

Clause 11 in Report No. 9 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on May 21, 2015.

11

Growth and Development Review 2014

Committee of the Whole recommends:

1. Receipt of the presentation by Michael Skelly, Senior Planner and Josh Reis, Senior Planner.
2. Receipt of the communication from Peter Shurman, Director, Urban Living in Viable Environments (U-Live), dated May 4, 2015.
3. Adoption of the following recommendation contained in the report dated April 24, 2015 from the Commissioner of Corporate Services and Chief Planner:

1. Recommendation

It is recommended that this report be received for information.

2. Purpose

The purpose of the Growth and Development Review, 2014 (Attachment 1) is to provide Council with key development and population indicators in York Region and report on the competitiveness of York Region's economy within the GTHA, the Province and Canada.

3. Background

Annual Growth and Development Review reports provide a broad perspective on important economic indicators

Since 1995, York Region has published two Growth and Development Review reports each year (known prior to 2013 as the Economic and Development Review); a mid-year version and a more fulsome year-end report. This year-end report highlights a number of key economic indicators, or sets of data which

illustrate general trends in the economy. The 2014 year-end report includes information on:

- the economic outlook
- population growth
- residential market and building activity
- Industrial, Commercial and Institutional (ICI) market and building activity, and
- overall construction value and tax assessment

Data for this review is sourced from Statistics Canada, the Canada Mortgage and Housing Corporation, the Toronto Real Estate Board, as well as private firms which published documents summarizing key trends within the GTHA and beyond. A thorough understanding of this information provides background for effective policy development, *Regional Official Plan (YROP-2010)* monitoring, and economic strategy initiatives.

4. Analysis and Options

The strengthening U.S. economy benefits York Region businesses

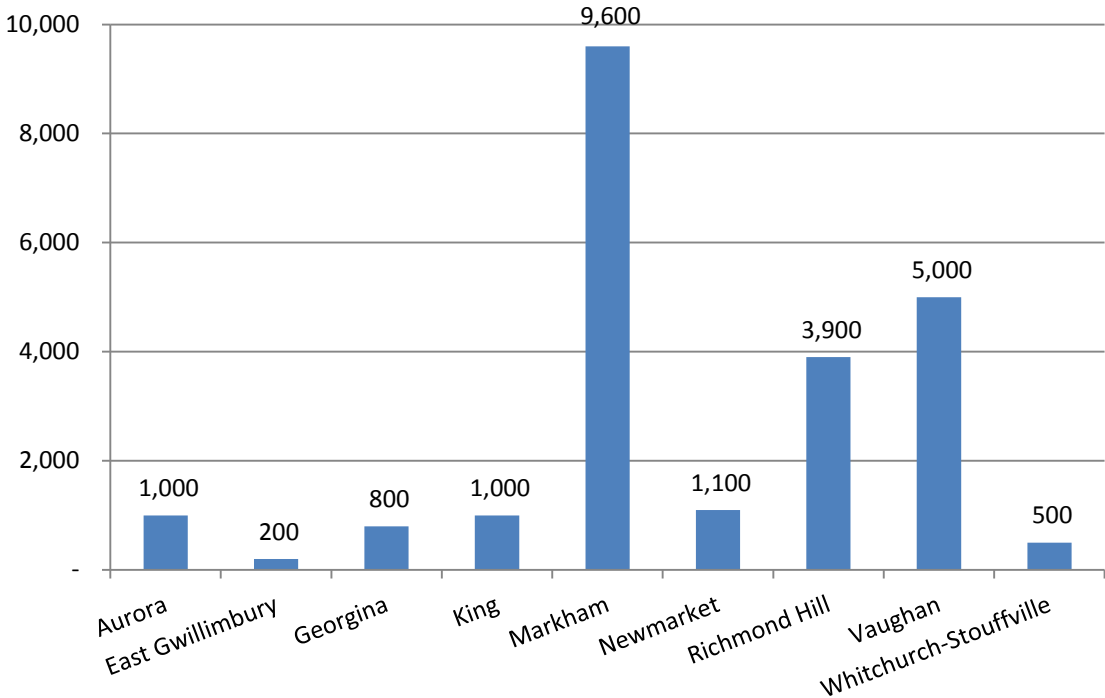
In 2014 the Global economy continued to rise moderately, recording GDP growth of 3.3%. The outlook for 2015 continues to be moderate, with Global GDP expected to rise to 3.5% and the U.S. GDP expected to rise from 2.4% in 2014 to 3.6% in 2015, largely due to private domestic demand. Interest rates, expected to remain low in 2015, will continue to spur economic activity. Additionally, oil prices in the last quarter of 2014 dropped dramatically from \$99.15 per barrel in 2013 to \$55.58 in 2014. It is anticipated that the GTA will directly benefit from lower energy costs as this will increase demand for exports in the U.S. as well as lower businesses' operational costs.

Steady growth in the employment and housing market in the U.S. economy bodes well for the Canadian economy and York Region. The U.S. is York Region's largest trading partner, with the Region exporting approximately \$4 billion in goods annually, mostly to the U.S. In addition, close to 60% of all foreign direct investment into York Region is from the U.S. and the majority of foreign-owned companies with facilities in the Region are U.S. based. For these reasons, growth in the U.S. economy has direct impacts on growth in York Region's businesses.

In 2014, York Region’s population grew by 23,000, accounting for 26% of the GTHA annual growth

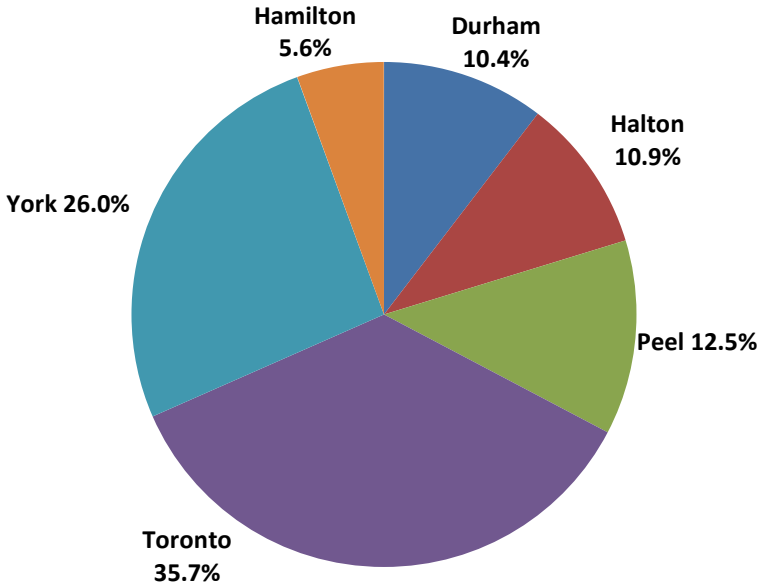
York Region’s population grew by 23,000 (2.1%) in 2014 to 1,144,800 people. The *YROP-2010* includes forecasted population targets of 1,200,100 in the year 2016 (mid-year) and 1,500,000 in 2031 (mid-year). It is anticipated the Region will likely be slightly below the 2016 forecast, but is on target to reach the forecast to 2031.

Figure 1
York Region 2014 Population Increase by Local Municipality



All municipalities within York Region experienced growth in 2014. Markham, Vaughan and Richmond Hill recorded the greatest increases in population of 9,600, 5,000 and 3,900 respectively. King Township experienced the greatest rate of growth in York Region for 2014 at 4.3% (Figure 1).

Figure 2
2014 Share of GTHA Population Growth



York Region’s share of the total GTHA population has been relatively the same since 2010, accounting for approximately 16% of the GTHA population over the past five years. York Region’s growth of 23,000 people represented a 26% share of GTHA growth in 2014 (Figure 2), which increased over its 2013 share of 22.5%. The Region’s share of population growth in 2014 was only second to the City of Toronto’s share of 35.7%.

Housing prices in York Region continue to increase with the average price of a resale unit in 2014 increasing by almost 10% from 2013

The residential housing market continues to be steady within York Region. Total resale numbers have fluctuated very little between 2010-2014, ranging from a low of 16,502 in 2010, to a high of 17,085 in 2014, with an average for the last 5 years of 16,651 units. In 2014, the number of resales in the Region increased by approximately 4%.

House prices within the Region also continue to rise, with the average cost of a resale residential unit (all dwelling types) being \$685,200 (Table 1) and the average cost of a resale single detached unit increasing 11% in 2014 to \$820,378 compared to \$737,374 in 2013. York Region’s average resale housing price (all dwelling types), is roughly 21% higher than the Greater Toronto Area average of \$566,726 (GTHA data not available). According to the Toronto Real Estate Board, the strong price growth experienced in 2014 can be explained by a constrained supply of listings, resulting in more competition and aggressive

offers. Increasing housing prices can also be partially attributed to the high desirability of living in York Region. The Region continues to attract a highly skilled workforce, a key element that makes the Region an attractive destination for potential employers.

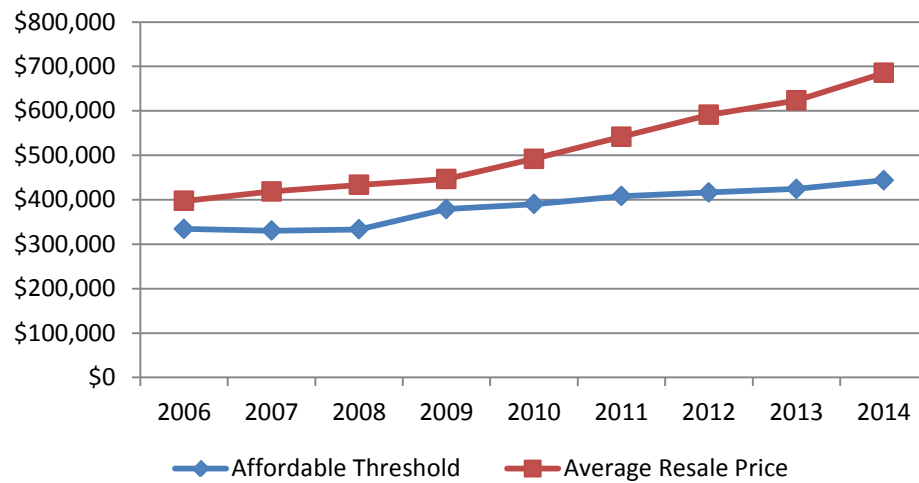
Table 1
Total number of resales and average price, 2014 (all dwelling types)

	Sales		Average Price (\$)	
	2013	2014	2013	2014
Aurora	918	929	\$593,707	\$654,665
East Gwillimbury	337	361	\$519,411	\$589,417
Georgina	839	901	\$329,295	\$366,729
King	282	327	\$875,671	\$977,899
Markham	4,666	4,737	\$632,956	\$707,968
Newmarket	1,424	1,478	\$493,050	\$531,265
Richmond Hill	3,295	3,534	\$705,464	\$762,258
Vaughan	3,919	3,985	\$657,784	\$716,365
Whitchurch- Stouffville	789	833	\$593,991	\$657,987
York Region Total	16,469	17,085	\$623,582	\$685,200

The gap between the maximum affordable threshold of \$443,874 and average resale price of homes in York Region is increasing

The *Provincial Policy Statement, 2014* and *Growth Plan for the Greater Golden Horseshoe, 2006* include an affordable housing definition that establishes upper affordable housing price thresholds. In 2014, the year-end maximum affordable ownership price in York Region was \$443,874, compared to the average resale price (all unit types) of \$685,200. While the average resale price of homes (all dwelling types) increased by 10% over the 2013 price of \$623,582, the maximum affordable ownership price increased only by 5% (\$424,175 in 2013). This gap has been steadily increasing since 2006 (Figure 3). While affordable housing targets in the *YROP-2010* are associated with new housing developments, resale units have been displayed as an indicator due to data limitations with new home prices.

Figure 3
York Region affordable threshold vs. average resale price, 2014



As resale and new home prices within York Region continue to rise, offering and increasing the range of affordable housing options remains an on-going priority. The *YROP-2010* includes requirements for a diversity of housing types and a minimum requirement of 25% to 35% of new housing developments be affordable. In addition, *Draft Affordable Housing Implementation Guidelines* were developed in conjunction with the *10-Year Housing Plan* in order to ensure a comprehensive approach to addressing housing in the Region. These ongoing strategic initiatives continue to address housing affordability and monitor progress towards affordable housing targets.

Housing completions increased by 16% while residential building permits are down 17% from 2013

Trends in new housing activity can be assessed through a review of building permits issued and housing completions. Building permits show construction underway (or soon to be underway), while housing completions provide a record of units recently occupied, or ready to be occupied.

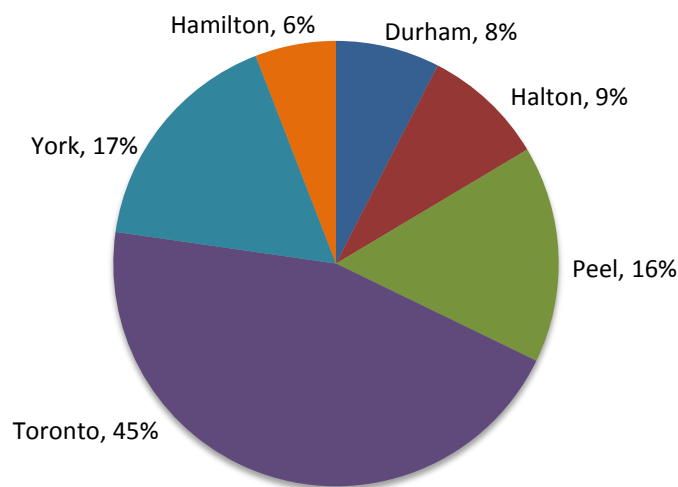
New residential building permits were issued for a total of 6,339 dwelling units in 2014, representing a 17% decrease from the 2013 total of 7,635 units. Markham and Richmond Hill accounted for approximately 64% of the total residential building permit activity in 2014 with 42% and 19% respectively.

Although overall residential building permits were down in 2014, a few local municipalities experienced increases. The number of building permits in the Towns of Aurora, East Gwillimbury and Georgina experienced increases from 2013 levels of 700%, 191% and 41% respectively. The Town of Aurora's

increase can be attributed to new community developments, including a senior's community made up of condominiums, while East Gwillimbury is experiencing residential growth of predominantly single-detached homes in Mount Albert. Increases in housing completions in 2014 can be attributed to a number of residential permits being issued in previous years which have now been recorded as completed.

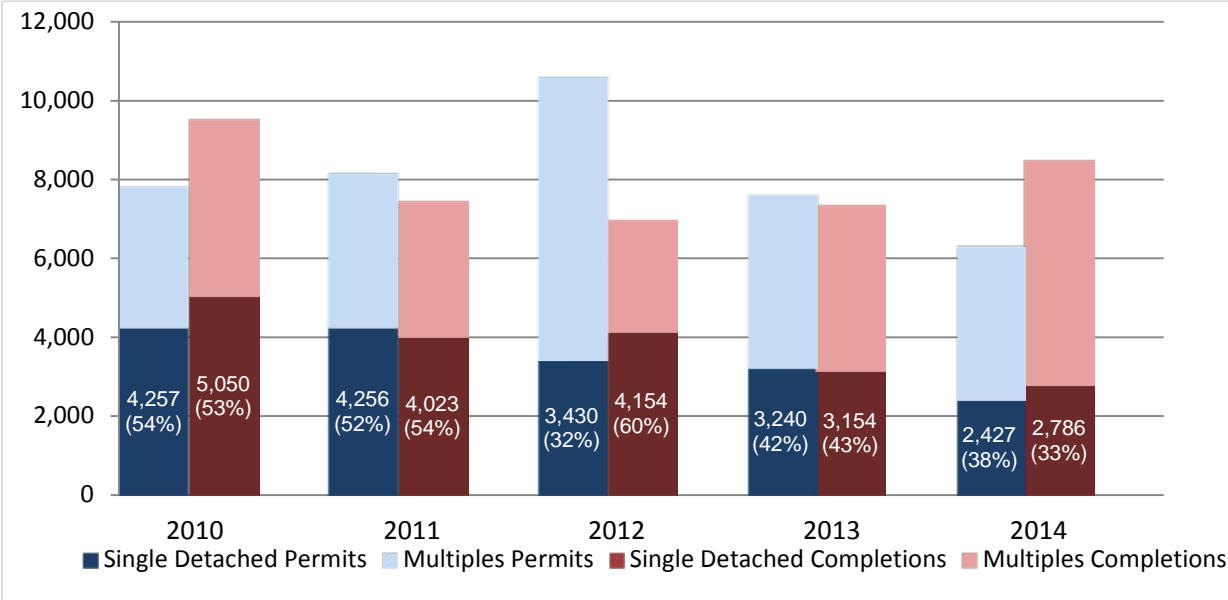
Housing completions in the Region increased by 16% over 2013 numbers. York Region continues to be a strong contributor to GTHA activity accounting for a 17% share of 2014 GTHA residential building permits (Figure 4), second only to the City of Toronto.

Figure 4
2014 GTHA residential building permit activity: shares by municipality



A review of York Region building permits and housing completions over the last 5 years (Figure 5), confirms that the mix of housing available continues to diversify. In 2014, multiple unit dwellings accounted for 62% of new residential permits issued. The 2014 breakdown of residential building permits was 38% single-detached, 5% semi-detached, 23% row and 34% apartment.

Figure 5
Residential building permit and housing completions 2010-2014
(singles vs. multiples)

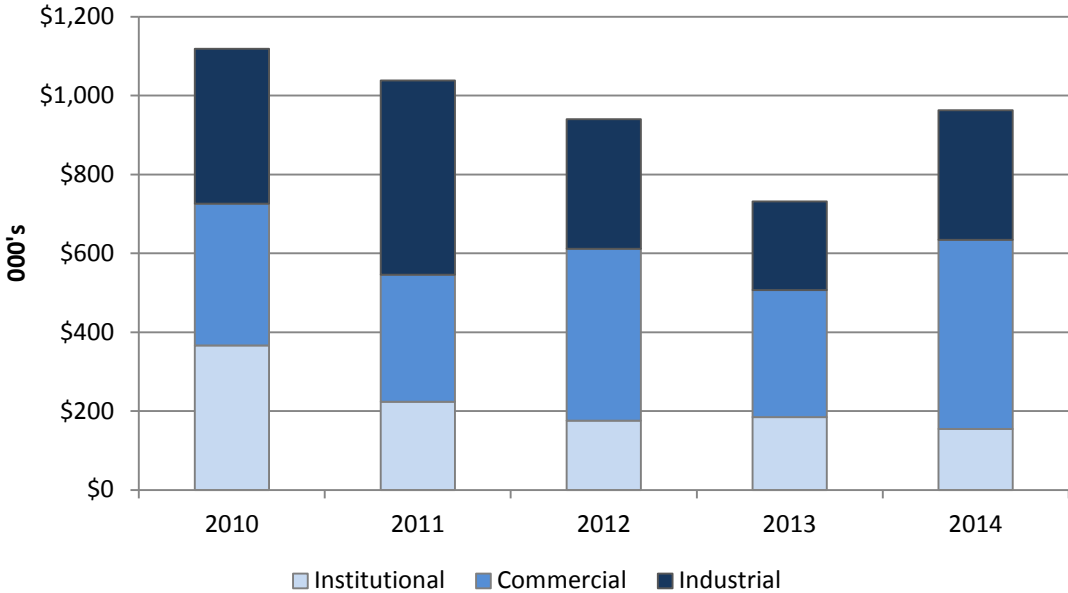


As summarized in the Planning and Economic Development report to Council March 5, 2015, registration of plans of subdivision and plans of condominium for 2014 have increased. In total, 102 plans of subdivision and 37 plans of condominium were reviewed in 2014. Therefore, it is anticipated that building permit and housing completion activity will increase in the coming years.

Total Industrial, Commercial and Institutional construction value increased by approximately 32% in 2014

After experiencing moderate declines since 2010, the total Industrial, Commercial and Institutional (ICI) construction values in 2014 were \$963 million, representing a 32% increase over 2013 (Figure 6). Vaughan and Markham’s share of ICI construction value accounted for 73% of the total value with 47% and 26% respectively.

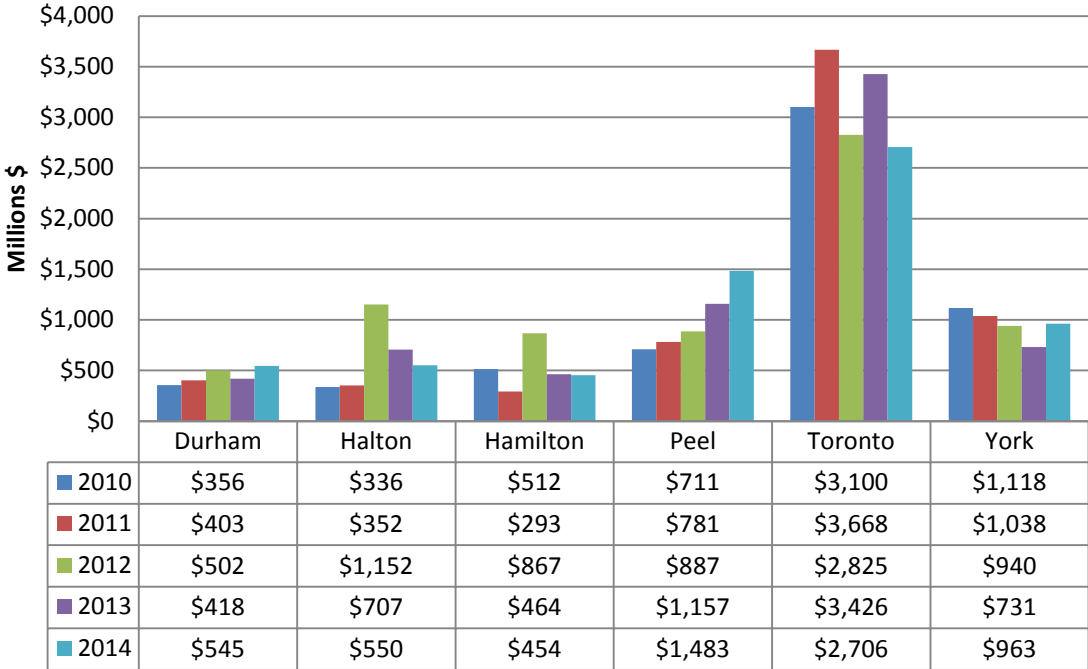
Figure 6
York Region ICI construction values 2010-2014



A few high-value permits can result in large annual fluctuations in ICI building permit values. Some notable ICI projects for which building permits were issued in 2014 and contributed to the increase in overall ICI permit values included a \$130 million 14 storey commercial tower and a \$29 million warehouse in Vaughan, as well as a \$74 million underground parking garage with below grade structural components and site servicing and a \$22 million warehouse within Markham.

Within the GTHA, York Region accounted for 14.4% of the total ICI construction values for 2014 (Figure 7). Overall, the GTHA recorded a 3% decrease in the value of ICI construction from 2013. York, Durham and Peel recorded increases in total ICI construction, while the remaining three GTHA municipalities, including Toronto, experienced declines. Future major ICI building permits in York Region can be expected for the proposed 100 million square foot King Square commercial centre in Markham which had a \$74 million dollar building permit issued for its underground parking infrastructure in 2014 as well as the Toronto-York Spadina subway expansion in Vaughan.

**Figure 7
GTHA ICI construction values 2010-2014**



As investment in new ICI development has increased so have employment opportunities within the Region. As noted in the York Region Employment and Industry Report 2014, before Council in March 2014, York Region’s growth once again outpaced provincial and GTA averages in 2014, posting a gain of 2.4%. York Region exhibited positive employment growth in mid-year 2014 with total employment estimated at 564,600, an increase of 13,300 jobs from mid-year 2013.

York Region’s economic activity and population growth continues to be a significant contributor to the Provincial and National economies

York Region continued to show growth in 2014. A review of the building permits issued and housing completions reveals that York Region continues to provide a mix of new housing and is in line with the direction articulated in the *YROP-2010*, which is to increase the amount of multi-unit dwelling types being developed. This will assist in providing more affordable housing options within the Region.

The increase in ICI building permit values in 2014 over 2013 levels meant that York Region moved up in the ranks from 8th in 2013 to 7th in 2014 for the value of ICI construction across Canada. Within the GTHA York Region ranked third for the value of ICI construction behind Toronto and Peel Region.

Total estimated value of construction in 2014 was approximately \$2.86 billion, compared to \$2.78 billion recorded in 2013, a slight increase of 3%. Total construction value, including residential and non-residential values, is important as it is correlated with the new development component of tax assessment growth over subsequent years.

York Region continues to experience job growth. According to the Cushman & Wakefield MarketBeat, the drop in the international price of oil and the stronger U.S. dollar means that GTA's industrial markets are expected to experience a strong demand for goods and services from the U.S. translating to expansionary growth in 2015.

In summary, York Region continues to be a significant contributor to the Provincial and National economies, ranking within the top ten municipalities in relation to:

- The Region's contribution to Canada's population
- Number of residential building permits issued
- Value of new ICI construction
- Value of total construction (ICI and residential combined)

Link to key Council-approved plans

The Growth and Development Review 2014 provides information that monitors the Region's economy as required by both the *YROP-2010* and *Vision 2051* and reports on performance measures linked to key Council-approved plans. The monitoring of economic trends allows York Region to assess the competitiveness of its economy and evaluate and respond to changes in the economic climate. Furthermore, the Growth and Development Review is a vehicle for highlighting and showcasing the Region as a destination to live, work and play.

The *2015-2019 Strategic Plan* includes strategic priority areas that aim to 'Strengthen the Region's economy' and 'Support Community health and well-being'. It seeks to 'increase the range of available and affordable housing choices' and 'foster an environment that attracts growth and maintains businesses'. The Growth and Development Review monitors and reports on the Region's performance in these areas.

The Growth and Development Review also supports the ongoing monitoring and progress of the Region's *10 Year Housing Plan* by reporting on the affordable home ownership thresholds, average resale and new home prices.

5. Financial Implications

The majority of York Region's capital expenditures are related to growth. As such, Development Charges (DCs) are a major source of funding for the Region's Capital Plan. Regional DCs can be collected when a plan of subdivision is registered or when a building permit is issued. The total Regional DCs collected in 2014 is \$264.2 million compared to \$186.4 million in 2013. It should be noted that DC rates will increase as of June 2017 when York Region's DC bylaw is updated.

The economic indicators presented in this report will assist Council to effectively monitor, evaluate and respond to variations in the Region's economic landscape.

6. Local Municipal Impact

Regional economic indicators are important in evaluating economic trends across the Region. The Growth and Development Review 2014 provides local municipal economic development and planning officials with a summary of York Region's economy. The information is used as a basis for informing decision making, devising strategies, and attracting new businesses to the Region.

7. Conclusion

York Region continued to demonstrate growth in key areas such as population, employment, construction values and the housing market. York Region's economic activity is a significant contributor to the Provincial and National economies, as it continues to exhibit growth in these key areas. The projected strengthening of the U.S. economy in 2015 will bode well for York Region businesses as lower energy costs and a lower Canadian dollar drive demand for exports.

While affordable housing continues to be a challenge, York Region is well positioned with its *Draft Affordable Housing Implementation Guidelines* and *10 Year Housing Plan* to address these issues and provide a mix of housing choices for its residents. Low interest rates forecasted for 2015 will continue to spur activity in the housing market, albeit at a lower rate.

The Growth and Development Review 2014 monitors and reports on key performance measures and highlights York Region as a destination to live, work and play.

Growth and Development Review 2014

It is proposed that the attached Growth and Development Review 2014 be posted on the Region's website for use by municipalities and agencies, local chambers of commerce and board of trade, and the public.

For more information on this report, please contact Paul Bottomley, Manager Long Range Planning at ext. 71530.

The Senior Management Group has reviewed this report.

April 24, 2015

Attachments (1)

#6073127

Accessible formats or communication supports are available upon request

Growth and Development REVIEW



2014



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Highlights

Data Sources

- The source for the information summarized in this report is *York Region, Corporate Services, Long Range Planning Branch 2014*, unless otherwise noted

Economic Outlook

- York Region's GDP growth is strongly related to U.S. GDP growth
- According to the International Monetary Fund (IMF), global growth is expected to increase in 2015 to 3.5% over 2014 levels of 3.3%
- The U.S. is expected to experience an increase in its GDP growth rate in 2015, **at 3.6% while Canada's is expected to slightly decline to 2.3% from 2.4% in 2014**
- Decreases in fuel costs affect operational costs for businesses and institutions in York Region
- Interest rates remain low in an attempt to stimulate borrowing amongst businesses and consumers
- In 2015, U.S. employment and housing starts are both anticipated to continue their upward trend of the previous 5 years

Population Growth

- York Region recorded 23,000 new residents (2.1% population growth) in 2014, to a year end population of 1,144,800
- Over the last 5 years, population growth within the Region has averaged 2.1%
- All municipalities experienced population growth in 2014, with growth rates ranging between 0.4% in East Gwillimbury to 4.3% in King Township
- Markham and Vaughan experienced the greatest population increases of 9,600 and 5,000 people respectively
- York Region accounted for a 26% share of the GTHA population growth, and now accounts for 16.1% of the total GTHA population
- York Region is the sixth largest municipality in Canada, just behind 5th place Calgary

Residential Market and Building Activity

- Residential resales recorded an increase of 3.7% to a total of 17,085 units
- The value of York Region residential resales was \$11.7 billion, up from \$10.3 billion in 2013, an increase of 14%
- The average resale price increased by 10% to \$685,200
- The gap between the affordable threshold (\$443,874 for 2014) and average resale price continues to increase
- The number of residential building permits issued, 6,339, is down 17% from

2014, however, residential completions in York Region increased by 16% in 2014

- Multiple unit dwellings accounted for 62% of new residential permits issued
- Markham and Richmond Hill accounted for approximately 64% of the total residential building permit activity in 2014
- **York Region accounted for 17% of the GTHA's residential building permit activity , second to the City of Toronto's 45% share**
- The number of residential building permits issued in York Region was the seventh highest in Canada in 2014, following closely behind the City of Ottawa

Industrial, Commercial and Institutional market and Building Activity

- **York Region's Industrial vacancy rate at the end of 2014 was 4.3%, compared to the GTA average of 5.4%**
- Vacancy rates of 5% or less can be problematic for retention and/or expansion as there are limited opportunities for movement, making attraction and retention difficult
- The value of ICI construction increased significantly since 2013 by 32%, the first reported increase in ICI construction for York Region since 2010
- Some notable ICI projects for which building permits were issued in 2014 included a \$130M 14 storey commercial tower in Vaughan, a \$74M Parking garage in Markham, a \$29M Warehouse in Vaughan and a \$22M Warehouse within Markham

Overall Construction Value and Tax Assessment

- Total estimated value of construction building permits issued in 2014 was approximately \$2.86 billion, a slight increase of 3% compared to \$2.78 billion recorded in 2013
- York Region ranked seventh in total construction value among Canadian municipalities
- **York Region's overall assessment growth (new assessments and reassessments) was 2.16% in 2014**
- **York Region's share of the GTA's total assessment in 2014 was 19.8%, second to the City of Toronto who had 45.1% of the share**

According to the International Monetary Fund (IMF) Global Growth is expected to rise moderately in 2015 over 2014 levels

Emerging/developing economies projected to remain stable at 4.3% in 2015

China's growth to decline from 7.4% to 6.8%

Advanced economies to improve

Euro area growth outlook revised down to 1.2%

Russia downgraded to -3.0 for 2015 amid geopolitical tensions

Growth in the U.S. will be increasing in 2015 to 3.6% from 2.4% in 2014

York Region GDP growth is related to the global recovery, particularly the U.S. recovery

Key External factors influencing growth of the Canadian, Ontario, and York Region economies

U.S. economy (largest market for York Region' businesses that export)

Oil prices

Value of the Canadian dollar

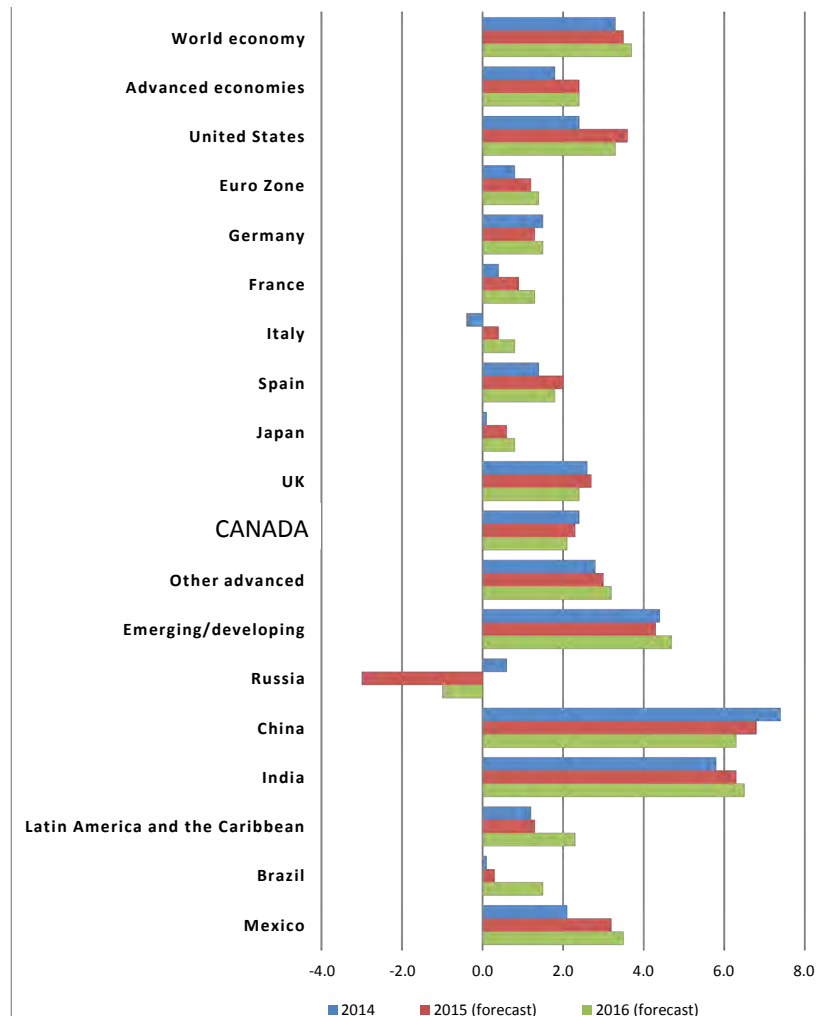
The U.S. federal reserve is holding interest rates to historic lows through 2014, the Bank of Canada is expected to also keep interest rates low

1. Economic Outlook

The Global and United States GDP Projected to Increase in 2015

- In 2014 the global economy recorded GDP growth of 3.3%
- The U.S. continues to recover with GDP expected to be 3.6% in 2015, up from 2.4% in 2014
- In comparison to other advanced economies, Canada continues to fare well
- According to the IMF, Canada's GDP was 2.4% in 2014 (Note: Canadian GDP growth is also forecasted and reported on by the Bank of Canada, values may vary slightly)
- The overall picture is one of strengthening activity with global GDP projected to rise to 3.5% in 2015

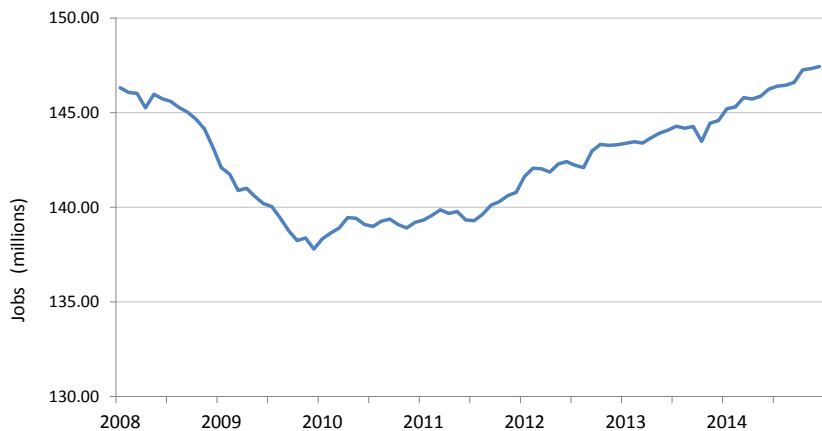
**Figure 1.1
Global GDP Growth Forecast (%)**



Source: World Economic Outlook (January 2015); IMF

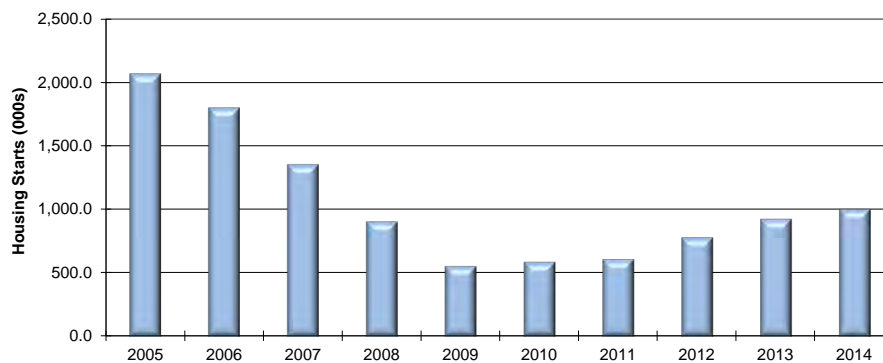
- U.S. employment trends continue to show positive job creation in 2014 (Figure 1.2)
- U.S. job numbers increased to 147.4 million, adding almost 2.9 million jobs in 2014
- A strengthening U.S. economy bodes well for York Region businesses that export to the U.S. market

**Figure 1.2
U.S. Job Growth Trends, 2008-2014**



Source: U.S. Bureau of Economic Research

**Figure 1.3
U.S. Annual Housing Starts, 2005—2014**



Source: U.S. Census Bureau—U.S. Department of Commerce

- U.S. housing starts recorded an 8.4% increase over 2013, to a total of one million in 2014
- Since 2011, U.S. job growth rates and annual housing starts have demonstrated positive growth

There is a strong trade relationship between Canada and the U.S.

York Region businesses export an average of \$4 billion worth of goods and services annually, Regional businesses directly benefit from increases in trade activity

The falling Canadian dollar promotes exports with U.S. but impacts the importing of U.S. goods and services

Oil prices in 2014 dropped dramatically

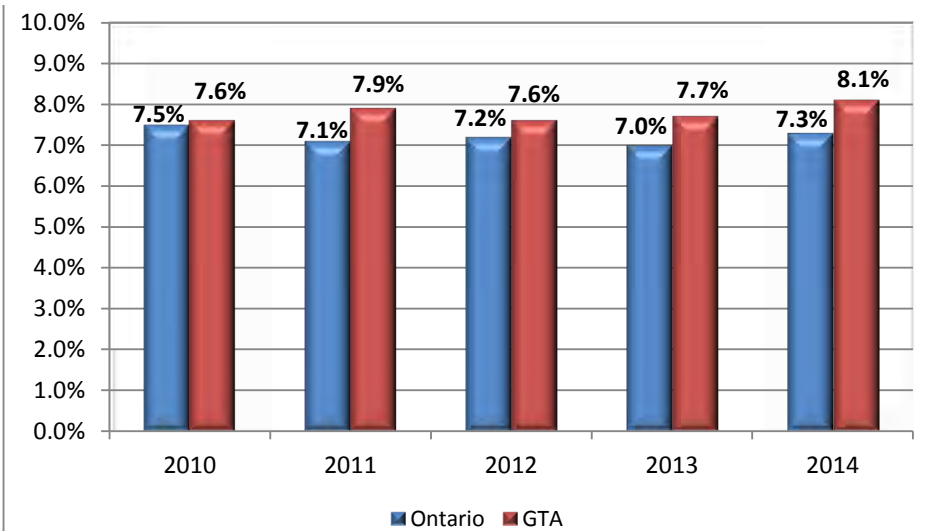
The price of oil at the end of 2014 was \$55.58 per barrel, compared to \$99.15 in 2013

Home sales reflect confidence in the U.S. economy and can increase demand for Canadian goods such as raw building materials and manufactured products

Economic Activity in Ontario, the GTA and York Region

- The TD Provincial Economic Forecast Update forecasts a 2.5% increase in Ontario's GDP growth in 2015
- Non-resource based economies, such as Ontario, are projected to benefit the depreciation of the Canadian dollar and energy cost savings associated with the drop in the price of oil, according to TD
- The provincial unemployment rate has remained relatively stable, between 7.0% and 7.3% since 2010
- The unemployment rate in the Greater Toronto Area has also remained relatively stable since 2010, between 7.6% and 8.0%, historically York Region is approximately 1% below the GTA rate
- York Region's unemployment rate was estimated at 6.2% at year-end 2014

Figure 1.4
Ontario and GTA Unemployment Rates 2010-2014



Source: Toronto Economic Development Division, Toronto Economic Indicators
Note: Based on unadjusted 3-month moving averages

Provincial Investment in Infrastructure will continue to stimulate the Provincial and York Region Economies

Toronto Transit Commission (TTC) expansion (within Toronto and into York Region)

400 series highways

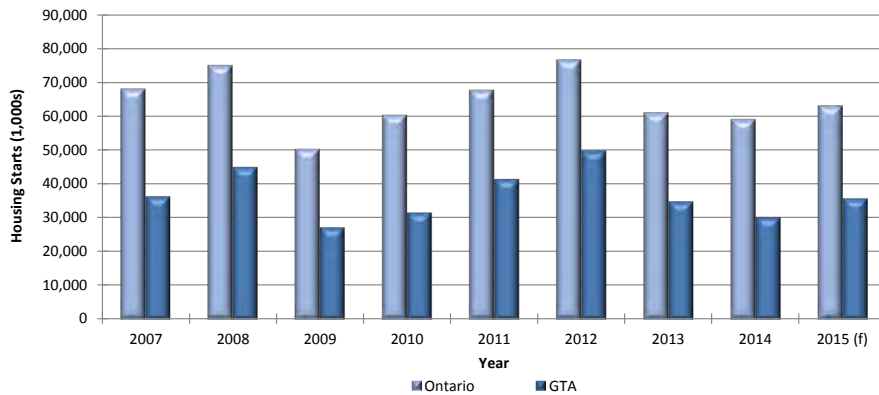
VIVA Next

Go Transit

Vaughan Hospital

- According to the Canadian Mortgage and Housing Corporation housing starts in the GTA declined by 14% in 2014, a reflection of the decline of pre-construction sales of condominium apartment sales in mid-2012 and mid-2013
- CMHC predicts that GTA housing starts will increase in 2015 over 2014 levels

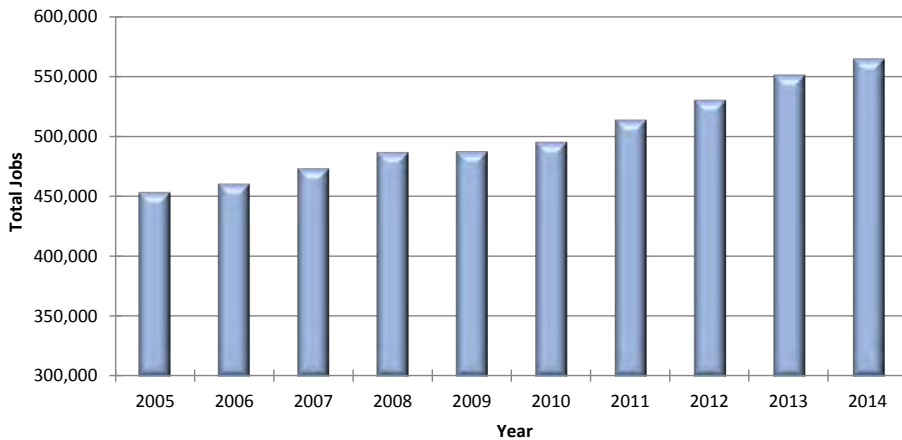
Figure 1.5
Ontario and GTA Housing Starts, 2007-2014



Source: Canada Mortgage and Housing Corporation

York Region’s Economy Continues to Create Jobs

Figure 1.6
York Region Total Employment, Mid-year 2005–2014



- In 2014, there were approximately 13,300 jobs added totalling an estimated 564,600 jobs in York Region
- Total employment within York Region continues to steadily increase, averaging 3% rate of increase since 2010

Local demand for computer and information systems professions reflects the strength of York Region’s Information Technology sector

Computer and Information Systems Professionals (part of the “Natural and Applied Sciences” category) was the most in-demand sub-occupation by local employers in 2014 with 2,259 job postings or 4.5% of total

Service-oriented occupations represented 80% of job postings from employers within York Region

- A review of 2014 job postings within the Region indicates a vibrant local economy and vibrant job market
- 81% of postings were for permanent positions
- 80% of postings were service-oriented positions, including sales and customer service, business and finance, sciences, management and healthcare
- The 80%/20% trend (service-oriented jobs to trades and manufacturing) continues in 2014 and is consistent with overall trends in the Canadian labour market
- Almost 84% of job postings were for employers in southern York Region, consistent with the geographic distribution of local business

**Table 1.1
York Region 2014 Job Posting Activity**

Occupational Category (NOC)	No. of Job Postings	Per Cent of All Job Postings
Sales and service occupations	10,692	21%
Business, finance and administration occupations	8,338	16%
Management occupations	6,898	14%
Natural and applied sciences and related occupations	6,330	13%
Trades, transport and equipment operators and related occupations	5,678	11%
Occupations in social science, education, government service and religion	3,769	7%
Occupations unique to processing, manufacturing and utilities	3,178	6%
Health occupations	1,839	4%
Occupations in art, culture, recreation and sport	1,473	3%
Natural resources, agriculture and related production occupations	362	1%
Unavailable	280	1%
Not Classified	1,437	3%
Total Number of Job Listings	50,274	100%

Source: Wanted Analytics Inc. 2014

Note: Job Posting data includes both newly created jobs and replacement jobs. Therefore, they cannot be used as an indicator for employment growth estimate.

2. Population Growth

York Region's Population Continues to Rise with 2% Growth in 2014

- The Region's population increased by approximately 23,000 persons in 2014 to a total population of 1,144,800
- The 2014 annual growth rate increased from 2013 to 2.1% (Figure 2.1)

Table 2.1
York Region Population, 2013-2014

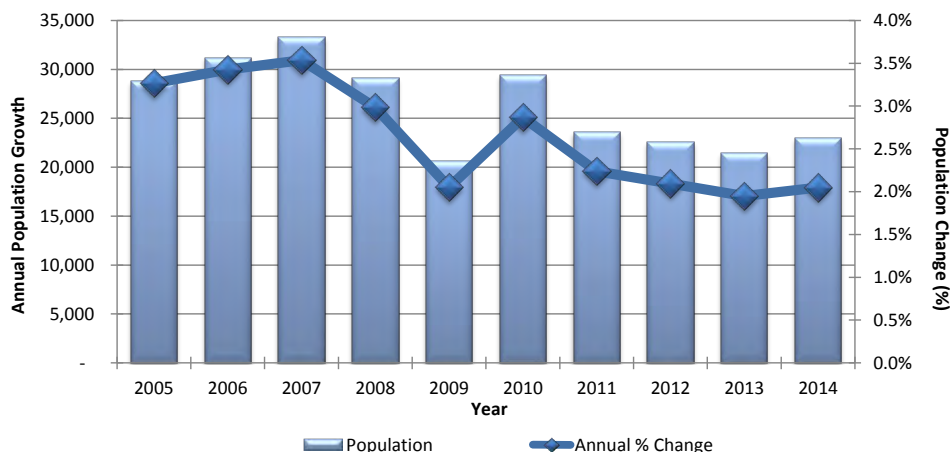
	2013	2014	Population Growth	Change (%)
Aurora	55,200	56,200	1,000	1.8%
East Gwillimbury	24,100	24,300	200	0.8%
Georgina	46,100	46,900	800	1.7%
King	23,000	24,000	1,000	4.3%
Markham	332,400	342,000	9,600	2.9%
New market	84,600	85,700	1,100	1.3%
Richmond Hill	199,300	203,200	3,900	2.0%
Vaughan	312,900	317,900	5,000	1.6%
Whitchurch-Stouffville	44,100	44,600	500	1.1%
York Region Total	1,121,800	1,144,800	23,000	2.1%

Source: York Region, Corporate Services, Long Range Planning Branch, 2013 and 2014.

Note: Numerical data in this report has been rounded, some totals may be affected.

- Population growth within York Region has been steady for the last several years averaging 2.2% per year since 2010

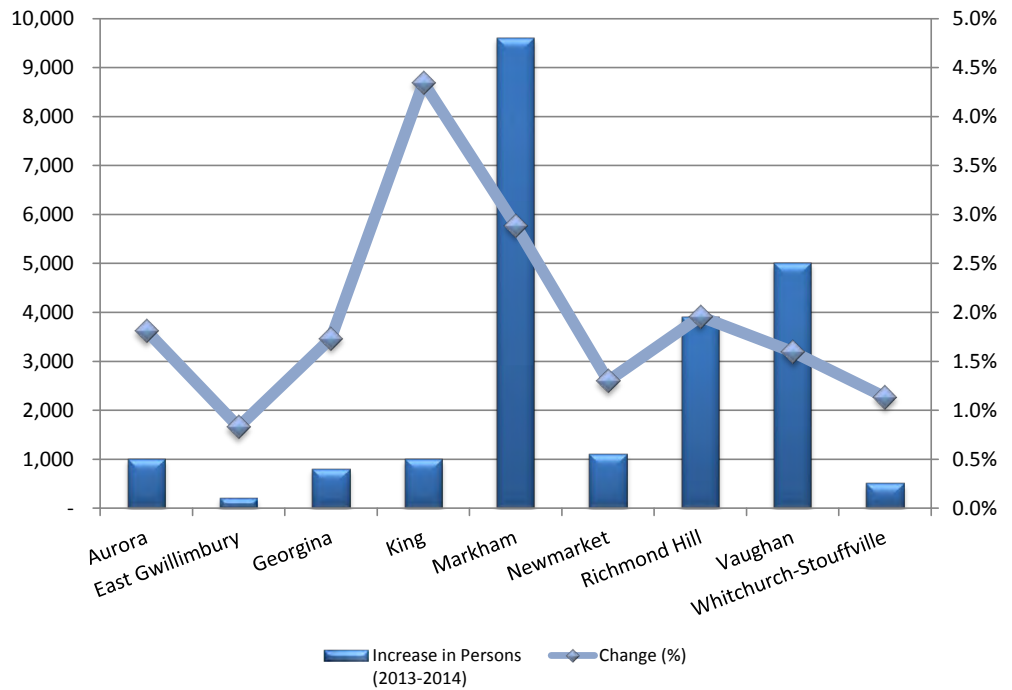
Figure 2.1
York Region Annual Population Growth, 2005-2014



York Region is part of the broader GTHA Region encompassing over 7 million people

An expanding transportation network, high quality of life, vibrant diversified economy and availability of serviced land all contribute to York Region being a major growth area in the GTHA

**Figure 2.2
Population and Annual Increase by Local Municipality (2013-2014)**

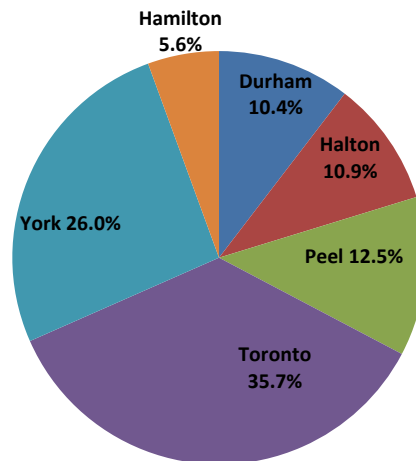


- All municipalities in York Region are growing (Figure 2.2) with the largest population increases in the Region’s southern half

York Region’s Contribution to GTHA Growth is Significant

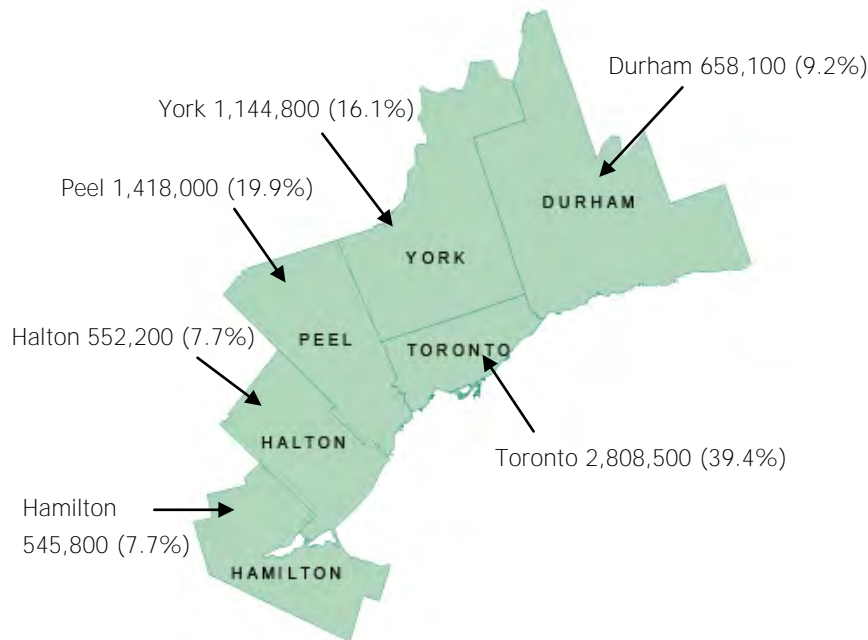
- By the end of 2014, the GTHA population was estimated at 7.1 million people, an increase of approximately 79,700 or 1%
- In 2014 York Region’s share of the GTHA’s growth was 26%

**Figure 2.3
2014 Share of GTHA Growth**



Source: GTHA Municipalities, 2014

Figure 2.4
Share of 2014 GTHA Population by Municipality



York Region is one of the Largest Municipalities in Canada

- As of December 2014, York Region was the sixth largest municipality in Canada (Table 2.2)

Table 2.2
Canada's Largest Municipalities by Population, 2014

Rank	Municipality	Est. Population (2014)
1	City of Toronto	2,808,500
2	Greater Vancouver Regional District	2,474,100
3	City of Montréal	1,988,200
4	Peel Region	1,418,000
5	City of Calgary	1,195,200
6	York Region	1,144,800
7	City of Ottawa	944,900
8	City of Edmonton	877,900
9	City of Québec	765,700
10	City of Winnipeg	708,400

Source: Various Municipalities, 2014.

Note: List includes cities, Regions, and Regional Districts as defined locally.



The greater Toronto economic region is generally defined to include Hamilton in recognition of its contribution to this urban centre; the Greater Toronto and Hamilton Area, or GTHA. Within this report, data have been presented for the GTHA where available, data which do not include Hamilton have been referenced accordingly (i.e. GTA).

Resale Homes Generate Significant Economic Activity

Use the services of a variety of professionals including: real estate agents, lawyers, appraisers, and surveyors

Generate taxes and fees

Generate associated spending on appliances, furniture, fixtures etc.

Key 2014 York Region Resale Home Facts

Accounted for 18.4% of total number of GTA resales

Accounted for 22.2% of total GTA resale value

Average number of days a residential dwelling was on the market - 24 days

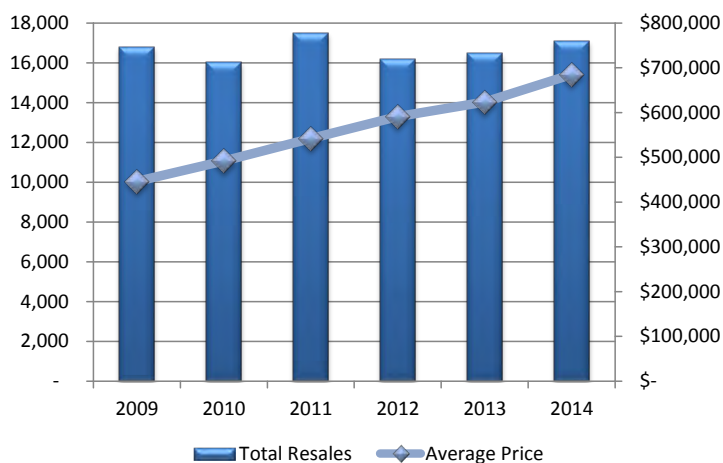
Average selling price - 99% of list price

3. Residential Market and Building Activity

The Residential Property Market was active in 2014, housing prices continue to increase

- The number of residential resales in York Region during 2014 totalled 17,085 dwelling units (Figure 3.1), an increase of 3.7% (616 units) from 2013
- Total value of all York Region residential resales in 2014 was approximately \$11.7 billion – up from \$10.3 billion in 2013 and \$9.5 billion in 2012

Figure 3.1
York Region Total Resales and Average Price, 2009-2014



Source: Toronto Real Estate Board, Market Watch 2009-2014

Table 3.1
Total Number of Resales and Average Price (all dwelling types) by Local Municipality, 2013 and 2014

	Sales		Average Price (\$)	
	2013	2014	2013	2014
Aurora	918	929	\$593,707	\$654,665
East Gwillimbury	337	361	\$519,411	\$589,417
Georgina	839	901	\$329,295	\$366,729
King	282	327	\$875,671	\$977,899
Markham	4,666	4,737	\$632,956	\$707,968
Newmarket	1,424	1,478	\$493,050	\$531,265
Richmond Hill	3,295	3,534	\$705,464	\$762,258
Vaughan	3,919	3,985	\$657,784	\$716,365
Whitchurch-Stouffville	789	833	\$593,991	\$657,987
York Region Total	16,469	17,085	\$623,582	\$685,200

Source: Toronto Real Estate Board, Market Watch, 2013 - 2014.

Table 3.2
2014 Resales & Average Prices by Local Municipality and Dwelling Type

	Detached		Semi		Town/Row/Attach		Condo/Apt	
	Sales	Avg Price	Sales	Avg Price	Sales	Avg Price	Sales	Avg Price
Aurora	560	\$784,872	89	\$427,848	206	\$491,606	74	\$396,034
East Gwillimbury	300	\$633,660	15	\$463,246	44	\$347,764	2	\$215,750
Georgina	819	\$372,791	21	\$328,129	54	\$308,282	7	\$224,200
King	285	\$1,039,612	3	\$445,000	24	\$671,783	15	\$401,713
Markham	2,685	\$890,753	345	\$582,353	944	\$521,757	763	\$351,930
New market	949	\$603,508	192	\$425,293	272	\$412,236	65	\$287,626
Richmond Hill	2,130	\$961,036	164	\$563,000	683	\$549,495	557	\$321,680
Vaughan	2,238	\$892,100	458	\$573,585	641	\$546,981	648	\$377,895
Whitchurch-Stouffville	642	\$721,823	72	\$467,153	105	\$423,106	14	\$473,671
York Region Total	10,608	\$820,378	1,359	\$533,105	2,973	\$512,733	2,145	\$352,091

Source: Toronto Real Estate Board, Market watch, 2014

- Region wide, the average price of a resale unit increased by 9.9% for all unit types, from \$623,582 in 2013 to \$685,200 in 2014 (Table 3.1)
- Average price of single detached units increased by 11.3%, from \$737,374 in 2013 to \$820,378 in 2014

Table 3.3
York Region New Home Prices (\$1,000s)

	Detached	Semi	Row	Condo/Apt
Aurora	\$600 - \$1.7M	n/a	\$250 - \$600	\$350 - \$750
East Gwillimbury	\$500 - \$850	n/a	\$400 - \$500	n/a
Georgina	\$350 - \$1M	\$500	\$300 - \$500	\$450 - \$1.1M
King	\$800 - \$2.5M	\$750	\$600 - \$750	\$300 - \$750
Markham	\$750 - \$3.3M	\$650	\$350 - \$750	\$200 - \$2.1M
New market	\$550 - \$1M	\$550	\$450 - \$700	n/a
Richmond Hill	\$650 - \$1.4M	\$700 - \$900	\$500 - \$1.3M	\$200 - \$1.1M
Vaughan	\$600 - \$2.9M	\$600 - \$650	\$350 - \$900	\$200 - \$1.5M
Whitchurch-Stouffville	\$550 - \$1.7M	n/a	\$400 - \$500	\$250 - \$800
York Region	\$350 - \$3.3M	\$500 - \$900	\$250 - \$1.3M	\$200 - \$2.1M

Source: RealNet, January 2015

Note: New home data only provides a snapshot of projects currently for sale with the range of prices asked. Some municipalities may only have one or two projects contributing to the data

- Single-detached homes range from \$350,000 in the Town of Georgina to \$3.3 million in the City of Markham

Total sales in the GTA's residential resale market increased by 6.6% in 2014 (92,867) compared to 87,111 in 2013

Average resale price (all dwelling types) in the GTA was \$566,726, an increase of 8.4% in comparison to the average of \$523,036 in 2013



What is considered a "Multiple Unit Dwelling"?

- Semi detached Units
- Town and Row Units
- Apartments

The Importance of Diverse Housing Options

Well planned, diverse housing supports healthy communities, the economy, the transportation system, the environment, as well as public health and social services. Building complete communities begins with appropriate housing that meets the needs of residents and workers.



York Region Official Plan - 2010 Affordable Housing Targets for New Development

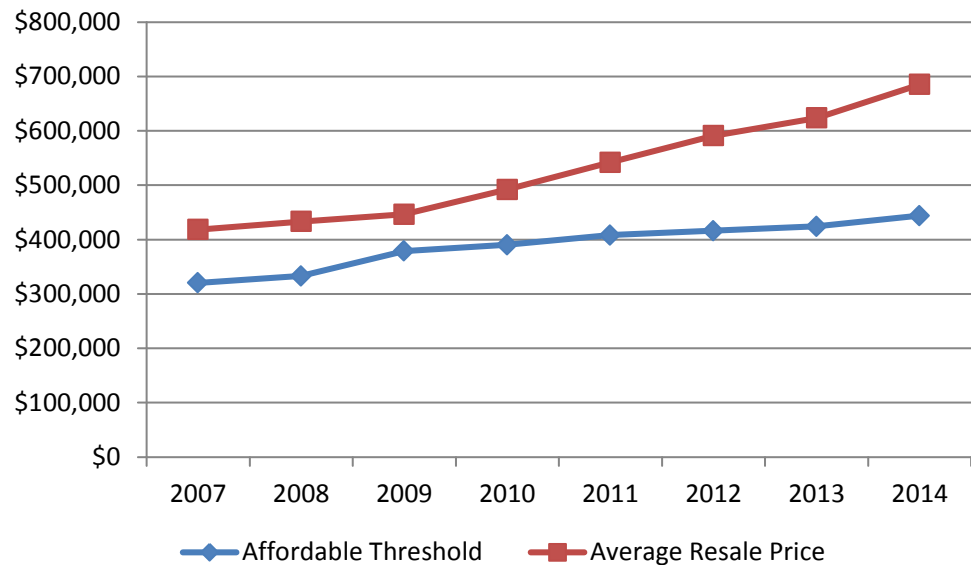
25% Region-wide

35% within Regional Centres and key development areas

Affordable Housing, Although Challenging, Remains a Priority for York Region

- The Region calculates affordable housing thresholds annually based on the provincially legislated definition of affordable
- The 2014 year-end maximum affordable ownership price in York Region was \$443,874
- The average 2014 resale price (all unit types) was \$685,200
- Figure 3.2 identifies that there is an increasing gap between the affordable threshold and average resale price

Figure 3.2
York Region Affordable Threshold vs. Average Resale Price, 2007-2014



Source: Toronto Real Estate Board, Market Watch 2007-2014; York Region Office of the CAO, Long Range Planning Branch, 2014

New Affordable Housing Initiatives:

- The Region has developed Affordable Housing Implementation Guidelines which outlines steps to measure progress towards achieving the affordable housing targets of the York Region Official Plan - 2010 (YROP - 2010)
- The York Region 10-Year Housing Plan assesses housing needs and proposes actions to address these needs
- The Human Services Planning Board of York Region is spearheading an initiative to create rental housing options for those who cannot afford or do not wish to own a home

Residential Building Permits are Down 17% from 2013

- A total of 6,339 new residential building permits were issued in 2014
- 2014 figures represent a 17% decrease from the 2013 permit total of 7,635
- Durham and Toronto also experienced declines in residential permit activity in 2014
- Overall, the number of building permits for the GTHA declined in 2014 by almost 13%

Table 3.4
New Residential Units with Permits Issued in York Region, 2013-2014

Municipality	2013	2014	% Change
Aurora	64	512	700%
East Gwillimbury	57	166	191%
Georgina	177	249	41%
King	383	304	-21%
Markham	2,993	2,663	-11%
New market	454	135	-70%
Richmond Hill	821	1,255	53%
Vaughan	2,482	859	-65%
Whitchurch-Stouffville	204	196	-4%
York Region Total	7,635	6,339	-17.0%

Source: Local Municipal Building Permit Reports, 2013 and 2014; York Region Office of the CAO, Long Range Planning Branch, 2014.

- In 2014, multiple unit dwellings accounted for 62% of new residential permits issued, an indication of York Region's progress towards creating a more diversified housing stock (Figure 3.3)
- In contrast, the 2010 proportion of new residential permits for multiple unit dwellings was 46%
- Markham and Richmond Hill accounted for approximately 64% of the total residential building permit activity in 2014 (42% and 19.8% respectively)
- Aurora and East Gwillimbury experienced the largest percentage increase in 2014 in the number of building permits issued over 2013, with 700% and 191% respectively

Building permit activity is an essential yardstick used to measure local investments and economic performance

The York Region Official Plan - 2010 has a requirement that 25% of new development be affordable, 35% within key development areas

While York Region cannot control the affordability of the resale market, reporting resale values is important as a reflection of the overall affordability of the York Region housing market

Buying Affordable in York Region

The Affordability Target in York Region for 2014 was \$443,874

Based on an analysis of new residential dwellings currently on the market (Table 3.3), affordable options include:

- Condominiums throughout the Region
- Row/town houses within select municipalities
- Semis and singles in northern York Region

The resale market (Table 3.2) provides more options, with some singles and more semis being affordable

Encouraging Affordability through New Development

The YROP - 2010 requires affordable housing implementation strategies for all new secondary plans which include:

Specifications on how affordable housing targets will be met

Policies to achieve a mix and range of housing types within each level of affordability

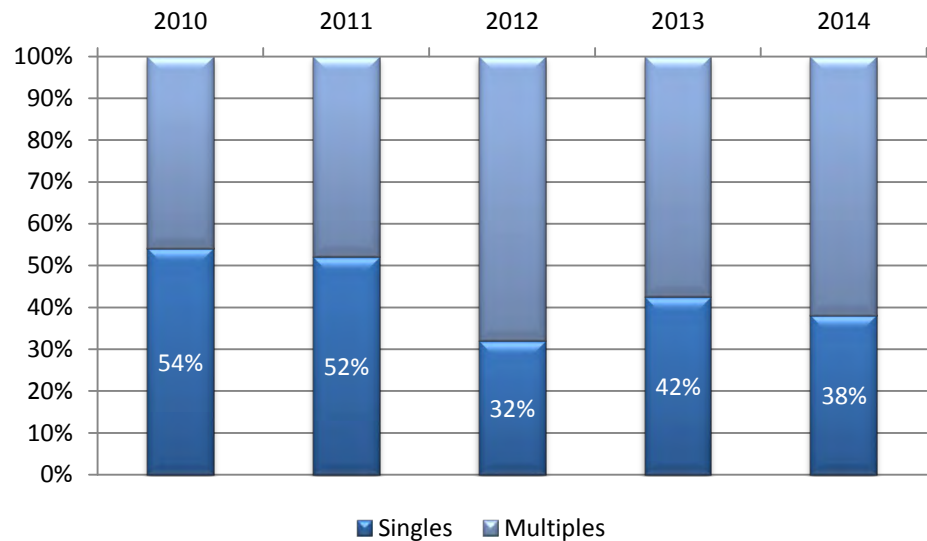
Policies to ensure affordable larger sized family units

Consideration of locations for social housing developments

Interest Rates Projected to Continue to be Low

According to the TD Regional Housing Report, low interest rates will continue into 2015. However, low interest rates as a key driver of housing demand is waning as 2014 saw a lot of first time home buyers rushing to buy a home to take advantage of the low rates

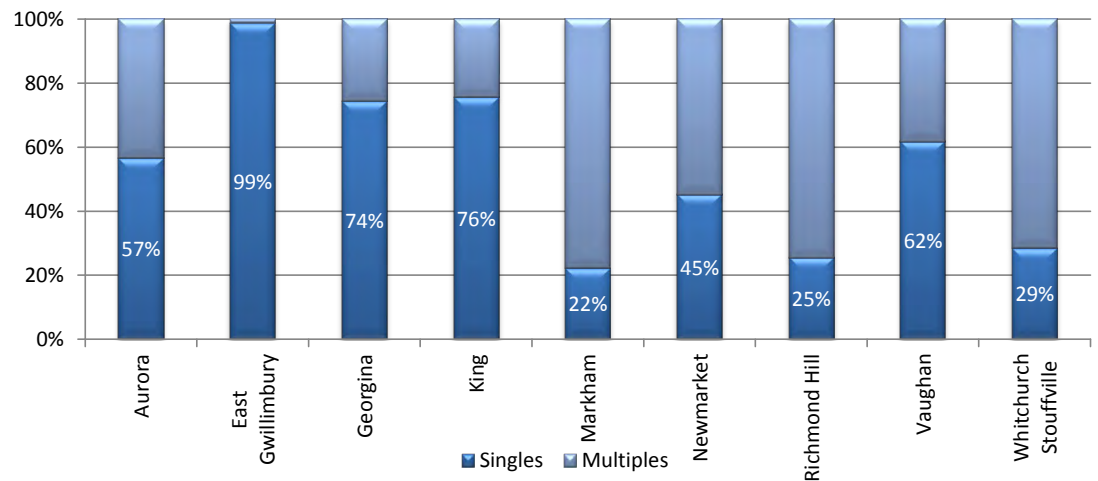
**Figure 3.3
York Region Residential Building Permit Mix 2010-2014**



Source: Canada Mortgage and Housing Corporation, Local Housing Market Report 2010 - 2014.

- The 2014 breakdown of residential building permits was 38% single detached, 5% semi-detached, 23% row and 34% apartment
- The City of Markham and Town of Richmond Hill issued the greatest number of building permits for multiple unit dwellings in 2014, with 2,072 and 935 respectively (Figure 3.4)

**Figure 3.4
2014 New Residential Building Permit Mix by Local Municipality**



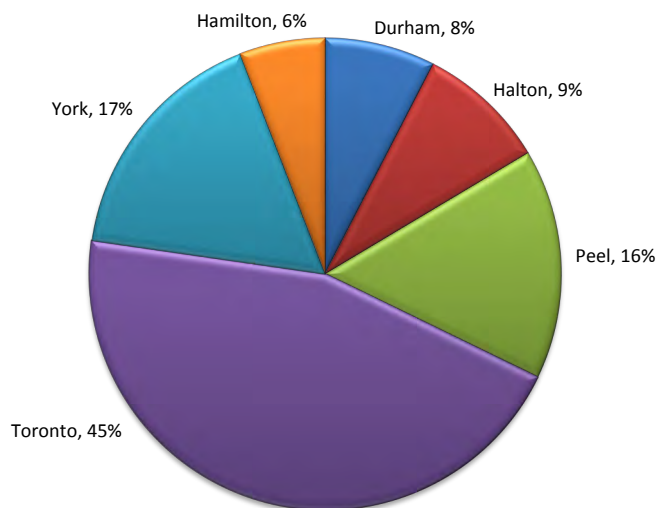
**Table 3.5
York Region Residential Building Permits
with 10 Highest Construction Values, 2014**

Project	Value \$000s	Municipality
The Meadows of Aurora Christian Community Tower 1 (6 Storey)	\$82,418	Aurora
Riverwalk East (20 Storey)	\$39,731	Markham
Upper Village Tower 2 (18 Storey)	\$35,888	Markham
Capo di Monte (6 Storey)	\$35,730	Vaughan
H & W Developments (15 Storey)	\$34,072	Markham
H & W Developments (10 Storey)	\$29,502	Markham
The Essential (6 Storey)	\$27,679	Markham
Del Ridge Golden Inc. (6 Storey)	\$26,177	Markham
Averton Kleinburg Condominiums (3 Storey)	\$25,000	Vaughan
Riverwalk East (8 Storey)	\$23,778	Markham

York Region Continues to Contribute Significantly to Residential Building Permit Activity in the GTHA

- In 2014, 37,600 building permits were issued for new residential units across the GTHA, a decrease from 43,033 in 2013, or approximately 12.6%
- York, Durham and Toronto all experienced declines in the number of building permits issued in 2014
- York Region accounted for 17% of the GTHA’s residential building permits

**Figure 3.5
York Region's Share of
GTHA Residential Building Permit Activity 2014**



Source: Local Municipal Building Permit Reports, 2014; Statistics Canada Table 32.2 (unpublished) 2014.

York Region Recorded the 7th Largest Number of Residential Building Permits Issued in Canada

- York Region continues to be a major contributor of new residential development in Canada, ranking 7th for building permits issued

Table 3.6
Cross Canada Comparison 2014: Residential Building Permits

Rank	Municipality	# of Permits	% Change from 2013
1	Greater Vancouver Regional District	18,852	-5.4%
2	City of Toronto	16,949	-25.2%
3	City of Calgary	12,914	-6.0%
4	City of Edmonton	12,565	19.5%
5	City of Montréal	8,254	-0.9%
6	City of Ottawa	7,150	37.7%
7	York Region	6,339	-17.0%
8	Peel Region	5,922	21.6%
9	City of Winnipeg	5,427	28.8%
10	Québec City	5,387	9.6%

Source: Statistics Canada Building Permit Reports and Table 32.2 (unpublished), 2014; York Region Office of the CAO, Long Range Planning Branch, 2014

Note: Ranking is in comparison to cities, Region's and Regional Districts as defined locally.

Residential Completions were up for 2014

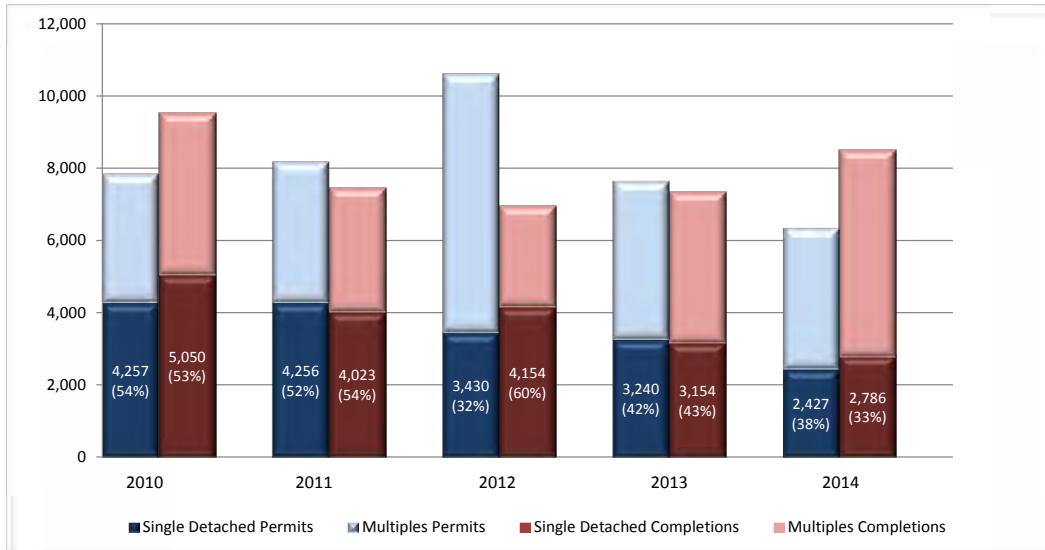
- Housing completions in the Region increased by 16%
- The mix of housing completions in 2014 was 2,786 (33%) single detached, 436 (5%) semi-detached units, 1,201 (14%) row houses and 4,072 (48%) apartments

Table 3.7
York Region Residential Completions 2013 and 2014

Municipality	2013	2014	% Change
Aurora	95	413	335%
East Gwillimbury	93	62	-33%
Georgina	145	306	111%
King	646	335	-48%
Markham	2,922	3,725	27%
New market	482	342	-29%
Richmond Hill	1,115	1,408	26%
Vaughan	1,213	1,768	46%
Whitchurch-Stouffville	639	136	-79%
York Region Total	7,350	8,495	16%

- The number of residential building permits issued and housing completions in 2014 are, on balance, comparable with figures from previous years

Figure 3.6
2010-2014 Building Permit and Housing Completions:
Single Detached vs. Multiples



A more diversified housing stock provides more choice in the market for both existing and future residents

Diversified housing is important for:

providing affordable options

housing residents at different stages in their lives

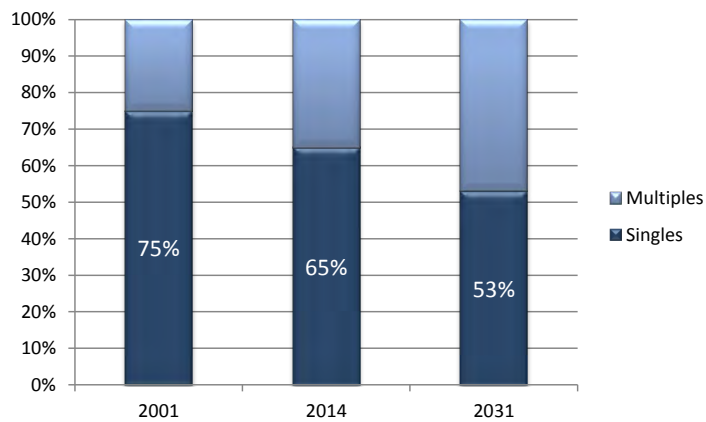
reaching the Region's intensification targets

creating more compact, transit supportive development.

The Diversity of Total Housing Supply Continues to Improve

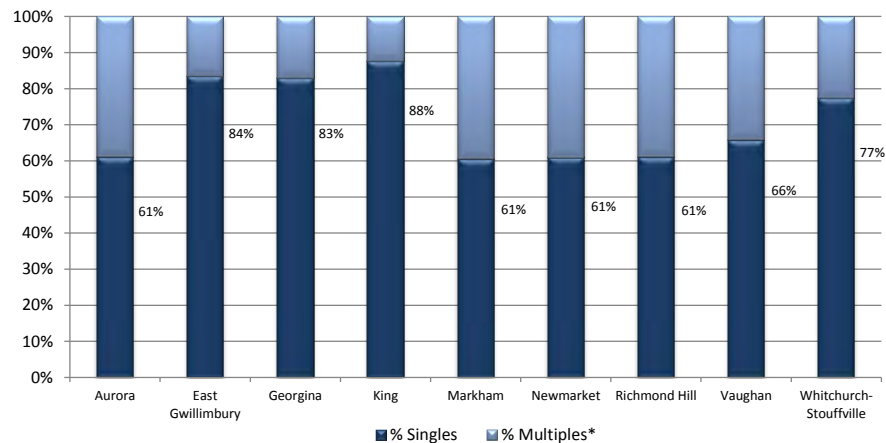
- While the Region’s new housing stock becomes increasingly diversified over time, the existing housing stock is comprised primarily of single detached dwellings
- The proportion of multiple unit dwellings in the Region’s housing stock increased from 25% in 2001 to 35% in 2014
- The proportion of multiple unit dwellings is forecasted to be 47% by 2031

Figure 3.7
Mix of Housing Stock in York Region



- The overall housing stock in 2014 was comprised of 65% single detached dwellings, 6% semi-detached units, 12% row house units and 17% apartment units
- King Township had the lowest proportion of multiple unit dwellings, with only 12% of its total housing stock (Figure 3.8)

Figure 3.8
Mix of Total Housing Stock by Local Municipality 2014



Note: *Multiples include semi-detached, row and apartment units

4. Industrial, Commercial and Institutional Market and Building Activities

Industrial & Commercial Property Market

- It is anticipated that due to lower energy costs and a \$0.80 cent dollar the GTA will benefit from a strong demand for exports in the U.S. in 2015
- Absorption rates over the last two quarters of 2014 improved for the GTA, to an average of 1.6 million square feet
- The development market in Aurora was active with 338,000 square feet of new supply coming onto the market in 2014

**Table 4.1
York Region Industrial Market Overview, Q4 2014**

	Vacancy Rate	Average Net Rent	Average Sale Price
Aurora	1.5%	\$5.41	\$102.40
Markham	3.9%	\$5.35	\$121.56
Newmarket	12.5%	\$4.94	\$43.27
Richmond Hill	5.7%	\$6.81	\$129.67
Vaughan	3.8%	\$5.47	\$122.83
Total	4.3%	\$5.63	\$103.71

Source: Cushman & Wakefield LePage, Marketbeat: Greater Toronto Industrial Report

- York Region’s vacancy rate at the end of 2014 was 4.3%, lower than the GTA average of 5.4%
- The Region’s industrial sale prices per square feet were \$103.17 at year-end 2014 compared to \$84.99 at year end 2013

GTA statistics and observations presented in this section are based on the Cushman & Wakefield Marketbeat Industrial Snapshot for the GTA. The York Region municipalities included in their summaries are Aurora, Markham, Newmarket, Richmond Hill and Vaughan.

GTA’s average vacancy rate of 5.4% is the lowest it has been since 2007, prior to the 2008/2009 recession

A 5% vacancy rate, or lower, typically signals market need for new construction and can be problematic for retention and/or expansion

Net rental rates (referenced in tables 4.1 and 4.2) reflect the asking amount of dollars per square foot of space, not including related property taxes or utilities

Average net rent and average sale price are per square foot

- According to CB Richard Ellis' Toronto Office MarketView (Q4 2014), the GTA Office market has over 153.4M square feet of inventory, with just over 8% of it (12,131,429 sq. ft.) located in York Region's 3 key office districts (Table 4.2)
- In the 3rd quarter Markham North/Richmond Hill stood out in the GTA, experiencing high rates of leasing activity due to tenant migration from other submarkets
- High Office Market vacancy rates being reported across the 905 regions impacts the ability to build new office space

**Table 4.2
York Region Office Market Overview, Q4 2014**

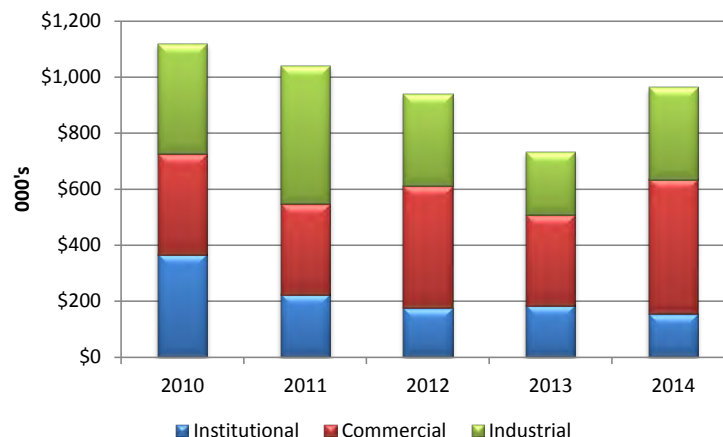
	Total Inventory	Total Vacancy Rate	Absorption (YTD)	Average Net Rent	Under Construction
Markham North & Richmond Hill	7,449,132	12.5%	-111,701	15.90	443,909
Markham South	2,860,816	10.3%	117,556	13.00	0
Vaughan	2,114,118	10.9%	-6,225	16.11	415,000
GTA Total/Average	153,394,160	9.5%	1,498,903	18.04	5,960,099

Source: CBRE Limited Research, Q4 2014

Institutional, Commercial and Industrial Building Activity in York Region Increases in 2014

- Total ICI construction in 2014 had a combined construction value of \$963 million, an increase from the 2013 value of \$731 million (Figure 4.1)
- The Region's ICI market experienced growth for the first time since 2010
- Industrial and Commercial construction values increased from 2013 levels, 46% and 49% respectively, while institutional decreased by 16%

**Figure 4.1
York Region ICI Construction Values 2010-2014**



**Table 4.3
York Region Industrial Building Permits
with 10 Highest Construction Values, 2014**

Project	Value \$000s	Municipality
Kings Square Shopping Mall (Parking Garage)	\$74,159	Markham
Sobeys Capital Inc (Warehouse)	\$28,989	Vaughan
Rice Commercial Group Limited (Warehouse)	\$22,000	Markham
State Farm (Warehouse)	\$12,880	Aurora
Mircom (Warehouse)	\$11,484	Vaughan
N.H.D. Developments (1 Storey)	\$11,042	Vaughan
Bethpage Properties South Inc	\$10,000	Vaughan
Teva Canada Limited (Expansion)	\$7,000	Whitchurch-Stouffville
Tennis By Dennis (Expansion)	\$6,220	Vaughan
St Regis (Warehouse)	\$6,071	Markham

- Some notable ICI projects for which building permits were issued in 2014 included a \$130M 14 storey commercial tower in Vaughan, a \$74M Parking garage in Markham, a \$29M Warehouse in Vaughan and a \$22M Warehouse within Markham

**Table 4.4
York Region Commercial Building Permits
with 10 Highest Construction Values, 2014**

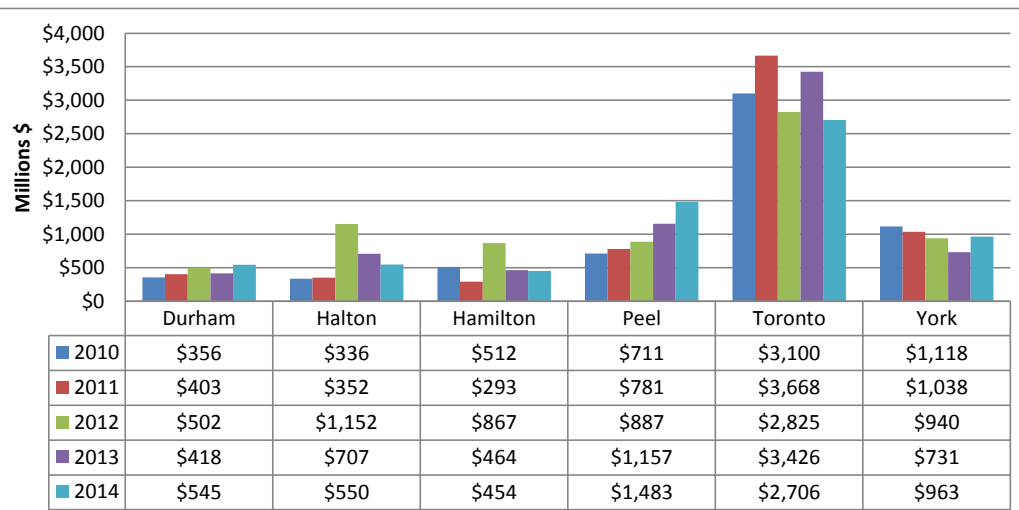
Project	Value \$000s	Municipality
KPMG Tower (14 Storey)	\$130,459	Vaughan
Thornhill Mercedes-Benz Renovation	\$20,000	Vaughan
Hillcrest Mall Alteration/Expansion	\$20,000	Richmond Hill
Remington Group Phase 1 Retail Programme (4 Storey)	\$19,369	Markham
Roybridge Holdings Limited	\$16,700	Vaughan
Home Depot (1 Storey)	\$12,637	Vaughan
LA Fitness Aurora (1 Storey)	\$11,706	Aurora
Ultramar Service Station	\$9,002	Aurora
Allstate Insurance Company Renovation	\$7,988	Markham
1891514 Ontario Inc Alteration (2 Storey)	\$5,566	Markham

**Table 4.5
York Region Institutional Building Permits
with 10 Highest Construction Values, 2014**

Project	Value \$000s	Municipality
Town of Aurora Joint Operations Center	\$19,640	Aurora
The Country Day Secondary School (New)	\$15,000	King
Roméo Dallaire Public School (New)	\$12,319	Vaughan
Anne Frank Public School (New)	\$11,873	Vaughan
Fred Varley Public School (New)	\$11,209	Markham
École Élémentaire Catholique Stouffville (New)	\$9,750	Whitchurch-Stouffville
Civic Centre Resource Library (New)	\$8,727	Vaughan
École Élémentaire Catholique East Gwillimbury (New)	\$6,500	East Gwillimbury
Mon Sheong Court Nursing Home (New)	\$5,000	Markham
First Hungarian Baptist Church (New)	\$2,693	Vaughan

- York Region accounted for 14.4% of the GTHA's total ICI construction value, an increase from 10.6% in 2013

**Figure 4.2
GTHA ICI Construction Values 2010—2014**



Source: Local Municipal Building Permit Reports, 2014; Statistics Canada Building Permit Reports, 2014.

- Overall, the GTHA recorded a 3% decrease in the value of ICI construction from 2013
- York, Durham and Peel recorded increases in total ICI construction, while the remaining three GTHA municipalities experienced declines

Table 4.6
2014 Cross Canada Comparison: Values of ICI Construction (\$1,000's)

Rank	Municipality	Total
1	City of Montréal	\$3,312,366
2	City of Toronto	\$2,705,980
3	City of Calgary	\$2,515,782
4	Greater Vancouver Regional District	\$2,376,112
5	City of Edmonton	\$1,550,810
6	Peel Region	\$1,482,521
7	York Region	\$962,997
8	City of Ottawa	\$902,173
9	Waterloo Region	\$589,432
10	Halton Region	\$550,026

Source: Local Municipal Building Permit Reports, 2014; Statistics Canada Building Permit Reports, 2014.

Note: List includes cities, Regions, and Regional Districts as defined locally.

York Region ranked seventh across Canada for the value of its ICI construction in 2014 (Table 4.6), compared to eighth position in 2013

5. Overall Construction Value and Tax Assessment

Total Construction Value

- Total estimated value of construction in 2014 was approximately \$2.86 billion, compared to \$2.78 billion recorded in 2013, a slight increase of 3%

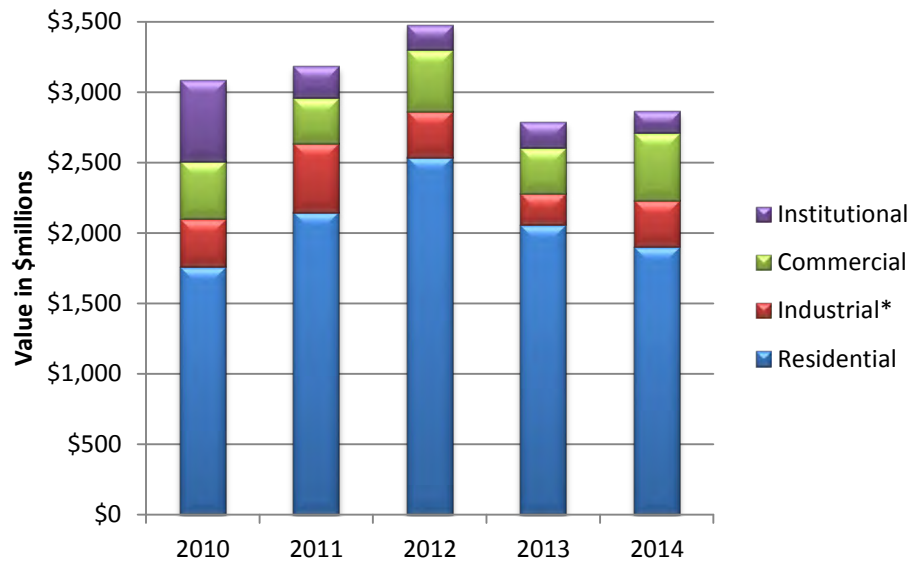
An ICI 30% share of total construction value means that job opportunities are being provided to match the growth in the Region's labour force

In 2014, York Region's ICI share of total construction value was 33.6%

The 5 year ICI share average for York Region is 31.2%

Figure 5.1
Construction Value by Type—2010-2014

Source: Local Municipal Building Permit Reports, 2010- 2014;



Note: *Agricultural permits are included under the industrial category

- Overall construction value is important as it is correlated with the new development component of tax assessment growth over subsequent years

Table 5.1
Estimated Value of Total Construction (Residential and ICI)
by Local Municipality 2013 and 2014 (\$1,000's)

Municipality	2013	2014	% Change
Aurora	\$94,749	\$370,034	291%
East Gwillimbury	\$60,488	\$58,983	-2%
Georgina	\$61,349	\$77,858	27%
King	\$168,361	\$170,796	1%
Markham	\$736,011	\$881,064	20%
New market	\$227,254	\$69,224	-70%
Richmond Hill	\$251,174	\$260,055	4%
Vaughan	\$1,102,988	\$888,950	-19%
Whitchurch-Stouffville	\$84,987	\$86,217	1%
York Region Total	\$2,787,361	\$2,863,182	2.7%

Source: Local Municipal Building Permit Reports, 2013 and 2014; Office of the CAO, Long Range Planning Branch, 2014.

- As identified in Table 5.1, the largest decreases in total construction values were seen in Newmarket (-70%) and Vaughan (-19%), while Aurora and Georgina increased by 291% and 27% respectively
- The Region's value of residential construction decreased slightly by 8% from \$2 billion in 2013 to \$1.9 billion in 2014 (Table 5.2)

Table 5.2
Estimate of Value (\$1,000's) of Construction* by Local Municipality
2013-2014

Municipality	Residential		Industrial**		Commercial		Institutional		Total	
	2013	2014	2013	2014	2013	2014	2013	2014	2013	2014
Aurora	\$35,087	\$285,928	\$8,206	\$32,490	\$11,098	\$29,337	\$40,358	\$22,279	\$94,749	\$370,034
East Gwillimbury	\$13,874	\$40,277	\$27,343	\$1,509	\$10,655	\$4,355	\$8,616	\$12,843	\$60,488	\$58,983
Georgina	\$55,621	\$65,820	\$670	\$6,884	\$2,719	\$3,254	\$2,338	\$1,900	\$61,349	\$77,858
King	\$157,721	\$137,978	\$5,136	\$7,441	\$2,614	\$9,917	\$2,890	\$15,460	\$168,361	\$170,796
Markham	\$608,267	\$627,309	\$27,830	\$135,754	\$77,755	\$92,138	\$22,159	\$25,863	\$736,011	\$881,064
New market	\$179,517	\$46,564	\$2,304	\$3,341	\$12,349	\$15,696	\$33,085	\$3,622	\$227,254	\$69,224
Richmond Hill	\$194,742	\$199,910	\$15,452	\$1,673	\$25,487	\$47,810	\$15,494	\$10,663	\$251,174	\$260,055
Vaughan	\$738,296	\$440,125	\$132,003	\$127,192	\$175,137	\$270,191	\$57,552	\$51,441	\$1,102,988	\$888,950
Whitchurch-Stouffville	\$72,810	\$56,274	\$5,676	\$12,672	\$4,055	\$6,256	\$2,447	\$11,015	\$84,987	\$86,217
York Region Total	\$2,055,935	\$1,900,185	\$224,620	\$328,956	\$321,869	\$478,955	\$184,938	\$155,086	\$2,787,361	\$2,863,182

Source: Local Municipal Building Permits Reports, 2013 & 2014; Statistics Canada Building Permits Reports, 2013 & 2014; York Region Office of the CAO, Long Range Planning Branch, 2014.

Note: *Estimated values of construction include additions, renovations, temporary structures and new construction

**Agricultural permits are included under the industrial category

The total current value assessment for taxable properties of \$209.8 billion represents reassessments of existing inventory

During 2014, new development accounted for an additional assessment of approximately \$4.6 billion

Figure 5.2 only pertains to assessment growth associated with new development

Construction Activity - National Comparisons

- York Region ranked seventh in total construction value among Canadian municipalities, with a value of \$2.86 billion (Table 5.3)
- Previously, York Region ranked sixth, with a value of \$2.7 billion in 2013

Table 5.3
Cross Canada Comparison 2014: Values of Total Construction (\$'000's)

Rank	Municipality	Total Value
1	Greater Vancouver Regional District	\$7,115,448
2	City of Toronto	\$7,074,107
3	City of Calgary	\$6,176,990
4	City of Montréal	\$4,841,380
5	City of Edmonton	\$4,532,308
6	Peel Region	\$3,624,983
7	York Region	\$2,863,182
8	City of Ottawa	\$2,591,142
9	City of Winnipeg	\$1,955,509
10	Halton Region	\$1,528,715

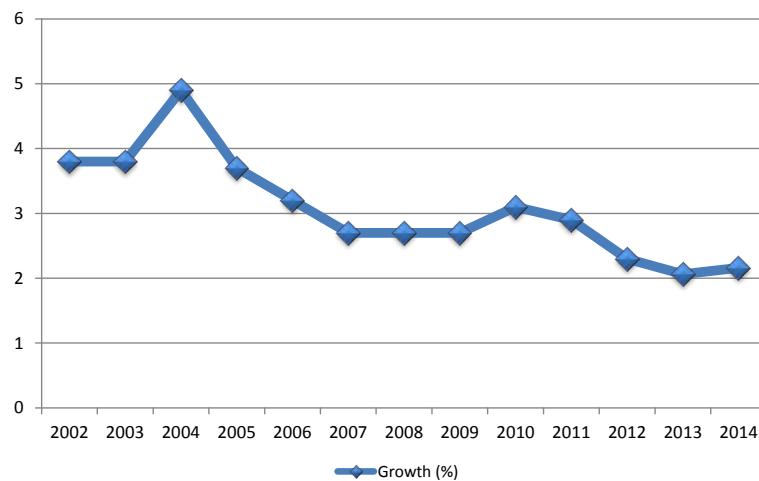
Source: Local Municipal Building Permit Reports, 2014; Statistics Canada Building Permit Reports and Table 32.2 (unpublished), 2014.

Note: List includes cities, Regions, and Regional Districts as defined locally.

Taxable Assessment

- York Region's assessment growth for 2014 was 8.2%, or \$15.9 billion
- Assessment growth attributed to new development was 2.16% in 2014

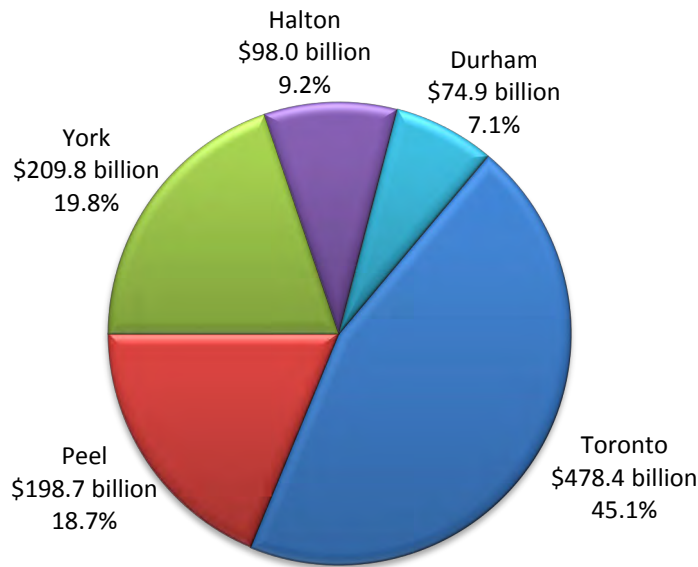
Figure 5.2
York Region Assessment Growth Attributed to New Development 2002-2014



Source: York Region Finance Department

- York Region’s share of the GTA’s total assessment in 2014 was 19.8%, the largest share after the City of Toronto
- While Peel Region has a higher population, York Region has the higher assessment value

**Figure 5.3
GTA Taxable Assessment 2014**



Source: York Region Finance Department.

Note: Based on Municipal Property Assessment Corporation data and does not include 'Payments in Lieu' (PIL) and exempt properties.

6. Final Observations

- Growth and development within York Region is strongly influenced by U.S. and global GDP growth, which are projected to grow in 2015
- **York Region's population reached 1,144,800 in December 2014 and approximately 13,300 jobs were added totalling an estimated 564,600 jobs at mid-year, an increase of 2.4% from 2013**
- York Region economic activity indicators were in line with broad trends within Ontario for 2014
- In the GTHA, the Region recorded the second highest share of residential building activity behind Toronto, and the seventh highest across Canada
- With 62% of all new residential permits issued accounting for multiple unit dwellings, York Region continues to progress towards creating more diversified housing stock
- Housing prices continue to increase within the Region, however affordable options are available through a combination of unit types and location
- For the first time since 2010, the Region reported an increase in ICI construction values of 963 million, a 32% increase. York Region ranked seventh across the country for the value of ICI construction in 2014, up from eighth in 2013, and was the third highest in the GTHA, behind Toronto and Peel Region
- Moving forward into 2015, the strengthening economic activity in the U.S., lower energy costs and a lower dollar is anticipated to drive an increase in the demand for exports in the GTA and York Region

Growth and Development Review 2014 & Centres and Corridors Program Update

Presentation to

Committee of the Whole

Michael Skelly, Senior Planner

Josh Reis, Senior Planner

May 7, 2015



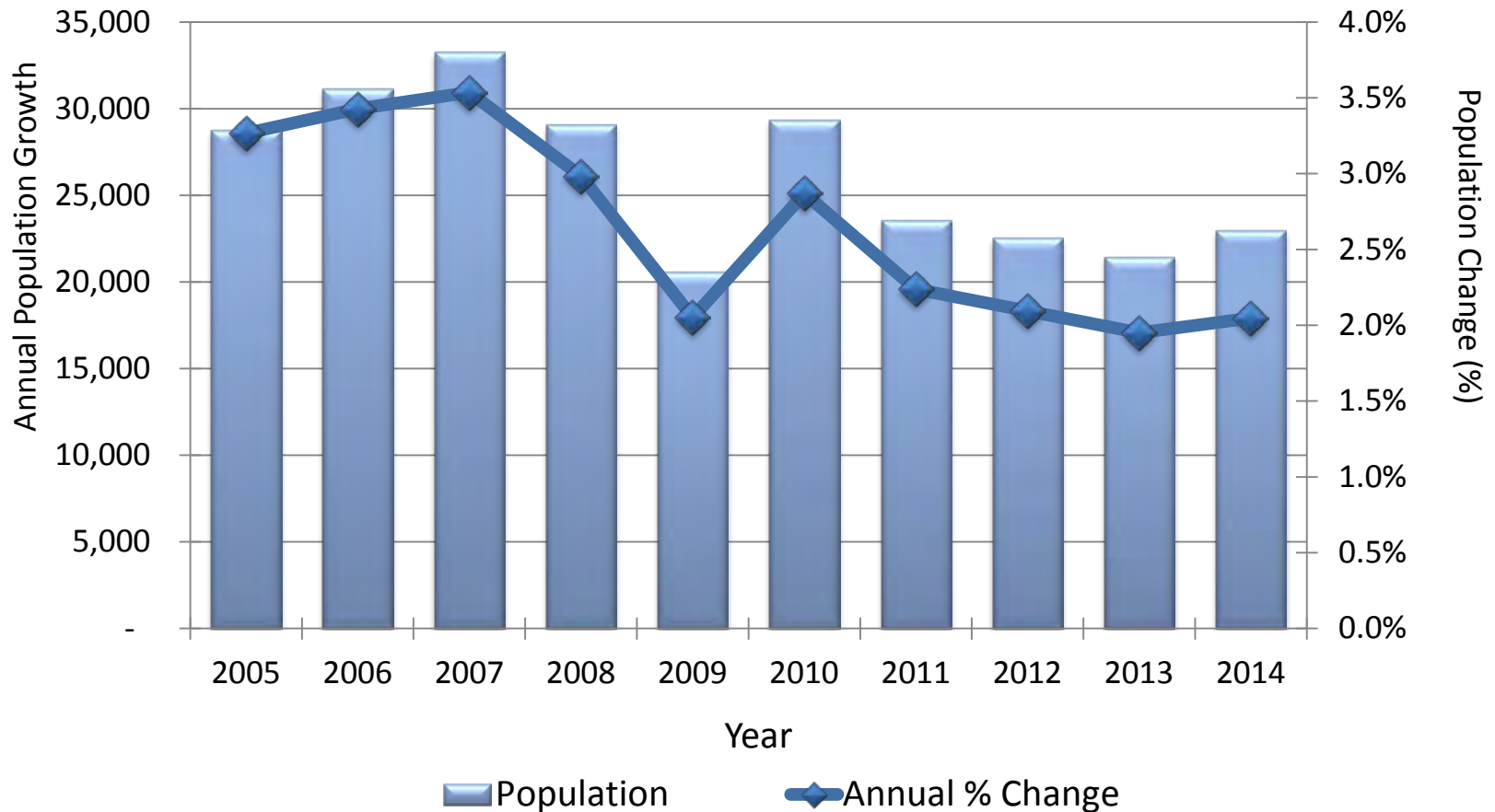
Presentation Outline

- Population Growth
- Property Market
- Building Activity
- Centres and Corridors

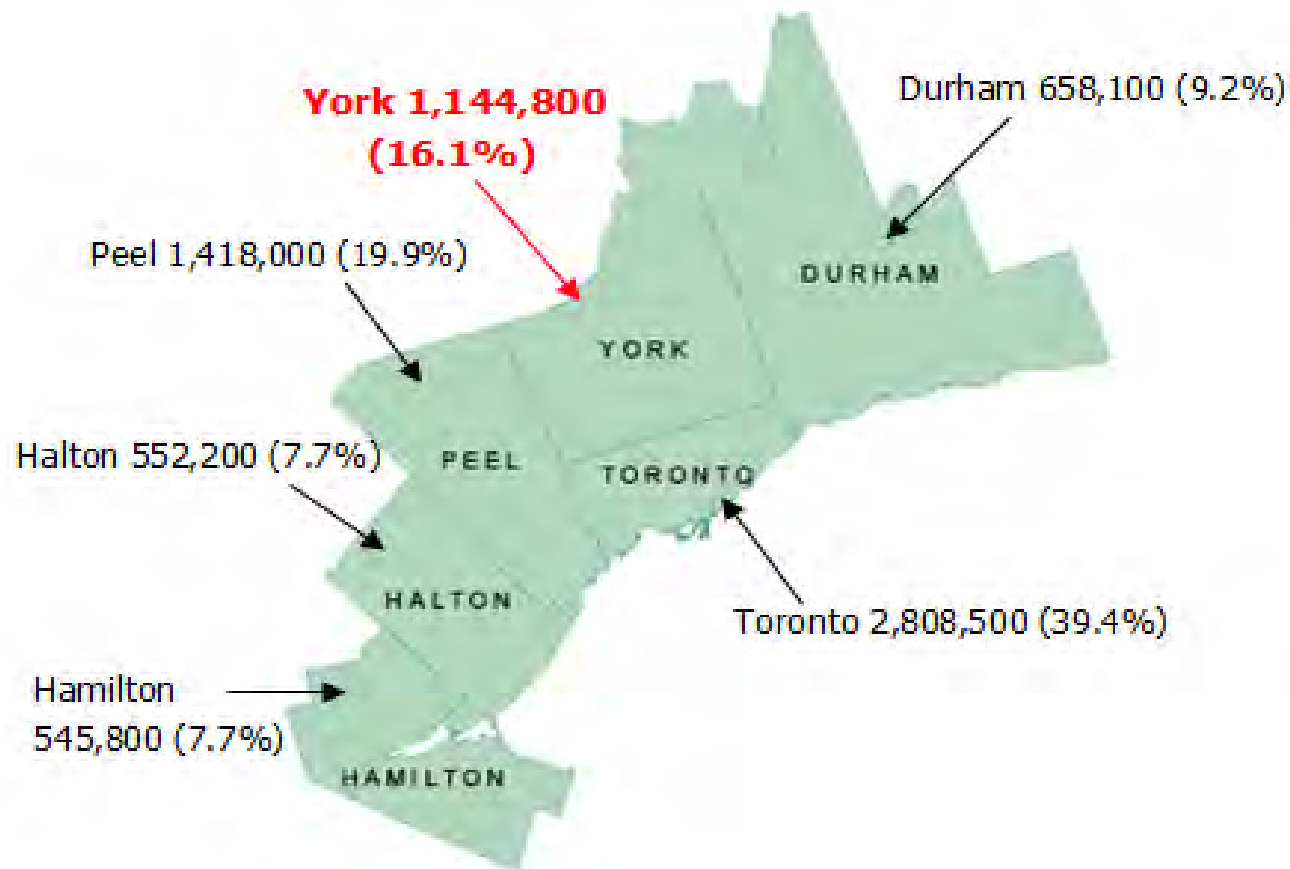


York Region Experienced Population Growth of 2.1% in 2014

York Region - Annual Population Growth 2005 - 2014



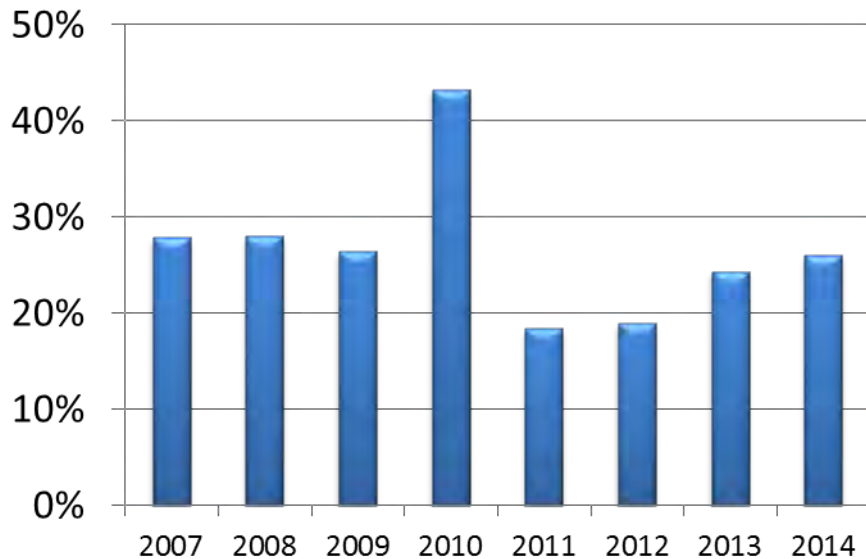
York Region's Share of Total GTHA Population is 16.1%



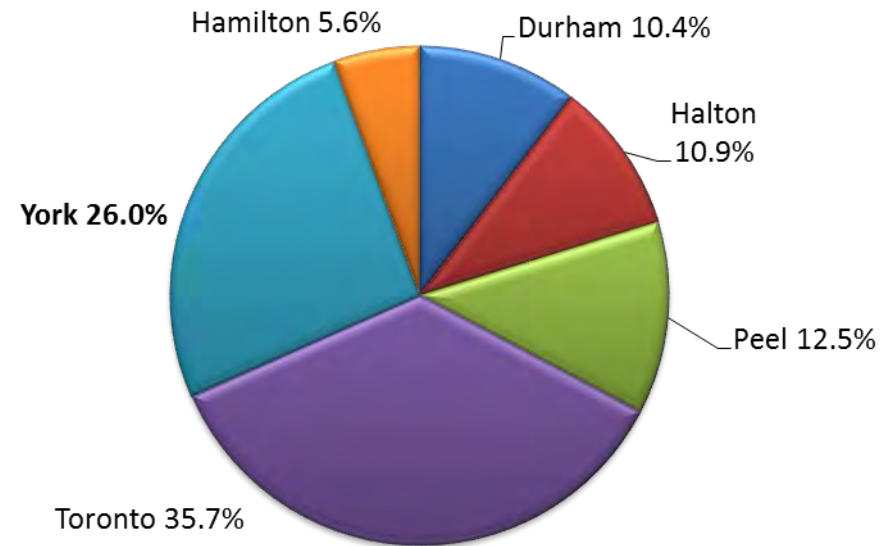
The GTHA total population is estimated to be 7.1 million

York Region's Share of GTHA Growth

**York Region's Share of GTHA Growth
2007-2014**



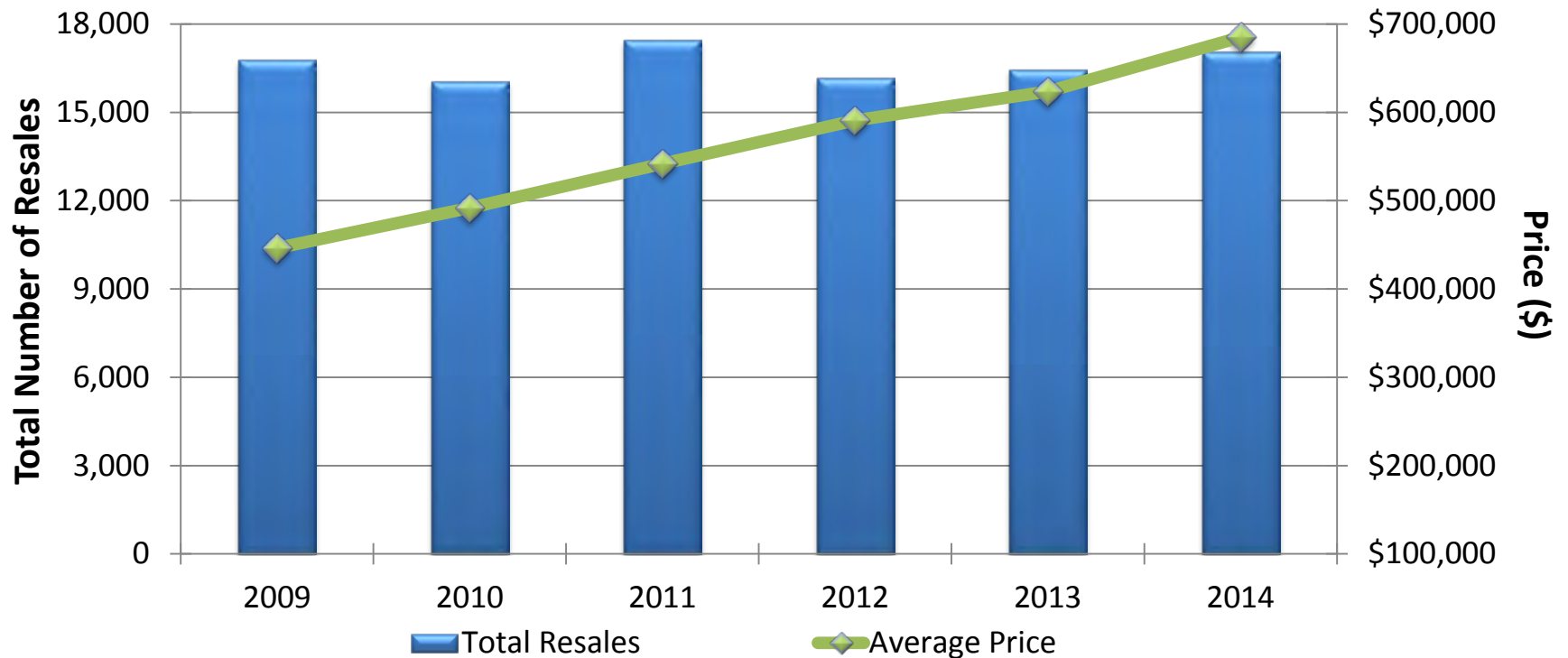
2014 Share of GTHA Growth



York Region's share of population growth in the GTHA since 2007 has averaged approximately 27%

Average Resale Prices Increased by 10% from 2013 to \$685,200

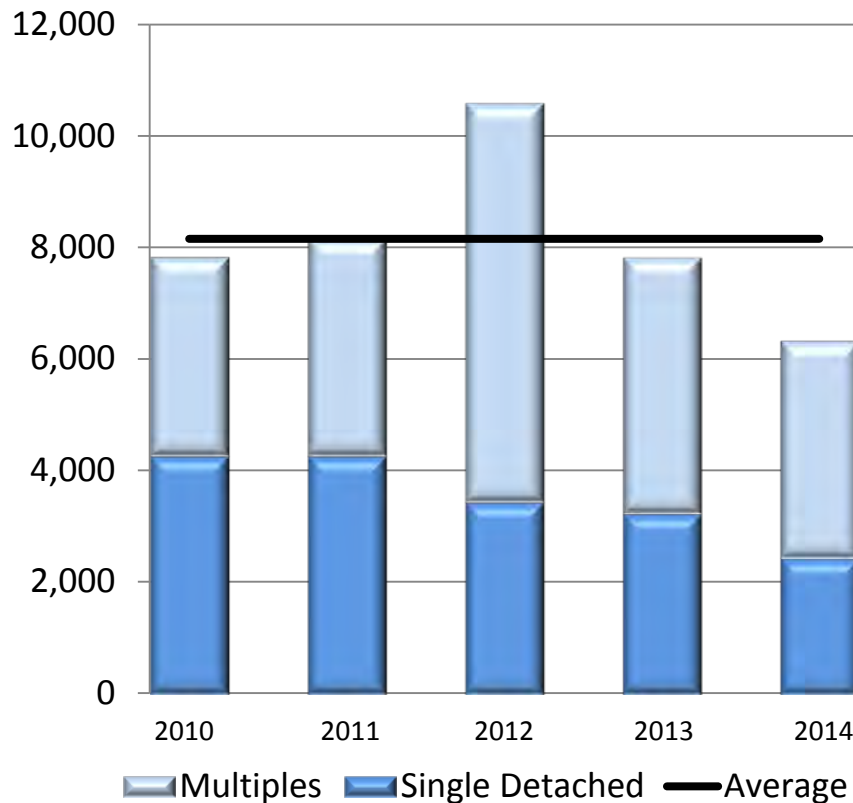
York Region Total Resales and Average Price, 2009-2014



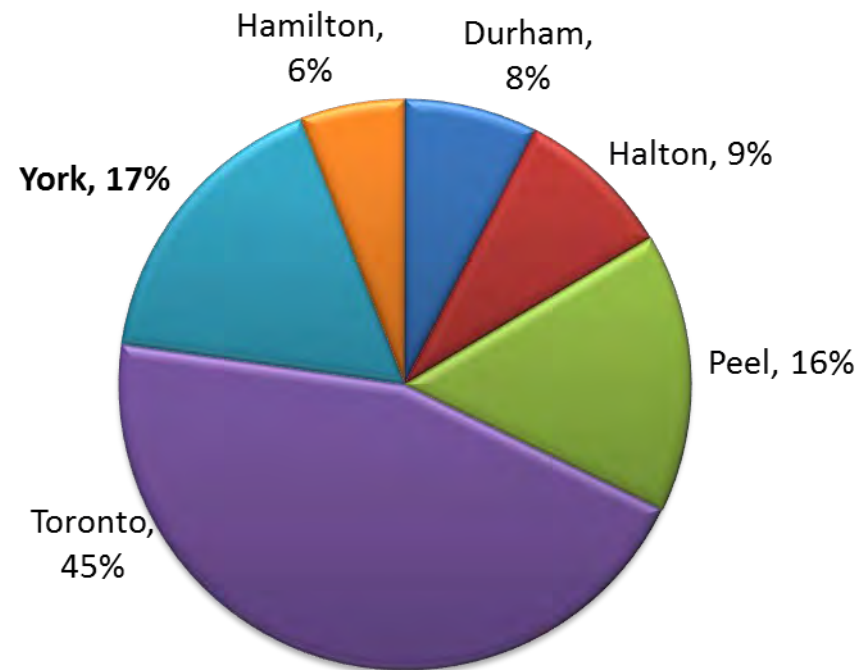
17,085 residential resales valued at \$11.7 billion

Building Permits Issued for 6,339 New Residential Units in 2014

Residential Building Permits Issued 2010-2014



York Region's Share of GTHA Residential Building Permit Activity 2014



Across Canada, York Region 7th in Residential Building Permits

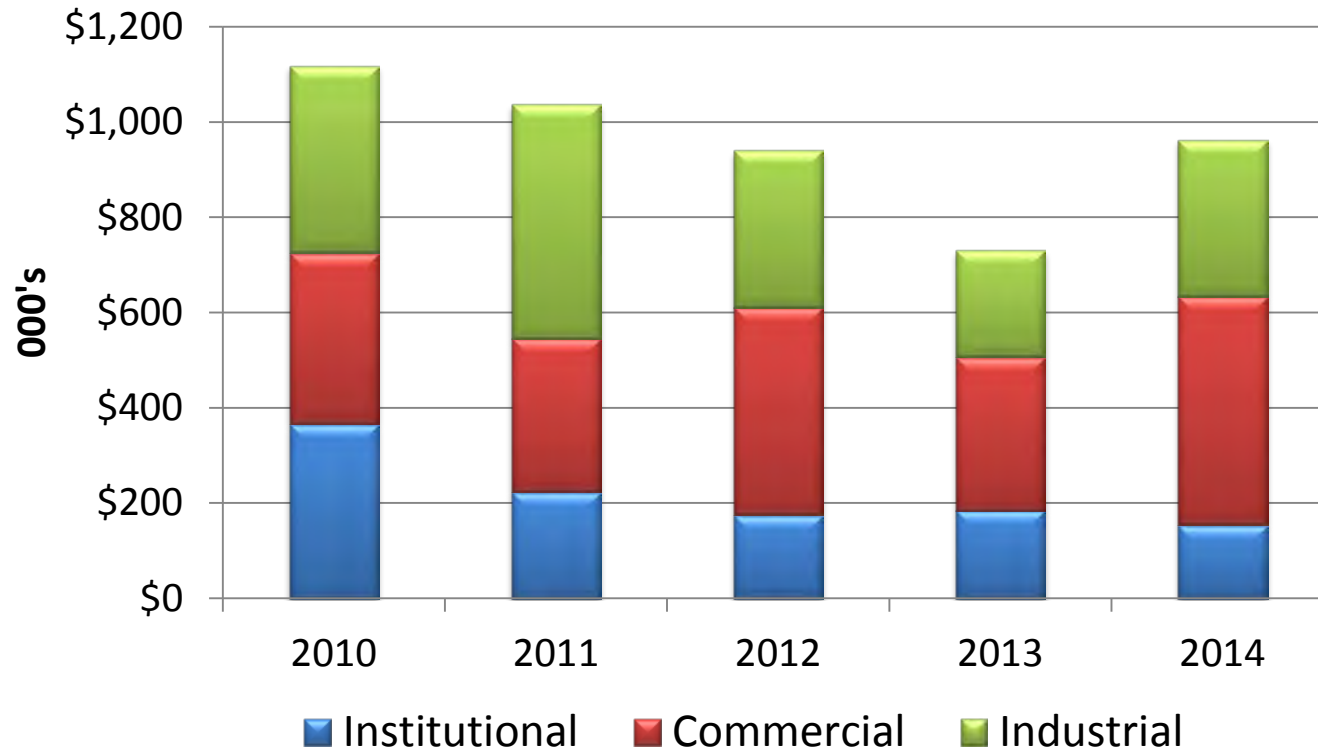
Cross Canada Comparison 2014: Residential Building Permits

Rank	Municipality	# of Permits	% Change from 2013
1	Greater Vancouver Regional District	18,852	-5.4%
2	City of Toronto	16,949	-25.2%
3	City of Calgary	12,914	-6.0%
4	City of Edmonton	12,565	19.5%
5	City of Montréal	8,254	-0.9%
6	City of Ottawa	7,150	37.7%
7	York Region	6,339	-17.0%
8	Peel Region	5,922	21.6%
9	City of Winnipeg	5,427	28.8%
10	Québec City	5,387	9.6%

York Region remains among the top municipalities across Canada for residential permits issued

Value of ICI Construction Increased for the First Time Since 2010

York Region ICI Construction Values 2010-2014



ICI Construction increased by 32% from 2013

Across Canada, York Region 7th in ICI Value of Construction

Cross Canada Comparison 2014: ICI Construction (\$000's)

Rank	Municipality	Total	% Change from 2013
1	City of Montréal	\$3,312,366	70%
2	City of Toronto	\$2,705,980	-21%
3	City of Calgary	\$2,515,782	-2%
4	Greater Vancouver Regional District	\$2,376,112	34%
5	City of Edmonton	\$1,550,810	13%
6	Peel Region	\$1,482,521	28%
7	York Region	\$962,997	32%
8	City of Ottawa	\$902,173	-6%
9	Waterloo Region	\$589,432	48%
10	Halton Region	\$550,026	-22%

Source: Statistics Canada Building Permit Reports, York Region.

York Region remains among the top municipalities across Canada for ICI permit value

Centres and Corridors Program Update

- 3rd annual update
- Regional city building efforts supported through planning and implementation of Centres and Corridors Program



Employment in Centres and Corridors



112,200 jobs are located in Centres and Corridors

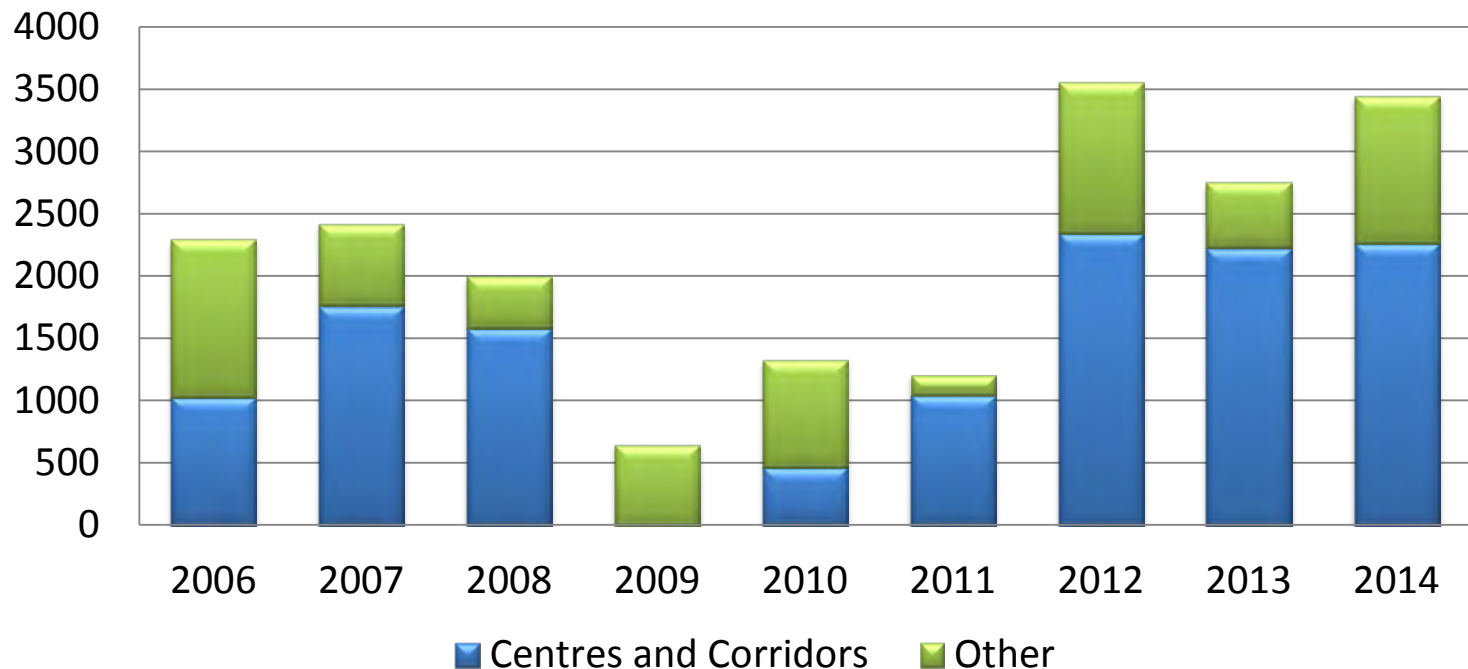
Current Residential Construction Activity Remains Strong



25 multi-storey residential buildings are currently under construction in centres and corridors

High Density Development Continues to be Focused on Centres and Corridors

Multi-Storey Residential Apartment Unit Starts

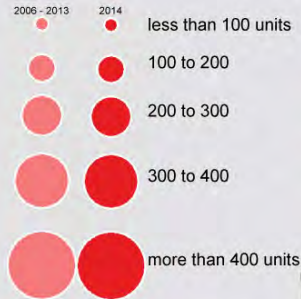


Since 2006, 65 percent of all new multi-storey residential apartment units have been located within centres and corridors

YORK REGION

RESIDENTIAL & COMMERCIAL DEVELOPMENT ACTIVITY WITHIN CENTRES & CORRIDORS

Residential Dwelling Units Constructed in:



Office Building Development (by square metres) Constructed in:

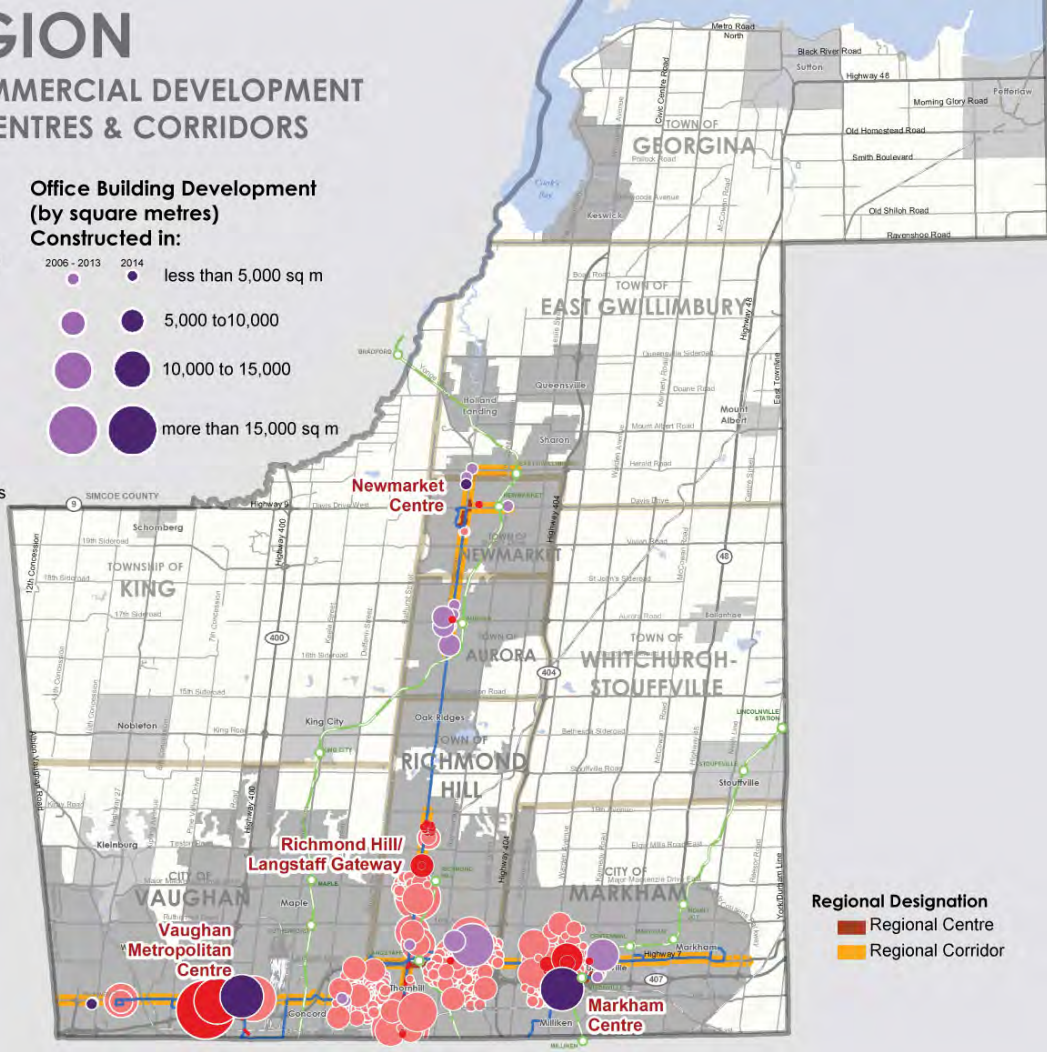


BASE MAP INFORMATION

- Provincial Freeway
- Provincial Highway
- Road
- Railway
- GO Rail Commuter Line
- Subway Extension
- York Viva Bus Rapid Transit System
- Municipal Boundary
- Regional Boundary
- Town or Village
- Urban Area



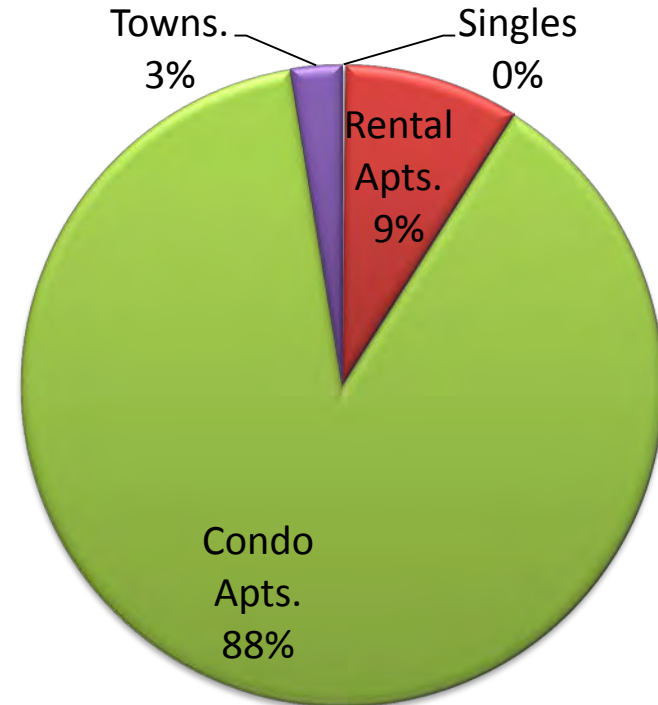
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- ### Regional Designation
- Regional Centre
 - Regional Corridor

Development activity within centres and corridors remains strongest in southern York Region

Condominium Apartments are the Leading Form of Housing



Condominium apartment units represent 88 percent of all new housing starts centres and corridors

Ongoing Engagement with our Community

www.york.ca



Public events provide an opportunity to engage in a conversation about city building



www.york.ca/candc



Final Observations

- York Region continues to demonstrate positive growth overall
- York Region is maintaining its historical share of GTHA population growth
- Housing prices continue to outpace the GTA average
- Value of ICI construction increased for the first time since 2010
- High density development continues to be focused on centres and corridors
- New residential and office development activities contributing to vision for centres and corridors

Thank you



Martin, Carrie

From: Peter Shurman [<mailto:shurman@rogers.com>]
Sent: Monday, May 04, 2015 12:28 PM
To: Clerks@vaughan.ca
Cc: Rosati, Gino; Iafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; Ferri, Mario; Di Biase, Michael; Bevilacqua, Maurizio
Subject: May 7/15 Committee of the Whole "Planning & Economic Development" - Growth and Development Review

To the Mayor and Council, City of Vaughan

This submission is made in respect of your Agenda Item for the Committee of the Whole Council meeting scheduled for May 7, 2015 on the subject of the York Region Growth and Development Review 2014. The undersigned respectfully regrets being unable to make this presentation verbally and personally and to dialogue with Council, but previously scheduled important personal matters took precedence. I seek your indulgence and urge your interest in the following points that I wish to raise.

=====

It is a mixed blessing to learn of York Region's and Vaughan's success in achieving the steady growth outlined in the captioned report. On the one hand, growth is a blessing for what it can do economically and in terms of quality of community life. On the other hand, Vaughan becomes ever further out of reach for younger families and for newcomers to the GTA. I cite, by way of example, the following excerpt from the report itself:

The gap between the maximum affordable threshold of \$443,874 and average resale price of homes in York Region is increasing

The Provincial Policy Statement, 2014 and Growth Plan for the Greater Golden Horseshoe, 2006 include an affordable housing definition that establishes upper affordable housing price thresholds. In 2014, the year-end maximum affordable ownership price in York Region was \$443,874, compared to the average resale price (all unit types) of \$685,200. While the average resale price of homes (all dwelling types) increased by 10% over the 2013 price of \$623,582, the maximum affordable ownership price increased only by 5% (\$424,175 in 2013). This gap has been steadily increasing since 2006 (Figure 3). While affordable housing targets in the YROP-2010 are associated with new housing developments, resale units have been displayed as an indicator due to data limitations with new home prices.

Recently, I addressed you on a related issue as a former MPP and person well aware of York Region, the City of Vaughan, and the four Acts constituting Southern Ontario's greenbelt legislation, but also as Director "U-Live", an organizational movement created specifically to address the badly imbalanced supply/demand crisis in GTA housing and demonstrated by the growing general lack of affordability or availability of various residential housing configurations within reasonable proximity to the GTA. U-Live is an acronym for "urban living in viable environments". Some council members are aware of U-Live and of my personal involvement. The excerpt above amply illustrates that our expressed fears are demonstrably legitimized in York Region. The differential shown in

the report's Figure 3 graph illustrates how average resale prices are growing ever-increasingly beyond the affordable threshold. This is an artificially induced anomaly. Where, in Vancouver, demand and supply are imbalanced similarly and prices are rising exponentially, the reason is no available land...you can't develop and ocean or the Rockies! In the GTA, our barriers are based on policy.

U-Live has, since going public (<http://www.u-live.ca>), attracted the attention of farmers, landowners, conservationists, existing and would-be homeowners, and the development community, among others. Our stance is a simple one. We support greenbelt protections but we believe that the iron-fisted application of Official Plans is far too rigid and restrictive in the face of a GTA that will be home to 8-million people by 2030 and a Greater Golden Horseshoe estimated to be at 13-million by 2040. We believe that creating a balanced supply of affordably priced homes of varying configurations (family detached; semi-detached; town homes; senior residences; condos; rental apartments – low/medium/high rise) is a responsibility of both the Province of Ontario and the municipalities within the affected areas. The opportunity and, in fact, the imperative is immediate and now within a small window in time.

We do not believe that this must be achieved at the expense or through any relaxation of greenbelt protections correctly and currently designed to limit urban sprawl. In fact, we are recommending to the Greenbelt Review that protection be extended to cover all river valley lands within 50 kilometres of the CN Tower and that all four Acts be modified to cover additional territories of 50 kilometres beyond current boundaries, where feasible. The idea remains to achieve good conservation of green space but with people (and, notably, families) getting a fair shake in terms of how the legislation applies.

People must have, at least, an equal weight of importance to conservation, agriculture, recreation, and ecology. People, however, are not assigned that value within the four Acts which create greenbelt zones across the Greater Golden Horseshoe. In the name of quality of life and of the environment, we now review these Acts, as originally passed, for the first time in ten years. The review is a necessary undertaking smartly incorporated when the originating bills were authored and debated. Urgency is also an aspect of the current process and essential to the outcome by dint of the fact that this is also the last time we shall undertake such a review for another ten years! Meanwhile, to the specific issues of environment and quality of life, we force people to reside in far flung places like Cobourg, Haliburton, or St. Catharines while being employed within the GTA in order to secure homes they can afford and where they can raise families. And so, they spend four hours in their cars daily, sacrificing that family life they sought and creating additional GHG pollution. This doesn't make sense.

U-Live's submission to the Greenbelt Review is herewith included for your perusal. We present this communication plus our Submission in hopes your Council will make representation to the Greenbelt Review supporting our two main points affecting municipalities:

1. Residential (White Belt) lands should be afforded the greatest possible latitude in terms of what individual municipalities may and may not do by way of residential building configuration;
2. Official Plans shouldn't be "engraved in stone" i.e. where feasible, reasonable incursion into contiguous greenbelt lands should be an option in achieving the goal of balance and accommodation;

It is U-Live's position that the above-captioned report more than amply demonstrates the urgent need for measurable action on your part.

Presented respectfully and with my standing offer to meet with or appear before Council at any time to discuss at greater length or to meet individually at any mutually convenient time. Please see below for our Submission and visit our website to inform yourselves more fully about U-Live.

Peter Shurman

Director - U-Live – <http://www.u-live.ca>

T - (416) 484-4484



I write on behalf of Urban Living In Viable Environments – or ‘U-Live’, an initiative that seeks to maintain Greenbelt protections afforded to important green spaces while accommodating responsible residential development in the areas covered by the legislation.

We believe that extending space reserved for conservation activities, agriculture, working ecosystems and recreation makes sense. However, we also believe that municipalities and the province have a responsibility to eliminate the conditions that are artificially inflating real estate prices in the GTA.

It is no secret that the GTA and surrounding regions are experiencing a housing supply shortage. This shortage has led to astronomic real estate prices and an affordability crisis for homebuyers for no reason other than an artificially induced imbalance in demand and supply.

Our submission is simple. We urge the province to protect all river valley lands within 50 kilometers of the CN Tower and to expand the Greenbelt lands outward from the GTA by roughly an additional 50 kilometers. However, we cannot underscore sufficiently the requirement to allow municipalities to modify their Official Plan commitments for settlement lands. Much more broadly interpreted use of defined White Belt areas is required so that single-family and multi-family homes, low-rise and high-rise condominiums/apartments may be accommodated. So too is increased latitude with respect to the use of Greenbelt-designated lands that directly interface with residential areas in the Official Plans of our cities and towns.

Reforming the Greenbelt Plan to include provisions that will accommodate single and multi-family homes will go a long way to resolving the affordability crisis home buyers are facing today. This is essential.

Media routinely reports on the skyrocketing real estate prices in the GTA. In February an article described prospective homebuyers who slept in their cars on a -20c night in East Gwillimbury – about 50 kilometers from downtown Toronto - just to secure a place in line for yet-to-be-constructed family dwellings in the \$350-thousand+ range.

In a similar vein, a TD Bank report on the affordability of housing stated that homes in the GTA now cost 6.1 times the average family income, up from 4.8 times that income in 2006.

Beyond economic reports, people talk about housing in the GTA and Toronto every day. Phrases like “I can never buy a home here”, “I’m waiting to inherit my parents’ home” are commonplace. These conversations are about artificial and exponentially growing demand with supply of single-family dwellings at virtually zero.

Our leaders talk about reducing greenhouse gasses, while government policies are forcing people to commute to Toronto from Niagara, Cobourg, Gravenhurst and points even further afield, just to get to work.

We discuss the need to spend quality time with our families, for parents to meaningfully interact with their children and we point to the importance of a high standard of living within our communities. Yet, provincial legislation continues to force families to live ever further away from their sources of employment, leading to longer commute times, fewer hours spent at home, and an overall poorer quality of family life.

We urge the Review Committee to reject the “foregone conclusion” approach. Leaving things ‘as-is’ means that GTA residents at all stages of life are being denied the opportunity to live affordably. The Province needs to expand the protections of river valley lands and allow municipalities to make their own decisions as to how to use their land to accommodate the population influx that they will experience over the next few decades. For Ontario to legislate otherwise, borders on criminal.

Yours sincerely,

Peter Shurman

Director