

Clause 14 in Report No. 5 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on March 26, 2015.

14

Residential Unit Supply Inventory

Committee of the Whole recommends:

1. Receipt of the deputation by and communication dated March 4, 2015 from Matthew James Cory, Malone Given Parsons Ltd. on behalf of the Sharon Heights Landowner Group.
2. Receipt of the communication from Danielle Chin, Building Industry and Land Development Association (BILD), dated March 4, 2015.
3. Adoption of the following recommendations contained in the report dated February 24, 2015 from the Commissioner of Corporate Services and Chief Planner:

1. Recommendations

It is recommended that:

1. Council endorse the residential unit supply inventory as input into the growth scenario and land budget component of the Regional Municipal Comprehensive Review and Regional Official Plan update.
2. The Regional Clerk circulate this report to local municipalities, the Building Industry and Land Development Association (BILD), and the Ontario Ministry of Municipal Affairs and Housing.

2. Purpose

This report seeks Council endorsement of the residential unit supply inventory in York Region. Residential unit supply is a key input to the growth forecast scenario and land budget component of the Regional Municipal Comprehensive Review (MCR) and Regional Official Plan update (report targeted for April 2015). A summary of designated residential lands and current residential development plans is included, along with an estimate of the number of years of residential unit supply that currently remain in the Region.

3. Background

Provincial legislation requires Regional Official Plans to be updated every five years

The *YROP-2010* was adopted by Regional Council in December 2009 and approved by the Province in September 2010. The majority of *YROP-2010* came into force and effect in mid-2012 through an Order of the Ontario Municipal Board (OMB).

YROP-2010 must now be updated to be consistent with the updated *Provincial Policy Statement 2014 (PPS 2014)* and the amended *Growth Plan for the Greater Golden Horseshoe (the Growth Plan)*.

Amendment 2 to the *Growth Plan* increased both the population and employment numbers that York Region must plan to accommodate by 2031, and adds forecast population and employment out to the year 2041. The original Growth Plan forecast for 2031 was 1.5 million population and 780,000 jobs. Table 1 shows the amended *Growth Plan* forecast. As of December 31, 2014, York Region had an estimated population of 1,144,760 in 325,415 households.

Table 1
Growth Plan Schedule 3 Forecasts

York Region	2031	2036	2041
Population	1,590,000	1,700,000	1,790,000
Employment	790,000	840,000	900,000

Source: Schedule 3 of the *Growth Plan for the Greater Golden Horseshoe*

This is one of a number of studies to be undertaken as part of the MCR and Regional Official Plan Update

The Regional MCR includes the following key projects:

- Residential unit supply inventory
- Employment land supply and major office inventories
- Regional land budget and associated studies including the Retail Trends Study, Employment Trends Analysis, and Cemetery Land Needs Study
- *YROP-2010* policy review
- Long-term fiscal impact analysis
- Population and employment forecasts

Residential Unit Supply Inventory

This report addresses one of the studies that are required to inform the MCR: the residential unit supply inventory.

This Residential unit supply inventory will inform updated population and employment forecasts and land budget

In order to effectively plan for amended forecast population it is necessary to understand where and how residential and employment growth will occur in the Region. Information gathered in the residential unit supply inventory will be considered as a base input when developing and refining forecast scenarios and land budgets.

Three growth forecast scenarios will distribute the *Growth Plan* forecast among the nine local municipalities, using this residential unit supply inventory as a base. A preferred growth scenario will be brought forward to Council in Q4 2015. If Council approves a preferred growth scenario that cannot be accommodated by the available supply within the current settlement area boundaries, an expansion of settlement areas may be required.

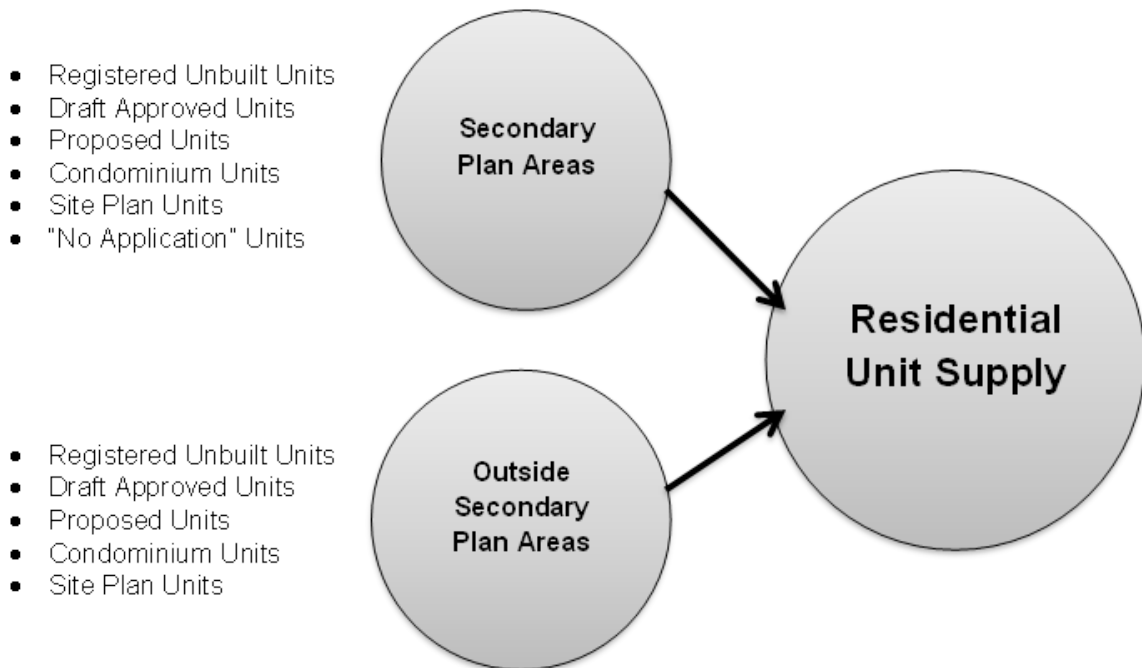
Both the *Growth Plan* and the *PPS 2014* allow expansion of settlement areas only through a comprehensive review, where it can be demonstrated that available development through intensification and in Designated Greenfield Areas is not sufficient to accommodate the entire forecasted growth to 2041.

4. Analysis and Options

Active development applications form the basis of the Residential unit supply inventory

Active development applications within lands designated for residential development in York Region databases and local municipal official plan and secondary plan maps and development application lists were examined to determine the total residential unit supply as of mid-year 2014. The inventory includes all approved official plan designations for residential development. Within greenfield secondary plans, all designated residential potential is included. In the intensification areas, including Centres and Corridors, local centres, corridors and Key Development Areas, only active applications are included. Therefore the inventory does not include the total potential supply of units in intensification areas. Figure 1 shows the status of units that are included in the total supply.

Figure 1
Units Included in Residential Unit Supply Inventory



See *Attachment 1* to this report for a glossary of terms referenced in this report. *Attachment 3* to this report explains the method used to collect and categorize data to determine the total residential unit supply inventory.

Residential unit supply inside and outside the "Built Boundary" has been inventoried

PPS 2014 (policy 1.4.1) and *YROP-2010* objectives promote a full mix and range of housing to meet the needs of residents and workers. In order to monitor different housing forms and densities, and to monitor the *Growth Plan* intensification target requiring 40% of residential development inside the Built-Up Area, the total residential unit supply is categorized as supply within and outside of the Built-Up Area. Table 2 presents the total supply of residential units in York Region.

Apartment figures in the residential unit supply inventory may not be fully realized within the 2041 planning horizon. Apartment demand to 2041 will be determined through the MCR forecast and land budget exercise.

Table 2
Total Residential Unit Supply by Structure Type

Municipality	Single	Semi	Row	Apartment	Total
Aurora	2,880	90	1,070	1,570	5,610
East Gwillimbury	12,990	2,030	6,670	6,790	28,480
Georgina	6,550	220	1,070	220	8,060
King	2,090	30	90	0	2,210
Markham	7,820	1,880	7,430	18,200	35,330
Newmarket	1,170	350	1,090	2,100	4,710
Richmond Hill	4,470	410	5,250	6,720	16,850
Vaughan	11,330	1,880	5,500	15,170	33,880
Whitchurch-Stouffville	3,670	480	1,910	1,670	7,730
York Region	52,970	7,370	30,080	52,440	142,860

Table 3 presents the portion of the total supply that is located outside the Built-Up Area. Most of these units are within the Designated Greenfield Area, but there are also a small number of units in previously approved applications within the Greenbelt or rural designations. Attachment 2 illustrates the boundaries of the Designated Greenfield Area and Built-Up Area in each of the local municipalities.

Table 3
Residential Unit Supply Outside the Built Boundary by Structure Type

Municipality	Single	Semi	Row	Apartment	Total
Aurora	2,410	90	820	1,270	4,590
East Gwillimbury	12,990	2,020	6,580	6,790	28,380
Georgina	5,050	220	1,020	30	6,320
King	2,050	10	90	0	2,150
Markham	7,410	1,670	5,450	1,880	16,410
Newmarket	550	120	730	0	1,400
Richmond Hill	3,430	170	3,880	930	8,410
Vaughan	10,970	1,660	4,720	7,450	24,800
Whitchurch-Stouffville	3,470	480	1,640	930	6,520
York Region	48,330	6,440	24,930	19,280	98,980

Table 4 includes units in all known development applications in plans of subdivision, condominium and site plan, within the Built-Up Area. The ground-related units (single-detached, semi-detached, row) in Table 4 include units in subdivisions within the built boundary, as defined by the Province. Table 4 also includes higher-density apartment and row units in applications located in identified intensification areas, such as Centres and Corridors, local centres and corridors, and Key Development Areas.

Table 4
Residential Unit Supply Inside the Built Boundary by Structure Type

Local Municipality	Single	Semi	Row	Apartment	Total
Aurora	470	0	250	300	1,020
East Gwillimbury	0	10	90	0	100
Georgina	1,500	0	50	190	1,740
King	40	20	0	0	60
Markham	410	210	1,980	16,320	18,920
Newmarket	620	230	360	2,100	3,310
Richmond Hill	1,040	240	1,370	5,790	8,440
Vaughan	360	220	780	7,720	9,080
Whitchurch-Stouffville	200	0	270	740	1,210
York Region	4,460	930	5,150	33,160	43,880

Provincial Policy Statement 2014 and *YROP-2010* require a 10-year minimum supply of residential lands and a three-year supply of residential units

PPS 2014 and *YROP-2010* require the Region to ensure a minimum 10-year supply of lands “designated and available for residential development”, and land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitability zoned to facilitate intensification and land in draft approved and registered plans.

The minimum ten year supply of lands and three year supply of units requirements do not require all unit types have a 10-year and 3-year supply, nor that any specific mix of units be available. The required supplies should include an appropriate unit mix of unit types to support the forecast growth for the Region and achieve the housing policies in *YROP-2010*.

Residential Unit Supply Inventory

Demand/Supply Analysis indicates that the Region has sufficient residential unit supply to exceed policy requirements

A demand/supply analysis can be used to estimate the number of years the supply outlined in Table 2 is likely to last, based on the anticipated rate of development, or demand, in the Region. The number of years supply is calculated by dividing the total number of units, by the number of units that are expected to be built each year (development rate).

In this analysis two different sources of development rate were compared. The first source is the 10-year historical average (2005-2014) of Canada Mortgage and Housing Corporation (CMHC) residential unit completions in York Region. The second source is the *YROP-2010* unit forecast for the years 2016-2026.

The total residential unit supply is approximately 142,860 units. Compared to CMHC average residential completions of approximately 8,500 units per year there are approximately 17 years worth of residential unit supply on designated residential lands in York Region. Based on the *YROP-2010* forecast of approximately 9,100 units per year, there are approximately 16 years of residential unit supply on designated residential lands in the Region.

Supply of Registered and Draft Approved units exceeds the three-year minimum supply required

Currently there are approximately 52,300 registered and draft approved units, as well as units currently in the site plan or condominium plan process. These units either require no further planning approvals to obtain building permits, or are in the planning process and have received at least preliminary approval.

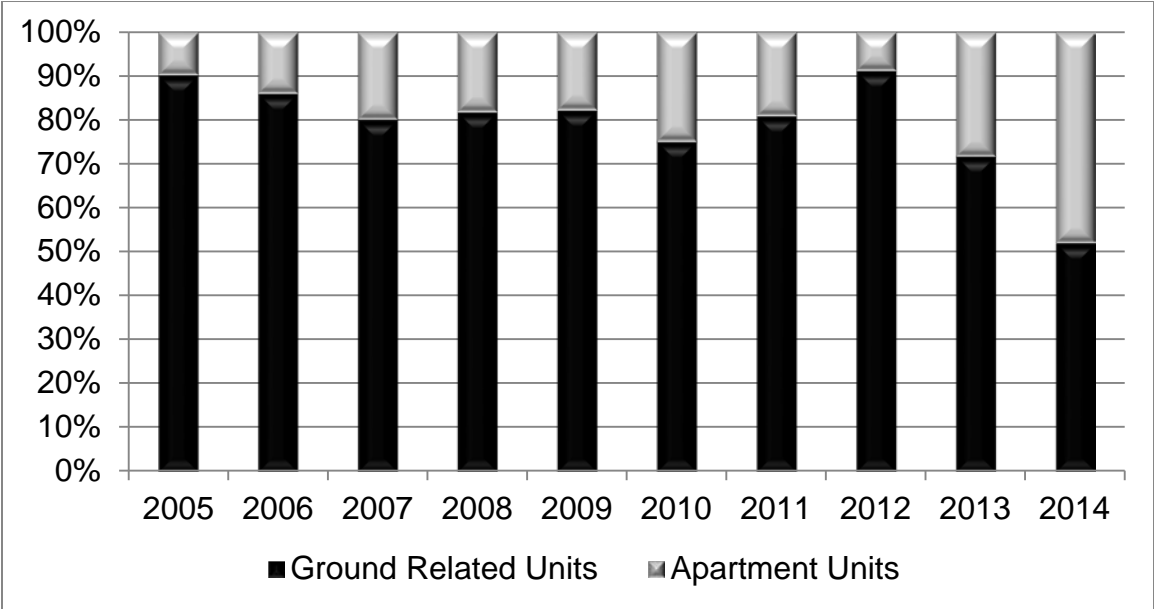
Compared to the average annual CMHC completions data for the years between 2005 and 2014, there are six years' worth of registered and draft approved supply. There is also a six-year supply of registered and draft approved units based on the *YROP-2010* forecast for 2016-2026. This is adequate to exceed the *PPS 2014* and *YROP-2010* requirement for at least three years of approved units.

It should be noted that additional units not accounted for in the residential unit supply inventory may build out within the three to seven year timeframe, including residential buildings for which subdivision approval is not required. For example, vacant properties within the built boundary with designation and zoning to permit residential development may require only site plan approval to obtain a building permit.

The years' supply analysis reflects the shifting housing mix in York Region

CMHC historical data is heavily weighted toward ground-related units, as those have made up the majority of units built in York Region during the past several decades. The *YROP-2010* forecast predicts a larger number of row and apartment units building each year than has been observed over the past decade. This trend has begun to shift and is expected to continue the shift toward more compact development patterns over the coming decades. An increase in row house and apartment units is required to meet density targets and the 40% intensification target in the *Growth Plan*, and also to meet the housing mix and affordability levels required to house York Region residents and workers.

Figure 2
10-year Housing Unit Mix Trend



Source: CMHC Housing Completions, 2005-2014.

The years' supply presented in this analysis is a purely demand-based calculation based on the anticipated rate of development, and does not take into account any constraints facing the development of these units, such as servicing capacity.

Intensification plays an important role in the Region's city-building efforts

The *Growth Plan* directs that by "2015 and for each year thereafter, a minimum of 40% of all residential development within each upper- or single-tier municipality will be within the built-up area".

After the *Growth Plan* came into effect in 2006, the Region created intensification guidelines to assist local municipalities in identifying and implementing local intensification strategies. Each local municipality now has an intensification strategy in place or underway. Intensification strategies may include planning for Regional Centres and Corridors, identification and planning for local centres, corridors and Key Development Areas. The strategies identify appropriate locations, population targets and policies to achieve suitable levels of intensification in each local municipality.

The Province directs in the *PPS 2014* that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment. York Region has identified Regional Centres and Corridors, which are intended to accommodate many of the expected intensification and redevelopment opportunities. Local municipalities have also identified local centres and corridors, Key Development Areas, or other intensification areas which will also accommodate intensification.

Table 5 summarizes York Region's performance since 2006 with regards to the Growth Plan's 40% intensification target. The table shows the share of building permits within the Built-up Area for both rows and apartments and for all unit types. Row and apartments are the common unit types associated with intensification and were the basis for Table 2: residential intensification targets in the *YROP-2010*. Starting in 2015, according to the *Growth Plan*, all unit types constructed within the Built-up Area must be counted towards intensification. Since 2006, nearly every year has had over 40% of total building permits issued for lands within the Built-Up Area. A portion of this development is related to the build-out of greenfield subdivisions on the edges of the built boundary. In future, a much larger share of the units developed in the built-up area will be in the Region's Centres and Corridors.

Table 5
Residential Intensification in York Region 2006-2014 –
Share of Building Permits Within the Built-up Area

	Rows and Apartments	All Unit Types
2006	34%	61%
2007	33%	50%
2008	28%	44%
2009	17%	31%
2010	23%	39%
2011	31%	49%
2012	45%	57%
2013	38%	51%
2014*	33%	48%

Source: York Region Planning and Economic Development, based on Local Municipal Building Permit Data

* Note: 2014 data permits issued up to the end of September

Development in Centres and Corridors and Key Development Areas supports the Region’s infrastructure investments

All units built within the Built-Up Area assists the Region in meeting the *Growth Plan* intensification target. However, York Region has made substantial investments in infrastructure, such as bus rapid transit corridors, subway infrastructure, and other hard services, which are designed to support and encourage the development and intensification of identified Regional Centres and Corridors. While filling out the Built-Up Area through the complete build-out of secondary plans and subdivisions is key to creating complete, sustainable and efficient communities, it is also important to continue to encourage the development of more compact communities in the identified intensification areas in order to maximize the return on infrastructure investments, reduce traffic on Regional and local roads; create a range and mix of different housing unit types, sizes and prices; encourage mixed-use developments providing residential and employment opportunities in close proximity; and ensure services are delivered efficiently and accessibly to York Region residents.

An estimate of full build-out projections has been derived based on information from local municipal staff, official plans and approved and draft secondary plans for the Centres and Corridors, local centres, corridors, Key Development Areas, and other identified intensification areas. This projected build-out is

Residential Unit Supply Inventory

approximately 165,700 units, representing a population of approximately 334,800. This residential intensification projection within intensification areas will likely extend well beyond the *Growth Plan's* horizon of 2041. Timing of development within intensification areas and in the Built-up Area will be examined through the MCR growth forecast and land budget exercise.

Of the total 165,700 total units in intensification projections, 36,140 residential units are under active development applications (subdivision, site plan or condominium) in these identified intensification areas. Additional residential units within these projection numbers are currently the subject of Official Plan Amendment (OPA) applications, including approximately 29,920 units Region-wide. See *Attachment 4* for a breakdown of applications in identified intensification areas.

As planned intensification areas build-out, other new areas will be identified for infill and intensification opportunities

There are other areas within the Built-Up Area that may be candidates for future redevelopment, but have not yet been identified as intensification areas with specific targets. These include properties that currently contain single-storey buildings and could be redeveloped at a higher densities; private recreational lands such as golf courses inside the Built-Up Area; and others properties that have not yet been identified specifically for intensification. The Region possesses the capacity to accommodate a variety of unit types and densities through intensification, infill and redevelopment plans in the future, up to and beyond the current planning horizon of 2041.

Next Steps in the Regional Municipal Comprehensive Review

The residential unit supply inventory will be used as an input to assist with the developing three growth scenarios for further consideration.

Next steps in the MCR/Official Plan Review process include:

- Draft population and employment forecasts for three draft growth scenarios – April 2015
- Develop a land budget – April 2015
- Further consultation with local municipalities, interest groups and the public to help evaluate scenarios – Spring/Fall 2015
- Preferred growth scenario brought before Council Q4 2015

Link to key Council-approved plans

The Regional MCR will result in an amendment to the *YROP-2010* to update the Regional and local municipal population and employment forecasts and associated policies and tables.

The Regional MCR supports a number of *2015 to 2019 Strategic Plan* priority areas, including – Manage Environmentally Sustainable Growth, Strengthen the Region's Economy, and Provide Responsive and Efficient Public Service.

The updated forecasts and Regional MCR work will also support *Vision 2051's* goal area of creating Liveable Cities and Complete Communities through preparation of updated growth forecasts and land budget that will provide the framework for future growth and development of communities in the Region.

Updates to Regional Water and Wastewater Master Plan and the Transportation Master Plan are underway and planned for 2016 completion. These master plan updates must be based on up-to-date population and employment forecasts, as well as their geographical distribution within a more defined zone system, in order to identify infrastructure projects to support residential and employment development. The background work for the next development charges by-law will commence in 2016 and will also be based on the updated growth forecasts.

5. Financial Implications

The residential unit supply inventory analysis was undertaken within the existing staff complement and approved budget allocations. The residential intensification supply analysis was undertaken by Meridian Planning Consultants Inc. through a contract within the approved consulting budget allocation for the Long Range Planning Branch in 2014.

6. Local Municipal Impact

Local municipalities have been consulted extensively regarding the residential unit supply inventory, both through the Short Term Forecast Improvement Initiative consultation in the summer of 2014, and through the MCR Technical Advisory Committee (TAC) meetings on December 8, 2014 and February 10, 2015. Consultation with local municipal staff will continue as the MCR moves into subsequent stages. The new forecasts generated through the MCR, once approved, will be the basis for local municipal infrastructure and service planning and delivery.

7. Conclusion

The Region currently has between sixteen and seventeen years worth of total residential supply, exceeding the *PPS 2014* and *YROP-2010* requirement for a ten year total supply of units. The Region has approximately six years supply of registered and draft approved units. This supply also exceed the *PPS 2014* and *YROP-2010* requirement for a minimum 3-year supply of registered and draft approved units.

The Region is well supplied to accommodate 40% or more of future growth through intensification within the Centres and Corridors, Key Development Areas and other intensification areas within the Built-Up Area.

For more information on this report, please contact Paul Bottomley, Manager, Policy, Research and Forecasting at ext. 71530.

The Senior Management Group has reviewed this report.

Attachments (4)

#5958218

Accessible formats or communication supports are available upon request

Glossary

Built-up Area is defined in the *Growth Plan* as all land within the built boundary or the limits of the developed urban area. The boundary was determined through consultation between the Ministry of Infrastructure, York Region, and the local municipalities. The built boundary is identified on local municipal maps in Attachment 2.

Centres and Corridors are prominent locations where the highest levels of intensification of both residential and employment uses are directed. The Regional Centres located in Markham, Newmarket, Richmond Hill and Vaughan include the areas defined as urban growth centres in the *Growth Plan*. Regional Corridors form key connections between Regional Centres.

Designated Greenfield Area is defined in the *Growth Plan* as “the area within a settlement area that is not built-up area”. The designated greenfield areas are identified on the local municipal maps in Attachment 2 to this report.

Draft Approved Residential Units are lots in a plan of subdivision or plan of condominium which have received draft approval but not final approval and registration.

Intensification, as defined in the *Growth Plan* and the PPS 2014, is “The development of a property, site or area at a higher density than currently exists through: a) redevelopment, including the reuse of brownfield sites; b) the development of vacant and/or underutilized lots within previously developed area; c) infill development; or d) the expansion or conversion of existing buildings.”

Intensification Areas are defined by the *Growth Plan* as “lands identified by municipalities or the Minister of Infrastructure within a settlement area that are to be the focus for accommodating intensification. Intensification areas include urban growth centres, intensification corridors, major transit station areas, and other major opportunities that may include infill, redevelopment, brownfield sites, the expansion or conversion of existing buildings and greyfields.” York Region’s Centres and Corridors, as well as local centres and corridors and key development areas are examples of intensification areas.

Intensification Target the *Growth Plan* states that by the year 2015 and for each year thereafter, a minimum of 40 percent of all residential development occurring annually within each upper- and single-tier municipality will be in the built-up area.

No Application Residential Units are units within Secondary Plans or Block Plans that have residential designations but do not as yet have an active development application. These units were calculated using the area of vacant












land and the unit density of the type of unit the area is designated to accommodate.

Proposed Residential Units are lots in a plan of subdivision or condominium which has been submitted but has not received draft approval.

Registered Residential Units are units that have been registered through a plan of subdivision, but have not yet been built. These units are sometimes also referred to as "Registered Unbuilt Units".

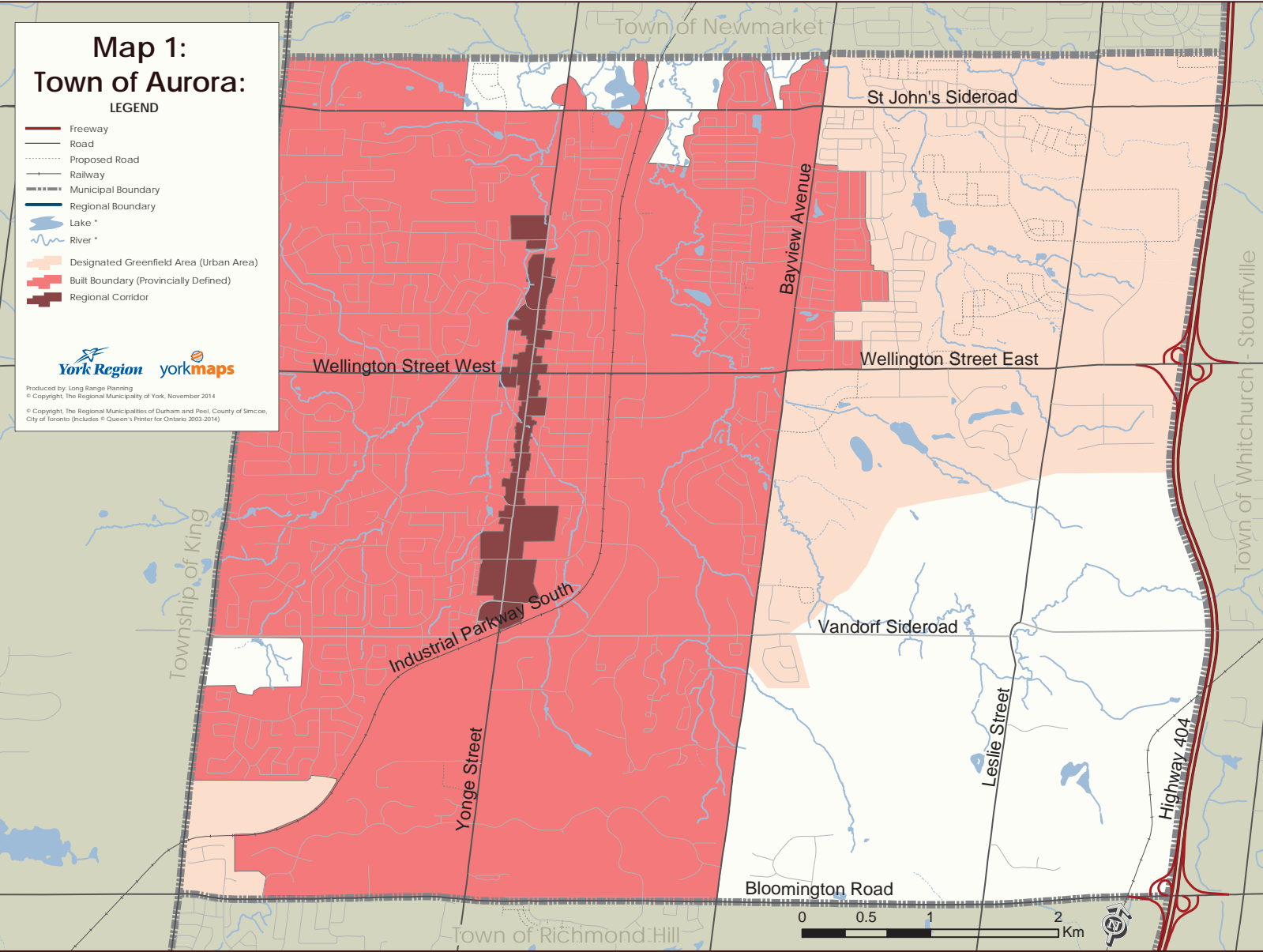
Map 1: Town of Aurora:

LEGEND

-  Freeway
-  Road
-  Proposed Road
-  Railway
-  Municipal Boundary
-  Regional Boundary
-  Lake *
-  River *
-  Designated Greenfield Area (Urban Area)
-  Built Boundary (Provincially Defined)
-  Regional Corridor













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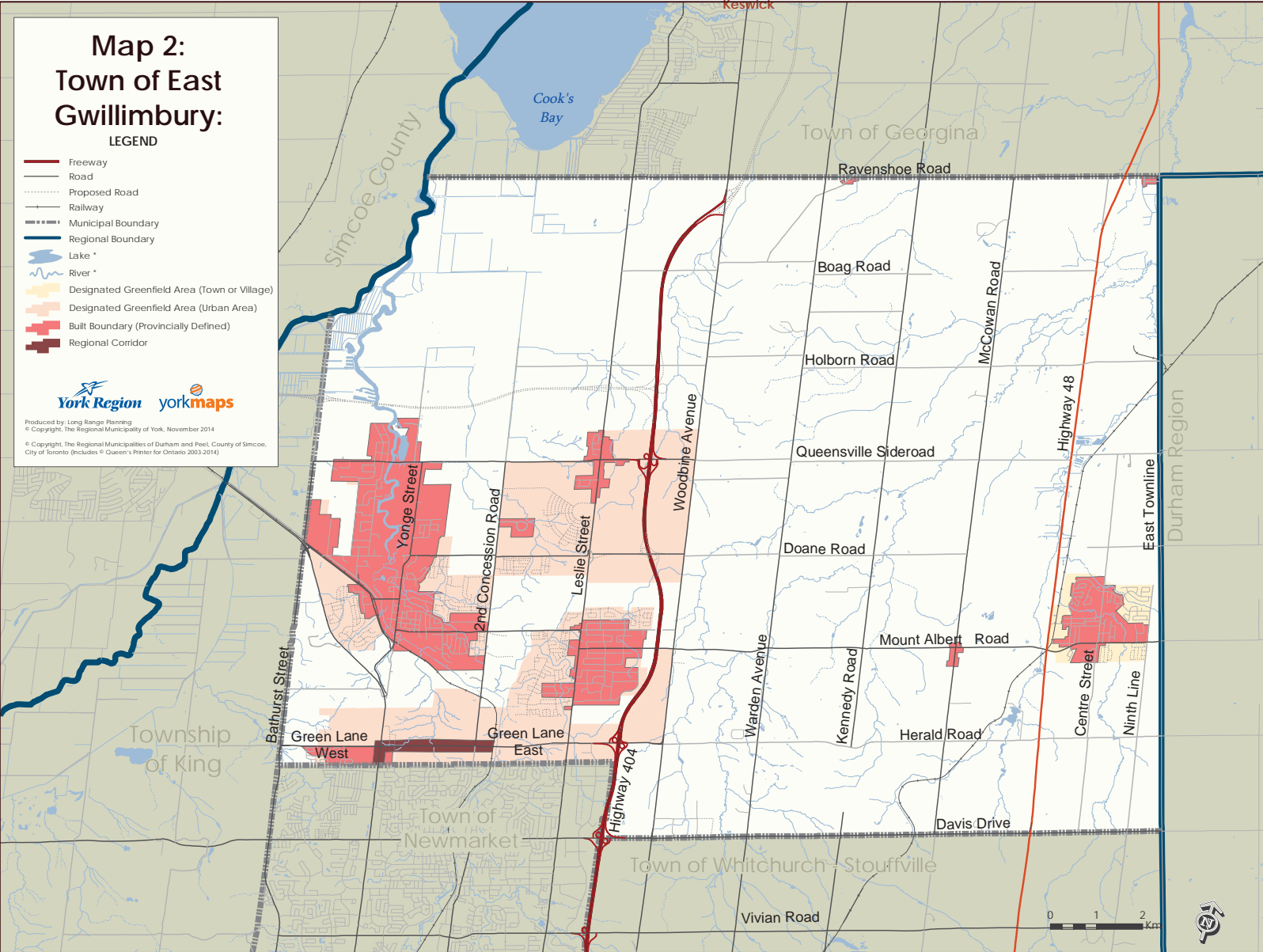
Map 2: Town of East Gwillimbury:

LEGEND

-  Freeway
-  Road
-  Proposed Road
-  Railway
-  Municipal Boundary
-  Regional Boundary
-  Lake *
-  River *
-  Designated Greenfield Area (Town or Village)
-  Designated Greenfield Area (Urban Area)
-  Built Boundary (Provincially Defined)
-  Regional Corridor



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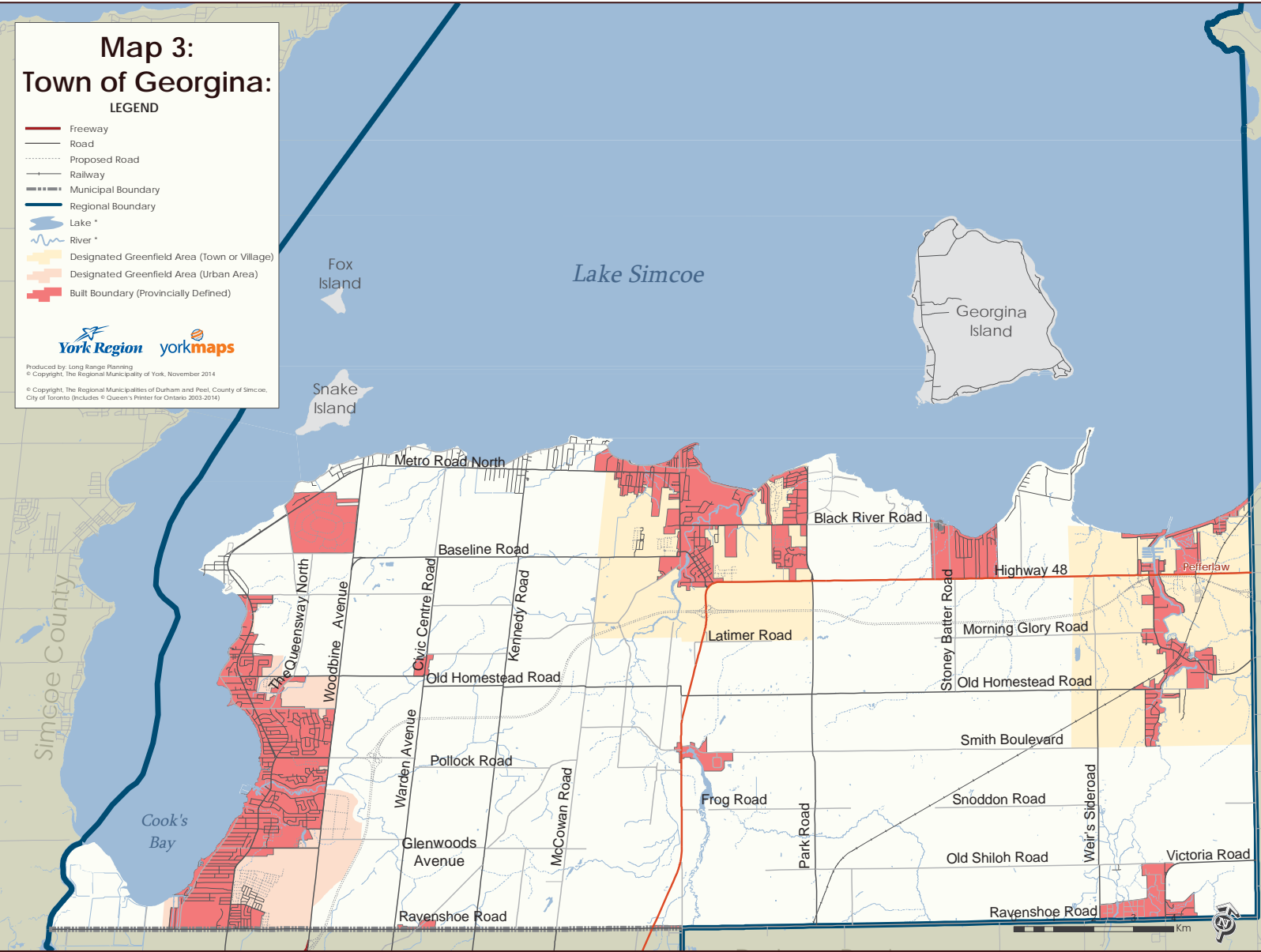
Map 3: Town of Georgina:

LEGEND

-  Freeway
-  Road
-  Proposed Road
-  Railway
-  Municipal Boundary
-  Regional Boundary
-  Lake *
-  River *
-  Designated Greenfield Area (Town or Village)
-  Designated Greenfield Area (Urban Area)
-  Built Boundary (Provincially Defined)













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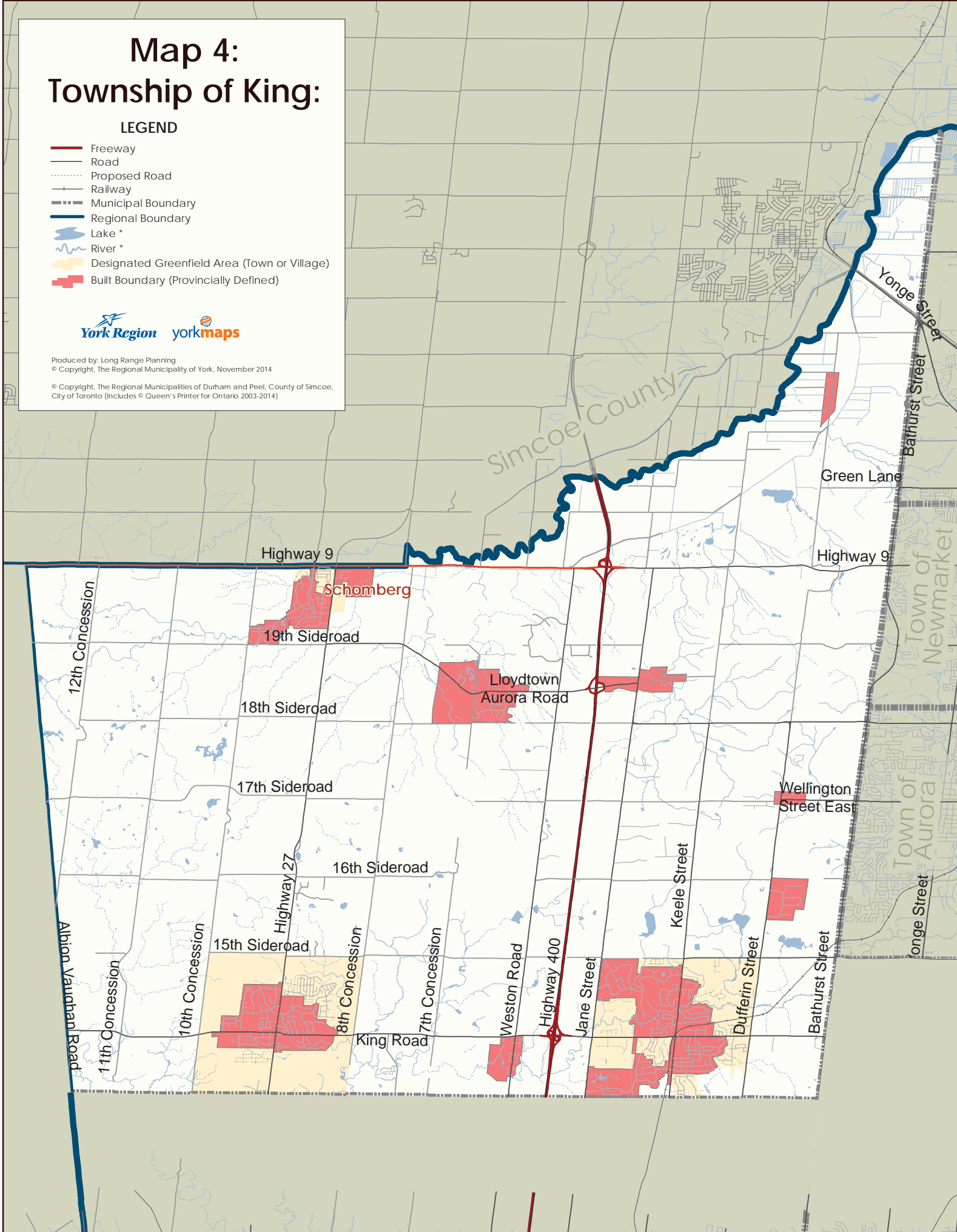
Map 4: Township of King:

LEGEND

-  Freeway
-  Road
-  Proposed Road
-  Railway
-  Municipal Boundary
-  Regional Boundary
-  Lake *
-  River *
-  Designated Greenfield Area (Town or Village)
-  Built Boundary (Provincially Defined)















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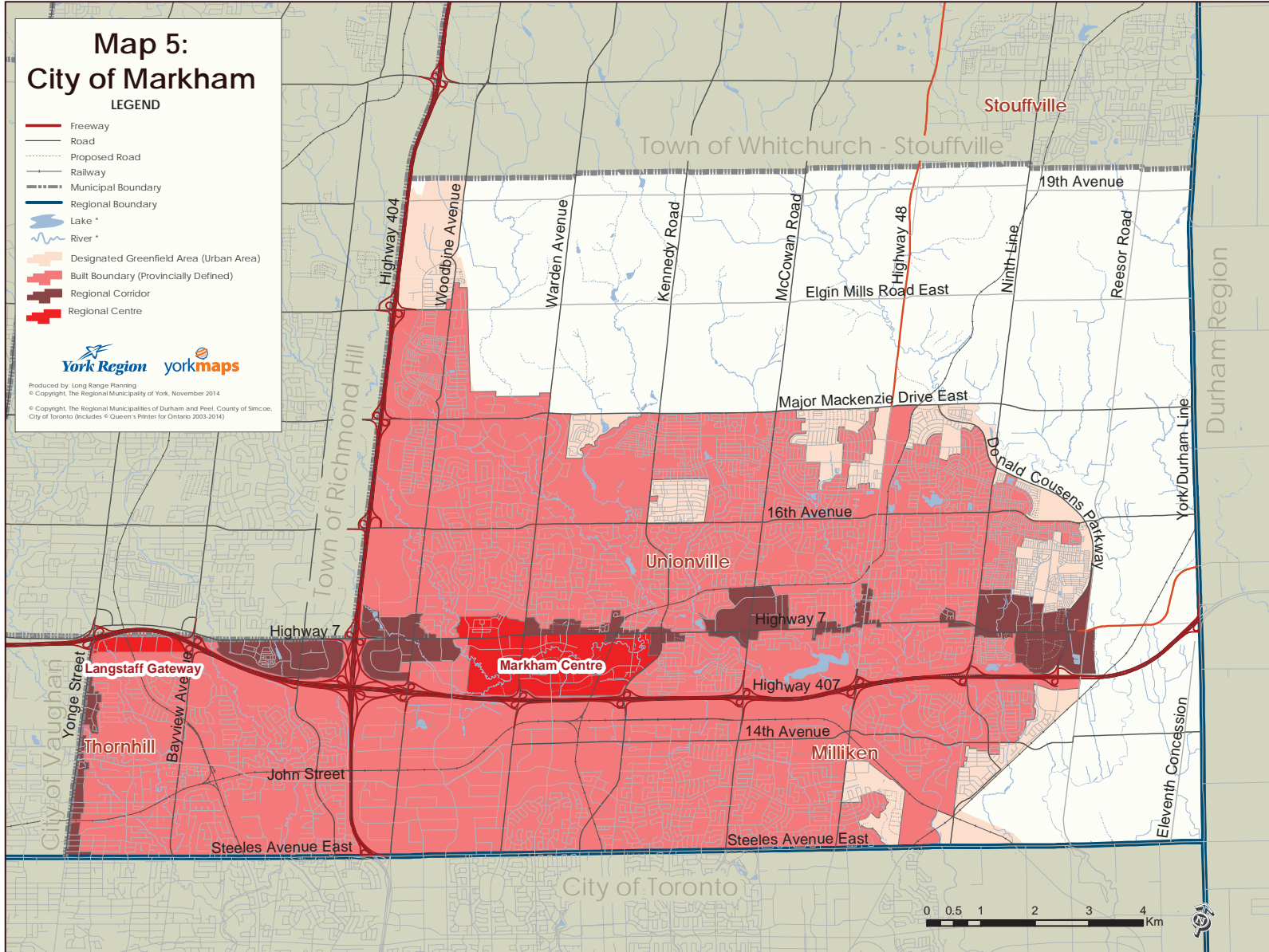
Map 5: City of Markham

LEGEND

-  Freeway
-  Road
-  Proposed Road
-  Railway
-  Municipal Boundary
-  Regional Boundary
-  Lake *
-  River *
-  Designated Greenfield Area (Urban Area)
-  Built Boundary (Provincially Defined)
-  Regional Corridor
-  Regional Centre















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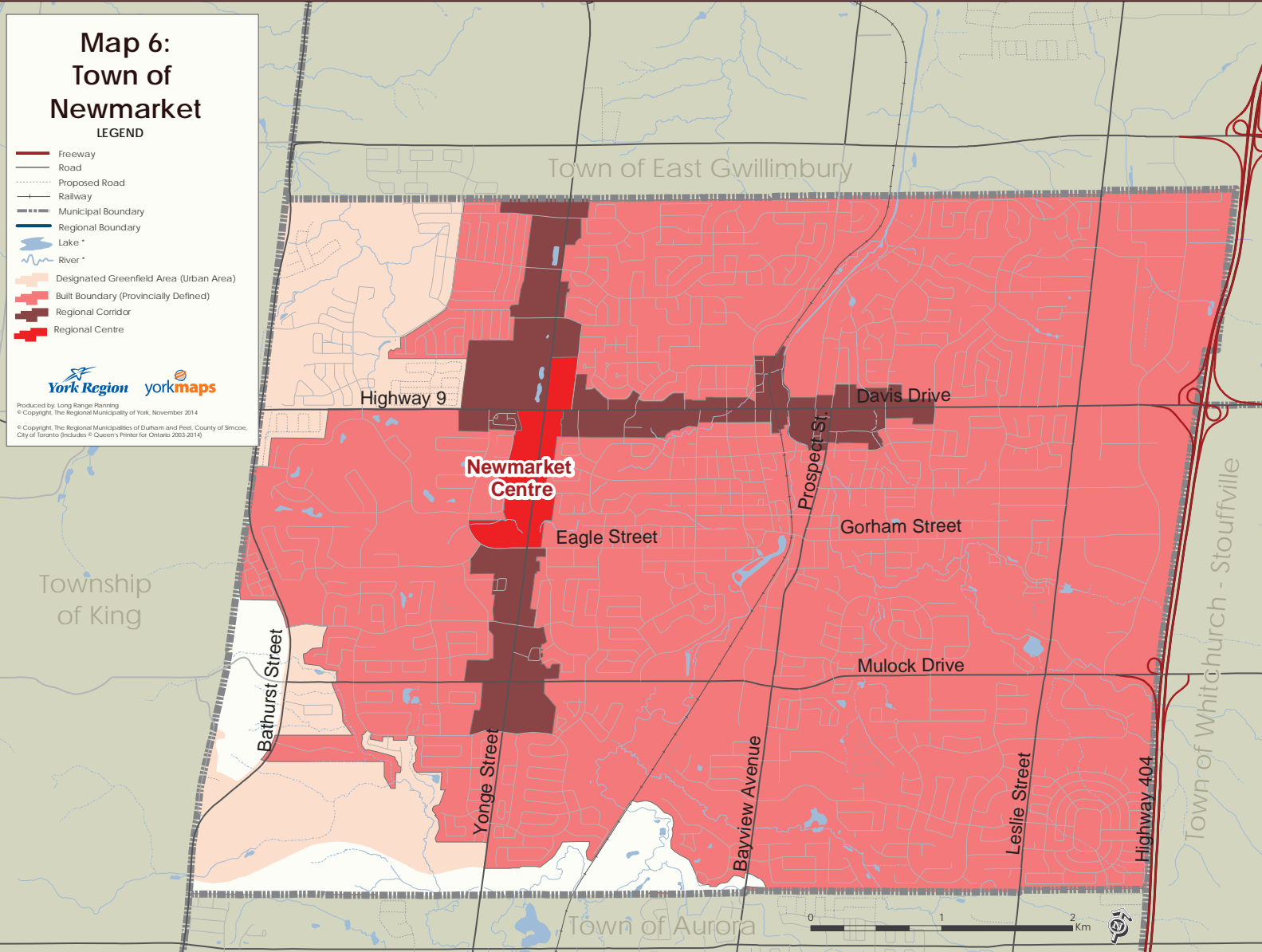
Map 6: Town of Newmarket

LEGEND

-  Freeway
-  Road
-  Proposed Road
-  Railway
-  Municipal Boundary
-  Regional Boundary
-  Lake *
-  River *
-  Designated Greenfield Area (Urban Area)
-  Built Boundary (Provincially Defined)
-  Regional Corridor
-  Regional Centre



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Map 7: Town of Richmond Hill

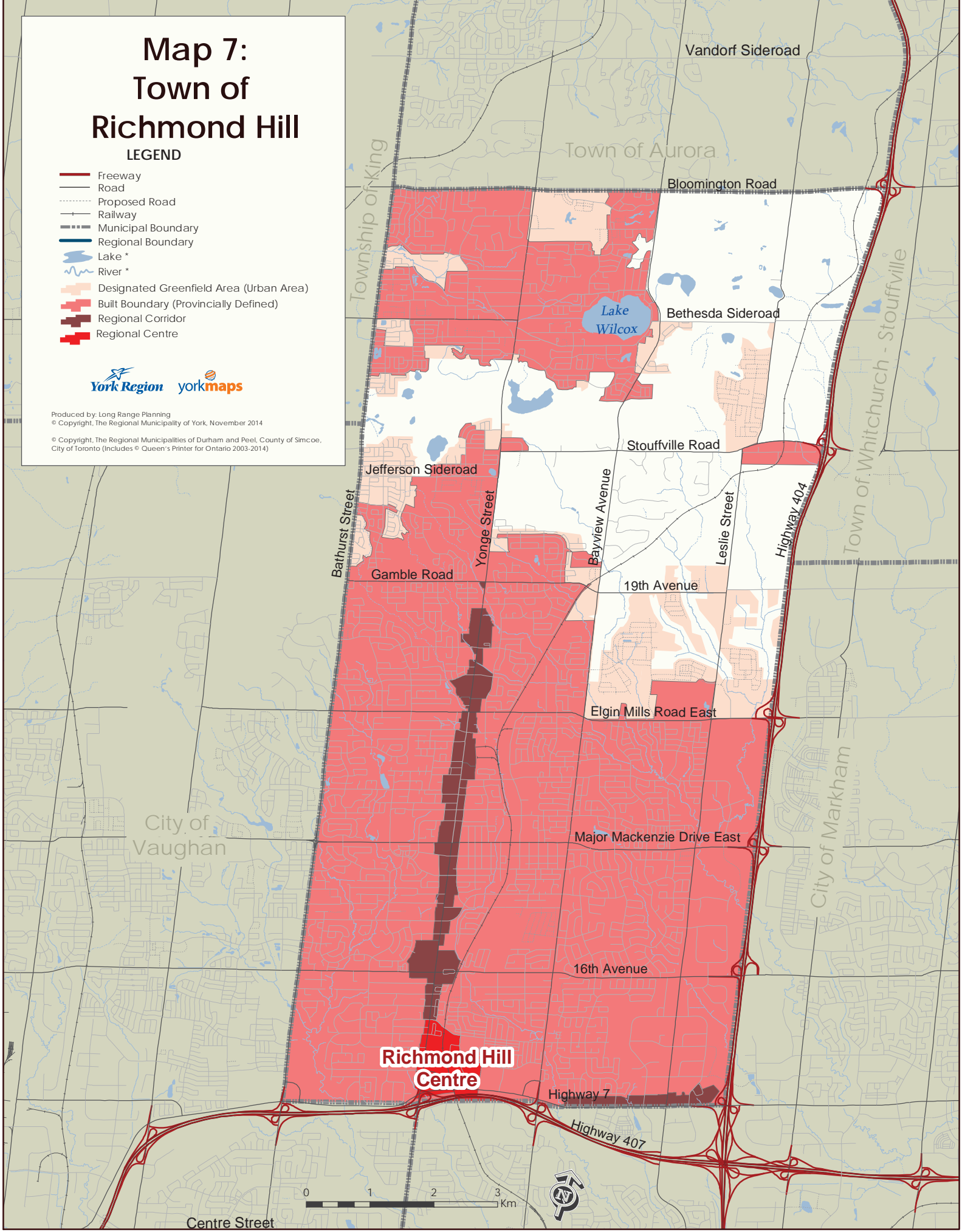
LEGEND

-  Freeway
-  Road
-  Proposed Road
-  Railway
-  Municipal Boundary
-  Regional Boundary
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-  River *
-  Designated Greenfield Area (Urban Area)
-  Built Boundary (Provincially Defined)
-  Regional Corridor
-  Regional Centre
















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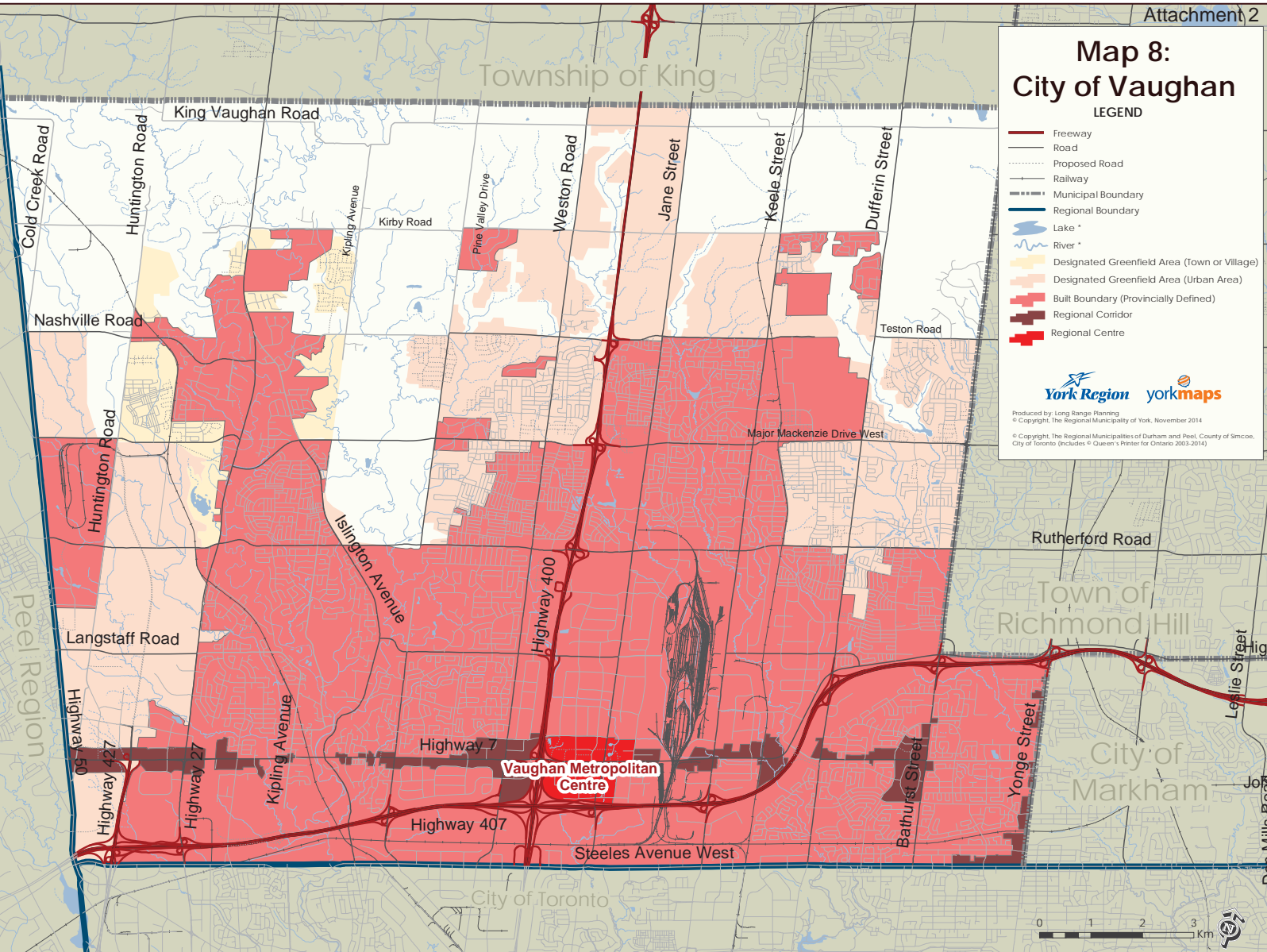
Map 8: City of Vaughan

LEGEND

-  Freeway
-  Road
-  Proposed Road
-  Railway
-  Municipal Boundary
-  Regional Boundary
-  Lake *
-  River *
-  Designated Greenfield Area (Town or Village)
-  Designated Greenfield Area (Urban Area)
-  Built Boundary (Provincially Defined)
-  Regional Corridor
-  Regional Centre













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Map 9: Town of Whitchurch- Stouffville

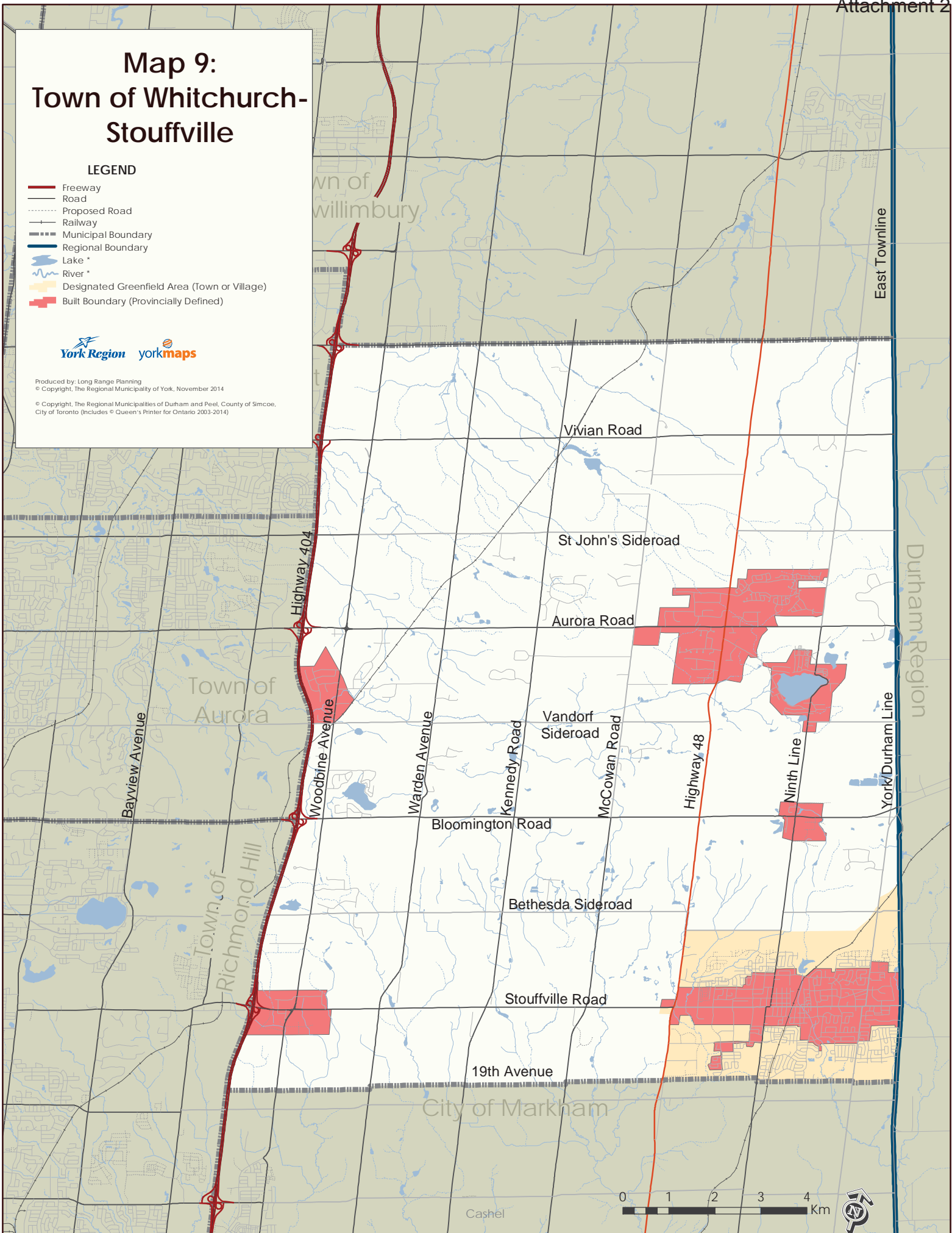
LEGEND

-  Freeway
-  Road
-  Proposed Road
-  Railway
-  Municipal Boundary
-  Regional Boundary
-  Lake *
-  River *
-  Designated Greenfield Area (Town or Village)
-  Built Boundary (Provincially Defined)



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Methodology for Calculating Residential Supply in York Region

- Secondary plan areas were examined to estimate which portions are built as of 2011 and which were vacant, based on data from the 2011 Census and examination of aerial photos and local building information.
- Regional databases and local municipal development application lists and maps were used to develop a list of vacant units by type (single detached, semi-detached, row house and apartments) in registered (and unbuilt), draft approved and proposed subdivisions, and draft approved or proposed condominiums and residential site plans. Staff from each of the local municipalities was consulted to ensure data is as up-to-date as possible.
- Housing unit potential for designated residential areas with no development applications were estimated for greenfield secondary plan areas but not for intensification areas. “No Application” unit potential was calculated based on the area of vacant properties in approved secondary plans that are designated for residential development, but not currently subject to a development application. Unit breakdowns set out in secondary plans combined with planned or typical densities for each residential building form (single-detached, semi-detached, row house, apartment) were used to calculate “No Application” units.
- In addition to planning status, the estimate of the residential supply was also classified by land use category which consists of the Built-Up Area, Designated Greenfield Area, Greenbelt/Oak Ridges Moraine Area, or Whitebelt Area.
- The Built Up Area consists of all the lands within the built boundary, as defined by the province and the Region. The Designated Greenfield Area is the area inside the settlement area boundary that is not part of the Built Up Area. The Built Up Area and Designated Greenfield Area are identified on local municipal maps in Attachment 2 to this report.
- The 2011 occupied dwelling unit base from the Census was updated using building permits issued between 2011 and 2014 to give a 2014 housing supply estimate.
- The resulting residential supply is listed by unit type (single-detached, semi-detached, row, apartment) and categorized by local municipality, land use category (Built Up Area or Designated Greenfield Area, Greenbelt).
- Built Up Area unit supply includes units in active subdivision, condominium or site plan applications in the Centres and Corridors and local centres, corridors and Key Development Areas. “No Application” estimates for these areas were not calculated. The residential supply within the Built Up Area represents a “snapshot” in time of applied-for units, rather than the total number of potential units that could reasonably be accommodated in the Built Up Area.

- Residential supply for Mount Albert, Nobleton, Schomberg and Sutton is limited to the number of units which can be serviced by existing or planned servicing capacity in those areas.

Intensification Area Residential Units

Table 1
Active Applications inside Centres, Corridors, Key Development Areas and other Intensification Areas

Municipality	Single	Semi	Row	Apt	Total
Aurora	0	0	70	160	230
East Gwillimbury	0	0	0	0	0
Georgina	20	0	30	80	130
King	0	0	0	0	0
Markham	20	0	990	16,410	17,420
Newmarket	0	0	20	1,340	1,360
Richmond Hill	0	0	190	4,720	4,910
Vaughan	10	0	310	11,430	11,750
Whitchurch-Stouffville	0	0	0	340	340
York Region	50	0	1,610	34,480	36,140

Table 2
Residential Units Applied for in Official Plan Amendments in Centres, Corridors, Key Development Areas and other Intensification Areas

Municipality	Single	Semi	Row	Apt	Total
Aurora	100	0	0	100	200
East Gwillimbury	0	0	0	0	0
Georgina	0	0	0	0	0
King	0	0	0	0	0
Markham	0	0	400	6,440	6,840
Newmarket	0	0	40	810	850
Richmond Hill	0	0	140	6590	6730
Vaughan	0	0	0	15,300	15,300
Whitchurch-Stouffville	0	0	0	0	0
York Region	100	0	580	29,240	29,920



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March 4, 2015

**Chair Michael Di Biase,
Planning and Economic Development Committee
c/o
D. Kelly, Regional Clerk
Clerk's Office, Corporate Services Department
York Region Administrative Centre
17250 Yonge Street
Newmarket, ON L3Y 6Z1**

MGP File: 15 - 2355

VIA Email: regionalclerk@york.ca

Dear Mr. Kelly:

**RE: Sharon Heights Landowner Group
Request for notification regarding the 2014 Regional Municipal Comprehensive Review (MCR)
and Regional Official Plan (ROP) Update, and
Request for deputation regarding march 5, 2015 Committee of the Whole, Planning and
Economic Development report regarding Residential Unit Supply Inventory.**

We represent the Sharon Heights Landowner Group who own lands between the Queensville and Sharon Secondary Plan areas in the Town of East Gwillimbury (a location map is attached to this letter). On behalf of the landowners we request to be notified on all matters pertaining to the Region's 2014 MCR and ROP Update.

Of the initial reports associated with this process made available on the Region's website yesterday, we have conducted an initial review of the Residential Unit Supply Inventory Report (March 5, 2015); the report appears on the March 6, 2015 Committee of the Whole meeting agenda with a recommendation that it be endorsed by Council for use as input into the Region's Official Plan and Municipal Comprehensive Review process. Based on an initial review of the report, we have significant concerns with its assumptions and conclusions on residential unit supply that we are unable to resolve without additional information from regional staff and additional time to verify the analysis. With the intent of having an opportunity to compare our own knowledge of residential supply in the Region, and ensuring the Region's review commences based on agreed upon facts, we respectfully request that Committee revise Recommendation 1 to receive the report for information and not recommend it for Council endorsement at this time. It is further requested that staff be directed to release the background data and mapping used in this analysis to us and any other interested party (including the Building Industry and Land Development Association). This will allow us sufficient time to provide input into the analysis prior to it being recommended for Council endorsement.

On behalf of the landowners I thank you for the opportunity to participate in the Region's Official Plan Review and reserve the right to provide further comment as part of this process. If necessary please contact myself or Don Given at our office at any time to discuss matters related to the landowners that may arise out of the review process.

Yours very truly,

MALONE GIVEN PARSONS LTD.

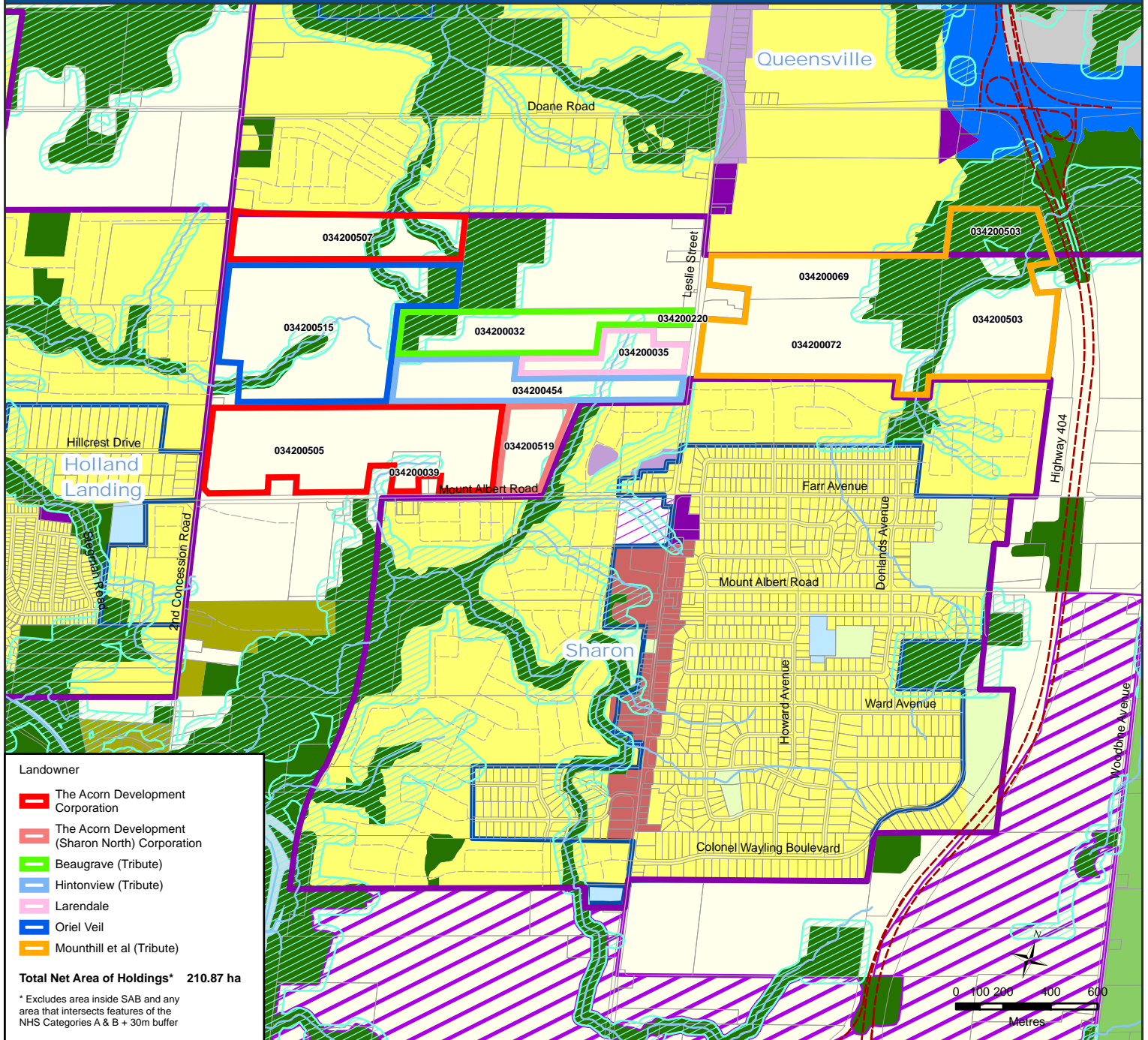


Matthew James Cory, MCIP, RPP, PLE, PMP
Principal, Planner, Land Economist, Project Manager
mcory@mgp.ca

cc: Don Given, President MGP
Clients

Att: Sharon Heights Landowner Group – Landholdings Map

SHARON HEIGHTS LANDOWNER GROUP



LAND HOLDINGS



March 4, 2015

Chairman Emmerson and members of the Committee of the Whole
York Region Administrative Centre
17250 Yonge Street
Newmarket, ON
L3Y 6Z1

Sent via email to: Denis.kelly@york.ca

**RE: March 5th Committee of the Whole Meeting
Staff Report: Residential Unit Supply Inventory**

Dear Chair Emmerson and members of the Committee of the Whole,

The Building Industry and Land Development Association (BILD), is in receipt of the March 5th Staff Report with respect to the Region's Residential Unit Supply Inventory and we offer you the following comments with respect to this matter.

We recognize that a copy of this report is intended to be circulated to BILD and we appreciate this acknowledgement. However, it has just come to BILD's attention that there are details of this report that warrant discussion and we would like to have an opportunity to have stakeholder consultation on this matter.

RECOMMENDATION:

We kindly request that council revise the recommendations of the Staff Report to have this report be received for information. We would also request that the industry be provided with an opportunity to meet with regional staff in consultation for this report.

We thank you for the opportunity to submit these comments and should you have any questions or comments, please feel free to contact the undersigned.

Sincerely,



Danielle Chin, MCIP, RPP
Senior Planner, Policy & Government Relations

CC: Michael Pozzebon, BILD York Chapter Chair
Paula Tenuta, VP Policy & Government Relations BILD
Valerie Shuttleworth, Chief Planner, Planning & Economic Development, Corporate Services, York Region
Dino Basso, Commissioner of Corporate Services, York Region
Carol Clark, Clerks Department, York Region