



MUNICIPALITY OF
North Perth
www.northperth.ca

A Community of Character

330 Wallace Ave. N., Listowel, ON N4W 1L3

Phone: 519-291-2950

Toll Free: 888-714-1993

**MUNICIPALITY OF NORTH PERTH
MAYORAL DIRECTION MDI-2026-001**

To direct staff to undertake a North Perth Housing Opportunity Scan and to report back to Council with findings and recommendations

Under the Authority: Part VI.1 (Special Powers and Duties of Head of Council) of the *Municipal Act*, 2001. Section 284.3 and 248.4 (Direction to Employees):

The Mayor has directed as follows:

Purpose

The Municipality of North Perth continues to face housing supply challenges affecting residents, workers, seniors, young families, and those seeking attainable and affordable housing options.

The purpose of this *Directive* is to identify and evaluate opportunities to accelerate the creation of attainable and affordable housing throughout North Perth by examining publicly-owned lands, municipally-owned lands, and other properties that may present realistic opportunities for residential development, redevelopment, intensification, adaptive reuse, or other forms of housing creation.

This exercise is intended to establish a practical catalogue, with elements of a roadmap, of housing opportunities and potential housing concepts that may be advanced over time through municipal action, partnerships, private-sector investment, non-profit initiatives, or other implementation approaches.

Direction

I hereby direct the Chief Administrative Officer and appropriate municipal staff to undertake a **North Perth Housing Acceleration Opportunity Scan** and to report back to Council with findings and recommendations.



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Scope

The review shall include, where reasonably identifiable:

1. Lands owned by the Municipality of North Perth;
2. Lands owned by other public-sector entities operating within or serving North Perth, including but not limited to provincial agencies, federal agencies, school boards, healthcare organizations, the Consolidated Municipal Services Manager (i.e., the City of Stratford), and other public bodies;
3. Privately-owned lands exhibiting characteristics that may reasonably support the creation of additional housing units through redevelopment, intensification, adaptive reuse, infill development, land assembly, conversion, or other housing-related opportunities;
4. Properties currently listed for sale that appear capable of supporting meaningful residential development, redevelopment, or intensification.

For clarity, staff are not directed to undertake a comprehensive inventory of all privately-owned lands within the Municipality, nor to conduct detailed feasibility studies, engineering assessments, valuations, acquisition analyses, or business-case reviews.

Housing Forms

The review shall consider a broad range of housing forms, including but not limited to:

- Attainable ownership housing;
- Affordable housing;
- Market and affordable rental housing;
- Workforce housing;
- Seniors housing;
- Additional residential units;
- Multiplexes;
- Townhouses and stacked townhouses;



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- Apartment buildings;
- Mixed-use residential developments;
- Land lease communities;
- Modular, factory-built, prefabricated, or other rapidly deployable housing forms;
- Adaptive reuse and conversion opportunities.

Assessment

Staff shall evaluate identified opportunity sites using a practical and proportionate approach intended to identify:

- Estimated housing potential;
- Potential density and unit yield;
- Potential contribution to attainable and affordable housing objectives;
- Potential contribution to rental housing supply;
- Potential speed of implementation;
- Infrastructure readiness;
- Potential partnership opportunities;
- Significant constraints or barriers to implementation.

Staff may prepare conceptual housing scenarios or planning-level development concepts where appropriate to illustrate the potential future use of identified sites.

Deliverables

The report on the **North Perth Housing Acceleration Opportunity Scan** - due September 30, 2026 - shall include:

1. An inventory of municipally-owned and publicly-owned lands identified as potential housing opportunity sites;
2. An inventory of other identified housing opportunity properties;
3. A classification of opportunities according to implementation horizon:
 - Quick Wins (0–3 years);
 - Intermediate-Term Opportunities (3–7 years);



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- Long-Term Strategic Opportunities (7+ years);
- 4. Planning-level estimates of housing potential for identified opportunity sites where reasonably feasible;
- 5. Identification of potential implementation approaches, including municipal initiatives, public-sector partnerships, private-sector partnerships, non-profit partnerships, and other delivery models;
- 6. A prioritized list of the most promising opportunities capable of advancing attainable and affordable housing objectives within North Perth.

Intent

The intent of this *Directive* is to create an actionable understanding of North Perth's housing opportunities, to encourage innovative and rapid approaches to housing creation, and to identify practical pathways by which housing supply may be increased through collaboration, partnership, land optimization, redevelopment, and other acceleration measures.

Staff shall conduct this work in a manner that is practical, proportionate, and focused on identifying opportunities capable of informing future Council decisions and housing initiatives.

This Mayoral Direction comes into effect on June 1, 2026.

"Original signed by Todd Kasenberg"

Todd Kasenberg, Mayor

Dated: June 1, 2026

North Perth Housing Acceleration Opportunity Scan

Implementation Guide for Staff

Supporting Mayoral Directive No. MDE-2026-001

Introduction

This guide has been prepared to support implementation of the **North Perth Housing Acceleration Opportunity Scan**.

The purpose of the exercise is to identify realistic opportunities to increase attainable and affordable housing supply within North Perth. The exercise is intended to provide Council with a practical roadmap of opportunities and concepts that may warrant future consideration.

This is not intended to be a detailed development feasibility study, engineering review, acquisition strategy, or business case exercise.

Staff are encouraged to focus on identifying opportunities, estimating potential housing outcomes, and exploring practical concepts that may assist future decision-making.

Guiding Principles

The following principles should guide the work:

1. Focus on Possibility

The purpose is to identify opportunities that could contribute to housing supply, not to determine whether a project is immediately ready for implementation.

2. Remain Practical

Reasonable planning-level assumptions are acceptable. Precise engineering, financial, legal, or development analyses are not required.

3. Think Broadly About Housing

Staff are encouraged to consider a range of housing forms, including ownership, rental, affordable, attainable, workforce, seniors, and land lease models.

4. Consider Partnership Opportunities

Housing outcomes may be achieved through municipal leadership, public-sector collaboration, private-sector development, not-for-profit organizations, faith organizations, Indigenous organizations, housing cooperatives, or combinations of these approaches.

5. Prioritize Impact

Particular attention should be paid to opportunities capable of producing meaningful housing supply, attainable ownership opportunities, affordable housing outcomes, and higher-density development forms.

What Sites Should Be Considered?

Staff should consider opportunities within the following categories:

Category A – Municipal Lands

Municipally-owned properties that are:

- Vacant;
- Underutilized;
- Surplus;
- Partially utilized;
- Capable of redevelopment or intensification.

Category B – Other Public-Sector Lands

- Properties owned by:
- Provincial agencies;
- Federal agencies;
- School boards;
- Healthcare organizations;
- Consolidated Municipal Services Manager (i.e., City of Stratford);
- Other public institutions.

Category C – Housing Opportunity Properties

Privately-owned properties exhibiting characteristics such as:

- Vacant lots;
- Large underutilized parcels;
- Redevelopment opportunities;
- Aging commercial properties;
- Adaptive reuse opportunities;
- Intensification opportunities;
- Properties currently listed for sale;
- Sites capable of supporting additional residential units.

Staff are not expected to identify every possible private property.

The objective is to identify those opportunities that appear most relevant to future housing creation.

Housing Forms to Consider

When reviewing sites, staff should consider whether one or more of the following housing forms may be appropriate:

- Additional Residential Units (ARUs);
- Duplexes, triplexes, four-plexes and six-plexes;
- Multiplex developments;
- Townhouses;
- Stacked townhouses;
- Small apartment buildings;
- Mid-rise apartment buildings;
- Mixed-use residential developments;
- Seniors housing;
- Affordable rental housing;
- Workforce housing;
- Land lease communities;
- Modular housing;
- Factory-built housing;
- Prefabricated housing;
- Tiny home clusters;
- Adaptive reuse projects.

Housing Opportunity Assessment

Staff should complete a simple assessment for each opportunity site using something like the provided Opportunity Site Template (in Appendix A).

For each significant site, staff should prepare a brief concept statement describing what might reasonably occur on the site.

Example:

"This municipally-owned property may support a 3- to 4-storey modular apartment building containing approximately 40 to 60 attainable rental units. The concept could potentially be delivered through a partnership between the Municipality and a private-sector housing developer."

The objective is not architectural precision, but to help Council understand what the site could become.

Rapid Deployment Housing Review

For municipally-owned and publicly-owned lands, staff should consider whether rapid deployment approaches may be appropriate.

Potential approaches include:

- Modular apartments

- Factory-built housing
- Prefabricated construction
- Tiny home clusters
- Workforce housing
- Seniors housing
- Land lease housing
- Affordable rental housing
- Mixed-income housing
- Dormitory-style housing
- Other innovative approaches

Final Report Structure

The final report should include:

Section 1 – Executive Summary

Overview of major findings and key opportunities.

Section 2 – Public Land Inventory

Summary of municipally-owned and publicly-owned opportunity sites.

Section 3 – Housing Opportunity Inventory

Summary of identified private-sector opportunity sites.

Section 4 – Opportunity Rankings

Ranking of identified opportunities using the assessment framework.

Section 5 – Top Housing Acceleration Opportunities

Detailed profiles of the most promising opportunities identified through the exercise.

Section 6 – Conclusions and Next Steps

Suggested future actions for Council consideration.

Desired Outcome

At the completion of this exercise, Council should possess:

- A clearer understanding of available housing opportunities;
- A planning-level estimate of housing potential across identified sites;
- A prioritized list of opportunities;
- A better understanding of potential partnership models;

- A stronger foundation for future housing initiatives and investment decisions.

Success will not be measured by the number of sites identified. Success will be measured by the Municipality's improved understanding of where attainable and affordable housing opportunities may realistically be advanced over the coming decade.

Opportunity Site Assessment Template

Site Name:

Location:

Current Ownership:

Site Category:

- Municipal
- Public Sector
- Private Sector

Approximate Site Size:

Current Use:

Potential Housing Forms:

Potential Delivery Partners:

- Municipality
- Private Sector
- Not-for-Profit
- Housing Cooperative
- Indigenous Organization
- Public Sector Agency
- Faith Organization
- Other

Estimated Housing Potential

Approximate Unit Yield:

- Less than 10 units
- 10–25 units
- 26–50 units
- 51–100 units
- More than 100 units

Implementation Horizon

- Quick Win (0–3 years)
- Intermediate (3–7 years)
- Long-Term (7+ years)

Priority Assessment

Please assign a score from 1 (low) to 5 (high).

Housing Yield Potential: _____

Attainability/Affordability Potential: _____

Rental Housing Potential: _____

Ownership Housing Potential: _____

Speed of Deployment: _____

Infrastructure Readiness: _____

Partnership Potential: _____

Overall Opportunity Score: _____

Concept Vision