

# **Housing Needs Assessment**

**LaSalle (T)**

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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.**

- Ontario's Need for 1.5 Million More Homes, Smart Prosperity Institute, August 2022  
(<https://institute.smartprosperity.ca/sites/default/files/Ontario%27s%20Need%20for%201.5m%20More%20Homes-SPI%20August%202022.pdf> )
- Essex County Growth Analysis Report, October 5, 2022 by Watson & Associates Economists Ltd.
- Town of LaSalle Official Plan, October 3, 2018  
(<https://www.lasalle.ca/media/2u2jndz5/2018-town-of-lasalle-official-plan-accessible.pdf>)
- Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin, Province of Ontario. (2024).  
(<https://www.ontario.ca/page/municipal-development-and-community-benefits-charges-and-parklands> )
- County of Essex Housing Needs Assessment, Final Report, May 2025  
(<https://coe-pub.escribemeetings.com/filestream.ashx?DocumentId=26929>)
- Community Homelessness Report Summary, Windsor-Essex (2022-2023)  
(<https://www.citywindsor.ca/Documents/residents/housing/housing-with-supports-and-homelessness-prevention/windsor-essex-housing-and-homelessness-plan-and-related-reports/Windsor%20Essex%20Community%20Homelessness%20Report%202022-2023.pdf>)

**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)**

While there was no specific stakeholder engagements conducted for the Town of LaSalle, through the Essex County Housing Needs Assessment, community engagement for the Housing Needs Assessment took place in two stages, which captures the Town of LaSalle. The first stage gathered input on housing challenges and early improvement ideas through a resident survey, town hall events, and discussions with service providers, highlighting issues such as insufficient affordable and supportive housing and uneven distribution of services across the region. The second stage focused on identifying strategies and solutions, using sector-specific focus groups and key informant interviews to explore barriers, systemic issues, and potential actions to improve housing outcomes.<sup>[1]</sup>

**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.**

While no engagement was conducted specifically for the Town of LaSalle, Essex County utilized the Community Homelessness Report for Windsor-Essex to identify the number of homelessness in the area, which provides coverage that broadly includes the Town of LaSalle.<sup>[2]</sup>

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<sup>[1]</sup> What We Heard – Consultation Summaries, County of Essex Housing Needs Assessment, May 2025

<sup>[2]</sup> Community Homelessness Report Summary, Windsor-Essex, 2022-2023.



## **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.**

The County of Essex Official Plan (2024) contains several goals and policies around affordable housing objectives:

*Principle 2: Housing Supply, Housing Choice and Housing Affordability A wide range of housing options will be provided to meet the needs of the growing and increasingly diverse population in the County. Increasing housing supply and housing choices is important to support the growing economy, aging population, and to create housing that is affordable and equitable to County residents, to support Essex residents in staying in Essex and its communities throughout their lives, and to support the growing population.*

*Local Municipalities shall identify where the “missing middle” can be accommodated to provide more affordable medium density options for Essex County, and should pre-zone such lands to expedite and streamline the approval of this important housing built form.*

*The County requires that each local municipality achieve a minimum affordable housing target of 20 percent of all new development.*

*Local Municipalities shall establish targets in local municipal Official Plans for an overall housing mix by density type and affordability based to achieve the County’s housing mix target and the minimum affordable housing targets outlined in Policy 4.A.1.7.*

*4.B.3.1. To encourage the development of affordable and attainable housing, the following minimum targets will be implemented to the horizon of this Plan, unless local targets are higher in which case those apply:*

- a) 20 percent of all new rental housing is to be affordable and attainable; and,*
- b) 10 percent of all new ownership housing is to be affordable and attainable. As work progresses provincially and locally the definition of attainable housing will be developed.*

*4.B.3.2. The County shall consult with Local Municipalities, school boards, and Federal and Provincial agencies to:*

- a) Identify surplus lands and/or buildings that may be suitable for affordable and attainable housing development;*
- b) Prioritize the sale or lease of suitable surplus publicly owned lands for affordable and attainable housing;*

*c) Identify brownfield and greyfield sites, including underutilized commercial sites or strip plazas, outside employment areas for affordable and attainable housing development; and,*

*d) Develop a land bank strategy to explore opportunities to secure lands that are suitable for affordable and attainable housing.*

*e) Establish targeted grant and incentive programs to increase the supply and availability of affordable housing County-wide.*

*4.B.3.3. Local Municipalities will develop Official Plan policies and implementing Zoning By-laws to permit and facilitate special needs housing within all residential designations, mixed use corridors, and downtowns.*

*4.B.3.4. The County shall consider the different existing and future housing needs of each local municipality separately, and recognize that new affordable housing units should be targeted towards certain municipalities, as assessed through one or more of the following criteria:*

*a) Those municipalities with the largest affordable housing supply shortages;*

*b) Those municipalities that already possess the services and amenities necessary for supporting residents of social and special housing units;*

*c) Those municipalities with existing low ratios of social housing units compared to the County average; d) Those municipalities that are forecast to experience the greatest amount of population and housing growth.*

*4.B.4 – Planning Tools to Achieve Affordable and Attainable Housing 4.B.4.1.*

*The following tools will be considered to support the development of affordable and attainable housing:*

*a) Flexibility in the scale, form, and types of residential uses permitted as-of-right, including additional residential units and other alternative housing forms;*

*b) Streamlining of planning approvals for the development of affordable housing, attainable housing, and community housing, with a priority for developments receiving time-sensitive government funding;*

*c) Financial incentive programs, such as grants, development charge deferrals, property tax reductions that promote brownfield and greyfield redevelopment and affordable housing options, including purpose-built rental housing;*

*d) The inclusion of a mix of unit sizes in multi-unit developments to accommodate a diverse range of household sizes and incomes; and,*

*e) Site standards that facilitate the development of additional residential units, such as non-hazard related setbacks, narrower lot sizes, and reduced parking standards*

The County of Essex is also currently in the process of developing a Regional Affordable Housing Strategy, of which the Town of LaSalle is a lower-tier participant.

The Town of LaSalle's Official Plan (2018) includes several policies which encourage a diverse range of housing options/supply within the municipality. Specifically, as it relates to affordable housing, the following apply:

To encourage the development of a complete community that includes higher density built forms and higher intensity land uses as a way of reducing land consumption, and maximizing the efficiency and cost effectiveness of municipal service infrastructure.

Higher density forms of housing may also enhance life-cycle and affordable housing options.

Higher density house forms will provide opportunities for housing that is more affordable, will contribute to the affordable housing requirements of the Town and will be incorporated into the housing stock. In addition, senior's housing, long term care facilities, affordable supportive and affordable accessible housing, and assisted living units will be incorporated into the Town's housing stock.

### **Social and Affordable Housing**

This Plan establishes a town-wide target for the provision of affordable housing at 20 percent of all new housing units. Further, this Plan anticipates that the target for affordable housing will be met primarily within the Urban Area.

e) The Town supports the provision of affordable housing for low and moderate income households through the following policies:

- i) The Town will achieve a minimum affordable housing target of 20 percent of all new residential development on a Town-wide basis;
- ii) Affordable housing should be focused within the Urban Area, which offers residents easy access to existing services, facilities and infrastructure; and,
- iii) The Town discourages the demolition or conversion of affordable rental housing into condominium tenure in order to maintain the rental housing stock.

## 2.2 Community Profile

2.2.1 Population		
Characteristic	Data	Value
Total Population (Number)	2016	30,180
	2021	32,721
Population Growth (Number)	Total	2,541
	Percentage	8.4%
Age (Years)	Average	42
	Median	44
Age Distribution	0 - 14 years	5,515
	15 - 64 years	21,160
	65+ years	6,040
Mobility	Non-movers	29,685
	Non-migrants	1,410
	Migrants	1,105

2.2.2 Demographic Information		
Characteristic	Data	Value
Immigrants	Total	6,535
Non-Immigrants	Total	25,785
Recent Immigrants (2016-2021)	Total	695
Interprovincial migrants (2016-2021)	Total	325
Indigenous Identity	Total	700

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

As shown in Table 2.2.1 above, the Town of LaSalle experienced moderate population growth of 8.4% between 2016 and 2021, adding 2,541 residents. This growth, combined with a median age of 44 and a sizable proportion of residents aged 65 and older (18% of the population), has contributed to increased demand for a range of housing options, including family-oriented homes for younger households and accessible, age-friendly housing for seniors.

The relatively low mobility rate, nearly 91% of residents did not move in the past year, suggests limited turnover in the existing housing stock, which can constrain supply and intensify competition for available units. Inward migration, although modest in absolute numbers, still adds to demand, particularly for rental and entry-level ownership housing. Together, these factors have likely put upward pressure on prices and rents, increased competition in the housing market, and highlighted the need for more diverse and affordable housing options.

### ***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

3.1.1 Household Income and Profile		
Characteristic	Data	Value
Total number of households	2016	10,689
	2021	11,644
Household income (Canadian dollars per year)	Average	\$144,600
	Median	\$119,000
Tenant Household Income (Canadian dollars per year, Only Available at Census Agglomeration Level)	Average	\$45,605
	Median	\$48,400
Owner household income (Canadian dollars per year, Only Available at Census Agglomeration Level)	Average	\$119,125
	Median	\$98,000
Average household size (Number of members)	Total	2.8
Breakdown of household by size (Number of households)	Total	11,645
	1 person	2,090
	2 persons	3,870
	3 persons	2,055
	4 persons	2,310
	5 or more persons	1,320
Tenant households (Number of households)	Total	1,010
	Percentage	8.67%
Owner households (Number of households)	Total	10,640
	Percentage	91.37

3.1.1 Household Income and Profile		
Characteristic	Data	Value
Percentage of tenant households in subsidized housing	Percentage	6.5%
Households within 800m of a higher-order/high frequency transit stop or station (#)	Total	10,500
Number of one-parent families	Total	1,180
	Percentage	12.228
Number of one-parent families in which the parent is a woman+	Total	905
Number of one-parent families in which the parent is a man+	Total	280
Number of households by Income Category	Very Low (up to 20% below Area Median Household Income (AMHI))	335
	Low (21% – 50% AMHI)	1,795
	Moderate (51 – 80% AMHI)	2,260
	Median (81% - 120% AMHI)	2,690
	High (>120% AMHI)	4,520

**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?**

Based on the above data (Table 3.1.1), the Town's household profile is characterized by high overall incomes, a predominantly ownership-based housing market, and notable disparities between owners and tenants. With a median household income of



\$119,000, and homeowner median incomes nearly double those of tenants, the community's housing market is largely shaped by the purchasing power of owner households. This income gap limits the ability of many tenants to transition into ownership, potentially heightening demand for the limited rental supply, which represents only 8.7% of all households.

The presence of 1,180 one-parent families (12% of all families), mostly headed by women, underscores the need for housing options that are both affordable and suitable for smaller households that may rely on a single income. While high-income households make up the largest share of the population, over 2,100 households fall into very low or low-income categories, indicating that a segment of residents faces affordability challenges despite the community's overall affluence. This mix of high-income dominance alongside pockets of lower-income households creates a housing environment where affordability gaps persist, particularly for renters and single-parent families.

**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.<sup>3</sup>**

### **Methodology**

Utilizing Table 3.3.1 and 3.3.2, household formation potential was estimated by applying 2006 headship rates (i.e. calculated by dividing the number of households in each age group by the corresponding population) to 2021 population counts. The difference between these potential households and actual 2021 households represents suppressed households.

Between 2016 and 2021, household formation patterns in the Town of LaSalle showed signs of suppression in multiple age groups, particularly among younger adults. The 25–34 age group experienced the largest decline in headship rate, falling from 33.5% in 2016 to 28.3% in 2021, despite an increase in population. This resulted in a net decrease in households for that age group (from 900 to 880), even though the population grew by 420 people.

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<sup>3</sup> *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.*

The suppression analysis comparing 2021 household counts to potential households based on 2006 headship rates indicates a total of approximately 672 “suppressed” households across all age groups. The largest gaps were in:

- **25–34 years:** 284 suppressed households
- **65–74 years:** 121 suppressed households
- **35–44 years:** 141 suppressed households

These figures suggest that affordability constraints, limited rental options, and possibly lifestyle factors have delayed independent living for younger residents, while in older age groups, household consolidation or delayed downsizing may also play a role.

### **Projected Impacts**

If suppressed household formation continues at similar levels, LaSalle could see ongoing underutilization of housing demand potential over the next 5–10 years. This would likely:

- Limit the turnover of existing housing stock.
- Sustain upward pressure on prices and rents due to constrained supply.
- Contribute to demographic imbalances if younger cohorts continue to delay forming households or relocate to more affordable markets.

3.3.1 Household Formation						
HH* Head Age Category	2016			2021		
	Pop.	Headship Rate (%)	HHs*	Pop.	Headship Rate (%)	HHs*
15 to 24	4,160	1.2%	50	4,325	1.3%	55
25 to 34	2,685	33.5%	900	3,105	28.3%	880
35 to 44	3,910	50.5%	1,975	3,885	48.5%	1,885
45 to 54	5,050	53.7%	2,710	4,820	53.5%	2,580
55 to 64	4,245	56.4%	2,395	5,030	53.8%	2,705
65 to 74	2,765	57.7%	1,595	3,505	56.1%	1,965
75 to 84	1,375	62.9%	865	1,870	62%	1,160
85 plus	500	40%	200	665	60.9%	405

\*Household/Households

3.3.2 Household suppression							
HH* Head Age Category	2006 Actual		2021 Actual		2021 Household Suppression		
	Pop.	HHs*	Pop.	HHs*	Headship Rate (%, 2006)	Potential HHs* (2021)	Suppressed HHs* (2021)
15 to 24	3,690	55	4,325	55	1.5%	64.5	9.5
25 to 34	3,055	1,145	3,105	880	37.5%	1,163.7	283.7
35 to 44	4,890	2,550	3,885	1,885	52.1%	2,025.9	140.9
45 to 54	4,380	2,370	4,820	2,580	54.1%	2,608.1	28.1
55 to 64	2,890	1,605	5,030	2,705	55.5%	2,793.5	88.5
65 to 74	1,655	985	3,505	1,965	59.5%	2,086.1	121.1
75 plus	1,060	595	2,535	1,565	56.1%	1,422.9	0
Total							671.7

\*Household/Households

### 3.4 Economic Conditions

3.4.1 Economy and Labour Force		
Characteristic	Data	Value
Number of workers in the Labour Force	Total	16,770
Number of workers by industry (Top 10 only)	Manufacturing	3,090
	Health care and social assistance	2,525
	Educational services	1,745
	Retail trade	1,600
	Professional, scientific and technical services	1,165
	Public administration	860
	Construction	850
	Accommodation and food services	850
	Finance and insurance	610
	Transportation and warehousing	605
Unemployment rate and participation rate (Percent)	Unemployment rate	13.298%
	Participation rate	62.203%
All classes of workers (Number)	Total	16,400
Employees (Number)	Total	14,350
Permanent position (Number)	Total	12,545
Temporary position (Number)	Total	1,810
Fixed term (1 year or more, Number)	Total	630

3.4.1 Economy and Labour Force		
Characteristic	Data	Value
Casual, seasonal or short-term position (less than 1 year, Number)	Total	1,180
Self-employed (Number)	Total	2,055
Number of commuters by commuting destination	Within census subdivision	1,680
	To different census subdivision	7,370
	To different census division	135
	To another province/territory	15
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	10,240
	Public transit	20
	Walked	145
	Bicycle	40
	Other method	145

### **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?**

Labour market conditions in LaSalle influence both the type and affordability of housing in the community. While the local workforce includes a strong presence in stable sectors such as manufacturing, health care, and education, a notable share of employment is precarious or temporary. In 2021, 1,810 workers (11% of employees) held temporary positions, including casual, seasonal, and short-term roles, which can create income instability and make it more difficult for households to secure mortgages or commit to long-term rental agreements.

#### **Seasonal Workforce:**

Lower-wage service sectors such as retail trade, accommodation and food services, and some seasonal construction roles contribute to a segment of the workforce with more limited housing purchasing power. This is particularly challenging in LaSalle's predominantly ownership-based market, where only 8.7% of households rent and rental options are scarce. For workers in precarious or seasonal employment, these conditions can result in a mismatch between income levels and available housing stock, potentially forcing them to live outside the Town ("drive until you qualify") or to share housing to reduce costs.

The Town's heavy reliance on automobile commuting, over 7,300 residents work in other municipalities—also ties housing demand to broader regional economic conditions. Employment growth or decline in neighbouring job markets, particularly Windsor's manufacturing and service sectors, can quickly shift housing demand in LaSalle. Limited local rental availability means that when regional job markets attract temporary or seasonal workers, the pressure on existing affordable units increases, which may push rents higher and limit availability for local residents.

### **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 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 groups in the Priority Groups section below, in order to provide a comprehensive picture of who is affected by core housing need.

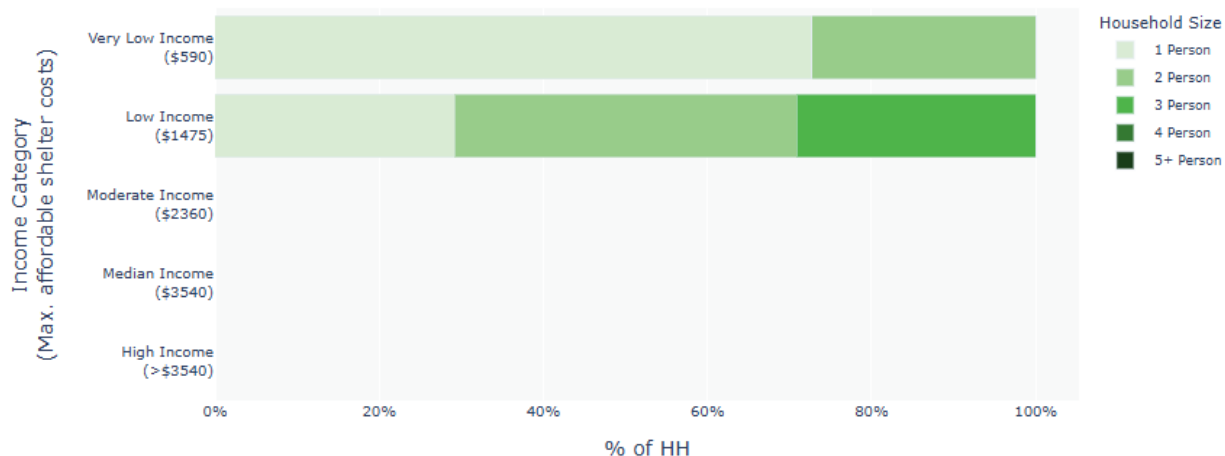
**Please use the following section to insert the following Housing Assessment Resource Tools Data Tables ([Housing Needs Assessment Tool | Housing Assessment Resource Project](#))**

*Income Categories and Affordable Shelter Costs:*

LaSalle T (CSD, ON)			
Income Category	% of Total HHs	Annual HH Income	Affordable Shelter Cost (2020 CAD\$)
<b>Area Median Household Income</b>		<b>\$118,000</b>	<b>\$2,950</b>
Very Low Income (20% or under of AMHI)	2.09%	<= \$23,600	<= \$590
Low Income (21% to 50% of AMHI)	15.42%	\$23,600 - \$59,000	\$590 - \$1,475
Moderate Income (51% to 80% of AMHI)	19.69%	\$59,000 - \$94,400	\$1,475 - \$2,360
Median Income (81% to 120% of AMHI)	23.43%	\$94,400 - \$141,600	\$2,360 - \$3,540
High Income (121% and more of AMHI)	39.37%	>= \$141,601	>= \$3,541

*Percentage of Households in Core Housing Need, by Income Category and Household Size:*

Percentage of Households in Core Housing Need, by Income Category and HH Size, 2021  
LaSalle T (CSD, ON)



## 2021 Affordable Housing Deficit:

LaSalle T (CSD, ON)						
Income Category (Max. affordable shelter cost)	1 Person HH	2 Person HH	3 Person HH	4 Person HH	5+ Person HH	Total
Very Low Income (\$590)	120	45	0	0	0	165
Low Income (\$1475)	35	50	35	0	0	120
Moderate Income (\$2360)	0	0	0	0	0	0
Median Income (\$3540)	0	0	0	0	0	0
High Income (>\$3540)	0	0	0	0	0	0
Total	155	95	35	0	0	285

3.6.1 Households in Core Housing Need		
Characteristic	Data	Value
Affordability – Owner and tenant households spending 30% or more on shelter costs (# and %)	Total	285
	Percentage	2.5%
Affordability – Tenant households spending 30% or more of income on shelter costs (# and %)	Total	110
	Percentage	1%
Affordability – Owner households spending 30% or more of income on shelter costs (# and %)	Total	175
	Percentage	1.5%
Adequacy – Households in dwellings requiring major repair (# and %)	Total	405
	Percentage	3.5%
Adequacy – Tenant households in dwellings requiring major repairs (# and %)	Total	50
	Percentage	0.4%
Adequacy – Owner households in dwellings requiring major repairs (# and %)	Total	355
	Percentage	3.1%
Suitability – Households in unsuitable dwellings (# and %)	Total	335
	Percentage	2.9%
	Total	70



3.6.1 Households in Core Housing Need		
Characteristic	Data	Value
Suitability – Tenant households in unsuitable dwellings (# and %)	Percentage	0.6%
Suitability – Owner households in unsuitable dwellings (# and %)	Total	260
	Percentage	2.3%
Total households in core housing need	Total	300
Percentage of tenant households in core housing need	Percentage	1.8%
Percentage of owner households in core housing need	Percentage	11.3%

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)	<= \$23,600	<= \$590
Low Income (21% to 50% of AMHI)	\$23,600 - \$59,000	\$590 - \$1,475
Moderate Income (51% to 80% of AMHI)	\$59,000 - \$94,400	\$1,475 - \$2,360
Median Income (81% to 120% of AMHI)	\$94,400 - \$141,600	\$2,360 - \$3,540
High Income (121% or more of AMHI)	>= \$141,601	>= \$3,541

*Percentage of Households in Core Housing Need, by Income Category and Household Size:*

<b>3.6.2 Percentage of Households (HH) in Core Housing Need (CHN), by Income Category and Household Size</b>						
<b>Income Category</b>	<b>Affordable Shelter Cost (Canadian Dollars per Month)</b>	<b>1 Person HH</b>	<b>2 Person HH</b>	<b>3 Person HH</b>	<b>4 Person HH</b>	<b>5+ Person HH</b>
Very Low Income (20% or less of AMHI)	<= \$590	72.7%	27.3%	0%	0%	0%
Low Income (21% to 50% of AMHI)	\$590 - \$1,475	29.2%	41.7%	29.2%	0%	0%
Moderate Income (51% to 80% of AMHI)	\$1,475 - \$2,360	*	*	*	*	*
Median Income (81% to 120% of AMHI)	\$2,360 - \$3,540	*	*	*	*	*
High Income (121% or more of AMHI)	>= \$3,541	*	*	*	*	*

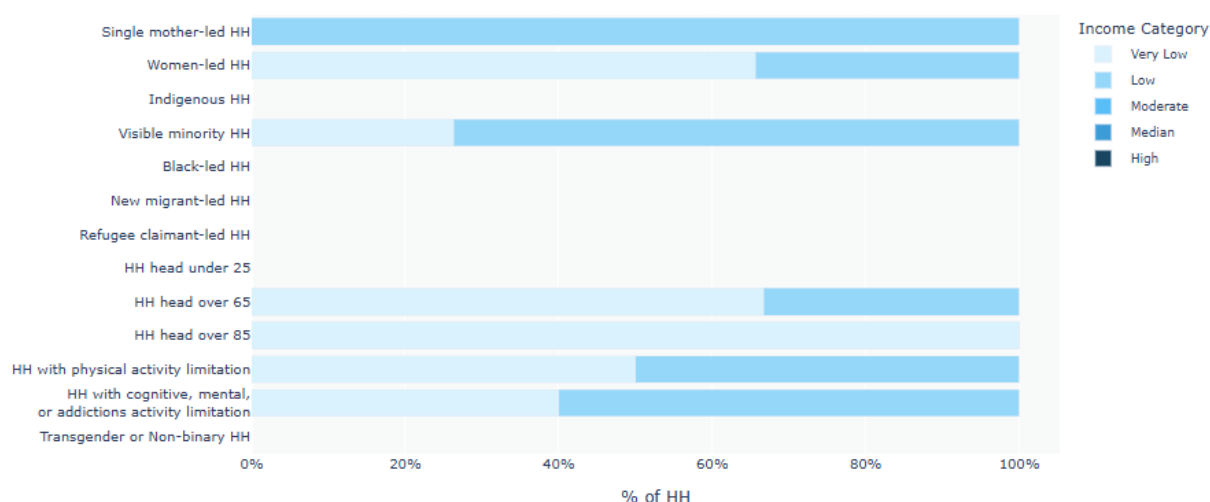
*2021 Affordable Housing Deficit:*

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)	<= \$590	120	45	0	0	0
Low Income (21% to 50% of AMHI)	\$590 - \$1,475	35	50	35	0	0
Moderate Income (51% to 80% of AMHI)	\$1,475 - \$2,360	0	0	0	0	0
Median Income (81% to 120% of AMHI)	\$2,360 - \$3,540	0	0	0	0	0
High Income (121% or more of AMHI)	>= \$3,541	0	0	0	0	0
Total		150	90	35	0	0

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

The chart below demonstrates that many different demographics in LaSalle fall within the “Low” income category with a small proportion within the “Very Low” income category. The chart demonstrates that groups such as women-led, visible minority, over 65 years old, and those with physical or mental limitations have a high prevalence of “Low” income. This impacts the ability of these individuals and groups to access safe, secure, and affordable housing within the Town. Efforts to offset housing affordability challenges within these groups would help mitigate the pressures felt by these low incomes.

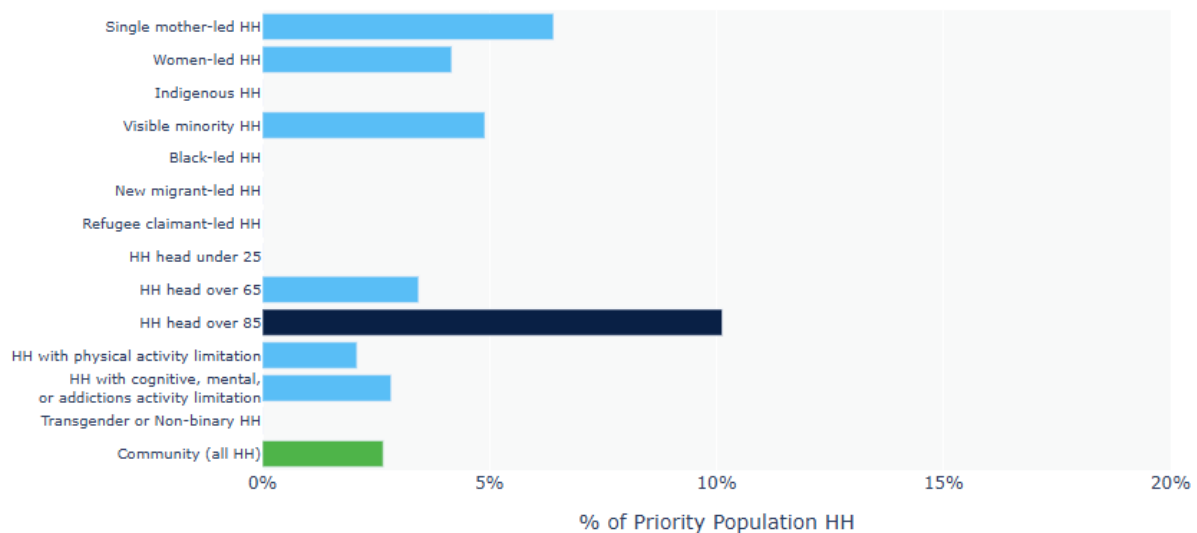
Percentage of Households in Core Housing Need by Priority Population and Income Category, 2021  
LaSalle T (CSD, ON)



Source: Housing Assessment Resource Tool (HART) for the Town of LaSalle.

Building on the above, the chart below provides additional metrics related to core housing need by priority population. As shown, single-mother-led households represent the demographic in the Town of LaSalle that is most in core housing need. Following this group, visible-minorities, and households headed by those over 85 represent the groups in greatest core housing need. There are likely some cross-sections in the data which would suggest that various ethnic and demographic groups are in further core housing need when over 85 years.

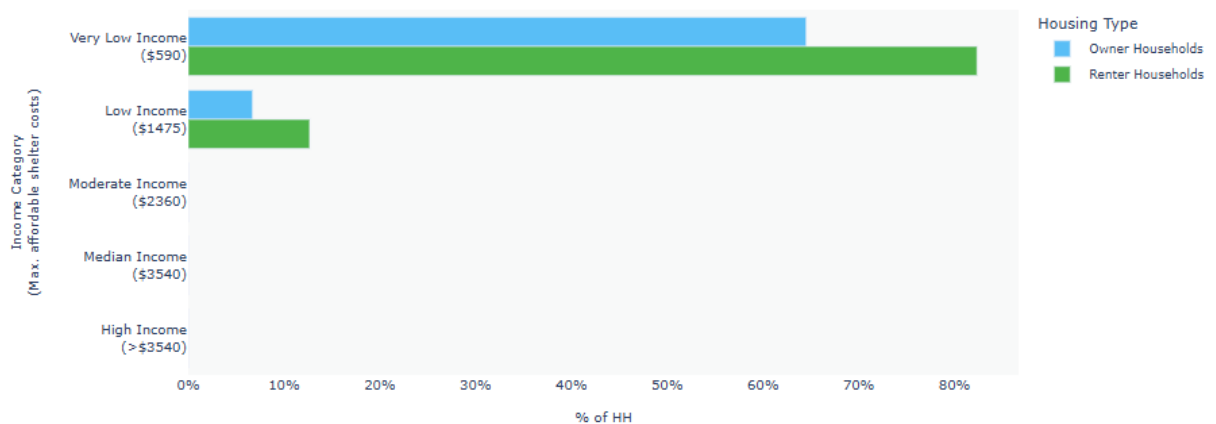
Percentage of Households in Core Housing Need by Priority Population, 2021  
LaSalle T (CSD, ON)



Source: Housing Assessment Resource Tool (HART) for the Town of LaSalle.

Lastly, the chart below highlights households in core housing need based on income category and tenure. As shown in the figure below, there are a significant number of “Very Low Income” households within the owner category, at 65%. It could be speculated, based on the above charts, that a substantial portion of this category is formed by the senior population. This demographic group faces affordability concerns as they age in their existing homes after retirement. The “Low Income” category displays a different pattern, whereas renters form a larger percentage of core housing need compared to owner households. As shown, approximately 13% of the “Low Income” renter households are in core housing need compared to 6% of the “Low Income” owner households.

Percentage of Households in Core Housing Need, by Income Category,  
LaSalle T (CSD, ON) Renter Households vs Owner Households



Source: Housing Assessment Resource Tool (HART) for LaSalle.

## 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.**

Based on the tables below, LaSalle has a relatively low rate of core housing need, with 305 households affected, representing 2.7% of all households. This suggests that most residents have access to adequate and affordable housing.

Households led by women, particularly single mothers, face higher risk of housing need. About 4.2% of women-led households and 6.4% of single-mother households experience CHN, highlighting the need for targeted support for families with children. Data for households fleeing domestic violence is not available, indicating a gap in reporting for this vulnerable group.

Seniors and young adults also face elevated housing challenges. Seniors aged 85 and older have the highest CHN rate at 10.1%, while those aged 65–84 are at 3.4%. Young

adults aged 18–29 experience CHN at 5.9%, likely reflecting affordability and income constraints.

Among cultural and ethnic groups, visible minority-led households have a slightly higher CHN rate of 4.9%. No CHN is reported for Indigenous, Black, immigrant, or refugee-led households, which may reflect small population sizes or underreporting.

Data on LGBTQ2S+ households, mental health/addictions, and homelessness is largely missing or unreported. While households with physical health or mobility challenges (2.1%) and developmental disabilities (2.8%) show some CHN, gaps remain in understanding housing needs for other vulnerable populations.

4.1.1 Core Housing Need (CHN) by CMHC Priority Groups		
Characteristic	Data	Value
All households experiencing CHN	Total (Households)	305
	Percentage (of all households)	2.7%%
CHN in households with women and/or children fleeing domestic violence	Total (Households)	
	Percentage (of priority group)	
CHN in households led by women	Total (Households)	165
	Percentage (of priority group)	4.2%
CHN in households led by single mothers	Total (Households)	50
	Percentage (of priority group)	6.4%
CHN in households led by senior(s) aged 65-84	Total (Households)	120
	Percentage (of priority group)	3.4%
CHN in households led by senior(s) aged 85+	Total (Households)	40
	Percentage (of priority group)	10.1%
CHN in households led by young adult(s) aged 18-29	Total (Households)	20
	Percentage (of priority group)	5.9%

4.1.1 Core Housing Need (CHN) by CMHC Priority Groups		
Characteristic	Data	Value
CHN in Indigenous-led households	Total (Households)	0
	Percentage (of priority group)	0%
CHN in visible minority-led households	Total (Households)	95
	Percentage (of priority group)	4.9%
CHN in Black-led households	Total (Households)	0
	Percentage (of priority group)	0%
CHN in new-immigrant-led households	Total (Households)	0
	Percentage (of priority group)	0%
CHN in refugee-led households	Total (Households)	0
	Percentage (of priority group)	0%
CHN in households with a same-sex couple	Total (Households)	*
	Percentage (of priority group)	*
CHN in households with Transgender member(s)	Total (Households)	0
	Percentage (of priority group)	0%
CHN in households with Non-Binary member(s)	Total (Households)	
	Percentage (of priority group)	
CHN in households with member(s) with physical health and/or mobility challenges	Total (Households)	75
	Percentage (of priority group)	2.1%
	Total (Households)	50



4.1.1 Core Housing Need (CHN) by CMHC Priority Groups		
Characteristic	Data	Value
CHN in households with member(s) with developmental disabilities	Percentage (of priority group)	2.8%
CHN in households with member(s) dealing with mental health and addictions issues	Total (Households)	0
	Percentage (of priority group)	0%
CHN in households with Veteran member(s)	Total (Households)	0
	Percentage (of priority group)	0%
CHN in people experiencing homelessness	Total (people)	
	Percentage (of priority group)	

**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.**

Minimal homeless people in LaSalle. The majority of homeless people in the region are located in downtown Windsor.

**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.).**

Not applicable

**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.**

None in LaSalle.

**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.**

There is a recognized demand for student housing, particularly as universities and colleges continue to grow within the surrounding area. Furthermore, an emerging trend is multi-generational or multi-family housing where, due to limitations on housing supply and affordability, greater numbers of families or individuals are choosing to live together.

### **Students & Shared Housing**

A portion of rental demand in LaSalle may come from students, particularly those attending St. Claire College (Town of LaSalle and Windsor Campus), and the University of Windsor (Windsor).

Some students may share accommodations due to affordability challenges, which may not be well captured in standard housing data.

## ***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:**

LaSalle is a bedroom community outside of Windsor, 93% of LaSalle's assessment is residential. Our housing demand primarily relates to economic conditions of Windsor and Detroit, as many of our residents commute to the USA for employment. As there is continued demand for housing in LaSalle, our biggest challenge of providing future housing is the infrastructure required to address drainage in the Howard-Bouffard area of Town as it is currently farmland, which is owned by many different developers.

5.2.1 Housing Units: Currently Occupied/Available		
Characteristic	Data	Value
Total private dwellings	Total	11,645
Breakdown by structural types of units (number of units)	Single-detached	9,825
	Semi-detached	875
	Row house	190
	Apartment/flat in a duplex	50
	Apartment in a building that has fewer than 5 storeys	485
	Apartment in a building that has 5 or more storeys	210
	Other single attached	5
	Movable dwelling	0
Breakdown by size (number of units)	Total	11,645
	No bedrooms	10
	1 bedroom	290
	2 bedrooms	1,630
	3 bedrooms	4,815
	4 or more bedrooms	4,895
Breakdown by date built (number of units)	Total	11,645
	1960 or before	1,250
	1961 to 1980	2,430
	1981 to 1990	1,200
	1991 to 2000	3,065
	2001 to 2005	1,040

5.2.1 Housing Units: Currently Occupied/Available		
Characteristic	Data	Value
	2006 to 2010	690
	2011 to 2015	840
	2016 to 2021	1,140
Rental vacancy rate (Percent)	Total	*
	Bachelor	*
	1 bedroom	*
	2 bedrooms	*
	3 bedrooms+	*
Number of primary and secondary rental units	Primary	164
	Secondary	841
Number of short-term rental units	Total	Approx. 50

**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.**

Between 2016 and 2021, the Town of LaSalle experienced a net loss of 30 affordable housing units for low-income households. This decline reflects a broader provincial and national trend where the loss of affordable units outpaces new construction.<sup>[4]</sup> For instance, Ontario's rental housing construction has lagged behind demand, with only 7.2% of all housing starts from 2000 to 2019 being purpose-built rentals.<sup>[5]</sup>

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<sup>[4]</sup> Updating analysis on erosion of lower rent stock from 2021 census, Steve Pomeroy, Industry Professor and Executive Advisor, Canadian Housing Evidence Collaborative, McMaster University, October 2022 (<https://chec-ccrl.ca/wp-content/uploads/2022/10/Updated-Analysis-on-Housing-Erosion-from-2021-Census-Steve-Pomeroy.pdf>)

<sup>[5]</sup> Ontario's housing context, challenges and needs. Ministry of Municipal Affairs and Housing, May, 9, 2025 (<https://www.ontario.ca/document/ontarios-third-action-plan-under-national-housing-strategy-2025-2028/ontarios-context>)

The loss of affordable housing units can have significant impacts on the community. As affordable options diminish, low-income households may face increased housing instability, leading to higher rates of homelessness or the need to move to less suitable accommodations. This can strain community resources and support services, and may contribute to social challenges such as increased demand for emergency services and healthcare.

Addressing this issue requires concerted efforts at the municipal, provincial, and federal levels to increase the supply of affordable housing and to preserve existing affordable units. Without such interventions, communities like LaSalle may continue to face challenges related to housing affordability and stability.

5.3.1 Change in Units Affordable to Low-Income Households		
Characteristic	Data	Value
Affordable units built (number of units)	2016 to 2021	0
Change in number of affordable units built before 2016 (number of units)	2016 to 2021	-30
Change in number of affordable units (number of units)	2016 to 2021	-30

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

Average rents in the Town of LaSalle were reported at \$732 per month in 2016 as shown in Table 5.4.1. Data for subsequent years (2017–2023) is not available, so specific trends in rent increases or decreases cannot be quantified.

Despite limited local data, several factors likely influence rent changes in LaSalle. Economic factors such as inflation, rising construction and maintenance costs, and limited supply of rental housing can drive rents upward. Local demand is shaped by population growth, household formation, and employment opportunities, particularly in nearby Windsor and Essex County. Social factors, including household preferences for rental versus ownership, and national or provincial housing policies—such as rent control measures or incentives for affordable housing development—also impact average rents.

Given that no new affordable units have been built in recent years and some units have been lost, it is plausible that rents have gradually increased, putting pressure on low- and moderate-income households.

5.4.1 Average Rent by Year		
Characteristic	Data	Value
Average Monthly Rent (number, by year)	2016	732
	2017	*
	2018	*
	2019	*
	2020	*
	2021	*
	2022	*
	2023	*
Change in Average Monthly Rent (percent, by year)	2016-2017	*
	2017-2018	*
	2018-2019	*
	2019-2020	*
	2020-2021	*



5.4.1 Average Rent by Year		
Characteristic	Data	Value
	2021-2022	*
	2022-2023	*

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

The reported rental vacancy rate in LaSalle was 2.7% in 2016 as shown in Table 5.5.1, which is generally considered low and indicative of a tight rental market. Data for subsequent years (2017–2023) is not available, so precise trends over time cannot be established.

Low vacancy rates are typically influenced by factors such as strong rental demand, limited rental supply, and population growth in the community. Economic conditions, including rising housing costs and regional employment opportunities, can further tighten the rental market. Social factors, like increasing household formation or migration from nearby cities, may also contribute to lower vacancy rates.

Given LaSalle’s low reported vacancy and limited new rental construction, it is likely that rental availability has remained constrained, which can put upward pressure on rents and limit housing options for low- and moderate-income households.

5.5.1 Rental Vacancy Rate by Year		
Characteristic	Data	Value
Rental vacancy rate (percent, by year)	2016	2.7%
	2017	*
	2018	*
	2019	*
	2020	*
	2021	*
	2022	*
	2023	*

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

Between 2016 and 2021, the number of owner households in core housing need decreased from 230 to 190, a 17% decline as shown in Table 5.6.1. This reduction also lowered the percentage of owner households experiencing CHN from 2.33% to 1.81%, suggesting that affordability or housing adequacy challenges among owners eased slightly over this period.

For tenant households, the number of households in CHN remained steady at 115, but the percentage of tenant households in CHN declined from 16.79% to 11.79%. This indicates some improvement in rental housing conditions relative to household size and income, even though the absolute number of tenants experiencing housing challenges did not change.

Overall, while CHN has decreased for both owners and tenants as a proportion of their respective populations, tenant households remain at higher risk of housing stress, highlighting ongoing affordability pressures in the rental market.

5.6.1 Core Housing Need by Year and Tenure		
Characteristic	Data	Value
Owner households in Core Housing Need (number)	2016	230
	2021	190
	Total Change	-40
	Percent Change	-17.39%
Tenant households in Core Housing Need (number)	2016	115
	2021	115
	Total Change	0
	Percent Change	0%
Owner households in Core Housing Need (percentage)	2016	2.33%
	2021	1.81%
Tenant households in Core Housing Need (percentage)	2016	16.79%
	2021	11.79%

## 5.7 Non-Market Housing

5.7.1 Current Non-Market Housing Units		
Characteristic	Data	Value
Number of housing units that are subsidized	Total	65
Number of housing units that are below market rent in the private market (can either be rent or income-based definition)	Total	865
Number of co-operative housing units	Total	Unknown
Number of other non-market housing units (permanent supportive, transitional, etc.)	Total	71 <sup>[6]</sup>

## 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?
- 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?

In LaSalle, most affordable housing options are limited to a small number of subsidized units and below-market rentals, with little information available on co-operative, supportive, or transitional housing. Few units are specifically designed for seniors or

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<sup>[6]</sup> Essex County Housing Needs Assessment, Final Report, May 2025, SHS Consulting.

those with mobility challenges, and there is limited access to long-term care or assisted living within the town. The Town does not currently provide widespread rent supplements or programs that deepen affordability for low-income households. There is a clear need for supportive housing with wrap-around services to assist seniors, people with disabilities, and other vulnerable populations, as well as additional accessible units to address the growing demand among older adults and households requiring specialized support.

## 5.9 Housing Trends

5.9.1 Housing Values		
Characteristic	Data	Value
Median monthly shelter costs for rented dwellings (Canadian dollars)	Median	\$1,390
Purpose-built rental prices by unit size (Average, Canadian dollars)	Total	\$1,126 (avg)
	Bachelor	\$856
	1 bedroom	\$1,055
	2 bedrooms	\$1,253
	3 bedrooms+	\$1,341
Purpose-built rental prices by unit size (Median, Canadian dollars per month)	Total	\$1,126 (avg)
	Bachelor	\$856
	1 bedroom	\$1,055
	2 bedrooms	\$1,253
	3 bedrooms+	\$1,341
Sale prices (Canadian dollars)	Average	\$867,932
	Median	\$690,548
Sale prices by unit size (Average, Canadian dollars)	Average	\$846,909
	Bachelor	\$350,000
	1 bedroom	\$462,133

5.9.1 Housing Values		
Characteristic	Data	Value
	2 bedrooms	\$535,118
	3 bedrooms+	\$737,778
Sale prices by unit size (Median, Canadian dollars)	Median	Unknown
	Bachelor	Unknown
	1 bedrooms	Unknown
	2 bedrooms	Unknown
	3 bedrooms+	Unknown

Please note that data is not readily available by bedroom type and by median values. The Town of LaSalle will endeavor to obtain the data by bedroom in future iterations. We suggest, however, that average and median sale price by average structure type, rather than unit size data, may be more appropriate, as a breakdown by bedrooms may create disparities when measuring properties that may have the same number of bedrooms but are a different home type. The table below provides average and median sale prices by structure type.<sup>[7]</sup>

Structure Type	Average Sale Price (Canadian Dollars)	Median Sale Price (Canadian Dollars)
Detached	\$400,000-\$500,000	\$542,065
Semi-Detached	-	-
Row Townhouse	-	-
Apartment	\$300,000-\$400,000	\$380,000

Source: Windsor-Essex County, Q2 2025, Windsor-Essex County Association of Realtors.

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<sup>[7]</sup> Residential Stats President's Report, July 2025, Windsor-Essex County Association of Realtors ([https://wecartech.com/wecfiles/stats\\_new/2025/jul/](https://wecartech.com/wecfiles/stats_new/2025/jul/) )

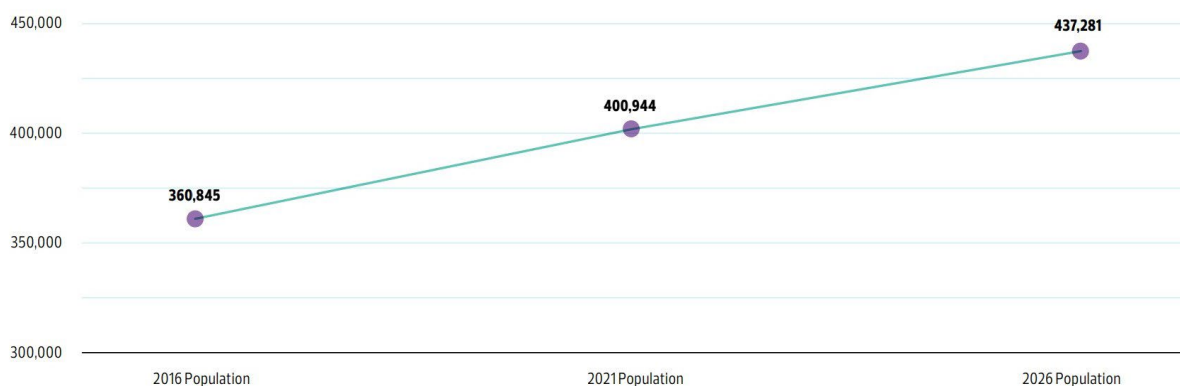
5.9.2 Housing Units: Change in Housing Stock		
Characteristic	Data	Value
Demolished – breakdown by tenure	Tenant	Unknown
	Owner	Unknown
Completed – Overall and breakdown by structural type (annual, number of structures)	Total	168
	Single	72
	Semi-detached	18
	Row	0
	Apartment	78
Completed – Breakdown by tenure (annual, number of structures)	Tenant	6
	Owner	90
	Condo	72
	Coop	0

5.9.2 Housing Units: Change in Housing Stock		
Characteristic	Data	Value
Starts – Overall and breakdown by structural type (2021, number of structures)	Total	281
	Single	69
	Semi-detached	20
	Row	*
	Apartment	192
Starts – Breakdown by tenure (2021, number of structures)	Tenant	58
	Owner	89
	Condo	134
	Coop	*

## 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](#)**

6.1.1 Projected Households by Household Size and Income Category at 2035						
HH Income Category	1 person	2 person	3 person	4 person	5+ person	Total
Very Low Income	330	10	0	0	0	340
Low Income	1,470	980	190	-50	30	2,630
Moderate Income	930	1,560	430	200	160	3,270
Median Income	460	2,640	590	50	-90	3,660
High Income	170	1,180	1,170	1,990	1,050	5,560
Total	3,350	6,380	2,380	2,200	1,150	15,460

## 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 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

Based on Essex County's Phase 1 Municipal Comprehensive Review Report: Growth Analysis Report, completed in October, 2022, a cohort-survival forecasting methodology was developed. This method follows the 1995 Ontario Provincial Projection Methodology Guideline and adheres to industry best practices. It projects population growth by categorizing individuals by age and gender, aging these groups over time. The methodology incorporates age-specific death rates and fertility rates for women in relevant years to estimate births. Net migration rates, calculated as in-migration minus out-migration by age group, are also factored into the forecast. Additionally, as part of the County's forecast update, a household formation forecast (headship rate forecast) was prepared by age cohort for the County. Through this Phase 1 work, population, housing and employment was further allocated by Area Municipality, which includes the Town of LaSalle. This provides a long-term housing occupancy estimate for LaSalle, extending through the 2051 planning horizon.

Using the HART tool, a projection for household numbers by size for 2031 was generated. The tool estimates that LaSalle will have 13,082 housing units by 2031, based on Statistics Canada Census data from 2006 to 2021. However, the HART tool does not account for local policy changes, population fluctuations from major events (e.g., COVID-19), or trends that have emerged since the 2021 Census. According to the Town's updated forecast, the number of households is expected to reach 15,460 units by 2035.

For projecting households by tenure, the Housing Needs Assessment analyzed historical data from Statistics Canada (2001–2021), focusing on tenure trends, the age of the primary maintainer, and housing types. Anticipated household distributions by income category were derived by using the HART tool to proportionally allocate households according to growth shares in each income category.

To estimate apartment numbers by bedroom count, LaSalle used in-house data tracking active development applications. Further breakdowns of apartments with more than three bedrooms were obtained from a customized Statistics Canada dataset, which provided information on construction year and bedroom counts.

6.2.1 Projections between 2025 to 2035		
Characteristic	Data/Formula	Value
Women by age distribution (# and %)	0-14	980 (14%)
	15-19	240 (3%)
	20-24	240 (3%)
	25-64	1,730 (25%)
	65-84	3,010 (44%)
	85+	670 (10%)
Male Births	Births x Estimated Proportion of Male Births	1,480
Female Births	Total births – Male Births	1,480
Survival Rate	Survival rate for those not yet born at the beginning of the census year	99.7%
Net Migrations	Net migration (in and out) of those not yet born at the beginning of the census year	190
Projected Family Households	Age-group population x projected age-specific family headship rate	1,910
Projected Non-family Households	Age-group population x projected age-specific non-family headship rate	930
Total Projected Headship Rate	Family headship rates + non-family headship rates	2,840



6.2.1 Projections between 2025 to 2035		
Characteristic	Data/Formula	Value
Projected Net Household Formation	Projected households by type (family and non-family) (Year 2) – Projected households by type (family and non-family) (Year 1)	2,840
Projected Owner Households	Projected households by type, year and age group x Projected ownership rate by type, year and age group	<b>Structure Type:</b> Low (single and semis): 1,190 Medium (towns/rows):510 High (apartments):380 Total Units: 2,090  <b>Projected Owner Households by Age of Primary Maintainer:</b> 15-24 Years: 0 25-34 Years: 280 35-44 Years: 320 45-54 Years: -130 55-64 Years: -230 65-74 Years: -680 75+ Years and Older: 1,170 Total: 2,090
Projected Renter Households	Projected households by type, year and age group – projected owner households by type, year and age group	<b>Structure Type:</b> Low (single and semis): 50 Medium (towns/rows):30 High (apartments):430 Total Units: 510  <b>Projected Owner Households by Age of Primary Maintainer:</b> 15-24 Years: 10 25-34 Years: 140 35-44 Years: 130 45-54 Years: -10 55-64 Years: -10 65-74 Years: 60 75+ Years and Older: 200 Total: 510
Projected Dwelling Choice	Projected households by type, tenure and age group x projected dwelling choice	<b>Structure Type:</b> Low (single and semis): 1,240 Medium (towns/rows):550

6.2.1 Projections between 2025 to 2035		
Characteristic	Data/Formula	Value
	propensities by type, tenure and age group	High (apartments):810 Total Units: 2,600 <b>Projected Owner Households by Age of Primary Maintainer:</b> 15-24 Years: 10 25-34 Years: 410 35-44 Years: 450 45-54 Years: -150 55-64 Years: -240 65-74 Years: 730 75+ Years and Older: 1,380 Total: 2,600

## 6.3 Population and Households Projections

6.3.1 Anticipated Population by 2035		
Characteristic	Data	Value
Anticipated population	Total	44,250
Anticipated population growth	Total	6,880
	Percentage	18%
Anticipated age	Average	43
	Median	43
Anticipated age distribution (# and %)	0-14	7,360 (17%)
	15-19	2,830 (6%)
	20-24	2,530 (6%)
	25-64	20,580 (47%)
	65-84	8,950 (20%)
	85+	2,010 (5%)

6.3.2 Anticipated Households by 2035		
Characteristic	Data	Value
Current number of households	Total	12,860
Anticipated number of households	Total	15,460
Anticipated Household Age	Average	1,996
	Median	1,984
Anticipated Households by Tenure	Renter	1,700
	Owner	13,750
Anticipated Units by Type	Total	15,460
	Single	11,920
	Semi-detached	2,180
	Row	550
	Apartment	810
Anticipated Units by Number of Bedrooms	1 bedroom	390
	2 bedroom	2,160
	3 bedroom	6,420
	4 bedroom	4,950
	5 bedroom	1,540
Anticipated Households by Income	Average	2,950
	Median	3,660
	Very Low	340
	Low	2,630
	Moderate	3,270

6.3.2 Anticipated Households by 2035		
Characteristic	Data	Value
	High	5,560
Anticipated average household size	Total	2.86
Draft approved lots by planned housing type	Total	250
Draft approved lots by tenure	Tenant	0
	Owner	250

## ***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.**

- **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?
- **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?**
- **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?
- Will radio communication service and access need to be significantly expanded to help with emergency services?
- Are there any climate risks or impacts that will affect new growth?

The HNA will play a critical role in shaping the Town of LaSalle's future housing policies and planning frameworks. Based on information in this document, the HNA identifies current and emerging housing needs across the full housing spectrum, ranging from emergency and transitional housing to affordable ownership options, with special attention to priority populations, household sizes, and structural housing types.

To effectively respond to the identified needs, LaSalle has outlined a series of sequential steps that will guide policy development and implementation:

## **1. Integration into the Official Plan Update**

Grounded in the findings of the HNA, will inform the next update of the LaSalle Official Plan. The Official Plan will be adapted to embed housing-related policies that:

- Establish minimum new housing targets for affordable and attainable housing;
- Identify higher-density nodes and corridors, along with minimum density performance standards;
- Mandate inclusion of medium- and high-density units in larger developments;
- Expand permissions for additional dwelling units across more residential areas;
- Enable alternative development standards for projects meeting affordability criteria;
- Encourage shared housing models, including those offering support services; and
- Consider the creation of an Affordable Housing Fund to support incentive-based initiatives.

## **2. Development of Incentive Tools**

To support implementation, the Town will consider an incentives package that may include:

- Expedited planning approvals for affordable housing proposals;
- Waiving or reducing planning application and building permit fees;
- Tax Increment Financing models; and
- Other forms of financial assistance and policy support.

Through this integrated and phased approach, the HNA will not only inform immediate housing strategies but will also guide long-term planning and policy-making in LaSalle, ensuring that housing supply aligns with community needs, supports economic development, and fosters inclusive, complete communities.

The data collected through the HNA will serve as a critical input in shaping the Town's Official Plan policies, particularly with respect to identifying residential needs, appropriate locations for development, and necessary infrastructure supports.

The HNA findings will be translated into specific land use permissions that reflect the type and scale of housing required across the Town. These will inform housing policies for both greenfield (undeveloped) areas and built-up areas targeted for infill and intensification. The policies will address key considerations such as housing form, density, and development standards.

These planning directions will also directly intersect with infrastructure planning and investment. The housing projections and spatial distribution identified through the HNA will guide future updates to the Town's Master Servicing Plans, ensuring alignment between growth and infrastructure delivery. This includes planning for water supply, treatment and conveyance; sanitary sewer capacity and treatment; stormwater management systems; and the expansion or enhancement of the transportation network.

By integrating housing need data with growth management strategies and capital infrastructure planning, the Town will be better positioned to support complete, connected, and sustainable communities.

Based on the findings of the HNA and the projected housing needs, LaSalle anticipates significant growth pressures that will require coordinated planning and investment in both hard and soft infrastructure. In response, the Town will undertake the development of several strategic plans aimed at addressing infrastructure gaps, prioritizing investments, and ensuring community readiness. These plans provide a framework for aligning infrastructure delivery with the forecast population and housing growth, and collectively support the development of more complete, connected, and resilient communities.

Key future strategic initiatives include:

- **Parks, Recreation and Culture Master Plan (2025):**

This plan serves as a strategic guide for the development, management, and enhancement of the Town of LaSalle's parks, recreational facilities, cultural services, and programs over the next several years. Its purpose is to ensure that these amenities meet current and future needs by aligning resources with the community's values, interests, and demographics. The plan takes into account community growth by analyzing trends in population increase, urban development, and changing demographics to forecast demand for services and spaces. This allows the municipality to proactively plan for new parks, facilities, and cultural opportunities, ensuring equitable access and sustainable development as the community evolves. The HNA will help prioritize the various items included within the plan. For example, additional schools, neighbourhood parks, and community parks will need to be built within the Town of LaSalle to accommodate future growth. The Town's Vollmer Recreation Centre will also



need to be expanded to accommodate future growth. The future parks and recreation needs are identified within the parks and recreation master plan, which is in the final phases of completion. The HNA will help identify and prioritize the various items identified within the parks and recreation master plan.

- **Fire Master Plan (2022):**

The Town of LaSalle's Fire Master Plan is a long-term strategic document that outlines how the Town of LaSalle will provide effective fire protection, emergency response, and public safety services to its community. Its purpose is to assess current fire services, identify risks and gaps, and set priorities for future investments in staffing, equipment, facilities, and training. The plan takes into account community growth by evaluating how population increases, new developments, changing land use, and expanding infrastructure will impact emergency service needs. By forecasting future demands, the Fire Master Plan ensures that fire services remain responsive, efficient, and capable of protecting the health and safety of residents as the community evolves. The fire master plan is currently in the process of being updated. The HNA will help prioritize the various items included within the plan.

- **Labour Master Plan (2025):**

The Town of LaSalle's Labour Master Plan is a strategic framework that guides workforce planning within the Town. Its purpose is to ensure the Town has the right staffing levels, skills, and organizational structure to deliver services effectively and efficiently. The plan addresses current workforce challenges and succession planning. It takes into account community growth by analyzing how increasing population, expanding services, and evolving community needs will impact staffing requirements. By anticipating these changes, the Labour Master Plan helps the Town align its workforce with future demands, ensuring it can continue to support sustainable growth and deliver high-quality public services. The HNA will help prioritize the timing of hiring the various positions identified within the plan.

- **Police Master Plan (To be completed):**

The Town of LaSalle's Police Master Plan will be a strategic document that outlines the goals, priorities, and resource needs of the Town's police service to ensure the safety and well-being of the community. Its purpose is to guide the delivery of effective, efficient, and community-focused policing by assessing current operations, identifying service gaps, and setting long-term objectives for staffing, technology, facilities, and community engagement. The plan will take into account community growth by analyzing trends such as population increases, urban expansion, and shifting demographics, which can influence crime patterns, call volumes, and public expectations. By anticipating these changes, the Police Master Plan will ensure that policing services evolve in step with the community, maintaining public safety and trust as the municipality grows.

- **Transportation and Active Transportation Master Plan:**

The Town of LaSalle's Municipal Transportation Master Plan is a comprehensive, long-term strategy that guides the planning, development, and management of the Town's transportation network, including roads, cycling, and pedestrian infrastructure. Its purpose is to ensure the safe, efficient, and sustainable movement of people and goods within the community. The plan takes into account community growth by analyzing current and projected population increases, land use changes, and development patterns to anticipate future transportation needs. This allows the municipality to prioritize infrastructure investments, reduce congestion, support active transportation, and improve connectivity, ensuring that the transportation system can accommodate growth while enhancing quality of life and environmental sustainability. The HNA will assist the Town in prioritizing which needs to address in the short, medium and long-term.

- **Transit Study (2017):**

The Town of LaSalle's Transit study is a strategic blueprint that outlines the vision, goals, and actions required to develop and improve public transit services within the Town over the long term. Its purpose is to create a reliable, accessible, and efficient transit system that meets the current and future mobility needs of residents, workers, and visitors. The plan takes into account community growth by analyzing trends in population increases, urban development, connectivity to the City and future County transit systems, travel patterns, and land use to forecast future transit demand. This allows the municipality to plan for service expansions, new routes, infrastructure upgrades, and fleet improvements that align with growth, ensuring public transit remains a viable and attractive transportation option as the community evolves.

As the Town of LaSalle continues to grow, the current public transit system which was launched in September 2017, will not be sufficient to meet the increased demand of increased population, new subdivisions and changing demographics within the Town. The data from this HNA will be used to assist in the creation of an updated transit master plan which is scheduled to occur in 2026.

- **Development Charge Study (2025):**

The Town of LaSalle's Development Charge (DC) Study is a financial planning tool that determines the fees developers must pay to help cover the cost of new infrastructure and services needed to support growth, such as roads, water, wastewater, parks, and public facilities. The purpose of the study is to ensure that growth pays for growth, minimizing the financial burden on existing taxpayers while enabling the municipality to maintain service levels as the community expands. The study takes into account community growth by analyzing population and employment forecasts, development trends, and capital project needs over a defined planning horizon. This ensures that development

charges are calculated fairly and accurately, based on the infrastructure required to support future residents and businesses.

For example, the Town of LaSalle receives its water supply from the Windsor Utilities Commission (WUC). In 2024, the Town signed an updated agreement and paid \$10.2 million to increase the maximum daily flow from 22.0ML per day to 43.0ML per day. This increase is expected to fully supply the Town of LaSalle to its full buildout of 70,000 residents. There is also the ability to purchase additional water capacity in the future if required. This HNA assessment will help the Town determine if additional future capacity is required.

There are various other water infrastructure assets that will require upgrades as the Town of LaSalle continues to grow. These growth related projects are included in the Town's development charge background study. Some of these upgrades include East, Central and West trunk watermains. The HNA will assist with the timing and priority required for these various upgrades.

Similarly, the City of Windsor treats the Town of LaSalle's wastewater at the Lou Romano Plant. The current agreement with the City of Windsor is for a maximum daily treatment of an annual average of 5 Mega Gallons Per Day (MGD). In the future, there will be the need for 6 Mega Gallons per day. The HNA will help the Town determine when the extra MGD will be required to be purchased.

There are various other wastewater infrastructure assets that will require upgrades as the Town of LaSalle continues to grow. These growth related upgrades are included in the Town's development charge background study. Some of these upgrades include pumpstation upgrades, a twinned forcemain to the Lou Romano wastewater treatment plant, and various core infrastructure pipe upgrades. The HNA will assist with the timing and priority required for these various upgrades.

Together, these strategic plans not only help prioritize infrastructure investments, but also ensure that the Town can support the housing targets outlined in the HNA. They also promote the development of sustainable, equitable, and service-ready communities across LaSalle.

## ***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](#)

## ***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.