

Town of Whitby Staff Report

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Report Title: Housing Monitoring Report

Report to: Committee of the Whole

Date of meeting: June 2, 2025

Report Number: PDP-30-25

Department(s) Responsible:

Planning and Development Department
(Planning Services)

Submitted by:

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Acknowledged by M. Gaskell, Chief Administrative Officer

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1. Recommendation:

1. That Report PDP- 30-25 be received for information.
2. That the Clerk forward a copy of Planning and Development Report PDP 30-25 to the Region of Durham, Community Growth and Economic Development.

2. Highlights:

- An estimated 19,013 units were within Registered Unbuilt Plans, and Approved Plans of Subdivision and Site Plans, as of year end 2024. Based on a 10-year historical average of 898 building permits per year, this translates to an approximate 21-year supply, including over 10-years of supply for ground-related units – well above the three-year minimum requirement in the Provincial Planning Statement, 2024.
- Eleven Plans of Subdivision were Approved by Council in 2024, accounting for 10,923 units. This is over three times the next highest volume of Council

Approved units over the last ten years (3,178 in 2015). 83% of units Council Approved in 2024 were apartments (Note: the majority of those apartment units were within Nordeagle's proposed development).

- An estimated 8,008 units were Under Review as of year-end 2024, including 4,827 units in Plans of Subdivisions and 3,181 in Site Plans.
- Since 2019, there has been a significant increase in the number of permits issued for Additional Dwelling Units (ADUs). In 2024, 288 permits were issued, which accounted for almost half (46%) of all new dwelling units.
- The overall rental vacancy rate increased to 3.6% in 2024, up from 1.7% in 2023. This marks the first time the vacancy rate has been above 3.0% - a figure identified by the Canadian Mortgage and Housing Corporation as being indicative of a healthy rental market.
- As of year end, 2024, approximately 4,400 households in Durham Region were living in assisted housing units, with an additional 10,785 households on the waiting list.

3. Background:

Planning staff monitor and report on housing activity pursuant to Official Plan policies regarding housing supply, residential growth, and intensification.

The Housing Monitoring Report focuses on the following topics:

- Housing Supply:
 - Existing population and households;
 - New housing supply in Plans of Subdivision and Site Plans; and,
 - Housing mix in Plans of Subdivision and Site Plans.
- Residential Development Approvals:
 - Registered Plans of Subdivision;
 - Council Approved Plans of Subdivision;
 - Plans of Subdivision Under Review;
 - Commissioner Approved and Under Review Site Plans; and,
 - Building Permit Trends.
- Affordable and Special Needs Housing:
 - Housing Affordability;
 - Rental Housing;
 - Assisted Housing; and,
 - Seniors Housing.

The housing monitoring report provides summarized data and statistics, as well as limited time-series data and statistics over a ten-year period, where possible.

4. Discussion:

The Housing Monitoring Report (refer to Attachment #1) provides a comprehensive review of housing activity in the Town of Whitby between January 1, 2024 and December 31, 2024, and 10 years of historical data.

Attachment #2 provides a spatial overview of residential Plans of Subdivision and Site Plan applications throughout the Town and their status as of December 31, 2024.

The following is a summary of the Town's 2024 housing activity:

- Whitby had an estimated population of 155,000 and 49,795 households as of December 2024, as reported by the Region of Durham in their Monitoring of Growth Trends report.
- As of year-end 2024, there was an estimated total of 27,020 dwelling units in the development pipeline, which includes units in both Site Plans and Plans of Subdivision that are Under Review, Council Approved, and Registered but unbuilt. This includes 21,485 units within active Plans of Subdivision and 5,535 units within active Site Plans.
- A subset of the above, an estimated 19,013 units were within Registered unbuilt or Approved Plans of Subdivision or Site Plans. Based on a 10-year historical average of 898 annual building permits, this translates to an approximate 21-year supply, including over 10-years of supply for ground-related units (singles, semis, links, towns).
- Three new plans of subdivision and eight new Site Plan applications, proposing a total of 1,821 and 2,228 dwelling units respectively, were submitted to the Town in 2024. As of year-end 2024, there were nine Plans of Subdivision and nine Site Plans under review from 2024 and previous years, comprising 4,827 and 3,181 dwelling units, respectively.
- 630 new dwelling units were created by building permits issued in 2024, comprising 26% Single detached/Semi Detached/Linked Dwelling units (SSLs), 28% Townhouse units, and 46% Additional Dwelling Units (ADUs). This is similar to 2023 (671 units), however well below the 10-year historical average of 1,018 units per year. New greenfield subdivisions in Brooklin are expected to generate increased building permit activity in the coming years, as full municipal water and wastewater, and electrical infrastructure becomes available.
- In 2024, 288 permits were issued for ADUs, which accounted for 46% of all new dwelling units, in part due to the Town's incentives through the Housing Accelerator Fund (HAF). With recent changes to the Planning Act and subsequent Whitby Council resolution permitting up to three ADUs on a residential lot, it is anticipated that the volume and proportion of ADUs will continue to be higher than historical averages.
- While the long-term trend illustrates increasing prices since the mid 2010s, there has been a slight decline / stabilization since peak house prices were reached in 2021. According to the Toronto Region Real Estate Board (TRREB), the benchmark price of a single-detached home in Whitby was \$1,084,300 in December 2024, a decrease of 1% from \$1,100,400 in December 2023.

- The overall rental vacancy rate increased to 3.6% in 2024, up from 1.7% in 2023. This marks the first time the vacancy rate has been above the 3.0% target set by the Canadian Mortgage and Housing Corporation which is said to indicate a healthy rental market.
- As of December 31, 2024, approximately 4,400 households in Durham Region were living in assisted housing units with an additional 10,785 households on the waiting list. Applications for assisted housing have continued to increase Region-wide since 2011, including a 21% increase since 2023, with seniors' households forming an increasing portion of the waiting list.

5. Financial Considerations:

Not applicable.

6. Communication and Public Engagement:

Copies of the Housing Monitoring Report can be made available for viewing by the public at the Planning and Development Department and on the Town's website.

7. Input from Departments/Sources:

Durham Region Housing Services Department provided information related to affordable and assisted housing for the preparation of the report.

8. Strategic Priorities:

This report aligns with Council's goals of enhancing transparency and accessibility of Town Hall by: providing housing, development application, and construction data in a concise, legible format; supporting the importance affordability and healthy, balanced communities by detailing the information and metrics regarding home affordability and core housing need in Whitby; and continually improving customer service and service delivery by modernizing internal data collection and analysis methods.

This report aligns with the Strategic Priorities of the Corporate Strategic Plan by incorporating new technologies and processes into ongoing data monitoring and analysis, and by providing development data for use by internal and external customers.

All documents for this report have been reviewed to ensure they are accessible to all readers.

9. Attachments:

Attachment #1 – Housing Monitoring Report

Attachment #2 – Map of Active Residential Development Applications as of December 31, 2024