communities that have post-secondary education institutions, the Town itself does not have any large post-secondary education institutes. Consequently, Ajax does not have a significant portion of post-secondary students within its limits living on their own. Many students who live in Ajax live at home and commute to post-secondary institutions outside of Ajax.

Although specific data on the number of temporary foreign workers in Ajax is unavailable, the general characteristics of the local workforce described in Section 3.2 provide an indication of the likely size of this group. It implies that because a low proportion of Ajax's workforce is employed in casual, seasonal, or short-term positions, the number of temporary foreign workers in the area is likely to be small. This has not been observed to be a major issue contributing to housing challenges in Ajax.

5. Housing Profile

5.1 Key Trends in Housing Stock:

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

5.2 Please provide a brief history of how housing in the community has been shaped by forces such as employment growth and economic development, infrastructure, transportation, climate impacts, and migration. Please include any long-term housing challenges the community has faced:

Response:

Ajax grew into a community during the Second World War as a result of Defence Industries Limited (DIL), a war-related munitions plant, located south of what is now Highway 401. The plant and its associated facilities were significant in size and the rapid influx of employees led to the federal government providing temporary homes for workers and their families. By the time the war ended, a settlement had emerged. Following the war, the Central Mortgage and Housing Corporation³² (CMHC), as it was known at the time, assumed the DIL lands with the mandate to develop them into a fully planned community. CMHC facilitated population growth by creating new post-war housing subdivisions. The Town was incorporated in 1955 and became part of the Regional Municipality of Durham in 1974.

The Town experienced rapid growth in the 1980's and again in the early 2000s with the development of ground-related dwellings (e.g. detached, townhouses etc.) in the Town's greenfield areas. The Town's population continued to grow rapidly between 2006 and 2020 (46.6% growth), which saw most of the remaining greenfield areas developed predominately for detached and townhouse dwellings.

As the Town's dwindling supply of greenfield land is developed, most growth is projected to occur in the form of infill and intensification within the Town's Strategic Growth Areas (e.g. Downtown Ajax, Ajax GO Station, etc.). New development and redevelopment generally consists of stacked and/or back-to-back townhouses, and mid to high-rise mixed-use condominium and rental developments. The Town recognizes that ongoing development and redevelopment within the Strategic Growth Areas will be required to accommodate projected growth and is planned to occur around transit stations and corridors.

³² Now known as Canada Mortgage and Housing Corporation

Schedule 5.2.1 Housing Units: Currently Occupied/Available (2021)

| Characteristic | Data | Value |
|--|---|--------|
| Total private dwellings | Total | 39,485 |
| Breakdown by structural types of units (number of units) | Single-detached | 25,560 |
| | Semi-detached | 2,265 |
| | Townhouse | 6,020 |
| | Apartment/flat in a duplex | 1,385 |
| | Apartment in a building that has fewer than 5 storeys | 1,610 |
| | Apartment in a building that has 5 or more storeys | 2,635 |
| | Other single attached | 10 |
| | Movable dwelling | 5 |
| Breakdown by size (number of units) | Total | 39,490 |
| | No bedrooms | 105 |
| | 1 bedroom | 1720 |
| | 2 bedrooms | 4120 |
| | 3 bedrooms | 15,720 |
| | 4 or more bedrooms | 17,825 |
| Breakdown by date built (number of units) | Total | 39,490 |
| | 1960 or before | 2,765 |
| | 1961 to 1980 | 6,345 |
| | 1981 to 1990 | 8,530 |
| | 1991 to 2000 | 5,630 |
| | 2001 to 2005 | 4,900 |
| | 2006 to 2010 | 5,710 |
| | 2011 to 2015 | 3,425 |

| Characteristic | Data | Value |
|--|--------------|---------------------|
| | 2016 to 2021 | 2,180 |
| Rental vacancy rate (Percent) | Total | 1.9 |
| | Bachelor | NA |
| | 1 bedroom | NA |
| | 2 bedrooms | NA |
| | 3 bedrooms+ | NA |
| Number of primary and secondary rental units | Primary | 2,173 |
| | Secondary | 4,322 ³³ |
| Number of short-term rental units | Total (2020) | 97 ³⁴ |

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.

Response³⁵:

A total of 308 affordable rental housing units have been constructed in Ajax during the last five years. These units are located within one of the two buildings constructed in the first phase of Vision at Pat Bayly Square, a three phased mixed-use development at the

³³The Town’s building permit data can only verify 1,448 additional dwelling units added to the secondary market. Source: Ajax Building Permit Data. However actual number may be higher as prior to 1995, the Ontario Building code did not require permits for additional dwelling units; and there would be a variety of detached, semi-detached, townhouse, and apartment units rented on the secondary market that the Town cannot verify.

³⁴ Source: Short-Term Rental Study, Region of Durham, Final Report 2019. 2023 Update to this study estimates 153 short term rentals in Ajax.

³⁵ Although the pre-populated template reflects different figures, the Town of Ajax has provided the most appropriate numbers based on the best available data to accurately complete this section.

intersection of Bayly Street W. and Harwood Avenue S. The project received federal funding through CMHC’s RCFi, established through National Housing Strategy³⁶.

No losses in affordable units have been recorded in the last five years in Ajax. The second phase, funded by CMHC’s Apartment Construction Loan Program is currently under construction and is expected to contain 551 affordable rental units³⁷. Further, in December 2024, a building permit for a 380-unit apartment building located at 310 Kingston Road East was issued and the development has recently started construction. Of the 380 residential units, 87 of the units are affordable.

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

Response:

Schedule 5.4.1 Average Rent by Year

| Year | Average Monthly Rent (\$) |
|-------------|----------------------------------|
| 2016 | 1,232 |
| 2017 | 1,127 |
| 2018 | 1,254 |
| 2019 | 1,241 |
| 2020 | 1,390 |
| 2021 | 1,291 |
| 2022 | 1,547 |
| 2023 | 1,879 |

Schedule 5.4.2 Change in Average Monthly Rent

| Duration | Change |
|-----------------|---------------|
| 2016-2017 | -8.5% |
| 2017-2018 | 11.3% |
| 2018-2019 | -1% |

³⁶ Source: Housing Funding Initiatives Map, National Housing Strategy, [Housing Funding Initiatives Map | A Place to Call Home](#)

³⁷ Source: Housing, Infrastructure and Communities Canada, Housing Funding Initiatives Map, National Housing Strategy, [Housing Funding Initiatives Map | A Place to Call Home](#)

| Duration | Change |
|------------------|---------------|
| 2019-2020 | 12% |
| 2020-2021 | -7.1% |
| 2016-2021 | 4.79% |
| 2021-2022 | 19.8% |
| 2022-2023 | 21.5% |
| 2016-2023 | 50.12% |

As shown in Schedules 5.4.1 and 5.4.2, average rent in Ajax has experienced fluctuations but has generally followed an upward trend. Between 2016 and 2021, the average rent increased by 4.79%. More recently, from 2021 to 2023, rent rose sharply from \$1,291 to \$1,879. Over the full period from 2016 to 2023, this represents a significant increase of 50.12%.

While substantial, this rise is consistent with a broader provincial trend. Across Ontario, average rent increased from \$1,095 in 2016 to \$1,609 in 2023 or by 46.94%³⁸.

These rent increases can be attributed to several factors, including persistently low vacancy rates (see Section 5.5), heightened demand due to population growth, limited housing supply, and rising living costs driven by economic inflation, particularly in the Greater Toronto Area.

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

Response:

Schedule 5.5.1 Rental Vacancy Rate by Year

| Year | Rental Vacancy Rate |
|-------------|----------------------------|
| 2016 | 5.9% |
| 2017 | 1.3% |
| 2018 | 0.6% |
| 2019 | 2.0% |
| 2020 | 1.7% |
| 2021 | 1.9% |
| 2022 | 0.2% |

³⁸ Source: Canada Mortgage Housing Corporation, Housing Market Information Portal, [Full view](#)

| Year | Rental Vacancy Rate |
|------|---------------------|
| 2023 | 0.7% |

Schedule 5.5.1 compares vacancy rates for rental units in Ajax from 2016 to 2023. The annual vacancy rates in Ajax have experienced fluctuations but have generally followed a downward trend. Between 2016 and 2021, vacancy rates in Ajax have decreased from 5.9% to 1.9%, and further decreased to 0.7% percent by 2023.

CMHC considers a vacancy rate of 3% to be healthy, where there is balance between supply and demand. A vacancy rate of 0.7 % indicates an imbalance in the housing market leading to rent increases as the demand for rental housing becomes greater than the stock that is available to rent. This has likely contributed to affordability issues faced by residents, where households spend more than 30% of their income to rent an adequate unit or where households rent smaller units unsuitable for their needs in order to afford other necessities such as food and transportation. This reinforces the need for more rental housing in Ajax, including purpose-built rental projects to mitigate low vacancy rates.

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

Response:

Table 9: Households in core housing need in Ajax over time³⁹

| % Households in Town of Ajax | 2021 | 2016 | 2011 |
|--------------------------------|-------|-------|-------|
| In core housing need | 10.7% | 13.0% | 10.3% |
| In core housing need – Renters | 26.1% | 35.6% | 29.4% |
| In core housing need – Owners | 7.7% | 9.4% | 7.5% |

Table 9 presents a comparison between current (2021) and historical (2016 and 2011) core housing need data for Ajax. Between 2011 and 2016, the percentage of households in core housing need increased from 10.3% to 13.0% and reduced to 10.7% by 2021.

Table 9 also presents core housing need data for the same time period by tenure type. The percentage of renter households in core housing need was recorded as 29.4% in 2011, 35.6% in 2016, and 26.1% in 2021. In comparison, the percentage of owner households in core housing need has increased slightly from 7.5% in 2011 to 7.7% in 2021 with an intermediate increase to 9.4% recorded in 2016.

³⁹ Source: [Canada Mortgage and Housing Corporation, Housing Market Information Portal : www03.cmhc-schl.gc.ca/hmip-pimh/#TableMapChart/3518005/4/Ajax \(T\)](http://www03.cmhc-schl.gc.ca/hmip-pimh/#TableMapChart/3518005/4/Ajax(T))

The presented data indicates that renter households are 3.4 times as likely to be in core housing need than owner households. This probability was recorded to be four times in 2011 and 3.7 times in 2016.

The reduction in core housing need may be attributed to the launch of National Housing Strategy (NHS) in 2017, which in turn enabled various levels of governments including the Region and agencies such as CMHC to prioritize and support development of more affordable housing and rental housing options in communities across Canada. These initiatives have been discussed in Section 3.7.

5.7 Non-Market Housing

Schedule 5.7.1 Current Non-Market Housing Units

| Characteristic | Units |
|--|---------------------|
| Number of housing units that are subsidized | 942 ⁴⁰ |
| Number of housing units that are below market rent in the private market (can either be rent or income-based definition) | 4,745 ⁴¹ |
| Number of co-operative housing units | 88 ⁴² |
| Number of other non-market housing units (permanent supportive, transitional, etc.) | 35 ⁴³ |

⁴⁰ Although the pre-populated template identifies 715 subsidized housing units in Ajax, the Town has identified 942 subsidized units that include 911 subsidized units and additional 31 RGI and rent supplement units. The 911 units noted here include 590 RGI units and 32 modified units. This doesn't include shelters, temporary and transitional housing and assisted living units (beds). Source: Ajax Housing Strategy, 2023.

⁴¹ The pre-populated template identifies 4,745 housing units that are below market rent in the private market. While the Town of Ajax cannot confirm this figure, 308 housing units have been identified by the Town as affordable housing units in private market. These are included in Phase I, Vision at Pat Bayly Square, constructed by Medallion Development Inc. and funded through CMHC's Rental Construction Financial initiative established through National Housing Strategy. Phase 2 is currently being developed and is expected to have 551 affordable rental units. Phase 3 of the project is in planning phase and is expected to have affordable rental units as well. Other below market rent units do exist in the form of walk-up apartments, secondary rental units, etc.

⁴² These are 64 townhouses, and 24 apartments located in Fraiser Heights Co-Op, 17% of which are RGI and 83% are affordable.

⁴³ These include 4 beds at Jacky's Place, a transitional housing center operated by DYS and 31 supportive housing units

Out of the 942 subsidized housing units in Ajax listed in Schedule 5.7.1, 911 units are spread over nine facilities/ projects identified below, of which 590 are RGI units and 32 are modified⁴⁴ units:

- Monarch Mews, community housing by AMHC
- Ashley Manor, community housing by AMHC
- Post Hill, community Housing by AMHC
- River Breeze, community housing, by AMHC
- Westwood Manor, community housing, by AMHC
- Hubbard Station, affordable housing by AMHC
- Harwood Manor, affordable housing by DRLHC
- Duffin's Creek Landing, community housing by Life Centre Non-Profit Housing
- Unity Village, community housing by Unity Village Local 183

Of the nine buildings, three are specifically mandated for seniors (276 units), four are mandated for families and seniors (451 units), one is mandated for families (100 units), and one is mandated for families and singles (84 units). Additionally, out of the total rental units at Fraiser Heights Co-Op, 15 are RGI units⁴⁵ increasing the total number of RGI units in Ajax to 605.

Medallion Developments Inc., a Toronto based private developer, completed two rental housing projects at 73 Bayly Street W. and 420 Harwood Avenue S. (Vision at Pat Bayly Square) which in total include 308 affordable rental units. Phase two is currently under construction and is expected to consist of 551 affordable rental units. These projects have received federal funding through CMHC's RCFi established through National Housing Strategy.

Ledim Developments Inc. is developing a 380-unit rental apartment building at 310 Kingston E. which includes 87 affordable housing units. The project has applied for funding from both the Region and CMHC to aid in the delivery of affordable housing units.

5.8 Please describe any other affordable and community housing options and needs/gaps currently in your community that are not captured in the table above.

Examples can include:

- Are any of these affordable housing units accessible or specifically designed for seniors, including long-term care and assisted living?

⁴⁴ Modified units are housing units that have been modified to improve accessibility for individuals with special mobility needs

⁴⁵ Included in the 942 housing units that are subsidized, indicated in Schedule 5.7.1

- Does your municipality provide rent supplements or other assistance programs that deepen affordability for households?
- Is your community in need of supportive housing units with wrap-around supports, such as for those with disabilities?

Response:

The Region operates the Durham Regional Local Housing Corporation (DRLHC), which is the largest community and affordable housing provider in Durham. As part of its role under the *Housing Services Act*, Durham also has funding and administrative responsibility for a number of RGI units in properties owned by non-profit housing providers such as the AMHC. The Region also provides RGI housing in the private market through rent supplement agreements with private landlords. To coordinate access to housing support, the Region operates the DASH wait list for RGI, rent supplement, modified units and other housing programs available through the Region.

Additional housing subsidies, rent supplements, and benefits provided by the Region, and other housing options such as group homes and assisted living options are as described below:

Durham Region Rent Supplement Program

In addition to managing community and affordable housing units, the Region has agreements with a number of non-profit and private housing providers to supply rent supplement units where payment is made from the Region to the approved landlord to ensure a household's rent is only 30% of their income.

Durham Portable Housing Benefit

Apart from the non-market units listed in Schedule 5.7.1 the Region provides a portable housing benefit that is paid directly to eligible low-income households to bridge the gap between affordable rent (i.e. 30% of household income) and average market rent.

Housing Stability Program

Durham Region's Housing Stability Program (HSP) assists eligible low-income Durham residents who are homeless, at risk of homelessness, or in a precarious housing situation. The program's goal is to provide support with eviction prevention, stable and affordable housing, and support with utility arrears due to unforeseen circumstances. HSP recipients can receive financial support for rent and rental arrears, utility arrears and moving costs. HSP recipients can receive assistance once every three years for each support type.

In 2024, 11 individuals/households from Ajax were housed in RGI units at Community Housing sites from the DASH waitlist. Additionally, another 27 individuals/ households in Ajax were benefiting from various Regional programs in 2024 as listed in Table 10.

Table 10: Number of Ajax residents or households benefiting from various Regional programs in 2024

| Program | Number |
|--|------------------|
| Durham Region Rent Supplement Program | 6 |
| Durham Portable Housing Benefit | 5 |
| Housing Stability Program | NA ⁴⁶ |
| Homelessness Prevention Program – Rent Supplement | 14 |
| Homelessness Prevention Program – Portable Housing benefit | 2 |

As of Feb 2025, 655 Ajax residents were receiving housing support from the Region in the form of subsidies, benefits, grant (including Canada Ontario Housing Benefit)

Canada Ontario Housing Benefit

The Region administers Canada Ontario Housing Benefit (COHB), a federal-provincial portable housing benefit, which aims to help increase the affordability of rental housing by providing payment directly to eligible households in housing need. The Region of Durham is provided with annual planning allocation amounts and assists eligible applicants submit applications to the COHB program while the Ministry of Finance confirms eligibility and issues payment directly to households. In Durham, applicants are chosen from the DASH Waitlist for referral to apply to receive a COHB benefit. 187 households in Ajax currently receive benefits through the COHB.

Group Homes

Group Homes are a form of supportive housing that offer a residence model of care. These homes are licensed and/or funded by federal or provincial agencies and are primarily for persons who have been referred by a hospital, recognized social services agency or health professional. There are seven licensed Group Homes in Ajax.

Assisted Living

There are three existing LTC facilities in Ajax: Chartwell Ballycliffe, Revera Winbourne Park, and Lakeridge Gardens which currently offer a total of 529 beds.

Chartwell Ballycliffe is currently undergoing redevelopment to provide 224 LTC beds in a newly constructed 4-storey building located at 70 Station Street. The current building, that has 100 licensed LTC beds⁴⁷, will be demolished. This upgrade results in a net gain of 124 new beds. This new facility is expected to be completed soon.

⁴⁶ Currently not tracked regionally. Tracking to begin from 2025 to assist future HNAs.

⁴⁷ Source: Ontario, Chartwell Ballycliffe Long Term Care Residence. [Chartwell Ballycliffe Long Term Care Residence | Long-term care | ontario.ca](https://www.chartwellballycliffe.com/long-term-care)

Lakeridge Gardens was a joint partnership between Lakeridge Health and Infrastructure Ontario. This new 6-storey development with 320 beds opened in March 2022 after only 13 months of construction.

The Village of Millers Creek, a new 192 bed LTC facility, is currently under construction at 1401 Harwood N. by Schlegel Villages. This development has received Provincial funding and is expected to be ready in the fall of 2025.

Affordable Housing Agreements and Inclusionary Zoning By-law

Pursuant to recent amendments to the *Planning Act* and *Development Charges Act*, the Town has prepared an affordable housing agreement template for developers which will implement exemptions from development charges, community benefits charges, and cash-in-lieu of parkland dedication, for any affordable housing units provided in their projects.

Additionally, the Town is working towards developing an Inclusionary Zoning By-law for its Protected Major Transit Station Area (PMTSA) to include provision for affordable housing in residential and mixed-use projects in the PMTSA surrounding the Ajax GO Transit Station. The By-law is expected to be completed by the end of 2026.

Gaps & needs

The need for subsidized and accessible housing options in Ajax continues to rise. As of February 2025, there were 1,129 Ajax residents on the DASH waitlist, 7 of which were on the waitlist for a market rent modified unit.

This trend is noticed across the Region. As per Regional data presented in Table 11, a 16.4% rise in the number of applicants waiting for RGI units and a 22% rise in the number of applicants waiting for a modified unit between February 2024 and 2025 has been recorded regionally.

Table 11: Waitlist numbers from the Region's DASH list in February 2024 and 2025

| Type of unit | February 2024 | February 2025 |
|----------------------------|---------------|---------------|
| RGI units | 9,395 | 10,935 |
| Modified units | 82 | 100 |
| Market rate modified units | 11 | 9 |

Further, as the number of residents in the 75+ age cohort increases, many will likely develop mobility issues and require modified units. Although the number of long-term care beds in Ajax is expected to rise to 721 by end of 2025, demand significantly exceeds supply with a total of 1,721 individuals on the wait list⁴⁸. Demand will only

⁴⁸ Source: The Town of Ajax, 2023. Ajax Housing Strategy, 2023

increase over time as the population ages. The increased demand for modified units in the Region's DASH list noted in Table 11 already highlights this issue.

Consultation further revealed that individuals receiving social assistance, such as Ontario Works or the Ontario Disability Support Program, often do not receive enough financial support to afford market-rate housing. This not only challenges their ability to live independently but also highlights the shortage of deep affordable housing in Ajax and the need for stronger advocacy to improve social assistance programs.

5.9 Housing Trends

Schedule 5.9.1 Housing Values (2021)

| Characteristic | Data | Value |
|---|--|-------|
| Median monthly shelter costs for rented dwellings (Canadian dollars) | Median | 1,620 |
| Purpose-built rental prices by unit size (Average, Canadian dollars) | Purpose-built rental prices: Total (Average, Canadian dollars) | 1,291 |
| | Purpose-built rental prices: Bachelor unit (Average, Canadian dollars) | NA |
| | Purpose-built rental prices: 1 bedroom unit (Average, Canadian dollars) | 965 |
| | Purpose-built rental prices: 2 bedroom unit (Average, Canadian dollars) | 1,302 |
| | Purpose-built rental prices: 3 bedroom+ unit (Average, Canadian dollars) | 1,556 |
| Purpose-built rental prices by unit size (Median, Canadian dollars per month) | Purpose-built rental prices: Total (Median, Canadian dollars per month) | 1,350 |
| | Bachelor | NA |
| | 1 bedroom | 926 |
| | 2 bedrooms | 1,342 |
| | 3 bedrooms+ | 1,523 |

| Characteristic | Data | Value |
|--|-------------|-------------------------|
| Sale prices (Canadian dollars) | Average | 1,055,495 ⁴⁹ |
| | Median | 999,000 ⁵⁰ |
| Sale prices by unit size (Average, Canadian dollars) ⁵¹ | Average | 1,055,495 |
| | Bachelor | NA |
| | 1 bedroom | NA |
| | 2 bedrooms | NA |
| | 3 bedrooms+ | NA |
| Sale prices by unit size (Median, Canadian dollars) ⁵² | Median | 999,000 |
| | Bachelor | NA |
| | 1 bedrooms | NA |
| | 2 bedrooms | NA |
| | 3 bedrooms+ | NA |

It's important to note that, as of January 2025, the Toronto Regional Real Estate Board (TRREB) reports a decrease in both the average and median sale prices across all dwelling unit types in Ajax. The average home sale price in January 2025 stood at \$915,035, while the median home sale price was recorded as \$859,500, reflecting the market's adjustment as the aftereffects of the pandemic continue to diminish. These prices, however, are still considerably higher than those reported in January 2020, when the average home sale price in Ajax was reported as \$712,550 and the median home sale price as \$685,088 of all dwelling unit types in Ajax. Table 12 demonstrates the

⁴⁹ As of October 2021, Source: Toronto Regional Real Estate Board, 2021, Market Watch October 2021, [mw2110.pdf](#).

⁵⁰ As of October 2021, Source: Toronto Regional Real Estate Board, 2021, Market Watch October 2021, [mw2110.pdf](#)

⁵¹ Average and median sale prices by unit sizes not available. As part of creating an Inclusionary Zoning By-law for the Protected Major Transit Station Area (PMTSA) surrounding the Ajax GO transit station, the Town has commissioned a Housing Assessment Report from a consultant. This report will help the Town gain a clearer understanding sale prices by unit sizes and incorporate additional or updated data into the next version of the Housing Needs Assessment (HNA).

⁵² See footnote 51.

trends in average and median home sale prices for all dwelling unit types from January 2019 to January 2025 as reported by TRREB.

Table 12: Average and median sale prices for all housing unit types in Ajax⁵³

| Month | Average Sale Price, \$ | Median Sale Price, \$ |
|--------------|-------------------------------|------------------------------|
| January 2025 | 915,035 | 859,500 |
| October 2024 | 936,566 | 905,000 |
| January 2024 | 927,118 | 890,000 |
| October 2023 | 952,884 | 890,000 |
| January 2023 | 931,346 | 872,250 |
| October 2022 | 968,767 | 885,000 |
| January 2022 | 1,240,256 | 1,200,000 |
| October 2021 | 1,055,495 | 999,000 |
| January 2021 | 975,038 | 900,000 |
| October 2020 | 777,822 | 761,000 |
| January 2020 | 712,550 | 685,088 |
| October 2019 | 670,313 | 634,500 |
| January 2019 | 653,106 | 634,000 |

Schedule 5.9.2 Housing Units: Change in Housing Stock (2021)⁵⁴

| Characteristic | Data | Value |
|---|---------------|--------------|
| Demolished – breakdown by tenure | Tenant | 0 |
| | Owner | 4 |
| Completed – Overall and breakdown by structural type (annual, number of structures) | Total | 277 |
| | Single | 80 |
| | Semi-detached | 8 |
| | Row | 83 |
| | Apartment | 0 |
| | Other (ADU) | 106 |

⁵³ Source: Toronto Regional Real Estate Board, Market Watch, various releases.

⁵⁴ Source: Town of Ajax, permit and inspection data.

| Characteristic | Data | Value |
|--|----------------------|-------|
| Completed – Breakdown by tenure (annual, number of structures) | Tenant ⁵⁵ | 106 |
| | Owner/ Condo | 171 |
| | Coop | 0 |
| Housing starts by structural type | Total | 573 |
| | Single | 50 |
| | Semi-detached | 10 |
| | Row | 364 |
| | Apartment | 0 |
| | Other (ADU) | 149 |
| Housing starts by tenure | Tenant ⁵⁶ | 149 |
| | Owner | 194 |
| | Condo | 230 |
| | Coop | 0 |

Schedule 5.9.2 provides a single year snapshot of housing unit change in 2021. As the construction of apartment complexes and larger residential projects such as subdivisions may stretch longer than a year, changes to housing stock reported over a single year do not provide a comprehensive picture of a particular community’s housing market. To get a better idea regarding changes in the housing stock in Ajax, Table 13 tabulates housing unit demolitions, completions and starts in Ajax over a four-year period (2021-2024). This data is sourced by examining inspections and permits data and reports maintained by the Town.

Table 13: Changes in Ajax's Housing Stock (2021-2024)⁵⁷

| Characteristic | Data | Value |
|--------------------------|-------|-------|
| Housing units demolished | Total | 31 |

⁵⁵ Assuming all ADUs will be used as rental units.

⁵⁶ Assuming all ADUs will be used as rental units.

⁵⁷ Source: Town of Ajax, permit and inspection data.

| Characteristic | Data | Value |
|-------------------------|-----------------|--------------|
| Housing units completed | Total | 1669 |
| | Single detached | 191 |
| | Semi-detached | 29 |
| | Townhouse | 734 |
| | Apartment | 0 |
| | Other (ADU) | 715 |
| Housing Starts | Total | 2266 |
| | Single detached | 188 |
| | Semi-detached | 26 |
| | Townhouse | 786 |
| | Apartment | 551 |
| | Other (ADU) | 715 |

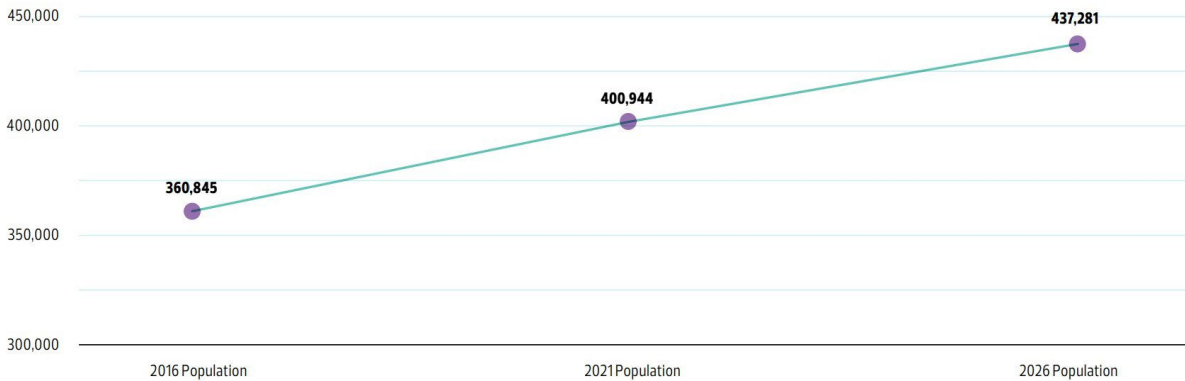
It is noteworthy that the construction of two LTC facilities, Lake Ridge Gardens (at 680 Harwood Avenue S.) and Ballycliffe LTC Residence (at 70 Station Street) with 320 and 124⁵⁸ new beds respectively, began in 2021. Lakeridge Gardens opened in 2022 with 320 new units. Additionally, the construction of a 192- bed LTC facility, the Village of Millers Creek (at 1401 Harwood N.) by Schlegel Villages, began in 2024. These LTC beds have not been counted in the units reported in Schedule 5.9.2 and Table 16.

⁵⁸ Net increase. While Chartwell Ballycliffe is currently undergoing redevelopment to provide 224 LTC beds in a newly constructed 4-storey building within the existing lot, the current building, having 100 licensed LTC beds⁵⁸, will be demolished.

6. Projected Housing Needs and Next Steps

This section aims to answer the question, how much and what type of housing is needed to meet the needs of the population over the next 10 years? How will this Housing Needs Assessment (HNA) be meaningfully used in planning and investment decisions?

This section projects population trends from the previous 10 years, dividing by income category and target housing costs while considering migration trends. An example of a benchmarked projection from [Edmonton’s Affordable Housing Needs Assessment](#) is provided below.



Household Growth Projection 2016- 2026. [Source: Edmonton Affordable Housing Needs Assessment – August 2022](#)

HNAs should be able to convey through their data-driven narrative how many housing units are needed by income category, household size and dwelling type over the next 10 years. In completing this section, communities must carefully consider their past growth trends and future demographic projections, including recent immigration patterns, aging population dynamics, and economic trends. Furthermore, it is also crucial for communities to consider any pre-existing housing shortages, as evidenced by indicators such as recent trends in rental vacancy rates, growth in prices/rents, the number of households in core housing need, and the aging of their current housing stock.

6.1 Projection Methodology Guidelines

There are several projection methodologies that can be used to project housing demand, [including the HART housing needs projection here](#). The federal government recommends using the HART methodology as a reference point, with additional considerations and data points to improve the validity of the methodology. These considerations, including economic data integration and supply capacity and gaps as well as steps for calculating the methodology are noted below. Provinces and territories, in consultation with their municipalities/communities, are invited to use a methodology

that fits their regional circumstances, ensuring the assumptions that inform their preferred methodology are also clearly explained. The federal government will review the HNAs as a requirement for its various funding programs and assess the methodology and assumptions that inform it for their validity and robustness. If needed, further engagements can take place to better align the preferred methodology with the federal government's expectations.

In employing a projection methodology, jurisdictions may find the following list of key considerations and steps useful. The following approach involves first projecting the population into the future, then projecting household formation from headship rates, and then demand for housing by tenure, dwelling type and size, family type and income groups. Following the Population Projection, Household Projection and Housing Demand Projection steps, a table is presented of the key considerations for each step in the process.

Step 1: Population Projection

- Conceptually the projected population is calculated as the survived population + births + projected net migrants. An example of an accepted method to calculate population projection is the Cohort-Component population projection method.

Step 2: Household Projection

- Project family and non-family households separately by multiplying the projected population by age group in a given year with projected headship rates (household formation) by age group in a given year.
 - A headship rate represents the probability that a member of a given age group will head (maintain) a household of a given type (family or non-family). Historical headship rates are calculated as the ratio of household heads in an age group to the population of that age group.
 - Total headship rates can be determined by adding family and non-family headship rates together for a given age group and year. An increase in the total headship of any particular age group means that overall a higher proportion of that group heads households than previously. The converse holds true for a decrease in the total headship rate. Thus, the total rate is an overall indication of the propensity to form households in a particular age group.
- Project both family and non-family households by household type (composition), including couples without children, couples with children, lone parents, multiple-family households, one-person households, and other non-family households. This can be achieved by multiplying the projected number of households in a particular age group by the projected household type proportions for that age group.
 - Historical proportions for family households are the ratio of the number of family households of a given type in an age group to the total number of family households headed by that age group.

- Historical proportions for non-family households are the ratio of the number of non-family households of a given type in an age group to the total number of non-family households headed by that age group.
- Project net household formation according to family and non-family household types by calculating the difference between projected households in successive years.

Step 3: Housing Demand (Need) Projection

- Project the number of owner households within a particular age range and household type by multiplying projected household by type (family and non-family) by projected ownership rates.
- Project the number renter households by calculating the difference between projected households and the number of projected owner households.
 - Historical ownership or renter rates are the ratio of the number of owning/ or renter households of a given type and age of head to the total number of households (owners and renters combined) of that type and age of head.
- Project dwelling type (single, semi, row, apartment) by multiplying projected age-specific renter and owner dwelling choice propensities by household type (family and non-family) with the projected number of renter and owner households of the given household type and age group.
 - Historical dwelling choice (occupancy) propensities describe the proportion of a given household type, tenure, and age of head group occupying each of the four dwelling types.
- Finally, communities should integrate assessments of pre-existing housing shortages into their final calculations. This integration should be informed by a thorough review of the preceding quantitative and qualitative analyses within the HNA. Additionally, communities should utilize the data and more advanced methodologies detailed in the Annex to ensure a comprehensive estimation of these shortages.

HART Household Projections – Projected Households by Household Size and Income Category

- The HART methodology estimates the total number of units by type (number of bedrooms) and with reference to income categories that will be needed to house a community’s projected population.

Please use the Housing Assessment Resource Tools Households Projections tab to fill out the table below for your jurisdiction – [Housing Needs Assessment Tool | HART](#)

Table 14: Projected households in 2031 by size and income category adjusted to reflect the projected household as per HNA calculation⁵⁹

| Household Income Category | 1 Person HHs | 2 Person HHs | 3 Person HHs | 4 Person HHs | 5+ Person HHs | Total HHs |
|----------------------------------|---------------------|---------------------|---------------------|---------------------|----------------------|------------------|
| Very Low Income | 1390 | 169 | 102 | 0 | 0 | 1660 |
| Low Income | 2780 | 2051 | 932 | 612 | 238 | 6613 |
| Moderate Income | 1820 | 3367 | 2007 | 1566 | 1262 | 10022 |
| Median Income | 673 | 3664 | 2956 | 2619 | 2631 | 12543 |
| High Income | 314 | 2770 | 3897 | 5969 | 5277 | 18228 |
| Total | 6977 | 12020 | 9895 | 10766 | 9408 | 49067 |

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

⁵⁹ The numbers indicated in Table 14 are based on the projected households by size and income category data presented by Housing Assessment Tool (Source: University of British Columbia, [Housing Needs Assessment Tool | Housing Assessment Resource Project \(HART\) \(ubc.ca\)](#), however the numbers have been adjusted to reflect the total number of households as calculated by the HNA presented below.

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.

Response:

This HNA uses various methods to develop population, household, and housing needs projections for 2031 including document review for collection of the relevant data from historical and latest census profiles for Ajax, and Regional and Provincial publications; cohort component population projection analysis; and, trend analysis to process the data and develop projections. The following outlines the step-by-step process, including detailed methods and underlying assumptions.

Step 1: Population Projection

A cohort component population projection was performed to derive the projected population for 2031 for Ajax. The projected population for 2031 is assumed to be the sum of surviving female and male populations, surviving births, and net migration to Ajax between 2021 and 2031.

1.a: Surviving population

To calculate the surviving population, the 2021 female and male populations in five-year intervals were tabulated and aged over the next two five-year intervals to 2031. For population over 25 years, the probability of survival data⁶⁰ from Statistics Canada in Canada, was used as a proxy for Ajax to calculate surviving female and male population in each cohort. For populations between 1 and 25 years of age, child and youth mortality rates for Ontario for 2023⁶¹, were used to calculate survival rates for children and youth in Ajax. Ontario's infant mortality rate of 4.3 deaths per 1000 births⁶², was used to calculate infant survival rates. Age specific survival rates were then applied to calculate surviving population for 2026 and 2031.

⁶⁰ Source: Statistics Canada, 1999-2006: Probability of survival at various ages, by population group and sex, Canada

⁶¹ Source: Statistics Canada. Table 13-10-0710-01 Mortality rates, by age group

⁶² Source: Statistics Canada. Table 13-10-0713-01 Infant deaths and mortality rates, by age group

The projected population for 5-year age cohorts have been condensed to key age intervals and presented in Table 15 for female and male populations.

Table 15: Surviving male and female population for Ajax, 2031

| Age | Surviving Female Population (2031) | Surviving Male Population (2031) |
|--------------|---|---|
| 0 -14 | 3,411 | 3,631 |
| 15 - 24 | 7,895 | 8,395 |
| 25 - 34 | 7,921 | 8,400 |
| 35 - 44 | 8,429 | 7,997 |
| 45 - 54 | 9,482 | 8,042 |
| 55 - 64 | 8,572 | 7,255 |
| 65+ | 12,427 | 8,196 |
| Total | 58,137 | 51,916 |

1.b: Surviving births

Through 2021 census data for Ajax, the total number of females in fertile years (15 to 50) were calculated. Ontario specific birth rate (1.22 children per fertile female)⁶³ from 2023 was then applied to calculate the number of births from 2021 to 2031. Survival rates calculated based on infant, child and youth mortality rates as discussed above were then applied to calculate new-born population surviving till 2031. The Region of Durham's Report #2022-INFO-77: Age, Gender and Dwelling Type Report (Release 2)⁶⁴, containing sex at birth data was then applied to calculate new female and male children surviving till 2031. Table 16 presents a summary of surviving births calculation.

Table 16: Calculating male and female children born after 2021 and surviving till 2031

| Metric | Number/ Rate |
|---|---------------------|
| Total number of females in fertility period (15-50) | 30,825 |
| Fertility rate (Ontario, 2023) | 1.22 |
| Total births per woman in fertile years in Ajax | 37,607 |
| Infant mortality rate in (Ontario, 2023, per 1000 births) | 4.3 |
| Surviving births | 37,445 |

⁶³ Source: Statistics Canada, Fertility indicators, provinces and territories: Interactive dashboard, [Fertility indicators, provinces and territories: Interactive dashboard](#)

⁶⁴ Source: Region of Durham, Report #2022-INFO-77: Age, Gender and Dwelling Type Report (Release 2) [2021 Census of Population – Age, Gender, and Dwelling Type \(Release 2\)](#)

| Metric | Number/ Rate |
|--|---------------------|
| Number of new children surviving by 2031 ⁶⁵ | 37,070 |
| Proportion of males (Durham Region) | 0.49 |
| Proportion of females (Durham Region) | 0.51 |
| New male children surviving till 2031 | 18,164 |
| New female children surviving till 2031 | 18,906 |

1.c: Net migration

Net migration is the overall sum of international, interprovincial and inter municipal immigration to and emigration from a community over a specific time period. Projected or historical net migration data specific to the Town was not available. Historical average net migration rates for Oshawa⁶⁶ for the periods between 2006-2011, and 2011-2016 were available and were used to calculate the percentage of net migration to Oshawa as it was considered to have a similar geography to Ajax. A comparison between Oshawa's and Ajax's estimated proportion of Durham Region's projected growth between 2021 and 2051⁶⁷ was then used to estimate the percentage of net migration for Ajax between 2021 and 2031. From the estimated percentage, the net estimated number of people migrating into Ajax between 2021 and 2031 was then calculated. Table 17 records the net migration calculation for Ajax for 2031.

Table 17: Net migration calculation

| Metric | Number / % |
|---|-------------------|
| Net migration to Oshawa between 2006 -2011 | + 9,200 |
| Net migration to Oshawa between 2011 -2016 | + 9,900 |
| Average net migration in for a 5-year period | + 9,550 |
| Total estimated net migration for a 10-year period | + 19,100 |
| Estimated population of Oshawa in 2031 | 219,990 |
| % change due to net migration for Oshawa 2021-2031 | 8.68% |
| Forecasted % of Durham Region's growth expected in Oshawa (2021-2051) | 24% |
| Forecasted % of Durham Region's growth expected in Ajax (2021-2051) | 12% |
| Estimated % change due to net migration for Ajax 2021-2031 | 4.34% |

⁶⁵ Calculated by applying a survival rate of 0.99.

⁶⁶Source: Statistics Canada, Population projections on immigration and diversity for Canada and its regions, 2016 to 2041: Overview of projection assumptions and scenarios, [Population projections on immigration and diversity for Canada and its regions, 2016 to 2041: Overview of projection assumptions and scenarios](#)

⁶⁷ Source: Region of Durham, Durham Region Growth Management Study, Phase 2, [Durham GMS Phase 2 Area Municipal Growth Allocations and Land needs 2051 - Final Report](#)

| Metric | Number / % |
|---|------------|
| Projected population of Ajax attributed to natural growth (2031) | 147,123 |
| Net Migration as 4.34% of the Ajax projected population by natural growth | + 6,385 |

To estimate the age distribution of the net migrating population, recent immigration data from Ontario was used to more accurately reflect the age profile of migrants. Specifically, data on the age of the immigrant population in Ontario for 2023-2024⁶⁸ served as a proxy for the age mix of the net migrant population. Table 18 tabulates the estimated age group for net migrants in Ajax for (2021-2031).

Table 18: Estimated age mix of net migrants to Ajax for 2021-2031

| Age | % of Net Migrants | Number of Net Migrants |
|--------------|-------------------|------------------------|
| 0 -14 | 16.06% | 1,025 |
| 15 - 24 | 13.38% | 855 |
| 25 - 34 | 41.93% | 2,678 |
| 35 - 44 | 14.60% | 932 |
| 45 - 54 | 5.60% | 357 |
| 55 - 64 | 4.03% | 257 |
| 65+ | 4.40% | 281 |
| Total | 100.00% | 6,385 |

1.d: Total projected population by age group

The female and male populations surviving till 2031, children born between 2021 and 2031 and surviving in 2031, and estimated net migrants by age were then added to arrive at the projected Ajax population in 2031 by age groups.

Table 19: Total projected population by age group for Ajax, 2031 calculation

| Age | Surviving Female Population | Surviving Male Population | Total Surviving Population | Total Population - Natural Growth | Total Population Increase Attributed to Net Migration | Total Projected Population by Age Group |
|---------|-----------------------------|---------------------------|----------------------------|-----------------------------------|---|---|
| 0 -14 | 3,411 | 3,631 | 7,042 | 44,112 | 1,025 | 45,138 |
| 15 - 24 | 7,895 | 8,395 | 16,289 | 16,289 | 855 | 17,144 |
| 25 - 34 | 7,921 | 8,400 | 16,321 | 16,321 | 2,678 | 18,998 |
| 35 - 44 | 8,429 | 7,997 | 16,426 | 16,426 | 932 | 17,358 |
| 45 - 54 | 9,482 | 8,042 | 17,525 | 17,525 | 357 | 17,882 |
| 55 - 64 | 8,572 | 7,255 | 15,827 | 15,827 | 257 | 16,084 |
| 65+ | 12,427 | 8,196 | 20,623 | 20,623 | 281 | 20,905 |

⁶⁸ Source: Statistics Canada, Estimates of the components of international migration, by age and gender, annual, [Estimates of the components of international migration, by age and gender, annual](#)

| Age | Surviving Female Population | Surviving Male Population | Total Surviving Population | Total Population - Natural Growth | Total Population Increase Attributed to Net Migration | Total Projected Population by Age Group |
|--------------|-----------------------------|---------------------------|----------------------------|-----------------------------------|---|---|
| Total | 58,137 | 51,916 | 110,052 | 147,123 | 6,385 | 153,508 |

1.6: Anticipated population growth by 2031

To calculate the number and percentage of projected population growth between 2021 and 2031 for Ajax, the 2021 population of Ajax was subtracted from the projected 2031 population. This growth number was then expressed as a percentage of the 2021 population of Ajax. Table 20 records this calculation. It is noteworthy that the projected population for Ajax by 2031 as estimated by this HNA, at 153,508, is only slightly more than the Region's estimate of 151,530.

Table 20: Anticipated population growth by 2031

| Metric | Value |
|--|---------|
| Total population of Ajax (2021) | 126,665 |
| Total projected population of Ajax by 2031 | 153,508 |
| Total projected growth (number) | 26,843 |
| Total projected growth (%) | 21.19% |

1.7: Projected median and average Age

To calculate the anticipated median and average ages for 2031 for Ajax, the historical median and average ages were collected from 2011, 2016 and 2021 census data. A trend analysis was performed to project the median and average ages for 2031 for Ajax. Table 21 summarizes this projection calculation.

Table 21: Projected median and average ages for Ajax for 2031

| Age | 2011 ⁶⁹ | 2016 ⁷⁰ | 2021 ⁷¹ | 2026 (Projected) | 2031 (Projected) |
|---------|--------------------|--------------------|--------------------|------------------|------------------|
| Median | 36.2 | 37.4 | 38.4 | 39.5 | 40.6 |
| Average | NA ⁷² | 37.3 | 38.6 | 39.9 | 41.2 |

⁶⁹ Source: Statistics Canada, 2011 Census of Population. <http://www12.statcan.gc.ca/census-recensement/2011/dp-pd/prof/index.cfm?Lang=E> (accessed December 23, 2024).

⁷⁰ Source: Statistics Canada, 2016 Census of Population. <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E> (accessed December 23, 2024).

⁷¹ Source: Statistics Canada, 2021 Census of Population. <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/index.cfm?Lang=E> (accessed December 23, 2024).

⁷² Data not available. Not included in 2011 Census profile for Ajax.

Step 2: Household Projections

To project the total number of households for the year 2031 in Ajax, census family households and non-family households were projected separately. For family households age specific headship rates, or the proportion of individuals in specific age groups who are identified as the "heads of the household" were determined and used to calculate number of family households for Ajax in 2031. Non-family households in 2031 were simply projected using a trend analysis. Both these calculations have been described below.

2.a: Census family household projection calculation by projected headship rates

Census family headship rates for the last three census years (2011, 2016, and 2021) for Ajax, were calculated by dividing the number of households heads in particular age group⁷³ by the population in that age group per census year. A trend analysis was used to project headship rates for 2026 and 2031.

It was observed via the trend analysis that household headship among the age group 25 to 34 years continue to show a significant decline if the current trend continues. Similar but less significant declines were observed for projected headship rates for age groups 35-44 and 45-54 years. A need to adjust the headship rates for these three age groups, to reflect a potentially improved housing market and to avoid underestimation of households was observed. For this reason, historical averages of headship rates for the age groups 25-34 and 35-44 years from the year 2016 and 2021 were used instead of the trend analysis generated rate. Additionally, projected headship rate for 45-54 years age cohort was increased from 0.52% to 0.53% for the reasons discussed above.

Table 22 indicates historical, projected, and adjusted headship rates for census family households.

Table 22: Historical and projected census family headship rates for Ajax

| Age Group | 2011, % | 2016, % | 2021, % | 2026, % (Projected) | 2031, % (Projected) | 2031, % (Adjusted) |
|------------------|----------------|----------------|----------------|--------------------------------|--------------------------------|-------------------------------|
| 15 - 24 | 0.01% | 0.01% | 0.01% | 0.01% | 0.01% | 0.01% |
| 25 - 34 | 0.31% | 0.25% | 0.21% | 0.16% | 0.12% | 0.23% |
| 35 - 44 | 0.52% | 0.49% | 0.47% | 0.44% | 0.42% | 0.48% |
| 45 - 54 | 0.56% | 0.55% | 0.53% | 0.53% | 0.52% | 0.53% |
| 55 - 64 | 0.56% | 0.54% | 0.55% | 0.54% | 0.54% | 0.54% |
| 65+ | 0.50% | 0.51% | 0.51% | 0.51% | 0.52% | 0.52% |

Adjusted projected headship rates by age were then applied to calculate the total number of projected family households by age for Ajax for the year 2031 and are presented in Table 23.

⁷³ Source: Canada Mortgage and Housing Corporation, Housing market information portal. [www03.cmhc-schl.gc.ca/hmip-pimh/#TableMapChart/3518005/4/Ajax+\(T\)+\(Ontario\)](http://www03.cmhc-schl.gc.ca/hmip-pimh/#TableMapChart/3518005/4/Ajax+(T)+(Ontario))

Table 23: Census family household projection for Ajax, 2031

| Age Group | Total Projected Population (2031) | Adjusted Projected Headship Rate, % | Projected Number of Households |
|--------------|-----------------------------------|-------------------------------------|--------------------------------|
| 0 -15 | 45,138 | | |
| 15 - 24 | 17,144 | 0.01% | 171 |
| 25 - 34 | 18,998 | 0.23% | 4,370 |
| 35 - 44 | 17,358 | 0.48% | 8,332 |
| 45 - 54 | 17,882 | 0.53% | 9,477 |
| 55 - 64 | 16,084 | 0.54% | 8,686 |
| 65+ | 20,905 | 0.52% | 10,870 |
| Total | 153,508 | | 41,906 |

As part of creating an Inclusionary Zoning By-law for the Protected Major Transit Station Area (PMTSA) surrounding the Ajax GO transit station, as required by recent amendments to the *Planning Act*, the Town has commissioned a Housing Assessment Report from a consultant. This report will help the Town gain a clearer understanding of projected headship rates and incorporate additional or updated data into the next version of the HNA.

2.b: Census non-family household projection

The available data for non-family households in Ajax was not disintegrated over age groups. Further, household headship rates for non-families were not available. As a result, the calculation method for projecting non-families for 2031 in Ajax used aggregated data. The number of census non-family households in Ajax in the years 2011⁷⁴, 2016⁷⁵, and 2021⁷⁶ were collected and a trend analysis was performed to project the number of census non-family households for 2031. Table 24 indicates historical and projected census non-family households in Ajax.

Table 24: Historical and projected census non-family households in Ajax

| Year | 2011 | 2016 | 2021 | 2026 (Projected) | 2031 (Projected) |
|--|-------|-------|-------|---------------------|---------------------|
| Number of census non-family households | 5,840 | 6,145 | 6,505 | 6,828 | 7,161 |

⁷⁴ Source: Statistics Canada, 2011 Census of Population. <http://www12.statcan.gc.ca/census-recensement/2011/dp-pd/prof/index.cfm?Lang=E> (accessed December 23, 2024).

⁷⁵ Source: Statistics Canada, 2016 Census of Population. <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E> (accessed December 23, 2024).

⁷⁶ Source: Statistics Canada, 2021 Census of Population. <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/index.cfm?Lang=E> (accessed December 23, 2024).

2.c: Total household projection

The projected number of census family and non-family households were then added to arrive at the total projected households for Ajax in 2031. It is noteworthy that the projected total projected households for Ajax by 2031 as estimated by this HNA, at 49,067, is only slightly more than the Region's estimate of 49,070 households.

Table 25: Total projected households for 2031 for Ajax

| Projected Number of Census Family Households | Projected Number of Census Non-Family Households | Total Projected Households in Ajax |
|---|---|---|
| 41,906 | 7,161 | 49,067 |

2.d: Projected net household formation

To calculate the projected net household formation rate, the difference in the projected (2031) and current (2021) number of total households was calculated. This difference of 9,582 households is the projected number of new households formed between 2021 and 2031 in Ajax. This means new households in Ajax will form roughly at the rate of approximately 958 households per year or a formation rate of 2.43%. Table 26 records this net household formation rate calculation.

Table 26: Projected net household formation

| Metric | 2021 (Current) | 2031 (Projected) | New Households Projected Between 2021-2031 | New Households Projected Annually 2021-2031 | Estimated Annual Household Formation Rate (%) |
|----------------------------|-----------------------|-------------------------|---|--|--|
| Total number of households | 39,490 ⁷⁷ | 49,067 | 9,577 | 958 | 2.43% |

Step 3 Housing Need (Demand) Projection

3.a: Household projection by type

To calculate the projected number of households by household type (couple with children, couple without children, single parent families, multiple families, total one person households and other non-family households), historical household data disintegrated by household type was utilized. Trends in historical propensities or the proportion of households by each type were reviewed. As historical propensities by type (in percentage, as recorded in Table 27) were not trending, a trend analysis was not performed. The historical averages of 2011, 2016 and 2021 propensities were multiplied by the total projected households to arrive at projected number of households for each type for the year 2031.

⁷⁷ Source: Statistics Canada, 2021 Census of Population. <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/index.cfm?Lang=E> (accessed December 23, 2024).

Table 27: Historical and projected household type propensities

| Metric | Couple- With- Children | Couple- Without- Children | Total Lone- Parent Households | Multiple- Family | Total One- Person Households | Other Non- Family | Total |
|-------------------------------|---------------------------------------|--|--|-----------------------------|---|----------------------------------|--------------|
| 2011 (%) | 45.9% | 19% | 13.5% | 4.9% | 14.4% | 2.4% | 100% |
| 2016 (%) | 45.4% | 18.4% | 13.8% | 6.1% | 14.4% | 2.1% | 100% |
| 2021 (%) | 45.1% | 18.8% | 13% | 6.6% | 14.1% | 2.4% | 100% |
| Historical Average (%) | 45.5% | 18.7% | 13.4% | 5.9% | 14.3% | 2.3% | 100% |
| 2031 (projected number) | 22,309 | 9,192 | 6,591 | 2,879 | 7,017 | 1,129 | 49,067 |

3.b: Dwelling characteristics (number of rooms)

To project households by number of bedrooms, the composition of historical household data by bachelor (no bedroom), one bedroom, two bedroom, three bedroom, and 4 or more bedroom units was recorded in number and propensities (in percentages) for 2016 and 2021 from the census profiles for Ajax for the respective years, as released by Statistics Canada. The 2011 census data did not include these statistics, and therefore they could not be tabulated. Table 28 presents the number and propensity of these occupied dwellings by number of rooms. A trend analysis was conducted to project propensities for the year 2031. Based on the calculated projected propensities, the estimated number of dwellings for each type (number of rooms) was calculated. Table 29 presents this trend analysis and includes the total number of dwellings in each type (number of rooms) projected for 2031.

Table 28: Occupied private dwellings by number of bedrooms in Ajax 2016 and 2021

| Metric | 2021, Number⁷⁸ | 2021, % | 2016, Number⁷⁹ | 2016, % |
|------------------------|----------------------------------|----------------|----------------------------------|----------------|
| Bachelor (no bedrooms) | 105 | 0.27% | 40 | 0.11% |
| 1 bedroom | 1,720 | 4.36% | 1,245 | 3.32% |
| 2 bedrooms | 4,120 | 10.43% | 4,025 | 10.72% |
| 3 bedrooms | 15,720 | 39.81% | 15,460 | 41.17% |
| 4 or more bedrooms | 17,825 | 45.14% | 16,785 | 44.70% |

⁷⁸ Source: Statistics Canada, 2016 Census of Population. <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E> (accessed December 23, 2024).

⁷⁹ Source: Statistics Canada, 2021 Census of Population. <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/index.cfm?Lang=E> (accessed December 23, 2024).

Table 29: Projected dwelling units by number of bedrooms for 2031, Ajax

| Metric | 2016 (%) | 2021 (%) | 2026 (Projected, %) | 2031 (Projected, %) | 2031 (Projected, number) |
|------------------------|----------|----------|---------------------|---------------------|--------------------------|
| Bachelor (no bedrooms) | 0.11% | 0.27% | 0.43% | 0.58% | 287 |
| 1 bedroom | 3.32% | 4.36% | 5.40% | 6.44% | 3,158 |
| 2 bedrooms | 10.72% | 10.43% | 10.16% | 9.89% | 4,853 |
| 3 bedrooms | 41.17% | 39.81% | 38.44% | 37.08% | 18,194 |
| 4 or more bedrooms | 44.70% | 45.14% | 45.58% | 46.01% | 22,577 |

It should be noted that historical propensities in Ajax may not be the best approach moving forward as a shift in dwelling type is expected in Ajax as the Town's last remaining greenfield area is developed, and new housing shifts to higher density forms which may have less bedrooms. The Town will need to monitor future building permit data and assess any change as it relates to the number of bedrooms.

3.c: Dwelling unit structural type

To project the number of dwelling units by structural type including the number of single detached units, semi-detached units, townhouses, apartments, and others, historical propensities of these types in the form of percentages were calculated based on 2016 and 2021 Census data. Table 30 presents the number and propensity of these dwelling unit types from census profiles for Ajax for the respective years, as released by Statistics Canada. The 2011 census data did not include these statistics, and therefore they could not be tabulated.

Table 30: Dwelling unit type and propensities for Ajax (2016 and 2021)

| Dwelling Unit Type | 2016 (Number) ⁸⁰ | 2016 (%) | 2016 (Number) ⁸¹ | 2016 (%) |
|--|-----------------------------|----------|-----------------------------|----------|
| Total occupied private dwellings | 37,545 | 100% | 39,485 | 100% |
| Single detached dwellings | 24,695 | 65.77% | 25,560 | 64.73% |
| Semi-detached dwellings | 2,135 | 5.69% | 2,265 | 5.74% |
| Townhouse dwellings | 5,660 | 15.08% | 6,020 | 15.25% |
| Apartments or flat in a duplex ⁸² | 1,395 | 3.72% | 1,385 | 3.51% |

⁸⁰ Source: Statistics Canada, 2016 Census of Population, Census Profile, 2016 Census - Ajax, Town [Census subdivision], Ontario and Ontario [Province]

⁸¹ Source: Statistics Canada, 2016 Census of Population. <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/index.cfm?Lang=E> (accessed December 23, 2024)

⁸² Census Canada's defines "Apartments or flats in a duplex" as: *One of two dwellings located one above the other. If duplexes are attached to triplexes, other duplexes or other non-residential structures (e.g., a store), assign Code 4 to each apartment or flat in the duplexes.* It is unclear whether this category includes all ADUs.

| Dwelling Unit Type | 2016 (Number) ⁸⁰ | 2016 (%) | 2016 (Number) ⁸¹ | 2016 (%) |
|---|--------------------------------|----------|--------------------------------|-------------|
| Apartments in a building that has fewer than five storeys | 1,520 | 4.05% | 1,610 | 4.08% |
| Apartments in a building that has five or more storeys | 2,135 | 5.69% | 2,635 | 6.67% |
| Other single-attached houses | 10 | 0.03% | 10 | 0.03% |
| Movable dwelling | 5 | 0.01% | 5 | 0.01% |

A trend analysis was conducted to project dwelling unit type propensities for 2031. Based on the calculated projected propensities, the estimated number of dwelling unit types including single-detached units, semi-detached units, townhouses, apartments, and others were calculated. Table 31 presents this trend analysis and includes the total number of dwellings in each structural type projected for 2031.

Table 31: Historical and projected dwelling unit propensities and estimated numbers for Ajax (2031)

| Dwelling Unit Type | 2016 (%) | 2021 (%) | 2026 (Projected %) | 2031 (Projected %) | 2031 (Projected Number) |
|---|-------------|-------------|-----------------------|-----------------------|-------------------------------|
| Total | 100% | 100% | 100% | 100% | 49,067 |
| Single detached dwellings | 65.77% | 64.73% | 63.69% | 62.65% | 30,741 |
| Semi-detached dwellings | 5.69% | 5.74% | 5.79% | 5.84% | 2,864 |
| Townhouse dwellings | 15.08% | 15.25% | 15.42% | 15.59% | 7,649 |
| Apartments or flat in a duplex ⁸³ | 3.72% | 3.51% | 3.30% | 3.09% | 1,517 |
| Apartments in a building that has fewer than five storeys | 4.05% | 4.08% | 4.11% | 4.14% | 2,029 |
| Apartments in a building that has five or more storeys | 5.69% | 6.67% | 7.66% | 8.65% | 4,243 |
| Other single-attached house | 0.03% | 0.03% | 0.02% | 0.02% | 11 |
| Movable dwelling | 0.01% | 0.01% | 0.01% | 0.01% | 6 |

While the housing propensity analysis that was completed above can provide some insight into historical trends and future assumptions, it is not the best tool to project future housing demand by structural type. Using a fixed housing propensity rate based on all units within a municipality is not reflective of the dominant housing types being constructed in the near term.

⁸³ See footnote 82

Over the past 10 years, the Town has observed a significant change in new dwelling units by structural type. Generally, developments have become denser, with more units on smaller parcels of land. This has been the result of a variety of factors such as planning policy initiatives that prioritize the efficient use of land; increased land and construction costs; and the markets ability to purchase certain types of housing, such as the difficulty of purchasing expensive single detached homes. Table 32 illustrates building permits issued in the Town over the past 10 years and their associated propensity rates by structural type.

Table 32: Ajax 10-year (2015-2024) historical housing unit propensities

| Dwelling Unit Type | Building Permits Issued 2015-2024 (Number)⁸⁴ | 10-Year Propensity Rate 2015-2024 (%) |
|---|--|--|
| Single detached dwelling | 1068 | 19.92% |
| Semi-detached dwelling | 140 | 2.61% |
| Rowhouse (Townhouse) | 1,334 | 24.88% |
| Apartments in a building that has fewer than five storeys ⁸⁵ | 1,656 | 30.89% |
| Apartments in a building that has five or more storeys | 1,163 | 21.69% |

When the propensity of dwellings by type identified in Table 32 are compared to those identified in Table 31, a different picture emerges. Approximately 52.6% of new housing units constructed over the past 10 years were apartments, compared to a historical propensity of almost 11% identified in 2021, distributed over the three types: Apartments or flat in a duplex, Apartments in a building that has fewer than five storeys, and, Apartments in a building that has five or more storeys. This includes mid and high-rise apartment buildings, as well as additional dwelling units located in basements to help households meet increasing housing costs of single and semi-detached dwellings. The Town continues to monitor housing construction trends to help to inform future policy recommendations.

3.d: Household projection by tenure

To calculate the anticipated owner and renter households in Ajax by 2031, percentages of owner households in Ajax were calculated based on the 2016 and 2021 household census data. Table 33 records number and percentage of owner households along with total number of households in Ajax in 2016 and 2021. Home ownership data for 2011 was not available in the 2011 census profile for Ajax and has not been included.

⁸⁴Source: Town of Ajax Building Permit Data

⁸⁵ Includes apartment units in a detached, semi-detached or townhouse dwelling, also referred to as an Additional Dwelling Units.

Table 33: Total and owner households in Ajax in 2016 and 2021

| Household Type | 2016 | 2021 |
|----------------|--------|--------|
| Total (number) | 37,550 | 39,490 |
| Owner (number) | 32,380 | 32,960 |
| Owner (%) | 86.23% | 83.46% |

A trend analysis was performed to calculate the percentage of projected owner households in Ajax in 2031 as recorded in Table 34. The projected percentage (77.93%) was then multiplied by the total projected households to calculate the anticipated total number of owner households in Ajax in 2031. This number was then subtracted from the total projected households to calculate the total number of renter households in Ajax in 2031, as indicated in Table 35.

Table 34: Historical and projected owner households in Ajax

| Household Type | 2016 (%) | 2021 (%) | 2026 (Projected %) | 2031 (Projected %) | 2031 (Projected Number) |
|----------------|----------|----------|--------------------|--------------------|-------------------------|
| Owner | 86.23% | 83.47% | 80.72% | 77.93% | 38,237 |

Table 35: Anticipated owner and renter households in Ajax in 2031

| Metric | Number |
|---|--------|
| Total projected households, Ajax, 2031 | 49,067 |
| Total projected owner households, Ajax, 2031 | 38,237 |
| Total projected renter households, Ajax, 2031 | 10,829 |

However, similar to the discussion identified in sub-section 3.d above, other qualitative factors beyond the trend analysis may contribute to a shift in the renter households in Ajax. As identified in sub-section 3.d, building permits for approximately 2,819 apartment units of a total 5,361 dwelling units were issued during the same period. A large portion were for the addition of additional dwelling units that will add rental units to the secondary market; a trend that is generally increasing exponentially year over year. This is likely to result in a modest shift in the proportion of renter households compared to owner households.

3.e: Anticipated average household size

To calculate the average household size the projected population for 2031, or 153,508 persons was divided by the projected number of households for 2031, or 49,067 units, to obtain 3.13 persons per household as the average household size.

It is noteworthy that through the Durham Region Growth Management Study (G.M.S.) – Phase 2, 2022, the Region projected a Persons Per Unit (PPU) count (equivalent to average household size) to be 2.97 in 2031 for Ajax. The Region’s calculation estimates an undercount at 103.79%, and an institutional population of 610 in Ajax, which reduces

the populated projection for Ajax for the year 2031 to 145,390 persons. This reduction in projected population for 2031 yields a PPU count of 2.97 for Ajax for 2031⁸⁶.

3.f: Household size projection calculation

To calculate the anticipated number of one, two, three, four, and five or more person households in Ajax for 2031, historical household size propensities from the years 2011, 2016 and 2021 were collected from the census profiles for Ajax for the respective years, as tabulated in Table 36. A trend analysis was then performed to project anticipated propensities for household size types (one person, two person, three person, four person, and five or more person households). The projected propensities were then multiplied by the total projected households for 2031 for Ajax to obtain number of households in each household size type. Table 36 records the historical and projected households size propensities and numbers in Ajax for 2031.

Table 36: Historical and projected households size propensities and numbers in Ajax

| Year | One-Person Household | Two-Person Household | Three-Person Household | Four-Person Household | Five-or-More-Person Household | Total |
|--------------------------------|-----------------------------|-----------------------------|-------------------------------|------------------------------|--------------------------------------|--------------|
| 2011 (%) | 14.4% | 25.0% | 20.3% | 23.8% | 16.5% | 100.0% |
| 2016 (%) | 14.4% | 24.6% | 20.0% | 23.4% | 17.7% | 100.0% |
| 2021 (%) | 14.1% | 24.8% | 20.0% | 22.7% | 18.4% | 100.0% |
| 2026 (% projected) | 14.0% | 24.6% | 19.8% | 22.2% | 19.4% | 100.0% |
| 2031 (% projected) | 13.9% | 24.5% | 19.7% | 21.7% | 20.4% | 100.0% |
| 2031 (number, projected) | 6,796 | 1,2021 | 9,642 | 10,623 | 10,001 | 49,067 |

3.g Draft Approved housing units in Ajax

To gain an understanding of the housing units in the development approvals pipeline, a review of subdivision applications for residential and mixed-use projects was conducted to collect the total number of draft approved lots in Ajax as of March 2025.

⁸⁶ Source: Region of Durham, 2022, Durham Region Growth Management Study (G.M.S.) – Phase 2, Durham GMS Phase 2 Area Municipal Growth Allocations and Land needs 2051 - Final Report

Table 37: Total units in Draft Approved lots and blocks as of March 2025, Ajax

| Address (Development Name) | Application Number | Total Units in Draft Approved Lots and Blocks | Single Detached | Semi-Detached | Row-Houses | Apartments | Number of Rental Units | Number of Owner Units |
|--|-----------------------|---|--------------------|---------------|------------|------------|---------------------------|--------------------------|
| Part of lot 15 concession 3, Church Street North (Coughlan Homes Limited) | S-A-2022-01 | 221 | 149 | 0 | 72 | 0 | 0 | 221 |
| Part of lot 14 concession 3, 1641, Church Street North (Estate of Northgate Inc.) | S-A-2021-01 | 361 | 175 | 0 | 186 | 0 | 0 | 361 |
| 1192 and 1260 Church Street North (2649368 Ontario Inc.) | S-A-2020-01 | 83 | 14 | 0 | 69 | 0 | 0 | 83 |
| Part of lot 4, range 3, Clayton Road and Leney Street (Chieftan Development Corporation) | S-A-2019-01 | 72 | 0 | 0 | 72 | 0 | 0 | 72 |
| Part of Lot 4, Range 3 Broken Front Concession, Shoal Point Road and Leney Street (Finchrose Developments) | S-A-2005-06 | 72 | 0 | 0 | 72 | 0 | 0 | 72 |
| TOTAL | | 809 | 338 | 0 | 471 | 0 | 0 | 809 |

Table 37 indicates that as of 17th March 2025, the Town has 809 dwelling units in draft approved lots and blocks. Single detached houses and townhouses represent 41.8% and 58.2% of these units respectively. Apartment units are captured in Step 3h, as they generally require an Official Plan Amendment, Zoning By-law Amendment, or Site Plan Approval.

3.h Housing units in Pipeline

Following a review of development activity within the Town, as of 17th March 2025, a total of 23,576 dwelling units are in the development pipeline. This includes all units that are in various stages of the municipal planning process from application submission to applications that have been approved and are awaiting building permit submission. This includes units for which:

1. A Minister's Zoning Order (MZO) has been issued, but a Site Plan Application has not been submitted.

2. An Official Plan Amendment (OPA) and/or a Zoning By-Law Amendment (ZBA) application (s) have been approved or are under review / in process.
3. A Draft Plan of Subdivision Application (SA) has received draft approval (as shown in Table 37) or is under review / in process.
4. A Site Plan Application (SPA) has been approved or is under review / in process.
5. An application that is under appeal at the Ontario Land Tribunal (OLT).

It is noted that applications that are under review / in process may be awaiting action from the owner/applicant, or another agency, but for simplicity have been grouped together. Similarly, applications that are under appeal to the OLT may have been approved by the Town and are under appeal by a third party have been grouped together for simplicity. Table 38 records these units along with the application status and stage in the development pipeline.

Table 38: Housing units in pipeline in Ajax, as of 17th March 2025⁸⁷

| Stage | Status | Total Number of Units | Number of Rental Units ⁸⁸ |
|--------------|--------------------------|-----------------------|--------------------------------------|
| MZO | Issued | 4,071 | 0 |
| OPA/ZBA | Approved | 8,689 | 947 |
| | Under Review/ In Process | 1,418 | 0 |
| SA | Draft Approved | 809 | 0 |
| | Under Review/ In Process | 129 | 0 |
| SP | Approved | 1,156 | 357 |
| | Under Review/ In Process | 6,773 | 935 |
| OLT Appeal | | 531 | 0 |
| Total | | 23,576 | 2,239 |

6.3 Population and Households Projections Summary

Schedules 6.3.1, 6.3.2, and 6.3.3, present a summary of the detailed data calculated in section 6.2, and a summary of the resulting population and housing needs projection calculations for Ajax for the year 2031.

⁸⁷ Source: Town of Ajax, development application data.

⁸⁸ Purpose-built Rental Units identified in development applications

Schedule 6.3.1 Projections 2031

| Characteristic | Data/Formula (See section 6.2 for detailed methodology) | Value |
|-----------------------------------|--|-------------------------|
| Women by age distribution | 0 - 15 | 3,411 |
| | 15 - 24 | 7,895 |
| | 25 - 34 | 7,921 |
| | 35 - 44 | 8,429 |
| | 45 - 54 | 9,482 |
| | 55 - 64 | 8,572 |
| | 65 + | 12,427 |
| Male Births | New births surviving till 2031 x Estimated Proportion of Male Births | 18,164 |
| Female Births | Total new births surviving till 2031 – Male Births | 18,906 |
| Survival Rate | Survival rate for those not yet born at the beginning of the census year (already factored in the calculation) | 0.99 |
| Net Migrations | Net migration (in and out) | 6,385 |
| Total projected population (2031) | Surviving female population + surviving male population + total births + net migration | 153,508 |
| Projected Family Households | Age-group population x projected age-specific family headship rate | 41,906 |
| Projected Non-family Households | Projected through trend analysis of historical data for non-family households | 7,161 |
| Total Projected Headship Rate | Family headship rates for 2031 | See sub- section 2.a |
| Total Projected Households | Projected family households + Projected non-family households | 49,067 |
| Projected Net Household Formation | Total estimated households (2021) – Total Projected households (2031) | 9,582 |

| Characteristic | Data/Formula (See section 6.2 for detailed methodology) | Value |
|-----------------------------------|---|----------------------------------|
| Total Projected Owner Households | Projected households by type, year and age group x Projected ownership rate by type, year and age group. | 38,253 |
| Total Projected Renter Households | Projected households by type, year and age group – projected owner households by type, year and age group | 10,814 |
| Projected Dwelling Choice | Projected households by type, tenure and age group x projected dwelling choice propensities by type, tenure and age group | See sub-sections 3.a through 3.d |

Schedule 6.3.2 Anticipated Population by 2031

| Characteristic | Data | Value |
|-------------------------------|------------|---------|
| Anticipated population | Total | 153,508 |
| Anticipated population growth | Total | 26,843 |
| | Percentage | 21.19% |
| Anticipated age | Average | 41.2 |
| | Median | 40.6 |
| Anticipated age distribution | 0 - 15 | 45,138 |
| | 15 - 24 | 17,144 |
| | 25 - 34 | 18,998 |
| | 35 - 44 | 17,358 |
| | 45 - 54 | 17,882 |
| | 55 - 64 | 16,084 |
| | 65+ | 20,905 |

Schedule 6.3.3 Anticipated Households by 2031

| Characteristic | Data | Value |
|---|---------------------------------------|----------------------|
| Current number of households (2021) | Total | 39,490 ⁸⁹ |
| Anticipated number of households (2031) | Total | 49,067 |
| Anticipated Household Age | Average | 41.2 |
| | Median | 40.6 |
| Anticipated Households by Tenure | Renter | 10,814 |
| | Owner | 38,253 |
| Anticipated Units by Type | Total | 49,067 |
| | Single | 30,741 |
| | Semi-detached | 2,864 |
| | Row | 7,649 |
| | Apartment | 7,789 |
| | Other (mobile, other single attached) | 17 |
| Anticipated Units by Number of Bedrooms | Bachelor | 287 |
| | 1 bedroom | 3,158 |
| | 2 bedroom | 4,853 |
| | 3 bedroom | 18,194 |
| | 4 bedroom + | 22,577 |
| Anticipated Households by Income | Very Low | 1,660 |
| | Low | 6,613 |
| | Moderate | 10,022 |

⁸⁹ Source: Statistics Canada. 2023. (table). *Census Profile*. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released November 15, 2023.

| Characteristic | Data | Value |
|--|-----------------|--------------|
| | Median | 12,543 |
| | High | 18,228 |
| Anticipated average household size | Total | 3.13 |
| Total units in Draft Approved lots and blocks by planned housing type (units in Draft Approved Plans of Subdivision and Approved Site Plans) | Total | 1,965 |
| | Single detached | 351 |
| | Semi detached | 0 |
| | Row | 531 |
| | Apartment | 1,083 |
| Total units in Draft Approved lots and blocks by tenure (units in Draft Approved Plans of Subdivision and Approved Site Plans) | Tenant | 357 |
| | Owner | 1,608 |

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

7.1 This final section aims to determine how your community anticipates using the results and findings captured in the Housing Needs Assessment to inform long-term planning as well as concrete actions that can address identified needs. Please use the following questions to describe how those linkages will be made.

7.1.a. 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?

Response:

In 2023, the Town completed the Ajax Housing Strategy and Housing Action Plan. This work relied on 2011 and 2016 census data, as well as other data sources available to the Town at that time. The HNA has helped the Town confirm the findings of the Housing Strategy and Housing Action Plan against the 2021 census data and other updated data sources. Through the completion of the HNA, it is evident that many of the findings from the Housing Strategy and Housing Action Plan continue to remain relevant and support their continued implementation, including:

- Ground-related dwellings (i.e. detached, semi-detached, and townhouse dwellings) are the predominant form of housing in Ajax. In 2020, ground-related dwellings comprised 84.6% of all dwellings in Ajax. Through the HNA, this increased to 85.7% in 2021 despite several apartments starting construction.
- Ajax has a high housing ownership rate. In 2020, 85.2% of dwellings in Ajax were owned and 14.8% were rented. However, the 2021 census demonstrates a slight adjustment with 83.5% of dwellings owned and 16.5% of dwellings rented.
- Ajax's population is ageing twice as fast as that of the Province at large and will increase the demand for supportive housing options and aging in place opportunities. The Ajax Housing Strategy identified that while the number of beds in Ajax's long-term care homes continue to increase, the demand is more than three times greater than the number of beds. A total of 1,721 individuals were on the wait list for a bed in 2022. While this HNA identifies that the housing options are diversifying, more aging in place opportunities, including smaller apartments, will be needed to provide options to those looking to downsize

within their neighbourhoods, as 20% of the Region's population is projected to be in the 65+ years age cohort by 2051.

- In 2016, renter households in Ajax were twice as likely to experience housing affordability issues and almost four times as likely to be in core housing need when compared to owner households. This HNA found that while housing affordability has improved in Ajax, 2021 data indicates that renter households are still 1.5 times as likely to experience housing affordability issues and 3.4 times as likely to be in core housing need than owner households. Both the Ajax Housing Strategy and HNA advocate and demonstrate the need for more affordable housing options in Ajax.
- The Ajax Housing Strategy identified that Ajax has the second largest homeless population in Durham Region, based on a 2017 survey conducted by CDCD and Durham Region Mental Health Services. This HNA references a 2019 PiT count that also identifies at least 100 people experiencing homelessness in Ajax on October 20th - 21st, 2021, which is the second highest in the Region. The Region's 2024 Point in Time (PiT) count conducted over a 24-hour period from November 18th to 19th, identified 78 individuals experiencing homelessness in Ajax. While this is a reduction, the number of individuals listed in the By-Name List (BNL) continues to rise. The Ajax Housing Strategy and this HNA both reiterate the need for more shelter beds, supportive and transitional housing options.

The Ajax Housing Action Plan was developed in response to and with the support of the Ajax Housing Strategy. The objective of the Housing Action Plan has been to support the creation of a policy framework to improve housing affordability, and the provision of expanded housing options. Through this HNA the need for the following actions listed in the Housing Action Plan were confirmed, and will be implemented through the upcoming Official Plan Review which is scheduled to begin this year:

- Adding definitions for "Affordable Housing" and "Housing Options" that better align with Regional and Provincial plans and/or legislation.
- Examining height and density permissions in Intensification Areas and along corridors.
- Introducing a rental housing demolition and conversion policy to help ensure an adequate supply of rental housing.
- Adding policy requiring the submission of an Affordability and Accessibility Analysis as part of a complete application for certain residential development applications.
- Considering an increase to the affordable housing targets within Intensification Areas.
- Aligning permitted residential uses with Official Plan policies for Intensification Areas to help facilitate the provision of affordable, community and special needs housing.
- Investigating options for permitting additional housing options within all appropriate residential zones.

- Consider reducing parking requirements for special needs housing and affordable housing development within the Town's Intensification Areas.

Staff have also identified a couple of information gaps in the preparation of this HNA where data was not readily available to the Town. Examples include house sale prices by dwelling unit type, data regarding suppression of household formation and housing demand, Ajax specific net migration rate, core housing need data regarding some priority groups, etc. As a result, identifying these data gaps will help the Town to develop and create strategies to acquire this information through future studies.

7.1.b. 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?

Response:

As stated previously, in 2023 the Town adopted The Ajax Housing Action Plan to support housing initiatives that are affordable, innovative, and representative of the range of housing options required to provide a diverse housing inventory. The Housing Action Plan stresses continuing to partner with the Region, who is the housing service manager, and other public and private agencies to improve housing. Actions 20 to 23 in the Housing Action Plan direct the Town to:

- Work with other public bodies, such as Durham Region, Metrolinx and school boards, to identify surplus publicly owned land or underutilized properties that may be suitable for affordable housing.
- Explore partnership opportunities with Durham Region, local housing agencies, non-profit agencies, faith groups, institutions and the development community to deliver affordable and/or alternative housing pilot projects.
- Consider establishing an affordable and supportive housing development liaison to provide application guidance and to facilitate partnership opportunities between non-profit community housing providers and for-profit developers to deliver special needs housing, community housing and housing projects with affordable dwelling unit.
- Encourage Durham Region to manage affordable housing units created in Ajax by non-profit and/ or for-profit developers.

The Town of Ajax's Official Plan Review is planned to begin in 2025, and the process will be informed by a number of studies and technical reports, including the Ajax Housing Strategy and this HNA. The Ajax Housing strategy provides a detailed neighborhood-wide growth analysis that identified aging and growing neighborhoods in the Town. This analysis, along with the technical reports and masterplans, and the projected housing demand in this HNA shall facilitate identification of the need to expand and upgrade infrastructure and services in partnership with the Region, which

continues to provide transit and transportation, water supply and sewage, education and policing services.

The information presented in the HNA will also aid in growth forecasts required for a variety of studies such as the Transportation Master Plan, Development Charges Background Study, Official Plan Review and related Secondary Plans, Recreation and Culture Master Plans, and other strategic plans or studies to be completed over the next 5 years.

7.1.c. 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?

Response:

The HNA projects the population of Ajax to be 153,508, and the total number of households to be 49,067 in 2031. This is similar to the projections identified in the new Regional Official Plan, which are 151,530 people by 2031; increasing to 199,110 by 2051. The HNA calculates that 9,582 new households may be formed in Ajax between the year 2021 and 2031. Due to the lack of greenfield areas within the Urban Area Boundary for Ajax, the majority of growth in Ajax is expected to be via infill, redevelopment and intensification.

The Town's Official Plan states that while intensification is expected to occur throughout areas within Ajax's built boundary, the majority of the intensification is expected to be directed to the Downtown Regional Centre, Uptown Regional Centre, Village Centre, GO Transit Station Mixed Use Area, and the Midtown Corridor. The GO Transit Station Mixed Use Area has been designated as a Protected Major Transit Station Area in the

Regional Official Plan and is being planned to include intensified mixed-use developments that include affordable housing through a forthcoming secondary plan and Inclusionary Zoning By-law. Through the Official Plan Review and associated secondary plans, transportation and servicing studies will be required to support implementation and identify additional pressures and infrastructure improvements. These studies will also be used to support future infrastructure planning and Development Charge Background Studies used to pay for infrastructure improvements.

This growth and intensification will present unique challenges, especially as it relates to transportation and servicing. The Town is working with the Region and other stakeholders to support the optimization of transit efficiencies and active transportation, as well as coordinate infrastructure investment in road widenings, improvements to water and sanitary services, and bridge construction needed to accommodate growth.

The Town will continue to work with Durham Region District School Board, Toronto Region Conservation Authority, Central Lake Ontario Conservation Authority and utility providers to ensure that development in Ajax aligns with the growing needs of its current and future residents.

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](#)

[2021 Census Backgrounder Families Household Marital Status Income](#)

[Profile table, Census Profile, 2021 Census of Population - Ajax, Town \(T\) \[Census subdivision\], Ontario;Ontario \[Province\]](#)

[real-median-household-income-after-tax-tenure-2006-2022-en.xlsx](#)

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.

Annex C: Circulation Letter

Re: Invitation to Contribute to the Town of Ajax's Housing Needs Assessment Report

Hello there,

I hope this message finds you well.

The Town of Ajax is currently conducting a Housing Needs Assessment (HNA) to better understand the housing requirements and gaps within our community. All communities with population over 30,000 are required to complete an HNA in order to access funding from the Canada Community-Building Fund or Federal permanent transit funding. The Government of Canada has emphasized the importance of HNAs as a critical tool for informing evidence-based decisions in addressing housing needs across the country, as highlighted in Canada's Housing Plan and Budget 2024. This report utilizes a prepopulated template provided by Housing, Infrastructure and Communities Canada, which is available upon request.

The insights gathered through the HNA will play a key role in shaping future housing development strategies and guiding investment decisions at the Town and other levels of governments. Ajax's HNA builds upon the Town's earlier work, including the 2023 Ajax Housing Strategy and Action Plan. We thank [Agency] for the valuable insights previously provided through the Ajax Housing Strategy consultation process.

The Town of Ajax invites [Agency] to provide valuable input through customized survey questionnaires designed to address specific information gaps in the draft HNA. The survey is tailored to focus on the unique data gaps related to the services offered by each respondent agency. These questions are attached along with this email.

Your input will be instrumental in ensuring that the assessment reflects a comprehensive understanding of the housing needs specific to our community.

We kindly ask that you provide your responses via email at anuj.kathuria@ajax.ca by **March 31st, 2025**. This will allow us sufficient time to incorporate your feedback before submitting the final HNA.

If you would like to meet to provide additional information on housing-related challenges faced by the community, we are more than happy to schedule interviews between **March 17th and 28th** during office hours (8:30 am to 4:30 pm) weekdays. These interviews can be conducted either in person at Town Hall (65 Harwood Ave S, Ajax, ON - L1S 2H9), over the phone or online, depending on your preference. Additionally, please feel free to get in touch with us if you wish to review the draft HNA. We would be happy to provide it.

We truly value your expertise and your role in this important process, and we are grateful for your time and consideration. Should you have any questions or need further information, please don't hesitate to contact Anuj Kathuria at anuj.kathuria@ajax.ca or **905-619-2529, ext. 3172**.

We look forward to your participation and feedback.

Best regards,

Anuj Kathuria

Policy Planner – Housing
Planning and Development Services
Town of Ajax
65 Harwood Ave. S. Ajax, ON L1S 2H9
E: anuj.kathuria@ajax.ca
P: 905-619-2529 – 3172

Annex D: Questionnaire

Region of Durham

Q: Can you confirm the number of households or individuals currently waitlisted on the DASH list for:

- RGI units
- Modified units
- Other units, if any?

Has the number grown or reduced in comparison to previous years?

Q: Can you confirm the number of individuals currently waitlisted on the By-Name List? Has the number grown or reduced in comparison to previous years?

Q: In total, how many households or/ and individuals in Ajax received housing support in the form of grants, subsidies, benefits and support from the Region in 2024? How many eligible applicants are still waitlisted?

Q: How many Ajax residents or households have benefited from the following Reginal Programs in 2024:

- Durham Region Rent Supplement Program
- Durham Portable Housing Benefit
- Region's Housing Stability Program

How many eligible applicants are still waitlisted in these programs?

Q: Does the Region maintain data on the estimated number of post-secondary students or / and temporary foreign workers living in Ajax or in Durham? If yes, can you provide an estimate of how many students and temporary foreign workers were residing in Ajax in 2021?

Q: As per CDCD's 2021 PiT Count Report for Durham Region, there were at least 100 individuals experiencing homelessness in Ajax. Out of the 100, 90 were living in sheltered locations and ten were living in unsheltered locations in Ajax. Does the Region have more recent PiT counts or other data regarding the incidence and severity of homeless in Ajax?

Q. This HNA specifically seeks data on housing challenges faced by and programs and services accessed by the following groups in Ajax:

- 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,
- Students, and / or
- Temporary foreign workers.

Does the Region have core housing need⁹⁰ data specific to any of the groups listed above? What do you think are the greatest challenges faced by these specific groups in accessing affordable, suitable and adequate housing in Ajax?

⁹⁰ 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.

Christian Faith Outreach Centre (CFOC)

Q: CFOC's website states that through Doors of Compassion (DOC), CFOC currently operates three housing-focused emergency shelters in Ajax and Whitby, with a total of 95 beds. Can you confirm this number? How many of these beds are in the two DOC centers in Ajax? Are these the two centers in Downtown Ajax?

Q: How many individuals accessed DOC's shelters in 2024? Has the number grown or reduced in comparison to previous years?

Q: CFOC's website indicates that it operates The Ajax Hub, which, in partnership with other agencies, provides the following services:

- Income support
- Meals and shower
- Addiction support
- Healthcare,
- Harm reduction and Hepatitis C testing.

Is there any other service that has been added or removed since this has been published?

Q: How many individuals accessed Ajax Hub's services in 2024. Has the number grown or reduced in comparison to previous years?

Community Development Council Durham (CDCD)

Q: As per CDCD's 2021 PiT Count Report for Durham Region, there were at least a 100 individuals experiencing homelessness in Ajax. Out of the 100, 90 were living in sheltered locations and 10 were living in unsheltered locations in Ajax. Does CDCD have more recent PiT counts or other data regarding incidence and severity of homeless in Ajax?

Q: This HNA specifically seeks data on housing challenges faced by and programs and services accessed by the following groups in Ajax:

- 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,
- Students, and / or
- Temporary foreign workers.

Which groups from the list above do CDCD work with and or can provide data, such as:

- The number of people accessing or benefiting from CDCD's programs, and or
- The number of households containing people from these groups being in core housing need⁹¹?
- What do you think are the greatest challenges faced by priority groups in accessing affordable, suitable, and adequate housing in Ajax?

⁹¹ A household is considered to be in core housing need if it meets two criteria:

3. A household is below one or more of the national adequacy, suitability and affordability standards; and,
4. The household would have to spend 30% or more of its before-tax household income to access local housing that meets all three standards.

Durham Youth Services (DYS) - Joanne's House, Jacky's Place

Q: Can you confirm the capacities and other details regarding emergency shelters and transitional housing offered by DYS to Ajax's youth, as below? Please indicate changes if applicable?

| Shelter | Type | Client Age group | Capacity |
|----------------|----------------------|-------------------------|-----------------|
| Joanne's House | Emergency shelter | 16 to 24 years | 10 beds |
| Jacky's Place | Transitional housing | 16 to 18 years | 4 beds |

Q: How many youth in Ajax accessed the facilities provided by these three facilities in 2024? Has the number grown or reduced in comparison to previous years?

Q: Through our research we have found that in addition to operating the facilities above, DYS's services include family re-connection, nutrition education, hygiene education, mental health counselling, nursing services, physician services, pregnancy counselling, parenting education, addiction counselling, life skills education, job readiness and job skills education, anger and stress management education and transportation to services.

Can you please confirm this? Is there any other service that is provided and can be added to the list?

Q: Apart from working with the youth in general, does DYS also have specific or tailored programs or services for other groups such as LGBTQ2S+, Indigenous, or and Racialized youth or people?

Q: What are the greatest challenges faced by youth in Ajax as they access affordable, adequate and suitable housing?

Ashley Manor Housing Corporation (AMHC)

Q: The Ajax Housing Strategy reports that AMHC offers a total of 574 affordable and community housing rental units spread across six projects as indicated in the table below, which include 294 RGI units and 14 modified units.

| Housing Type | Project | Project Address | Mandate | Total Units | RGI Units | Modified Units |
|--------------------|-----------------|------------------------------|----------------------|--|------------|----------------|
| Community Housing | Monarch Mews | Kitney Drive (townhouses) | Families | 142 | 73 | 0 |
| Community Housing | Ashley Manor | 40 Kitney Drive (apartments) | Seniors | 77 | | 0 |
| Community Housing | Post Hill | 132 Kingston Road West | Families and Seniors | 101 (53 for families and 48 for seniors) | 196 | 4 |
| Community Housing | River Breeze | 1 Richards Lane | Families | 100 | | 6 |
| Community Housing | Westwood Manor | 960 Westney Road South | Seniors | 70 | | 4 |
| Affordable Housing | Hubbard Station | 50 Station Street | Families and Singles | 84 (10 for families and 74 for singles) | 25 | 0 |
| TOTAL | | | | 574 | 294 | 14 |

Could you please confirm that these are the latest number and type of housing units offered by AMHC? If not, could you please provide updated numbers?

Q: Who is eligible to apply for the above noted housing units? Do applicants use the Region's Durham Access to Social Housing (DASH) list to apply for housing operated by AMHC? If not, could you explain how applications are made and processed, and how many are on the waiting list?

Q: Apart from providing the above noted subsidized housing, does AMHC provide any other housing-related supports to the community or the following priority groups:

- 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, and / or
- People experiencing homelessness?

The Salvation Army Hope Christian and Community Services (TSA Hope)

Q: Through our research, we have found that TSA Hope, through its various programs, provides services including food, clothing, sleeping bags and other hygiene accessories, and social services to youth, families, and those who are challenged by homelessness, abuse, addictions and mental health issues at 35 Kings Cres in Ajax. Does TSA Hope also offer and/ or operate shelters in Ajax as well?

Q: How many Ajax residents or households accessed these social services from TSA Hope in 2024? Has the number grown or reduced in comparison to previous years?

Q: Who is eligible to access TSA Hope's services? Does TSA Hope partner with the Region of Durham to deliver services to eligible applicants?

Herizon House

Q: The Ajax Housing Strategy records that Herizon House operates a 30 bed - emergency shelter and provides crisis helpline and support services, support in accessing legal services and housing resources, and transitional support. Has there been any changes in the number of beds or to the services and programs provided to women and children fleeing domestic violence?

Q: How many Ajax residents accessed emergency and social services from Herizon House in 2024? Has the number grown or reduced in comparison to previous years?

Q: In addition to working with women and children fleeing domestic violence, does Herizon House work with other groups as well? If yes, could you name or describe these groups?

Community Living Ajax-Pickering Whitby (CLAPW)

Q: How many Ajax residents or households accessed housing or housing related support from CLAPW in 2024? Has the number grown or reduced in comparison to previous years?

Q: What housing supports or programs do CLAPW offer to individuals in Ajax faced with developmental disabilities?

Q: What are the greatest challenges faced by individuals in Ajax with developmental disabilities and they access affordable, adequate and suitable housing?

Q: In addition to working with people with developmental disabilities, does CLAPW work with other groups as well? If yes, could you name or describe these groups?

Q: Do you partner with or receive grants from the Region of Durham or other public and private agencies? If yes, could you provide more details?

Dedicated Advocacy Resource Support (DARS)

Q: How many Ajax residents or households accessed housing or housing related support from DARS in 2024? Has the number grown or reduced in comparison to previous years?

Q: What housing supports or programs do DARS offer to low income families or households in Ajax faced with housing and income instability?

Q: Who is eligible to access DARS's housing supports and programs? Do applicants use the Region's Durham Access to Social Housing (DASH) list to apply for or access housing? If not, how are applications made?

Q: What are the greatest challenges faced by low-income families or households in Ajax facing housing and income instability as they access affordable, adequate and suitable housing?

Fraser Heights Co-Op

Q: The Ajax housing Strategy reports that Fraser Heights Co-op Housing operates a total of 88 rental units which include 64 townhouses, and 24 apartments located at 1 Hayward Lane in Ajax. Out of these units 17% are RGI units and 83% are affordable housing units.

Could you please confirm that these are the latest number and type of housing units operated by Fraser Heights Co-op? Are any of the units modified⁹² or accessible?

Q: Who is eligible to apply for housing in Fraser Heights Co-op? Do applicants use the Region's Durham Access to Social Housing (DASH) list to apply for housing operated by Fraser Heights Co-op? If not, could you explain how applications are made and processed, and how many are on the waiting list?

Q: Apart from providing subsidized housing, does Fraser Heights Co-Op provide any other support to the community or the following priority groups:

- 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, and / or
- People experiencing homelessness?

⁹² Modified housing units are units that have been adapted to make them accessible for people with special needs, such as wheelchair users.

Annex E: Feedback

Region of Durham

Q: Can you confirm the number of households or individuals currently waitlisted on the DASH list for:

A: As of February 2025:

- RGI units - 10,935
- Modified units - 100
- Other units, if any? Market rent, modified units - 9

Q: Has this number grown or reduced in comparison to previous years?

A: Numbers have grown year over year for RGI units and modified units and have decreased slightly for “other units” from February 2024 to February 2025 (market modified units). Per February 2024, waitlist numbers were as follows:

- RGI units – 9,395
- Modified units – 82
- Other units – Market rent modified units - 11

Q: Can you confirm the number of individuals currently waitlisted on the By-Name List? Has this number grown or reduced in comparison to previous years?

A: As of January 2025, Durham Region's BNL records a minimum of 809 homeless individuals, a rise from 214 in January 2022. This represents a 278.5% increase over the past three years.

Q: In total, how many households or/ and individuals in Ajax received housing support in the form of grants, subsidies, benefits and support from the Region in 2024? How many eligible applicants are still waitlisted?

A:

- In 2024, 11 individuals/households from Ajax were housed in RGI units at Community Housing sites from the DASH waitlist.
- 27 other individuals/households from Ajax were supported through other regional benefits/subsidies/grants (Q4 provides breakdown of programs and how many individuals/households each program served in 2024).

Total: 38

- Canada Ontario Housing Benefit (COHB) is a federal-provincial portable housing benefit to help increase the affordability of rental housing by providing payment directly to eligible households in housing need and is provincially delivered. The Region of Durham is provided with annual planning allocation amounts and assists eligible applicants submit applications to the COHB program while the

Ministry of Finance confirms eligibility and issues payment directly to households. In Durham, applicants are chosen from the DASH Waitlist for referral to apply to receive a COHB benefit. There are currently 187 households in Ajax receiving a COHB benefit.

Eligible Ajax applicants currently on the Durham Access to Social Housing (DASH) waitlist – 1,129 (7 of which are on the waitlist for a market rent modified unit).

As of February 2025, there were 655 residents living in Ajax receiving housing support from the Region (in the form of subsidies, benefits, grants, including COHB).

Q: How many Ajax residents or households have benefited from the following Regional Programs in 2024:

A:

- Durham Region Rent Supplement Program – 6
- Durham Portable Housing Benefit - 5
- Region's Housing Stability Program – homelessness team does not currently track HSP applications by municipality. They will start tracking this information for 2025 moving forwards, to assist with future HNA inquiries.
- Homelessness Prevention Program – Rent Supplement – 14
- Homelessness Prevention Program – Portable Housing Benefit – 2

Q: How many eligible applicants are still waitlisted in these programs?

A: As of February 2025, there were 1,129 Ajax residents on the DASH waitlist (7 of which are on the waitlist for a market rent modified unit). DASH runs the waitlist for RGI, rent supplement, market modified units and other housing programs available through the Region, including those listed above, excluding the Housing Stability Program.

Housing Stability Program does not currently have a waitlist. Occasionally there is a backlog of applications causing increased processing time, but there is no wait list for benefits.

Q: Does the Region maintain data on the estimated number of post-secondary students or / and temporary foreign workers living in Ajax or in Durham? If yes, can you provide an estimate of how many students and temporary foreign workers were residing in Ajax in 2021?

A: The region does not maintain data on the estimated number of post-secondary students or / and temporary foreign workers living in Ajax or in Durham. We suggest reaching out to post-secondary schools in the area for data on post-secondary students.

Q: As per CDCD's 2021 PiT Count Report for Durham Region, there were at least 100 individuals experiencing homelessness in Ajax. Out of the 100, 90 were living in sheltered locations and ten were living in unsheltered locations in Ajax. Does the Region have more recent PiT counts or other data regarding the incidence and severity of homeless in Ajax?

A: The CDCD's 2021 PiT Count Report for Durham Region indicated that 100 individuals were surveyed in Ajax, with 90 living in sheltered accommodations and 10 residing outdoors. In contrast, Durham Region's 2024 PiT Count, conducted over a 24-hour period from November 18th to 19th, surveyed 78 individuals in Ajax. Of those, 32 were in emergency or domestic violence shelters, 5 were staying in hotels, 1 was in a hospital, and 40 were in unsheltered locations.

Q: This HNA specifically seeks data on housing challenges faced by and programs and services accessed by the following groups in Ajax:

- 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,
- Students, and / or
- Temporary foreign workers.

Does the Region have core housing need⁹³ data specific to any of the groups listed above? What do you think are the greatest challenges faced by these specific groups in accessing affordable, suitable and adequate housing in Ajax?

A: Unfortunately, the Region does not have data regarding the housing needs of specific demographic groups. I would suggest that you use the HART tool, to determine if there is significant need for housing in certain groups, which may include single parent families, Indigenous Peoples, younger adults/seniors, etc.

HART tool [Housing Needs Assessment Tool | Housing Assessment Resource Project \(HART\)](#)

HART methodology [HNA-Methodology.pdf](#)

⁹³ 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.

Christian Faith Outreach Centre (CFOC)

Q: CFOC's website states that through Doors of Compassion (DOC), CFOC currently operates three housing-focused emergency shelters in Ajax and Whitby, with a total of 95 beds. Can you confirm this number? How many of these beds are in the two DOC centers in Ajax? Are these the two centers in Downtown Ajax?

A: There are two facilities in downtown Ajax:

- 158 Harwood Ave S. = 17 beds (down by 3)
- 27 Station Street – 30 beds for a total of 47 beds.

We were previously 20 beds; however, we had to turn away three individuals as Ajax Fire reported that we were lacking a few square feet for those individuals' beds.

Q: How many individuals accessed DOC's shelters in 2024? Has the number grown or reduced in comparison to previous years?

A: 242 individuals accessed DOC in 2024. The numbers have decreased over the previous year as patrons are staying housed longer in the shelter.

Q: CFOC's website indicates that it operates The Ajax Hub, which, in partnership with other agencies, provides the following services:

A:

- Income support -Yes
- Meals and shower - Yes
- Addiction support - Yes
- Healthcare, - Yes
- Harm reduction and Hepatitis C testing, Yes

Q: Is there any other service that has been added or removed since this has been published?

A: Exercise and peer-to-peer support, Getting Ahead Program, Newcomer Support, Housing Support, Grief Counseling, Indigenous Support, Warming Shelter, Art therapy and Life skills development classes.

Q: How many individuals accessed Ajax Hub's services in 2024. Has the number grown or has it decreased compared to previous years?

A: In 2024, 450 individuals accessed the Hub. The numbers have risen significantly as more people become unhoused due to the high cost of rent in Ajax, are discharged from hospitals to the streets, are evicted from their families because of mental health and addiction issues, and are forced to leave camping in parks and by the railway tracks.

Community Development Council Durham (CDCD)

Q: As per CDCD's 2021 PiT Count Report for Durham Region, there were at least 100 individuals experiencing homelessness in Ajax. Out of the 100, 90 were living in sheltered locations and 10 were living in unsheltered locations in Ajax. Does CDCD have more recent PiT counts or other data regarding incidence and severity of homeless in Ajax?

A: According to the Built for Zero regional homelessness data dashboard, Durham Region had 446 people who were identified as chronically homeless in January 2025. This represents a 47% increase since April 2024 when there were only 303 people experiencing chronic homelessness in Durham Region.

Q: This HNA specifically seeks data on housing challenges faced by and programs and services accessed by the following groups in Ajax:

- 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,
- Students, and / or
- Temporary foreign workers.

Which groups from the list above do CDCD work with and or can provide data, such as:

- The number of people accessing or benefiting from CDCD's programs, and or
- The number of households containing people from these groups being in core housing need⁹⁴?

⁹⁴ A household is considered to be in core housing need if it meets two criteria:

3. A household is below one or more of the national adequacy, suitability and affordability standards; and,
4. The household would have to spend 30% or more of its before-tax household income to access local housing that meets all three standards.

A: CDCD works with the following aforementioned groups:

- Women and children fleeing domestic violence.
- Women-led households, especially single mother.
- Seniors 65 years +
- Young adults aged 18 to 29 years.
- Racialized people.
- Recent immigrants, especially refugees.
- People dealing with mental health and addiction concerns
- People experiencing homelessness.
- Students
- Temporary Foreign Workers.

The following table contains the numbers of clients served in our Settlement, Housing and Durham Humanitarian Response programs in the 2023/2024 fiscal year:

| # of clients Children and Youth | # of clients Adults | # of clients Seniors |
|--|----------------------------|-----------------------------|
| 7919 | 14, 864 | 1,737 |

While we do not routinely collect data on housing needs in our settlement programs, all the clients in our Housing and Durham Humanitarian Response Programs have immediate need for affordable, suitable housing. Anecdotally, clients within our Settlement services also face challenges with securing affordable and suitable housing in Durham Region. Newcomers may not be able to afford current rents or be in the position to purchase a home and take on a mortgage. We assist these households by referring them to our Housing Department who can help them to locate more affordable housing in the area.

Q: What do you think are the greatest challenges faced by priority groups in accessing affordable, suitable, and adequate housing in Ajax?

A: There are many factors that impact on the ability of priority groups in accessing affordable, suitable and adequate housing in the Town of Ajax. For newcomers, they may not have a credit history or documentation and may be receiving social assistance and looking for employment. Many landlords do not rent to individuals or families who are in this situation. Newcomers can end up in an overcrowded and unhealthy housing arrangement as they try to lower the cost of rent by sharing with others. Furthermore, some newcomers arrive anticipating that their family members will allow them to live with them. In certain circumstances, family members who are currently here and settled are living in overcrowded housing and cannot accommodate additional family members.

The results of an analysis of Statistics Canada data for the Town of Ajax showed that 19% of households were spending more than 30% of their income on housing expenses. 75% of Ajax households who were living in unaffordable housing were racialized individuals. 32% of recent immigrants living in Ajax live in unaffordable housing compared to 20% of non-immigrants.

Currently, there is a long waitlist for affordable social housing and people who require emergency affordable housing such as newcomers, women fleeing domestic violence of people who are homeless and/or with mental health and addiction concerns are not able to quickly access social housing. Consequently, they end up going to shelters or living on the streets. There is a considerable need for affordable social housing in the Town of Ajax.

A lack of rent control in the province has given landlords the ability to set rents at high levels, making housing out of reach for individuals and families on low incomes. While our housing department tries to recruit landlords who are willing to charge lower rent, into our Opening Doors program, there is still not enough affordable housing to meet the demand.

For people receiving social assistance such as Ontario Works or Ontario Disability Support Program, they do not receive enough money from these programs to afford the rents being charged currently. People who have a history of unemployment or a bad housing history (with Landlord and Tenant Board involvement) may find it difficult to find a landlord who is willing to rent to them. While landlords are not adhering to legislation when they discriminate against housing applicants, they often do discriminate as they want to ensure they will have no problems with tenancies.

Families with many children need a larger home and often cannot afford a large home. In addition, if there is no school in the community that they want to rent a home in, they will need to look elsewhere for housing.

Ashley Manor Housing Corporation (AMHC)

Q: The Ajax Housing Strategy reports that AMHC offers a total of 574 affordable and community housing rental units spread across six projects as indicated in the table below, which include 294 RGI units and 14 modified units.

| Housing Type | Project | Project Address | Mandate | Total Units | RGI Units | Modified Units |
|--------------------|-----------------|------------------------------|----------------------|--|------------|----------------|
| Community Housing | Monarch Mews | Kitney Drive (townhouses) | Families | 142 | 73 | 0 |
| Community Housing | Ashley Manor | 40 Kitney Drive (apartments) | Seniors | 77 | | 0 |
| Community Housing | Post Hill | 132 Kingston Road West | Families and Seniors | 101 (53 for families and 48 for seniors) | 196 | 4 |
| Community Housing | River Breeze | 1 Richards Lane | Families | 100 | | 6 |
| Community Housing | Westwood Manor | 960 Westney Road South | Seniors | 70 | | 4 |
| Affordable Housing | Hubbard Station | 50 Station Street | Families and Singles | 84 (10 for families and 74 for singles) | 25 | 0 |
| TOTAL | | | | 574 | 294 | 14 |

Could you please confirm that these are the latest number and type of housing units offered by AMHC? If not, could you please provide updated numbers?

A: Modified Units increased to 24. This total (14) is for 'as built' original to the building. AMHC has made some unit modifications, based on resident requests, to make their units meet their accessibility needs.

Q: Who is eligible to apply for the above noted housing units? Do applicants use the Region's Durham Access to Social Housing (DASH) list to apply for housing operated by AMHC? If not, could you explain how applications are made and processed, and how many are on the waiting list?

A: Subsidized (RGI) vacancies are filled with applicants from the Region of Durham's DASH waiting list. They have income and asset limits. You'll have to contact them to get the latest waiting list numbers. Market vacancies are advertised on the AMHC website and filled by AMHC using landlord references, income, and credit information. AMHC does not keep a market rent waiting list. Approximately 50% of our portfolio is RGI.

Q: Apart from providing the above noted subsidized housing, does AMHC provide any other housing-related supports to the community or the following priority groups:

- 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, and / or
- People experiencing homelessness?

A: AMHC houses persons that are able to live independently on their own, or with assistance that they arrange. AMHC is not a Supportive Housing Provider. The DASH waiting list, that AMHC uses to fill RGI vacancies, could potentially have persons from all of the categories listed above.

AMHC does not specifically 'target' any of the above categories except seniors 60+ when filling vacancies at Ashley Manor or Westwood Manor which are buildings for seniors only.

AMHC does have an agreement with Lakeridge Health to provide support services for seniors at Ashley Manor, Westwood Manor, and Hubbard Station. AMHC provides offices at each of these buildings and support staff are supplied by Lakeridge Health. These staff are not employees of AMHC.

The Salvation Army Hope Christian and Community Services (TSA Hope)

Q: Through our research, we have found that TSA Hope, through its various programs, provides services including food, clothing, sleeping bags and other hygiene accessories, and social services to youth, families, and those who are challenged by homelessness, abuse, addictions and mental health issues at 35 Kings Cres in Ajax. Does TSA Hope also offer and/ or operate shelters in Ajax as well?

A: We do not currently offer any sheltering however we are in discussion with the Region for the possibility of being a warming centre Dec 1 2025

Q: How many Ajax residents or households accessed these social services from TSA Hope in 2024? Has the number grown or reduced in comparison to previous years?

A: 2024 Food Assistance Visits

599 Unique family visits (+64 late Christmas registrations)

- 14% increase from 2023
- 46% increase from 2022

1970 Unique individuals (+160 late Christmas registrations)

- 17% increase from 2023
- 49% increase from 2022

3562 meals distributed in our lunch programs

- 21% increase from 2023
- 11% increase from 2022 - we had our truck out at this time

Stats tell us that family usage and size of the families requiring services are both continuing to rise. Unique individuals up almost 50% in two years.

Q: Who is eligible to access TSA Hope's services? Does TSA Hope partner with the Region of Durham to deliver services to eligible applicants?

A: We do not partner formally with any front line group in Ajax however we do connect with other agencies for referrals and or assistance when it is required. We do have an MOU with TOA for the locker program. The criteria for service is strictly financial – there are thresholds in place to ensure services are administered to the most financially vulnerable.

Herizon House

Q: The Ajax Housing Strategy records that Herizon House operates a 30 bed - emergency shelter and provides crisis helpline and support services, support in accessing legal services and housing resources, and transitional support. Has there been any changes in the number of beds or to the services and programs provided to women and children fleeing domestic violence?

A: There has not been any changes to our bed number or programs.

Q: How many Ajax residents accessed emergency and social services from Herizon House in 2024? Has the number grown or reduced in comparison to previous years?

A: Through our crisis line we had 250 calls categorized from Ajax
In shelter we had 56 (combination of women and children)
In our Outreach & Transitional Support program 129
There hasn't been significant change in recent years.

Q: In addition to working with women and children fleeing domestic violence, does Herizon House work with other groups as well? If yes, could you name or describe these groups?

A: We work with women and children impacted by gender based violence which can include intimate partner violence, human trafficking, family violence.

Community Living Ajax-Pickering Whitby (CLAPW)

Q: How many Ajax residents or households accessed housing or housing related support from CLAPW in 2024? Has the number grown or reduced in comparison to previous years?

A: 26

Number has remained the same.

Q: What housing supports or programs do CLAPW offer to individuals in Ajax faced with developmental disabilities?

A:

- Group Home Living
- Host Family Program
- Supported Independent Living

Q: What are the greatest challenges faced by individuals in Ajax with developmental disabilities sad they access affordable, adequate and suitable housing?

A: There is not enough DEEPLY affordable housing. People on ODSP live so far below the poverty line.

Q: In addition to working with people with developmental disabilities, does CLAPW work with other groups as well? If yes, could you name or describe these groups?

A: We only provide supports to people with intellectual disabilities and their families.

Q: Do you partner with or receive grants from the Region of Durham or other public and private agencies? If yes, could you provide more details?

A:

- Trillium Foundation
- Durham Community Foundation

Contact

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