



Housing Needs Assessment

Municipality of Brockton



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ENGINEERS · ARCHITECTS · PLANNERS

Agenda

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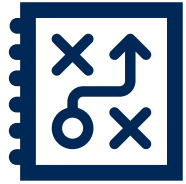
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Project Overview



Project Initiation

- Develop workplan and coordinated engagement strategy
- Kick off project with Municipal staff and project team



Background Research, Data Collection and Analysis

- Housing Assessment Resource Tools (HART) and Census data collection
- Preliminary gaps and issues memo



Stakeholder Engagement

- In-person stakeholder information session, coordinated with Official Plan/Zoning Bylaw Review projects
- Online survey



Housing Needs Assessment Report

- Report to consolidate findings from background research and stakeholder engagement
- Presentation to Council

Purpose of Study

- Understand current and future demand for housing based on population and household characteristics
 - Understand existing and projected housing supply and housing needs
 - Identify gaps between types of housing needed and what exists or is planned, along with key trends and their implications
 - Recommendations will inform responsive housing policies and regulations to be considered through the Walkerton Official Plan and Brockton Zoning By-law Reviews
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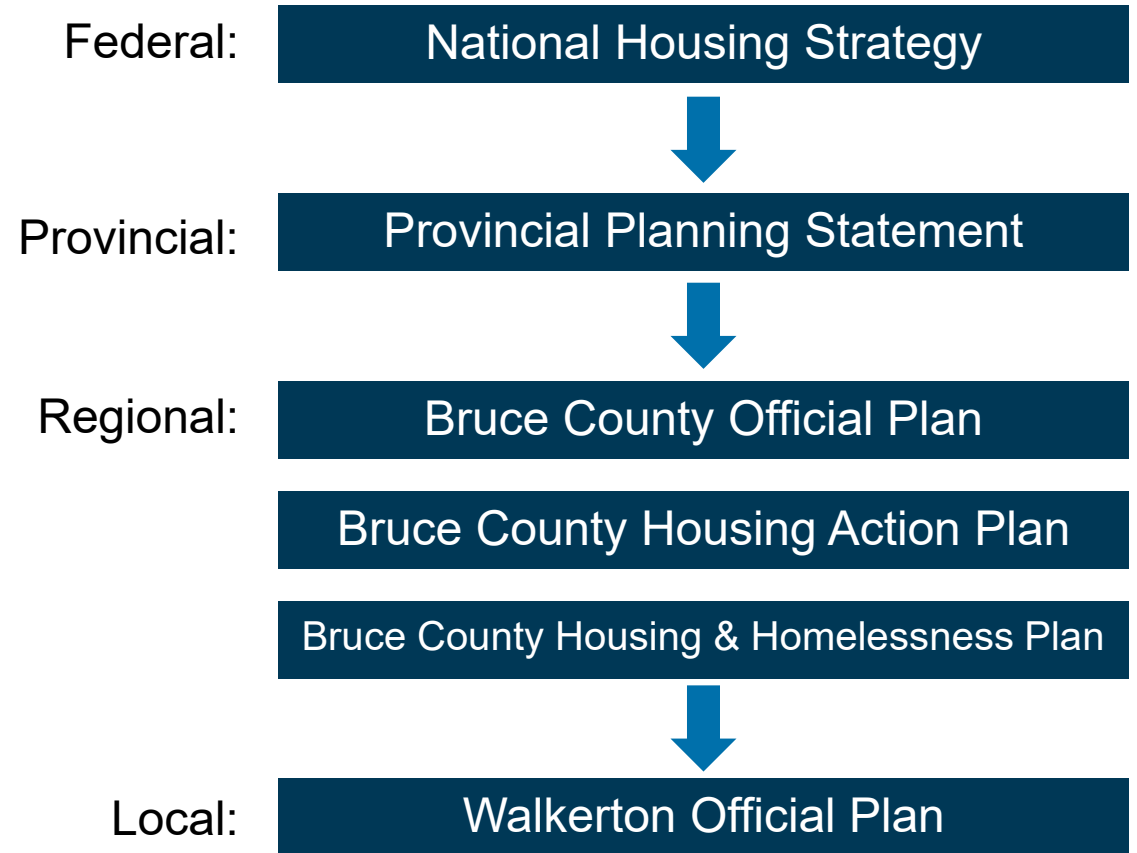


Building a Better Brockton

The findings of this Housing Needs Assessment confirm what residents, service providers, and decision-makers have collectively observed:

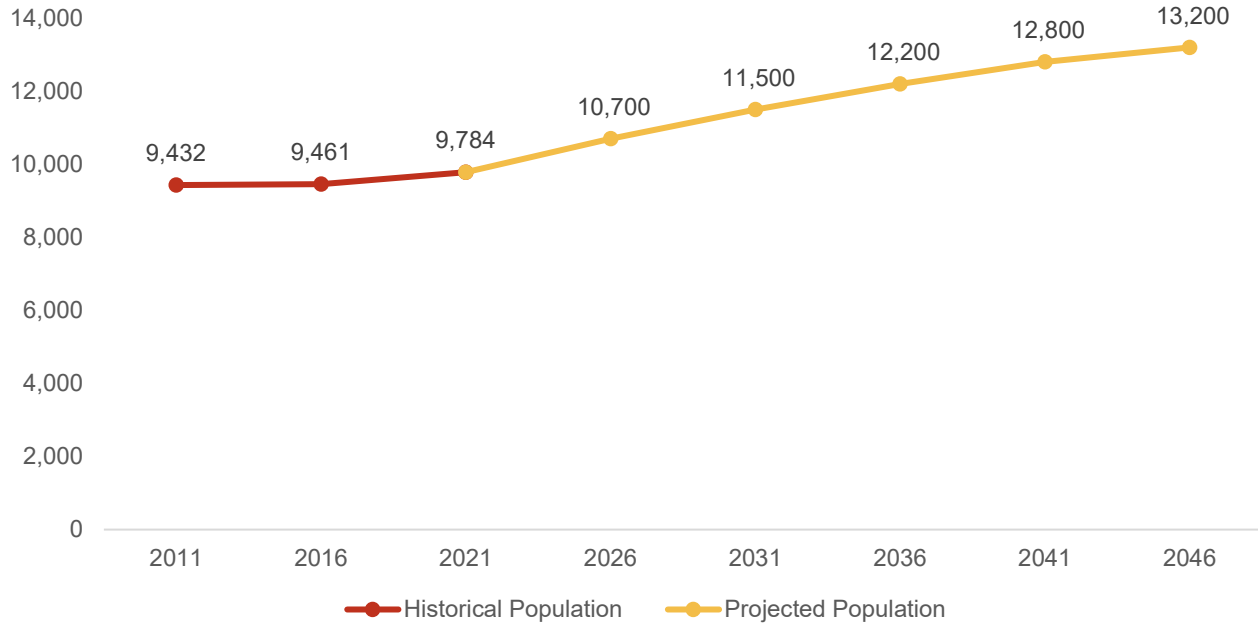
Brockton requires a more diverse, attainable, and accessible mix of housing options to support residents today and in the decades ahead.

Policy Context for Housing

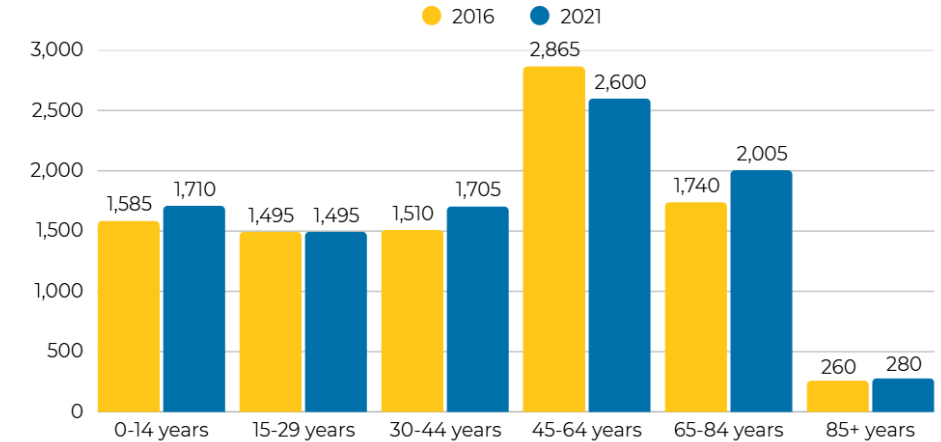


Population Characteristics

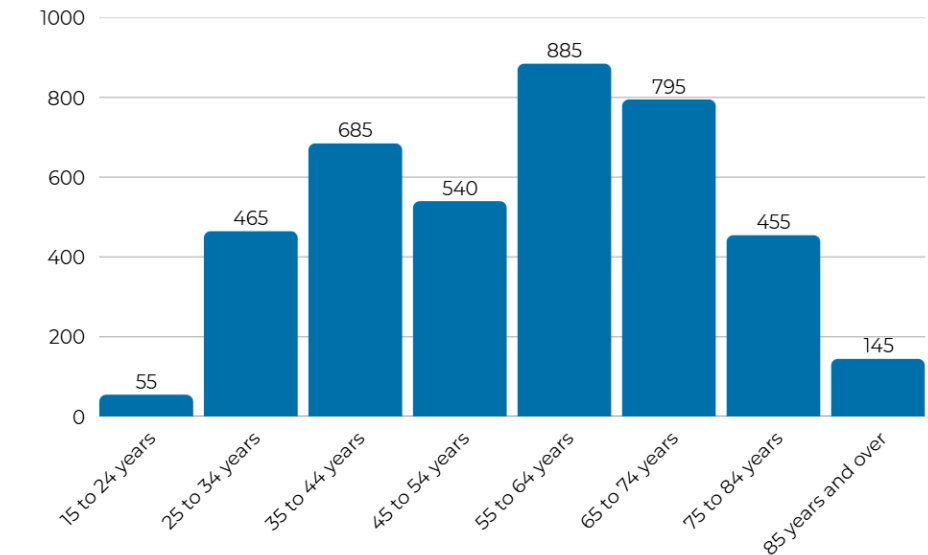
Historical and Projected Population (Brockton, 2011 to 2046)



Age Distribution (Brockton, 2016 to 2021)



Private Households by Age of Primary Household Maintainer (Brockton, 2021)



By 2046, it is estimated that the Municipality will have a population of approximately

13,200

By 2046, it is estimated that the Municipality will have approximately

5,500
households

Key Demographic Insights

Age

Greatest proportion of growth between 2016 and 2021 is in older adults aged 65-84 years

Household Size

Smaller households (1-2 persons) make up over half of all households across Brockton

Labour Force

Unemployment rates lower than Provincial averages, with the top industry being trades, transport, and equipment operators, followed by sales and service occupations and business, finance, and administration occupations

Immigration

Modest increase in the number of recent immigrants between 2016 and 2021

Dwelling Size

Majority of households live in larger dwellings (3-4+ bedrooms) despite smaller household sizes

Tenure

Ownership is the dominant form of housing, with significantly less rental housing stock

Income

Very few households report very low / low income, with income distribution skewing towards higher incomes

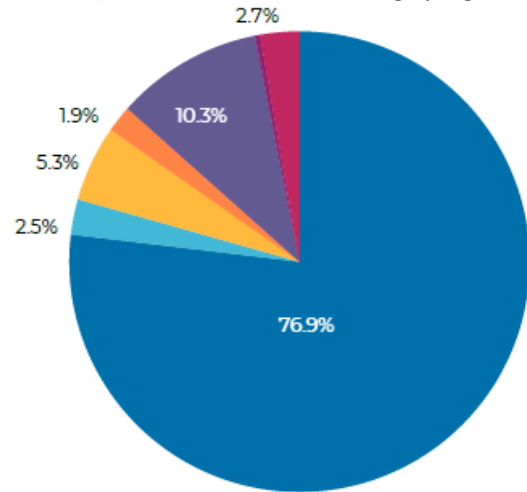
Commuting

Nearly half of the population commutes within Brockton, with majority commuting by private vehicle

Current Housing Stock

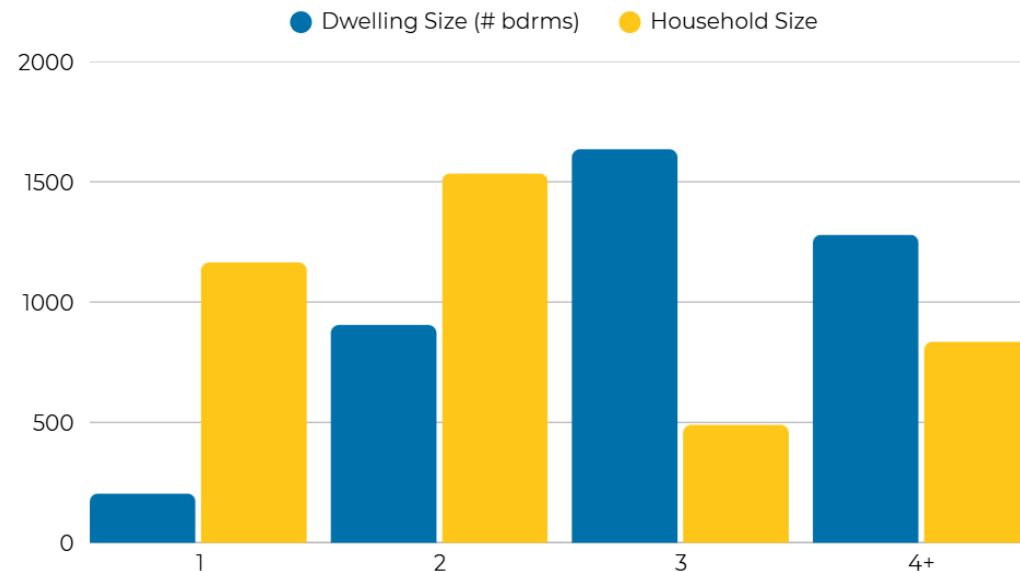
Dwelling Types

- Single detached dwelling
- Semi-detached dwelling
- Row house
- Apartment/flat in duplex
- Apartment in bldg. <5 storeys
- Other single attached dwelling
- Movable dwelling (e.g., mobile home)



- Majority of housing units in Brockton (over 75%) comprise single-detached dwellings
- Limited supply of other housing types (e.g., low-rise apartments, row houses, semi-detached dwellings, duplexes), which tend to be more affordable and accessible

Dwelling Size vs. Household Size (Brockton, 2021)



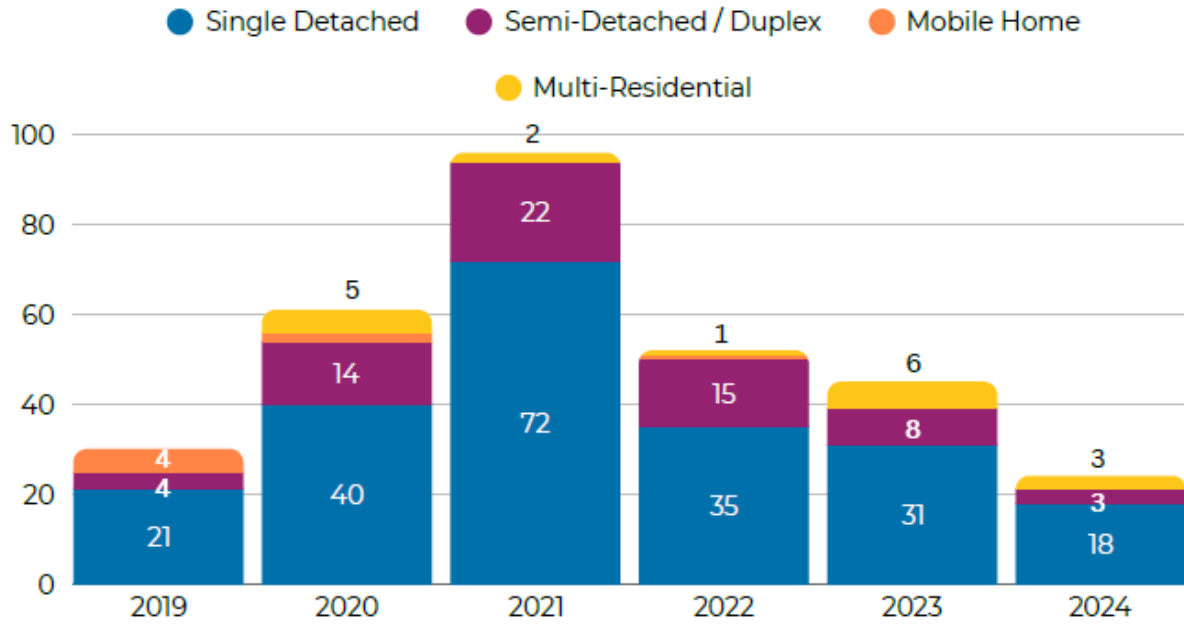
Housing Affordability

- Disparity between distribution of households living in unaffordable housing by tenure, with over a **third of rental households spending more than 30% of their income** on shelter costs
- Similar disparity in core housing need, which accounts for affordability, suitability (dwelling size based on household size) and condition (need for major repairs), with **higher proportion of rental households in core housing need** than ownership households
- Based on average household income, the Province sets out the following affordability metrics:
 - Affordable purchase price: \$366,500
 - Affordable monthly rent: \$1,540



Development and Building Activity

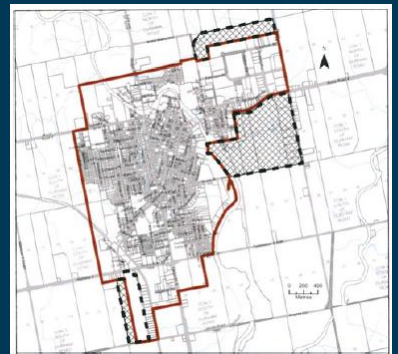
Historical Building Permits Issued for New Residential Construction



Construction Value for New Residential

Year	Construction Value
2019	\$20,904,132
2020	\$24,917,137
2021	\$47,490,399
2022	\$30,867,350
2023	\$51,986,401
2024	\$26,799,184

A critical barrier to housing development in Brockton has been the **limited supply of development-ready, serviced residential land within Walkerton**, the Municipality’s primary urban community and the focus of the Municipality’s long-term growth.



Walkerton Expansion Areas

What We Heard

Community Residents

- Residents valued most the condition (need for major repairs), location (proximity to services), and size (suitable to household) of the homes they occupy
 - Residents **noted key barriers in accessing housing that meets their needs** being affordability, lack of available housing units, and lack of housing options to meet specific needs
 - Nearly half of all residents surveyed indicated that their **housing costs were somewhat burdensome** but manageable to afford
 - Residents largely anticipate needing single-detached dwellings to meet their short-term housing needs, but call for **diverse housing types to address affordability**, including tiny homes, townhouses, mid-density development, better upkeep of rental stock, and improved accessibility for seniors and people with disabilities
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Residents were surveyed in October 2025 to supplement the quantitative findings of the Housing Needs Assessment

What We Heard

Housing Service Providers

- Housing service providers indicated that **people experiencing homelessness, young people and people with disabilities are most affected by housing challenges** in Brockton
- Noted greatest gaps are in Brockton's **supply of supportive housing**, identifying that emergency shelters and transitional housing are equally lacking
- Potential solutions supported by housing service providers include **better service coordination** as the most helpful, followed by **funding from senior levels of government and more municipal supports**



Housing service providers were surveyed in October 2025 to supplement the quantitative findings of the Housing Needs Study

Critical Considerations for Brockton



Addressing Housing Affordability

Need to develop affordable rental housing to increase available rental supply



Encouraging Infill Development

Promote gentle density and infill development to increase supply of diverse housing types



Renovation and Maintenance Programs

Help address aging housing stock by considering or supporting renovation programs



Enhancing Active Transportation

Given reliance on private vehicles for commuting, prioritize walkable communities, mixed use development, and other more sustainable modes of transportation



Streamlining Approvals Process

Simplify and expedite approvals processes for new housing, especially where those including affordable housing



Support Populations with Unique Needs

Focus attention on supporting housing options for populations more acutely experiencing core housing need

Thank you!



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