

Report to Council

Report Title: Housing Needs Assessment

Prepared By: Sonya Watson, Chief Administrative Officer

Department: Administration

Date: April 22, 2025

Report Number: CAO2025-06 **File Number:** C11AD

Attachments:

Recommendation:

That the Council of the Municipality of Brockton hereby approves Report Number CAO2025-06 – Housing Needs Assessment, prepared by Sonya Watson, Chief Administrative Officer and in so doing authorizes proceeding with J.L. Richards to complete the Housing Needs Assessment through previously received funding to support the Housing Accelerator Fund initiatives and in conjunction with the Official Plan/Zoning By-Law Review project.

Report:

Background:

As previously reported the Municipality of Brockton was successful in obtaining up to \$3.4 million in funding as part of The Housing Accelerator Fund (“HAF”). The goal of this program is to support lasting changes that will improve housing supply for years to come. A number of initiatives are being implemented as part of the approval with the intent of increasing housing supply in Brockton.

As part of the application requirements and an application to Bruce Power for funding Brockton was to initiate a Housing Needs Assessment. This document will look at demographics, review current housing types and identification of gaps in housing types with a future focused lens based on growth projections and available land. Previously Council approved the direct procurement of Monteith Brown Planning Consultants for this purpose.

Analysis:

Upon approval of the HAF funding and upon initiation of the Official Plan/Zoning By-Law project which was awarded to J.L Richards staff considered the merit in trying the two projects together to minimize costs. Community consultation efforts, planning policy, land review and demographics would all tie into the Official Plan and Zoning By-Law Review. In accordance with the Purchasing and Procurement Policy quotes have been obtained and within staff’s approval limits we recommend proceeding with J.L Richards as the lowest quote to

complete the Housing Needs Assessment. This work will proceed immediately and in conjunction with the Official Plan/Zoning By-Law project. The Housing Needs assessment will provide valuable insight to developers looking to build in Brockton and support future grant applications and future focused work related to increasing housing supply.

Strategic Action Plan Checklist:

What aspect of the Brockton Strategic Action Plan does the content/recommendations in this report help advance?

- | | |
|---|-----|
| • Recommendations help move the Municipality closer to its Vision | Yes |
| • Recommendations contribute to achieving Heritage, Culture, and Community | Yes |
| • Recommendations contribute to achieving Quality of Life | Yes |
| • Recommendations contribute to achieving Land Use Planning and the Natural Environment | Yes |
| • Recommendations contribute to achieving Economic Development | Yes |
| • Recommendations contribute to achieving Municipal Governance | Yes |

Financial Impacts/Source of Funding:

- Do the recommendations represent a sound financial investment from a sustainability perspective? Yes

The Municipality received \$20,000 in funding from Bruce Power for a Housing Needs Assessment. The proposal from J.L. Richards is below this funding amount.

Reviewed By:



Trish Serratore, Chief Financial Officer

Respectfully Submitted by:



Sonya Watson, Chief Administrative Officer