

PLANNING FOR GROWTH

**PRESENTATION TO THE COUNTY OF ESSEX
ON THE OFFICIAL PLAN REVIEW**

WINDSOR-ESSEX COUNTY ASSOCIATION OF REALTORS®

JUNE 7th, 2023



WECAR LEADERSHIP



Elica Berry, ABR
2023 Immediate Past President
WECAR



ABOUT WECAR

- Founded in 1918. We are one of the oldest real estate associations in Canada.
- Represents over 1,600 REALTORS® in Windsor-Essex County.
- We work to support the Canadian dream of home ownership and help all residents of Windsor & Essex County find an safe and affordable housing!

HOUSING AFFORDABILITY

“Ontario and Windsor/Essex County are in the middle of a housing supply and affordability crisis in large part because we have lacked good coordination across all levels of government to appropriately plan and build housing for the future.”

- Elica Berry – Past President, WECAR

GROWTH PROJECTIONS



*One Land,
One Climate,
One Future,
Together*



Growth Analysis Report
Essex County

Final Report

Politics

Minister says Canada needs more immigration as targets get mixed reviews



A record-breaking 431,645 people became permanent residents in 2022



[Nojoud Al Mallees](#) · The Canadian Press · Posted: Jan 13, 2023 7:43 AM EST | Last Updated: January 13



Immigration Minister Sean Fraser says that a declining birth rate means that Canada needs immigration if future Canadians want to be able to afford schools and hospitals. (Adrian Wyld/The Canadian Press)

[1320 comments](#) 

MORE MEDIUM DENSITY



- We encourage the County to prioritize more medium density housing through the update of its official plan.
- Medium density housing has a smaller **ecological** footprint and will require less greenfield land.
- Medium density housing can also be zoned inside existing communities to encourage more homes closer to amenities like grocery stores, schools and hospitals.
- The County must lay the groundwork for development that families, across the income spectrum, can afford.

THANK YOU

