



BUILDING A GREATER GTA
Building Industry and Land
Development Association

May 24, 2017

Chair Emmerson and York Regional Council
Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Dear Chair Emmerson and Members of York Regional Council,

RE: 2016 York Region Housing Supply - Report

On behalf of the York Chapter members of the Building Industry and Land Development Association (BILD), we appreciate that York Region Staff have provided a public report on the state of York Region's Housing Supply.

Further to our letter (*attached*) and the May 18th York Region Committee of the Whole meeting, there has been a significant flow of information and very productive dialogue between the Region's Chief Planner, Senior Planning Staff and the BILD membership. BILD would like to thank Regional Staff for their time and commitment to our stakeholder engagement.

As previously noted in our May 17th letter, the verification of this data is significant. It is essential to have the best ground-truthing possible so that we can collectively begin to discuss solutions. BILD and its members are in the process of taking the next step in this reporting – by providing background market data to complement the Region's work. We look forward to the continuation of this dialogue, and the validation of key inputs contributing to the housing supply discussion. We will share any information derived from this exercise with Regional Staff.

Again, we thank York Region Staff and Council for the transparency of your reporting and for the opportunity to submit these comments. Should you have any further questions or concerns, please contact the undersigned.

Sincerely,

Danielle Chin, MCIP, RPP
Senior Manager, Policy & Government Relations, BILD

CC: *Michael Pozzebon, BILD York Chapter Chair*
Bryan Tuckey, President & CEO, BILD
Joe Vaccaro, Chief Executive Officer, Ontario Home Builders Association
BILD York Chapter Members

ATTACHMENT 1

May 17, 2017

Chair Emmerson and York Regional Council
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Chair Emmerson and Members of York Regional Council,

RE: 2016 York Region Housing Supply - Report

On behalf of the York Chapter members of the Building Industry and Land Development Association (BILD), we appreciate that York Region Staff have provided a public report on the state of York Region's Housing Supply. BILD recognizes that a number of municipal governments have reported, with this type of information, to the Province that they are meeting the Provincial Policy Statement (PPS) requirement to *"maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans."* [Section 1.4.1 (b) - PPS].

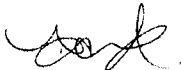
Notwithstanding the assertion made by multiple provincial and municipal sources that the PPS threshold is being satisfied, our members have generally advised of a different "on-the-ground reality" in which they are continuing to experience infrastructure approval delays or other delays to bring new housing supply ("permit-ready projects") to the market. This is why builder inventories; particularly ground-related housing units have been sitting at historic lows for a number of months: as of the end of March 2017 there were fewer than 1,000 low-rise units in the entire GTA. With respect to this report, BILD has heard from its members that the Region is over counting its housing supply with development product that is either sold or completed by using mid-2016 data. BILD has also heard that many of the counted units could be approved from a planning perspective, but not near approval from a building permit perspective. Collectively we need to determine what is truly available for sale, and what the remaining units in these developments are.

We have shared this report with BILD York Chapter members at-large and asked that they review the reporting for any errors or omissions associated to their land holdings, as we believe that it is imperative that we are collectively working with the most up-to-date and accurate information. This data is an important part of the housing supply discussions that are happening with the Province, all municipalities and all stakeholders. Especially, as this data informs the planning framework upon which major decisions are made in our Province.

As you know, on April 20th the Provincial government announced Ontario's Fair Housing Plan which introduced a comprehensive package of measures to increase housing supply, protect buyers and renters and bring stability to the real estate market across the Greater Golden Horseshoe. We also acknowledge that a Residential Land Development Facilitation Team is being formulated to continue this dialogue. We anticipate that housing supply data will be an on-going discussion through these initiatives.

We thank York Region Staff and Council for the transparency of your reporting and for the opportunity to submit these comments. Should you have any further questions or concerns, please contact the undersigned.

Sincerely,



Danielle Chin, MCIP, RPP
Senior Manager, Policy & Government Relations, BILD