REGION OF YORK

OVERVIEW ASSESSMENT OF THE FISCAL AND ECONOMIC IMPLICATIONS OF THE REGIONAL GROWTH MANAGEMENT STRATEGY SCENARIOS

Draft – For Discussion Purposes

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Planning for growth

The fiscal and economic assessment was based on the consideration of the following questions with respect to the four growth scenarios under consideration for York Region:

1. What are the scenarios under consideration?

2. Are the scenarios equally market feasible?

3. What are the primary <u>fiscal</u> differences (and their significance) between the scenarios?

4. What are the primary <u>economic</u> differences (and their significance) between the scenarios?

5. What conclusions can be drawn from this fiscal and economic evaluation?

1. What are the scenarios under consideration?

1.1 Four scenarios are involved. Each one provides virtually identical amounts of total population and total employment growth for the Region by 2031, i.e.

Population	2006	930,000
	2031	1,502,000
	Population Increase	572,000
Employment	2006	464,000
	2031	796,000
	Employment Increase	332,000

1.2 The scenarios differ in terms of residential unit mix and total additional households as follows (re growth 2006-2031):

Scenario	Singles/Semis	Rows	Apartments	Total New Households
30% Intensification	110,200	43,000	69,900	223,200
40% Intensification	99,700	43,000	88,000	230,700
50% Intensification	88,700	43,000	108,000	230,000
No Boundary Expansion	76,400	31,600	151,400	258,300

1. What are the scenarios under consideration? (Cont'd)

1.3 The most significant residential development differences are as follows:

a) "No Boundary Expansion" and "50% Intensification" involve substantially more apartment development than 30% and 40% (up to 80,000 apartment units more or 3,000+/year);

b) "No Boundary Expansion" and "50% Intensification" involve lower amounts of single/semi unit development than 30% and 40% (up to 34,000 units fewer over the 25 year period);

c) "No Boundary Expansion" involves fewer row units than the other three scenarios (11,000 units 2006-31).

1.4 Figures 1-4 illustrate the housing scenarios in bar graphs. Housing production is expected to gradually step down in 5-year intervals from a 2011-2016 peak, which is in line with the Region's 2000-2007 level of housing activity.

1.5 The scenarios have been defined such that there is no difference between them re total employment growth 2006-31, i.e. approximately 64,000 additional major office jobs, 47,000 population-based jobs, and 178,000 employment area jobs, and 43,000 work-at-home. However, there is significantly more of this population-related employment growth in Greenfield locations under 30%/40%. Under 50%/No Boundary Expansion, this growth is largely shifted to centres and corridors/other intensification (Table 1).

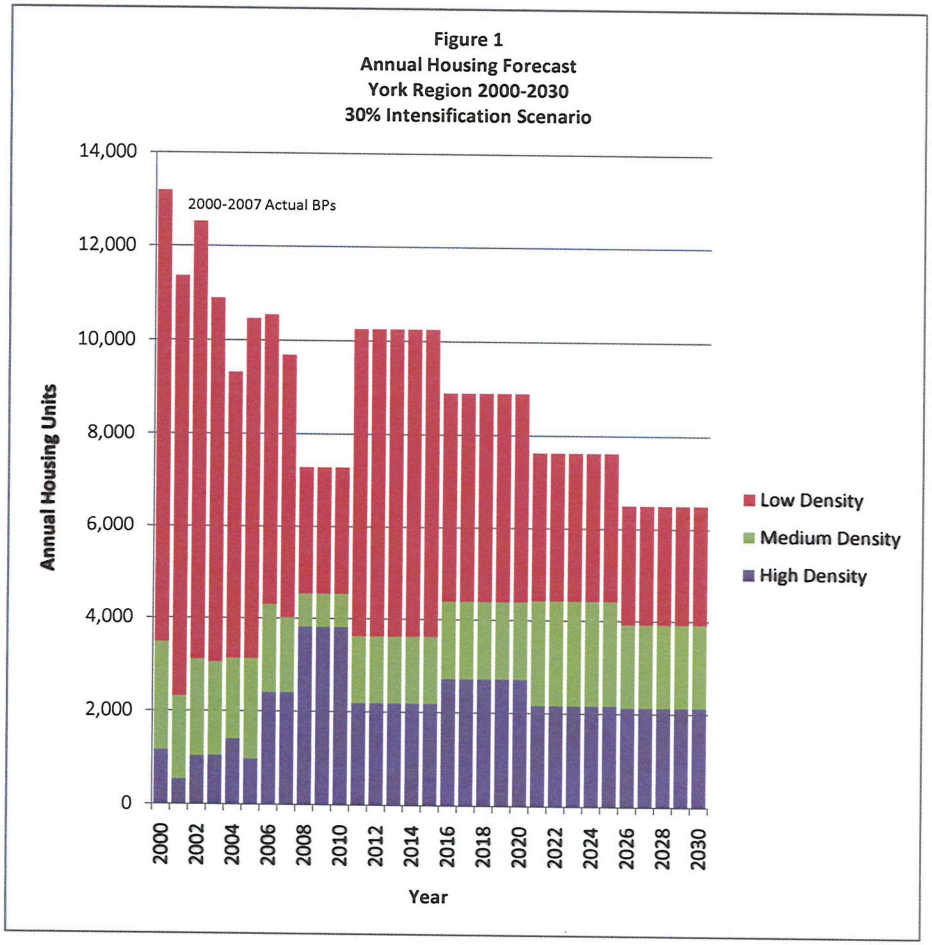


Figure 1
Annual Housing Forecast
York Region 2000-2030
30% Intensification Scenario
2000-2007 Actual BPs
Annual Housing Units
14,000
12,000
10,000
8,000
6,000
4,000
2,000
0
2000
2002
2004
2006
2008
2010
2012
2014
2016
2018
2020
2022
2024
2026
2028
2030
Year
Low Density
Medium Density
High Density

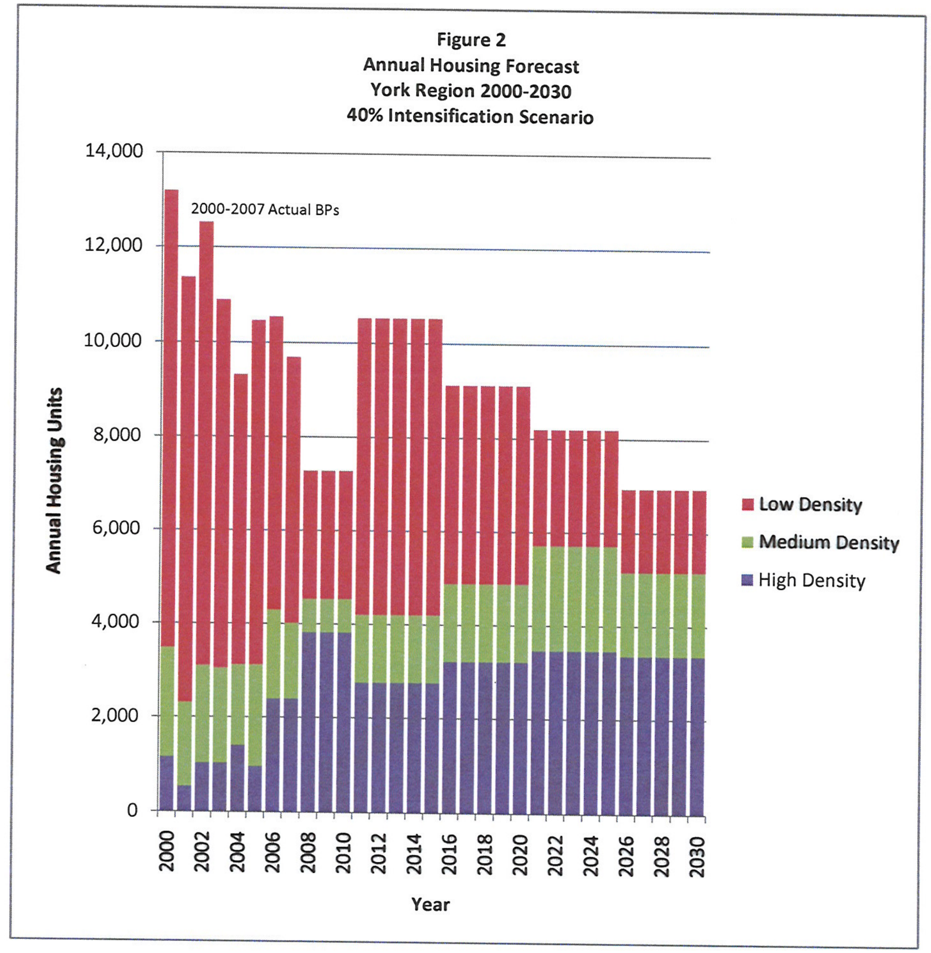


Figure 2
Annual Housing Forecast
York Region 2000-2030
40% Intensification Scenario
2000-2007 Actual BPs
Annual Housing Units
14,000
12,000
10,000
8,000
6,000
4,000
2,000
0
2000
2002
2004
2006
2008
2010
2012
2014
2016
2018
2020
2022
2024
2026
2028
2030
Year
Low Density
Medium Density
High Density

Figure 3
Annual Housing Forecast
York Region 2000-2030
50% Intensification Scenario

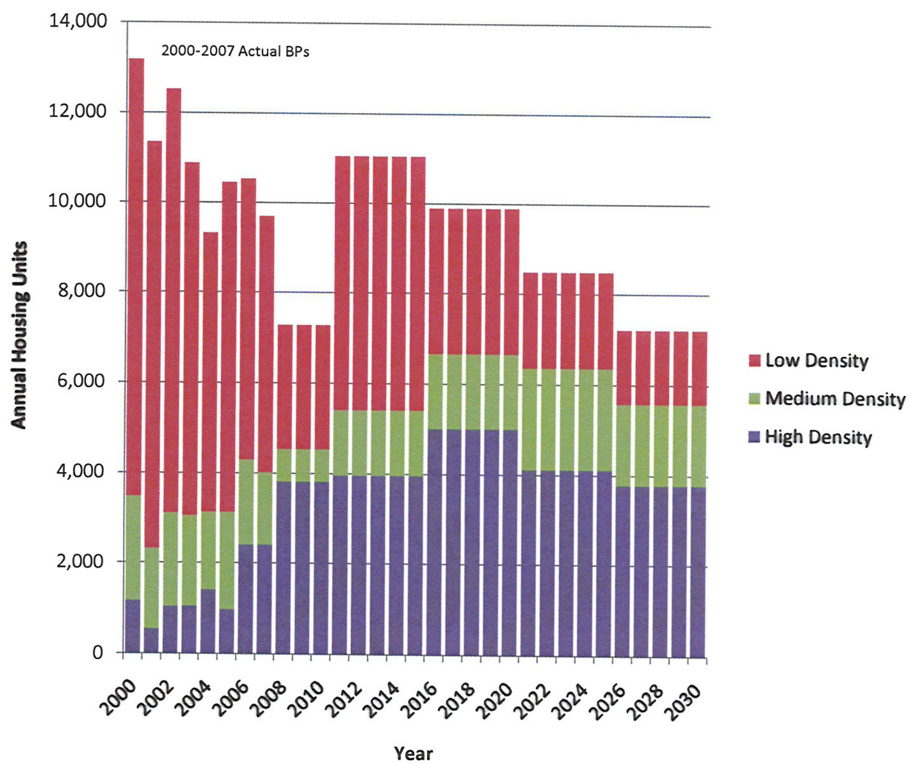


Figure 4
Annual Housing Forecast
York Region 2000-2030
"No Boundary Expansion" Scenario

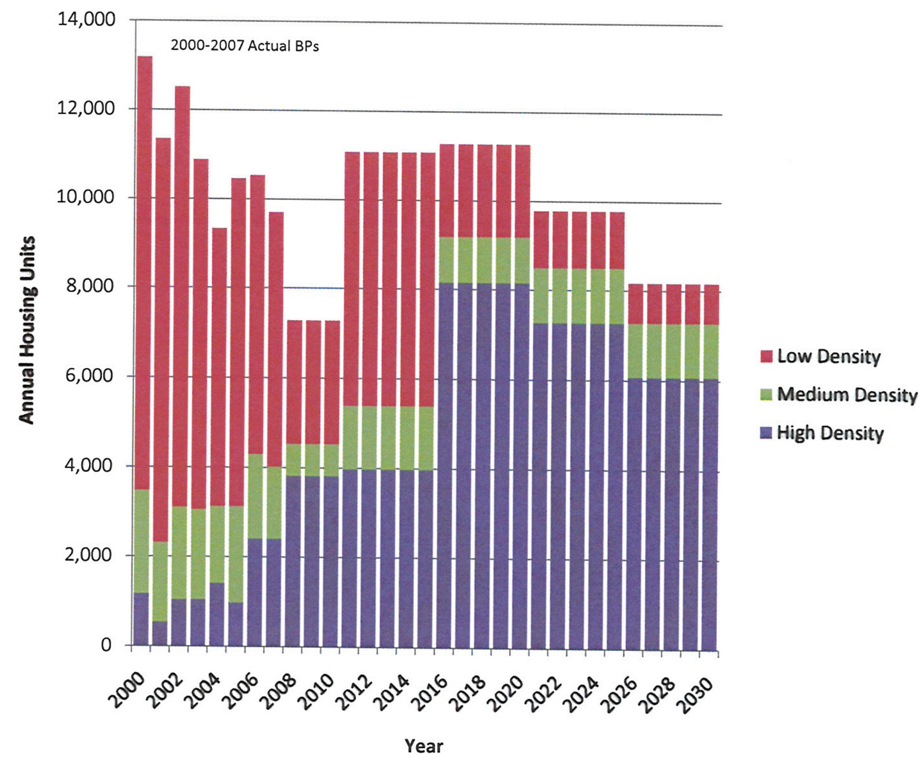


TABLE 1

YORK REGION EMPLOYMENT FORECAST
2006-2031

Scenario and Growth Location	Employment Area	Population Related	Major Office	Total Employment
30% Scenario				
Centres & Corridors/Other Intensification	44,000	27,000	64,000	135,000
Greenfield	134,000	64,000	-	198,000
Total	178,000	91,000	64,000	333,000
40% Scenario				
Centres & Corridors/Other Intensification	44,000	36,000	64,000	144,000
Greenfield	134,000	54,000	-	188,000
Total	178,000	90,000	64,000	332,000
50% Scenario				
Centres & Corridors/Other Intensification	44,000	45,000	64,000	153,000
Greenfield	134,000	45,000	-	179,000
Total	178,000	90,000	64,000	332,000
No Boundary Expansion				
Centres & Corridors/Other Intensification	44,000	51,000	64,000	159,000
Greenfield	134,000	40,000	-	174,000
Total	178,000	91,000	64,000	333,000

Only area of
difference

1. What are the scenarios under consideration? (Cont'd)

1.5 The residential scenario growth varies geographically in accordance with Table 2, as follows:

a) The "No Boundary Expansion" scenario involves significantly less Greenfield area development;

b) The primary areas of housing unit increase under 30% in comparison with No Boundary Expansion are in East Gwillimbury (+13,200 units); Markham (+16,100 units); (Vaughan (+16,600 units). – Table A-2

1.6 With respect to rate of growth, the scenarios are assumed to proceed at identical rates of population and employment growth. The rate of growth differences are confined to dwelling units, as follows (Table A-1):

- Only minor differences in new singles and row by 2016;
- 2016-2031 "No Boundary Expansion" adds 21,300 singles, compared with 51,500 for 30% Intensification;
- 2016-2031 "No Boundary Expansion" adds 17,400 row units, compared with 28,700 for 30% Intensification;
- 2016-2031 "No Boundary Expansion" adds 107,500 apartment units, compared with 35,100 for 30% Intensification;
- Lesser differences exist between "No Boundary Expansion" and 40%/50%.

TABLE 2

ANTICIPATED LOCATION OF RESIDENTIAL GROWTH (HOUSING UNITS)

Growth Scenario	Greenfield (i.e. growth outside the Provincial Built Boundary)	Centres and Corridors (i.e. growth within the four regional centres and along the regional corridors of Yonge St. & Hwy. 7)	Other High Density Intensification (i.e. growth within the Provincial Built Boundary but outside of regional centres/corridors)	Total
30%	158,500	44,400	20,600	223,500
40%	148,100	56,800	26,300	231,200
50%	136,900	74,400	29,000	240,300
No Boundary Expansion	112,700	113,700	32,200	258,600

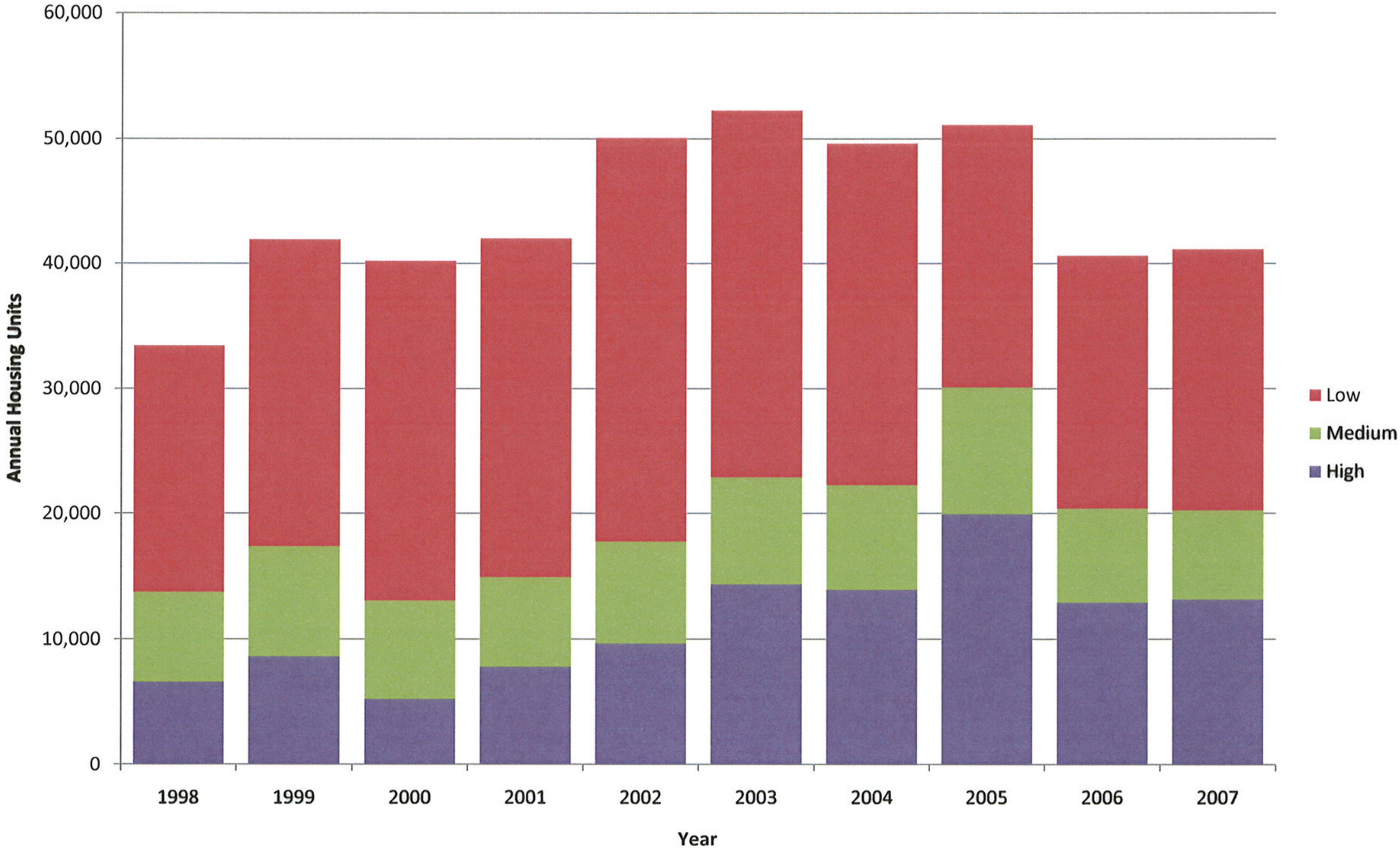
2. Are the scenarios equally market feasible?

2.1 The total population and employment scenarios for 2011, 2021 and 2031 are consistent with (marginally higher than) those set out in Schedule 3 of Places to Grow. The major differentiation between the scenarios relates to the quantity of apartment and low density housing production.

2.2 There are a number of primary supply and demand forces which could serve to significantly increase the quantity of apartment development in York:

a) The continued aging of the population into cohorts which favour higher levels of apartment occupancy;
b) Increases in non-family households, including young professionals living in growing centres and new immigrant households;
c) A possible gradual change in market tastes and preferences to higher density accommodation (Figure 5);
d) Increased demand for a York residence which, for an increasing market segment, is only financially possible via apartment occupancy;
e) A shift of apartment demand outward from Toronto, as its most attractive redevelopment opportunities are gradually consumed;
f) Land use designation, zoning, development charges as well as investment in transit and attractive centres, which encourage high density development in York.

Figure 5
Annual Building Permits
GTAH 1998-2007



2. Are the scenarios equally market feasible? (Cont'd)

2.3 CMHC's GTA Housing Market Outlook (Fall/07) reports that:

- At 19,000, pre-construction high-rise apartment sales will account for half of total new home sales;
- The average price of a new single detached home in the GTA in 2008 is $540,000 and the annual household income required to carry the mortgage will be approximately $120,000;
- As a result, multiple family starts will be most popular in the more expensive GTA submarkets;
- Investor owned 20%+ of the registered condominium apartment stock;
- Over the next few years, as tighter market conditions ease, condo prices are expected to increase by 5%+/year.

2.4 During the 2000-2007 period, the GTA/H issued building permits for an average of 12,100 apartment units annually (Table 3). York's share of this market was 11.3% and it issued an average of 1,374 apartment building permits annually. Apartment building permits in York 2006/07 were well above levels in the previous five years.

TABLE 3

APARTMENT UNIT BUILDING PERMIT ISSUANCE IN THE GTA/H 2000-2007

	2000-2007 Total		Annual Average
		%	
Toronto	67,017	69.1	8,377
Peel	11,716	12.1	1,465
York	10,988	11.3	1,374
Halton	3,022	3.1	378
Hamilton	2,169	2.2	271
Durham	2,064	2.1	258
TOTAL	**96,976**	**100.0**	**12,122**

2. Are the scenarios equally market feasible? (Cont'd)

2.5 Submitted planning applications represent a leading indicator of medium term apartment construction activity. On this basis, in 2007, proposed condo apartments in the 905 totalled 55,000 units, of which York Region accounted for:

Aurora	759
Markham	8,988
Newmarket	852
Richmond Hill	4,642
Vaughan	8,621
Whitchurch-Stouffville	104
York Total	23,966

$$\frac{23{,}966}{55{,}036 + 118{,}970 \text{ (Toronto)}} = 13.8\% \text{ of GTA (data not available for Hamilton)}$$

and 43.5% of the "905"

- Toronto's percentage of total apartment applications (68.4%) is similar to its percentage of 2000-2007 apartment building permit applications (69.1%).

Source: N. Barry Lyon, June 6, 2007 conference presentation

2. Are the scenarios equally market feasible? (Cont'd)

York's Apartment Production Outlook

2.6 Table 4 indicates that with respect to York's apartment scenarios:

- The No Boundary Expansion scenario requires York to substantially exceed the GTA/H apartment market share under the "Growth Outlook" report.
- However, the high density unit count includes duplexes, which are defined in the 2006 Census as one of two dwellings located above another, which may or may not be attached. The Places to Grow forecasts assume that duplexes would rise from 5.4% of the total apartment category in 2001 to 10-11% in 2031, based on the former definition. York's scenarios all assume an increase in duplexes (more broadly defined to include basement apartments) of 16,200 units to 2031.

2.7 The 30% scenario does not call for a level of apartment construction in York which tangibly differs from 2006/07 levels of activity. The 40% scenario involves a gradual but reasonable level of increase in apartment development. The 50% scenario involves a level of apartment construction which is well beyond York's recent experience. The "No Boundary Expansion" scenario is far beyond York's recent experience.

2.8 Based on the Provincial "Growth Outlook" report, York would need to approximately double its apartment market share in order to meet the 30%/40% apartment scenarios. It would need to triple or quadruple its market share under the "No Boundary Expansion" scenarios.

TABLE 4

COMPARISON OF APARTMENT UNIT PRODUCTION FOR YORK IN THE "GROWTH OUTLOOK" AND THE REGION'S FOUR SCENARIOS

Scenario	2011-2031 Total		
	No.	% GTA/H Share[1]	
"Growth Outlook"			
Compact	30,000	10.3	
More Compact	38,000	10.8	
York Region Scenario			
30%	63,000	17.9	(16.7)
40%	81,000	23.1	(20.5)
50%	101,000	28.8	(24.3)
No Boundary Expansion	144,000	41.1	(31.4)

[1] Note: The GTA/H share is of the larger "more compact" apartment total.

Note: The "Growth Outlook" report which in some areas underpins the Provincial Growth Plan is forecasting that York will add 1,500-1,900 apartment units annually 2011-2031. The Region has added over 2,400/year in 2006 and 2007 and has 24,000 apartment units in outstanding planning applications.

The % GTA/H share displayed in brackets is the result when the York Scenarios (30%, 40%, etc.) are substituted into the "Growth Outlook" GTA/H total.

2. Are the scenarios equally market feasible? (Cont'd)

2.9 Accordingly, it is concluded that from an apartment production perspective:

- The "No Boundary Expansion" and probably the "50%" scenario involve risks and uncertainties and would not appear to be market feasible, based on the assumed forecast timing.
- The "30%" and "40%" scenarios appear to be attainable in regard to the timing of forecast apartment production.

3. What are the primary fiscal differences between the scenarios?

3.1 Fiscal impacts:

- Unit type affects net (tax-related) operating costs, e.g. condo apartments and large lot singles often produce property tax surpluses and medium density housing is less fiscally beneficial;
- Condo apartment fiscal surpluses would diminish to the extent that family occupancy of apartments increases;
- Geographic location affects capital costs, e.g. intensification in centres can reduce auto usage and road needs and increase transit usage;
- A failure to realize the growth targets on which a scenario is based can jeopardize capital funding arrangements for Regional infrastructure.

3.2 Net Operating Costs

- A fiscal impact model was established and run for York Region.
- It modelled the expenditure and revenue categories of the Region's 2008 tax-based operating budget, resulting in the calculation of the tax levy.
- Operating expenditures, by service, were allocated between the residential and non-residential share, based on need for service and benefit. For each individual service, the percentage of the current cost per capita to be added as a result of future development was estimated. The result was applied against the average

3. What are the primary fiscal differences between the scenarios? (Cont'd)

occupancy of various types of new development. The resultant operating cost by development type was then factored up to include capital spending from the current budget.

- Revenues were estimated by applying the appropriate tax rate to an average assessment for each type of development. Non-tax revenues were incorporated where growth-related.
- Average operating expenditures were subtracted from average tax-related operating revenues, in order to yield an estimated annual surplus or deficit for each type of development (Tables A-4 and A-5). This result was modified for the different types of development locations and multiplied by the amount of development involved at each type of location for each scenario. The result is summarized in Tables A-6 and Table 6.

3.3 Roads – Capital Costs

a) The transportation model used, provides the same network of lane km for all scenarios. By 2031, as one moves from the 30% scenario to the more intensified scenarios, reductions in vehicle km travelled in York are anticipated as follows:

Scenario	Vehicle km Reduction Compared with 30%	Est. Capital Cost Savings (reflective of the % vehicle km reduction)
40%	2%	$44 million
50%	4%	$88 million
No Boundary Expansion	8%	$176 million

TABLE 6
SUMMARY OF ANNUAL TAX BUDGET SURPLUSES ANTICIPATED FOR THE DEVELOPMENT SCENARIOS (AS OF FULL 2031 BUILDOUT)
MILLIONS $2008

Scenario	Residential	Non-Residential	Total	
30%	30.1	17.3	47.4	
Difference				3.2
40%	32.6	18.0	50.6	
Difference				3.5
50%	35.3	18.8	54.1	
Difference				8.7
No Boundary Expansion	43.0	19.8	62.8	(vs. Regional tax levy of approximately $700 million 2008)

3. What are the primary fiscal differences between the scenarios? (Cont'd)

b) Similarly, reductions are anticipated in vehicle hours travelled, as follows:

Scenario	Vehicle Hour Reduction Compared with 30%
40%	3%
50%	8%
No Boundary Expansion	16%

(These %'s are higher than in a) because of the impact of congestion)

c) These reductions in distance and time will serve to reduce road requirements and capital costs as indicated. They will also reduce the auto operating costs of York residents and businesses and provide additional non-commuting personal time to the Region's work force and other trip-makers.

3. What are the primary fiscal differences between the scenarios? (Cont'd)

3.4 Transit – Capital and Operating Costs

a) A small increase in YRT/VIVA transit peak period passenger km is forecast, as follows:

Scenario	Passenger km Reduction Compared with 30%
40%	1%
50%	2%
No Boundary Expansion	4%

b) No increase in transit line service hours is forecast.

c) No increase in transit operating costs is anticipated for the higher intensification (and higher transit usage) scenarios, as a result of savings re less activity in the whitebelt areas, generally offsetting any additional vehicle requirements in intensified areas.

3. What are the primary fiscal differences between the scenarios? (Cont'd)

3.5 Water and Wastewater – Capital and Operating Costs

a) Water Capital

- The 30%, 40% and 50% scenarios all have the same capital cost 2008-2031 at $212.7 million. "No Boundary Expansion" would reduce those costs by $8.5 million.
- It is also noted that medium/high density development typically generates approximately 35% lower water flow per capita than low density development, which potentially translates into lower capital costs for supply (which would potentially impact the development charge).

b) Wastewater Capital

- The capital costs of the 30%, 40% and 50% scenarios are almost identical at $1.504-1.505 billion. "No Boundary Expansion" is expected to be $41.7 million less expensive than 30%, based on the foregone need for the Northeast Vaughan collector.

c) Operating Costs

- Would be slightly less in the case of "No Boundary Expansion."

3. What are the primary fiscal differences between the scenarios? (Cont'd)

3.6 Schools

- Accommodating a higher number of persons (including same family households) in apartments in centres and corridors is expected to:
  a) reduce overall pupil requirements in York (in comparison with scenarios with more low density development);
  b) increase the potential usage of existing mature area schools;
  c) reduce school bus costs to some extent.

  However, the resultant financial implications for York property taxpayers are very limited, because education property tax rates are Provincially standardized.

3.7 Area Municipal

Higher levels of development in centers and corridors would potentially reduce new fire station/ vehicle/staff requirements, permit fuller usage to be made of existing parks, reduce waste management costs per capita (based on reduced service provision to high density) and reduce the network of area-municipal water and sewer pipes and local roads to be installed and maintained in Greenfield settings. These savings are expected to potentially represent unquantified reductions in area municipal property taxes and user rates.

4. What are the primary economic differences between the scenarios?

4.1 Higher levels of intensification will result in more apartment production and larger numbers of office, retail and industrial labour force residents in the Region.

4.2 This improved match of resident labour force and local jobs will:

- reduce commuting time and distance;
- facilitate recruitment and local business operators;
- further the diversification and successful functioning of the core areas.

4.3 Restricting low density residential development in favour of a higher density development forecast that may not be met would serve to further increase low density housing prices and restrict the Region's growth rate.

5. What conclusions can be drawn from this evaluation?

5.1 There are some additional fiscal and economic benefits involved with selecting the scenarios with the highest amount of intensification (i.e. "50%" and "No Boundary Expansion"), but there are also significant market risks and uncertainties.

5.2 The market feasibility of No Boundary Expansion and to some extent, the 50% Intensification scenario was addressed in Section #2 above, in terms of the rate and amount of apartment construction. As a result, there is question as to whether the former scenario and possibly the latter, represents a sound market basis for the Region's Growth Plan.

5.3 The potential fiscal benefits include small property tax benefits for the Region and Area Municipalities, both operating and capital, tax budget and user rate budget and development charge-related.

5.4 The capital infrastructure cost differences can be largely expected to translate into small variations in the Region's development charge quantum. This potentially impacts the Region in terms of debt levels. Any cost reductions indirectly factor into potentially reduced new home prices and rents, which would have a financial impact on residents.

5. What conclusions can be drawn from this evaluation? (Cont'd)

5.5 The differences involved in the labour force/job match can be expected to impact Regional quality of life, capital requirements for roads and transit and the Region's ability to meet its employment growth objectives.

5.6 Low density house prices will rise beyond what would otherwise occur, in response to a market undersupply of low density housing. Similarly, to the extent that high density housing may be widely supplied, apartment prices/rents will moderate.

5.7 The Region's growth scenarios are designed to move progressively further from current status quo market production, as one moves from 30% through to "No Boundary Expansion". The further one moves from current housing market trends, the greater the uncertainty in terms of successful implementation. Supply and demand mismatch in this regard can be expected to have two primary effects:

- an increase in housing costs for low density units where they are undersupplied. This is of benefit to developers and existing homeowners and detrimental to prospective homeowners and employers.
- high density growth which falls short of the forecast objective and would necessitate interim funding of any capital investment which had been oversized in anticipation of more rapid growth (which will necessitate careful monitoring and co-ordination, in order to avoid/mitigate).

5. What conclusions can be drawn from this evaluation? (Cont'd)

5.8 The potential economic benefits include the attraction of a more diversified labour force with the potential to improve live/work, reduce commuting time and cost, and facilitate job creation, which is important.

5.9 For these reasons, the fiscal and economic evaluation favours the 30% and 40% scenarios. The 40% scenario is preferred as a result of the above-referenced points and its potential for:

- better utilization of the Region's transit investment and creation of a more balance transportation network;
- reduced environmental costs;
- a higher contribution to the vibrancy and diversity of Regional centres;
- attraction of a more diverse labour force.

APPENDICES

TABLE A-1
YORK REGION
GROWTH MANAGEMENT STUDY-GROWTH FORECASTS
2006-2031

(POPULATION, HOUSEHOLDS AND HOUSING UNITS)

Population	2006	2011	2016	2021	2026	2031	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2006-2031
30% Intensification	929,865	1,080,005	1,217,773	1,328,582	1,421,963	1,502,431	150,140	137,767	110,809	93,381	80,468	572,566
40% Intensification	929,865	1,080,005	1,217,773	1,328,567	1,421,879	1,502,264	150,140	137,768	110,794	93,312	80,385	572,399
50% Intensification	929,865	1,080,005	1,217,756	1,328,457	1,421,729	1,502,085	150,140	137,750	110,701	93,272	80,356	572,220
No Boundary Expansion	929,865	1,080,005	1,217,790	1,328,486	1,421,725	1,501,999	150,140	137,785	110,696	93,239	80,274	572,134
Compared to 40% Scenario												
30% Intensification	-	-	0	(15)	(84)	(167)	-	0	(15)	(69)	(83)	(167)
50% Intensification	-	-	17	110	150	179	-	17	93	40	29	179
No Boundary Expansion	-	-	(17)	81	154	265	-	(17)	99	73	111	265

Total Households	2006	2011	2016	2021	2026	2031	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2006-2031
30% Intensification	275,547	332,214	383,492	428,029	466,179	498,711	56,668	51,277	44,537	38,150	32,531	223,164
40% Intensification	275,547	332,214	384,849	430,482	471,494	506,223	56,668	52,634	45,633	41,012	34,729	230,676
50% Intensification	275,547	332,214	387,513	437,021	479,431	515,544	56,668	55,298	49,508	42,410	36,113	239,997
No Boundary Expansion	275,547	332,214	387,631	444,059	492,987	533,846	56,668	55,417	56,428	48,928	40,859	258,299
Compared to 40% Scenario												
30% Intensification	-	-	1,357	2,453	5,314	7,512	-	1,357	1,096	2,861	2,198	7,512
50% Intensification	-	-	(2,664)	(6,539)	(7,937)	(9,321)	-	(2,664)	(3,875)	(1,398)	(1,384)	(9,321)
No Boundary Expansion	-	-	(2,783)	(13,577)	(21,493)	(27,623)	-	(2,783)	(10,794)	(7,916)	(6,130)	(27,623)

Singles/Semis	2006	2011	2016	2021	2026	2031	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2006-2031
30% Intensification	217,836	243,449	276,556	299,119	315,133	328,025	25,612	33,108	22,563	16,014	12,892	110,188
40% Intensification	217,836	243,449	275,039	296,215	308,590	317,490	25,612	31,591	21,175	12,375	8,900	99,653
50% Intensification	217,836	243,449	271,664	287,821	298,338	306,508	25,612	28,215	16,158	10,517	8,170	88,672
No Boundary Expansion	217,836	243,449	271,853	282,352	288,753	293,186	25,612	28,404	10,500	6,401	4,433	75,350
Compared to 40% Scenario												
30% Intensification	-	-	(1,517)	(2,905)	(6,543)	(10,535)	-	(1,517)	(1,388)	(3,638)	(3,992)	(10,535)
50% Intensification	-	-	3,376	8,393	10,252	10,981	-	3,376	5,018	1,859	730	10,981
No Boundary Expansion	-	-	3,187	13,862	19,837	24,303	-	3,187	10,676	5,974	4,466	24,303

Rows	2006	2011	2016	2021	2026	2031	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2006-2031
30% Intensification	28,691	35,824	43,084	51,443	62,748	71,737	7,134	7,260	8,359	11,304	8,990	43,047
40% Intensification	28,691	35,824	43,084	51,443	62,748	71,737	7,134	7,260	8,359	11,304	8,990	43,047
50% Intensification	28,691	35,824	43,088	51,417	62,730	71,748	7,134	7,263	8,329	11,313	9,018	43,057
No Boundary Expansion	28,691	35,824	42,933	48,089	54,257	60,283	7,134	7,108	5,156	6,167	6,026	31,592
Compared to 40% Scenario												
30% Intensification	-	-	-	-	-	-	-	-	-	-	-	-
50% Intensification	-	-	(4)	26	18	(11)	-	(4)	30	(9)	(28)	(11)
No Boundary Expansion	-	-	151	3,354	8,491	11,455	-	151	3,203	5,137	2,964	11,455

Apartments	2006	2011	2016	2021	2026	2031	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2006-2031
30% Intensification	29,020	52,941	63,851	77,467	88,299	98,949	23,921	10,910	13,615	10,832	10,650	69,929
40% Intensification	29,020	52,941	66,725	82,824	100,156	116,996	23,921	13,784	16,099	17,332	16,840	87,976
50% Intensification	29,020	52,941	72,762	97,782	118,363	137,288	23,921	19,820	25,021	20,580	18,925	108,268
No Boundary Expansion	29,020	52,941	72,846	113,618	149,977	180,377	23,921	19,904	40,772	36,359	30,400	151,357
Compared to 40% Scenario												
30% Intensification	-	-	2,874	5,358	11,857	18,047	-	2,874	2,484	6,500	6,190	18,047
50% Intensification	-	-	(6,036)	(14,958)	(18,207)	(20,292)	-	(6,036)	(8,922)	(3,249)	(2,085)	(20,292)
No Boundary Expansion	-	-	(6,121)	(30,793)	(49,821)	(63,381)	-	(6,121)	(24,673)	(19,028)	(13,560)	(63,381)

TABLE A-1
YORK REGION
GROWTH MANAGEMENT STUDY-GROWTH FORECASTS
2006-2031

(HOUSING MIX)

	2006	2011	2016	2021	2026	2031		2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2006-2031
30% Intensification													
Low	79%	73%	71%	67%	64%	61%		45%	60%	40%	33%	32%	43%
Medium	10%	11%	11%	12%	13%	13%		13%	13%	15%	23%	22%	17%
High	11%	16%	18%	21%	23%	25%		42%	27%	45%	44%	46%	41%
Total	100%	100%	100%	100%	100%	100%		100%	100%	100%	100%	100%	100%
40% Intensification													
Low	79%	73%	71%	67%	63%	59%		45%	57%	38%	25%	22%	39%
Medium	10%	11%	11%	12%	13%	13%		13%	13%	15%	23%	22%	17%
High	11%	16%	18%	22%	25%	27%		42%	30%	48%	52%	56%	45%
Total	100%	100%	100%	100%	100%	100%		100%	100%	100%	100%	100%	100%
50% Intensification													
Low	79%	73%	70%	65%	61%	57%		45%	51%	29%	21%	20%	34%
Medium	10%	11%	11%	12%	13%	13%		13%	13%	15%	23%	22%	17%
High	11%	16%	19%	24%	27%	29%		42%	36%	57%	55%	58%	49%
Total	100%	100%	100%	100%	100%	100%		100%	100%	100%	100%	100%	100%
No Boundary Expansion													
Low	79%	73%	70%	64%	59%	55%		45%	51%	19%	13%	11%	29%
Medium	10%	11%	11%	11%	11%	11%		13%	13%	9%	13%	15%	12%
High	11%	16%	19%	26%	30%	34%		42%	36%	72%	74%	74%	59%
Total	100%	100%	100%	100%	100%	100%		100%	100%	100%	100%	100%	100%

TABLE A-1
YORK REGION
GROWTH MANAGEMENT STUDY-GROWTH FORECASTS
2006-2031

(EMPLOYMENT BY TYPE)

Employment	2006	2011	2016	2021	2026	2031	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2006-2031
30% Intensification	463,891	566,802	655,953	722,395	759,412	796,316	102,911	89,151	66,442	37,017	36,904	332,425
40% Intensification	463,928	566,860	655,991	722,431	759,512	796,333	102,931	89,132	66,440	37,081	36,821	332,405
50% Intensification	463,928	566,874	656,002	722,432	759,510	796,331	102,945	89,129	66,430	37,078	36,821	332,403
No Boundary Expansion	463,928	566,874	656,763	721,686	759,514	796,322	102,945	89,890	64,923	37,828	36,808	332,394
Compared to 40% Scenario												
30% Intensification	37	57	38	36	100	17	20	(19)	(2)	64	(83)	(20)
50% Intensification	-	(14)	(11)	(1)	2	2	(14)	3	10	3	0	2
No Boundary Expansion	0	(14)	(772)	745	(2)	11	(14)	(758)	1,517	(747)	13	11

Major Office	2006	2011	2016	2021	2026	2031	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2006-2031
30% Intensification	65,626	84,124	99,672	112,842	121,098	129,801	18,498	15,548	13,170	8,256	8,703	64,175
40% Intensification	65,626	84,124	99,672	112,842	121,098	129,801	18,498	15,548	13,170	8,256	8,703	64,175
50% Intensification	65,626	84,124	99,672	112,842	121,098	129,801	18,498	15,548	13,170	8,256	8,703	64,175
No Boundary Expansion	63,217	82,308	97,868	111,051	119,307	128,011	19,091	15,560	13,183	8,256	8,704	64,794
Compared to 40% Scenario												
30% Intensification	-	-	-	-	-	-	-	-	-	-	-	-
50% Intensification	-	-	-	-	-	-	-	-	-	-	-	-
No Boundary Expansion	2,409	1,816	1,804	1,791	1,791	1,790	(593)	(12)	(13)	-	(1)	(619)

Population Based	2006	2011	2016	2021	2026	2031	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2006-2031
30% Intensification	156,983	173,900	188,208	195,357	198,227	204,230	16,917	14,309	7,149	2,869	6,004	47,247
40% Intensification	156,983	173,957	188,244	195,399	198,328	204,250	16,974	14,287	7,155	2,929	5,922	47,267
50% Intensification	156,983	173,848	188,128	195,260	198,126	204,057	16,865	14,280	7,132	2,866	5,931	47,074
No Boundary Expansion	156,983	173,967	189,002	194,679	198,331	204,240	16,984	15,035	5,677	3,652	5,909	47,257
Compared to 40% Scenario												
30% Intensification	-	57	36	41	101	19	57	(22)	6	60	(81)	19
50% Intensification	-	109	116	139	202	193	109	7	23	63	(9)	193
No Boundary Expansion	-	(10)	(758)	720	(3)	10	(10)	(748)	1,478	(723)	13	10

Employment Area Employment	2006	2011	2016	2021	2026	2031	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2006-2031
30% Intensification	205,134	261,318	309,317	345,542	364,100	382,659	56,184	47,999	36,225	18,558	18,559	177,525
40% Intensification	205,134	261,318	309,317	345,542	364,100	382,659	56,184	47,999	36,225	18,558	18,559	177,525
50% Intensification	205,134	261,318	309,317	345,542	364,100	382,659	56,184	47,999	36,225	18,558	18,559	177,525
No Boundary Expansion	207,543	263,134	311,120	347,332	365,891	384,449	55,591	47,987	36,212	18,558	18,558	176,907
Compared to 40% Scenario												
30% Intensification	-	-	-	-	-	-	-	-	-	-	-	-
50% Intensification	-	-	-	-	-	-	-	-	-	-	-	-
No Boundary Expansion	(2,409)	(1,816)	(1,803)	(1,791)	(1,791)	(1,791)	593	12	13	(0)	1	618

Work at Home	2006	2011	2016	2021	2026	2031	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2006-2031
30% Intensification	36,148	47,461	58,756	68,654	75,988	79,626	11,312	11,295	9,898	7,334	3,638	43,478
40% Intensification	36,186	47,461	58,759	68,649	75,987	79,624	11,275	11,298	9,890	7,338	3,637	43,438
50% Intensification	36,186	47,584	58,886	68,789	76,187	79,815	11,398	11,302	9,903	7,398	3,628	43,629
No Boundary Expansion	36,186	47,465	58,773	68,624	75,986	79,623	11,279	11,308	9,851	7,362	3,637	43,437
Compared to 40% Scenario												
30% Intensification	37	0	3	(5)	(1)	(2)	(37)	3	(8)	4	(2)	(39)
50% Intensification	-	(123)	(127)	(140)	(200)	(191)	(123)	(4)	(13)	(60)	9	(191)
No Boundary Expansion	-	(4)	(14)	25	1	1	(4)	(10)	39	(24)	(0)	1

TABLE A-2
(HOUSING BY LOCATION)

2006 - 2031 Greenfield Growth
(Designated plus Whitebelt)

	50% Scenario						No Boundary Expansion Scenario					
	50% Scenario Total Growth 2006 - 2031						No Growth Scenario Total Growth 2006 - 2031					
	Singles	Semis	Rows	Apts	Duplex	Total	Singles	Semis	Rows	Apts	Duplex	Total
Aurora	3,332	709	1,249	402	0	5,692	3,976	709	1,252	402	0	6,338
East Gwillimbury	10,777	2,559	5,633	1,714	0	20,682	8,479	1,603	2,843	1,696	0	14,621
Georgina	3,772	496	1,075	1,400	0	6,743	4,651	496	1,077	1,389	0	7,613
King	2,740	450	654	692	0	4,536	3,151	449	654	691	0	4,947
Markham	11,675	3,673	8,151	6,728	0	30,227	6,319	2,242	4,271	6,728	0	19,561
Newmarket	2,601	304	510	983	0	4,398	2,990	304	511	986	0	4,792
Richmond Hill	5,786	168	4,855	7,212	0	18,022	6,349	168	4,855	7,226	0	18,598
Vaughan	17,143	5,183	8,037	5,592	0	35,955	11,876	3,751	3,778	5,592	0	24,997
Whitchurch-Stouffville	6,115	1,895	1,625	1,044	0	10,678	6,645	1,894	1,624	1,043	0	11,206
York Region	63,940	15,438	31,787	25,767	0	136,933	54,436	11,618	20,864	25,754	0	112,672

2006 - 2031 Centres and Corridors Growth

	50% Scenario						No Boundary Expansion Scenario					
	Total Growth 2006 - 2031						Total Growth 2006 - 2031					
	Singles	Semis	Rows	Apts	Duplex	Total	Singles	Semis	Rows	Apts	Duplex	Total
Aurora	0	0	375	2,820	0	3,195	0	0	373	4,046	0	4,419
East Gwillimbury	0	0	0	0	0	0	0	0	0	0	0	0
Georgina	0	0	0	0	0	0	0	0	0	0	0	0
King	0	0	0	76	0	76	0	0	0	0	0	0
Markham	0	0	3,788	25,992	0	29,780	0	0	3,370	40,880	0	44,250
Newmarket	0	0	0	4,160	0	4,160	0	0	0	6,806	0	6,806
Richmond Hill	0	0	1,020	10,176	0	11,196	0	0	1,020	16,689	0	17,709
Vaughan	0	0	1,750	24,198	0	25,948	0	0	1,750	38,768	0	40,518
Whitchurch-Stouffville	0	0	0	0	0	0	0	0	0	0	0	0
York Region	0	0	6,933	67,421	0	74,354	0	0	6,513	107,189	0	113,702

2006 - 2031 Other Intensification Growth
(All Other Intensification not located in either Centres or Corridors)

	50% Scenario						No Boundary Expansion Scenario					
	Total Growth 2006 - 2031						Total Growth 2006 - 2031					
	Singles	Semis	Rows	Apts	Duplex	Total	Singles	Semis	Rows	Apts	Duplex	Total
Aurora	0	0	187	0	423	610	0	0	187	0	423	610
East Gwillimbury	0	0	205	750	750	1,705	0	0	128	0	750	878
Georgina	0	12	488	1,677	900	3,077	0	12	488	1,690	900	3,090
King	0	0	165	551	82	798	0	0	165	627	82	874
Markham	0	401	0	3,050	2,125	5,576	0	401	0	3,475	2,125	6,001
Newmarket	0	250	353	408	294	1,305	0	250	353	670	294	1,567
Richmond Hill	0	530	1,315	547	1,145	3,537	0	530	1,315	742	1,145	3,732
Vaughan	0	31	1,430	7,258	2,179	10,898	0	31	1,385	10,370	2,179	13,965
Whitchurch-Stouffville	0	0	194	838	476	1,509	0	0	194	840	476	1,510
York Region	0	1,224	4,337	15,080	8,375	29,015	0	1,224	4,215	18,414	8,375	32,228

2006 - 2031 Total Growth

	50% Scenario						No Boundary Expansion Scenario					
	Total Growth 2006 - 2031						Total Growth 2006 - 2031					
	Singles	Semis	Rows	Apts	Duplex	Total	Singles	Semis	Rows	Apts	Duplex	Total
Aurora	3,332	709	1,811	3,222	423	9,496	3,976	709	1,812	4,447	423	11,367
East Gwillimbury	10,777	2,559	5,838	2,464	750	22,387	8,479	1,603	2,971	1,696	750	15,499
Georgina	3,772	508	1,563	3,077	900	9,820	4,651	508	1,565	3,079	900	10,703
King	2,740	450	819	1,319	82	5,410	3,151	449	819	1,318	82	5,821
Markham	11,675	4,074	11,939	35,770	2,125	65,584	6,319	2,643	7,641	51,084	2,125	69,812
Newmarket	2,601	554	863	5,551	294	9,863	2,990	554	864	8,463	294	13,165
Richmond Hill	5,786	698	7,190	17,935	1,145	32,755	6,349	698	7,190	24,657	1,145	40,040
Vaughan	17,143	5,214	11,217	37,048	2,179	72,801	11,876	3,782	6,913	54,730	2,179	79,480
Whitchurch-Stouffville	6,115	1,895	1,819	1,882	476	12,186	6,645	1,894	1,818	1,883	476	12,716
York Region	63,940	16,662	43,057	108,268	8,375	240,302	54,436	12,842	31,592	151,357	8,375	258,602

Source: York Region Planning Department, March 2008
Watson & Associates Economists Ltd.

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TABLE A-3

E. GTAH HOUSING BY TYPE BY REGION - REFERENCE FORECAST SCENARIOS

"COMPACT"

TABLE E.7

TORONTO HOUSING UNITS (000s)					
	Singles	Semis	Rows	Apts	Total
2001	307	92	52	492	943
2011	320	96	62	589	1,067
2021	326	100	72	683	1,181
2031	329	102	82	752	1,265
Growth 2001-31	22	10	30	260	322
Per Cent Change	7%	11%	58%	53%	34%

TABLE E.8

YORK HOUSING UNITS (000s)					
	Singles	Semis	Rows	Apts	Total
2001	167	9	19	27	222
2011	231	22	39	39	331
2021	277	36	57	55	425
2031	312	47	76	69	504
Growth 2001-31	145	38	57	42	282
Per Cent Change	87%	422%	300%	156%	127%

TABLE E.9

PEEL HOUSING UNITS (000s)					
	Singles	Semis	Rows	Apts	Total
2001	154	38	38	78	308
2011	206	53	53	93	405
2021	232	69	68	114	483
2031	251	83	83	132	549
Growth 2001-31	97	45	45	54	241
Per Cent Change	63%	118%	118%	69%	78%

TABLE E.10

DURHAM HOUSING UNITS (000s)					
	Singles	Semis	Rows	Apts	Total
2001	120	11	14	27	172
2011	159	14	22	30	225
2021	194	22	32	41	289
2031	223	30	43	52	348
Growth 2001-31	103	19	29	25	176
Per Cent Change	86%	173%	207%	93%	102%

TABLE E.11

HALTON HOUSING UNITS (000s)					
	Singles	Semis	Rows	Apts	Total
2001	85	6	17	26	134
2011	115	11	30	31	187
2021	141	18	44	39	242
2031	163	26	59	48	296
Growth 2001-31	78	20	42	22	162
Per Cent Change	92%	333%	247%	85%	121%

TABLE E.12

HAMILTON HOUSING UNITS (000s)					
	Singles	Semis	Rows	Apts	Total
2001	113	6	16	54	189
2011	125	6	20	58	209
2021	136	10	26	67	239
2031	146	13	33	77	269
Growth 2001-31	33	7	17	23	80
Per Cent Change	29%	117%	106%	43%	42%

Source: Statistics Canada and Hemson Consulting Ltd.

Note: Numbers may not add due to rounding. All time periods are in Census years, that is mid-year to mid-year periods.

TABLE A-4
YORK REGION
GENERAL OPERATING BUDGET NET IMPACT-REGION WIDE DEVELOPMENT 2008$ (BY RESIDENTIAL UNIT TYPE)

				Single Detached 40-50 ft. Frontage	Single Detached <40 ft. Frontage	Semi Detached 50-60 ft. Frontage	Townhouse/ Row House	Apartment One Bedroom	Apartment Two Bedroom
1			PPU	3.59	3.59	3.10	2.95	1.51	2.00
			EMPLOYEES						
2 Revenue Increases			'08						
Non-Tax Revenue Per Capita			$46.18	165.8	165.8	143.2	136.2	69.7	92.4
Non-Tax Revenue Per Emp.			$46.26	-	-	-	-	-	-
			Total Non-Tax Revenue	165.8	165.8	143.2	136.2	69.7	92.4
Average Mid 2003 Base Year Assessment (2005 tax year)				366,000	342,000	256,000	261,000	178,000	240,000
Estimated Jan./05 Base Year Assessment Increase to (2008 tax year)	X	11% 9% 2%	Singles/Semis [1] Townhouse/Rows Apartments	406,260	379,620	284,160	284,490	181,560	244,800
			2007 Tax Rate	0.495700%	0.495700%	0.495700%	0.495700%	0.495700%	0.495700%
			Total Tax Revenue	2,013.8	1,881.8	1,408.6	1,410.2	900.0	1,213.5
Total Annual Revenue Increase				**2,179.6**	**2,047.6**	**1,551.8**	**1,546.4**	**969.7**	**1,305.9**
3 Operating Expenditures									
Operating Expenditures Per Capita	$329.85	(table 5)		1,184.2	1,184.2	1,022.5	973.1	498.1	659.7
Waste Management Adjustment for Apartments	$ 2.03 [2]	per capita for non-apartments		7.3	7.3	6.3	6.0		
	$ (31.18) [2]	per capita for apartments						(47.1)	(62.4)
Operating Expenditures Per Emp.	$242.28	(table 5)		-	-	-	-	-	-
GTA Pooling	0.0788%		Tax Rate	320.1	299.1	223.9	224.2	143.1	192.9
Sub-total				1,511.6	1,490.6	1,252.7	1,203.3	594.1	790.2
Capital Spending From Current Budget			31%	468.6	462.1	388.3	373.0	184.2	245.0
Total Annual Operating Expenditures				**1,980.2**	**1,952.7**	**1,641.0**	**1,576.3**	**778.3**	**1,035.2**
Annual Operating Surplus (Deficit) Per Dwelling Unit				**199.4**	**94.9**	**(89.2)**	**(29.9)**	**191.4**	**270.7**
% of Tax Revenue				**9.9%**	**5.0%**	**-6.3%**	**-2.1%**	**21.3%**	**22.3%**

[1] Assessment increases based on MPAC's Market Change Profile. December 2005.

[2] $ 31,021,000 Waste Management Expenditures / 994,800 2008 DC Population = $ 31.18 per capita

Difference equal to: $ 2.03 per capita

$ 31,021,000 Waste Management Expenditures / 934,120 Est. excluding population in apartments (6% of pop in apartments as per '06 Census) = $ 33.21 per capita

TABLE A-4
YORK REGION
GENERAL OPERATING BUDGET NET IMPACT-REGION WIDE DEVELOPMENT 2008$ (BY NON-RESIDENTIAL USE)

			Retail	Retail Big Box	Office	Standard Industrial/ Industrial Mall	Commercial Condo	Mixed Use	Exempt Institutional
1		Sq.ft./empl	450	550	350	800	400	400	600
		PPU EMPLOYEES	4.44	3.64	5.71	2.50	5.00	5.00	3.33
2 **Revenue Increases**		'08							
Non-Tax Revenue Per Capita		$46.18	-	-	-	-	-	-	-
Non-Tax Revenue Per Emp.		$46.26	205.4	168.4	264.1	115.7	231.3	231.3	154.0
		Total Non-Tax Revenue	205.4	168.4	264.1	115.7	231.3	231.3	154.0
Average Mid 2003 Base Year Assessment (2005 tax year) (per 2,000 sq.ft.)			244,000	262,000	240,000	140,000	270,000	184,000	-
Estimated Jan./05 Base Year Assessment Increase to (2008 tax year)	X	13% Commercial/Office [1] 10% Industrial	275,720	296,060	271,200	154,000	305,100	207,920	-
		2007 Tax Rate	0.598300%	0.598300%	0.598300%	0.681000%	0.598300%	0.598300%	0.000000%
		Total Tax Revenue	1,649.6	1,771.3	1,622.6	1,048.7	1,825.4	1,244.0	-
Total Annual Revenue Increase			**1,855.0**	**1,939.7**	**1,886.7**	**1,164.4**	**2,056.7**	**1,475.3**	**154.0**
3 **Operating Expenditures**									
Operating Expenditures Per Capita	$329.85	(table 5)	-	-	-	-	-	-	-
Operating Expenditures Per Emp.	$242.28	(table 5)	1,075.7	881.9	1,383.4	605.7	1,211.4	1,211.4	806.8
GTA Pooling		Tax Rate	0.0951%	0.0951%	0.0951%	0.1082%	0.0951%	0.0951%	-
GTA Pooling			262.2	281.6	257.9	166.6	290.2	197.7	-
Sub-total			1,337.9	1,163.5	1,641.3	772.3	1,501.6	1,409.1	806.8
Capital Spending From Current Budget		31%	414.7	360.7	508.8	239.4	465.5	436.8	250.1
Annualized Tax Cost of DC Discount	(Note: Retail DC Discount No longer in effect June/09, Non-retail by 2010)								
Total Annual Operating Expenditures			**1,752.6**	**1,524.2**	**2,150.1**	**1,011.7**	**1,967.1**	**1,845.9**	**1,056.9**
Annual Operating Surplus (Deficit) Per 2,000 Sq.Ft. GFA			**102.4**	**415.5**	**(263.4)**	**152.7**	**89.6**	**(370.6)**	**(902.9)**
% of Tax Revenue			**6.2%**	**23.5%**	**-16.2%**	**14.6%**	**4.9%**	**-29.8%**	**n/a**

[1] Assessment increases based on MPAC's Market Change Profile. December 2005.

TABLE A-4
YORK REGION
GENERAL OPERATING BUDGET NET IMPACT-CENTRES AND CORRIDORS 2008$ (BY RESIDENTIAL TYPE)

			Single Detached 40-50 ft. Frontage	Single Detached <40 ft. Frontage	Semi Detached 50-60 ft. Frontage	Townhouse/ Row House	Apartment Two Bedroom
1		PPU	3.59	3.59	3.10	2.95	2.00
2 **Revenue Increases**		EMPLOYEES					
		'08					
Non-Tax Revenue Per Capita		$46.18	n/a	n/a	n/a	136.2	92.4
Non-Tax Revenue Per Emp.		$46.26	-	-	-	-	-
		Total Non-Tax Revenue	-	-	-	136.2	92.4
Average Mid 2003 Base Year Assessment (2005 tax year)			n/a	n/a	n/a	275,000	250,000
Estimated Jan./05 Base Year Assessment Increase to (2008 tax year)	X 11% Singles/Semis [1] 9% Townhouse/Rows 2% Apartments		n/a	n/a	n/a	299,750	255,000
		2007 Tax Rate	0.495700%	0.495700%	0.495700%	0.495700%	0.495700%
		Total Tax Revenue	n/a	n/a	n/a	1,485.9	1,264.0
Total Annual Revenue Increase			**n/a**	**n/a**	**n/a**	**1,622.1**	**1,356.4**
3 **Operating Expenditures**							
Operating Expenditures Per Capita	$329.85 (table 5)		n/a	n/a	n/a	973.1	659.7
Waste Management Adjustment for Apartments	$ 2.03 [2] per capita for non-apartments $ (31.18) [2] per capita for apartments		n/a	n/a	n/a	6.0	(62.4)
Operating Expenditures Per Emp.	$242.28 (table 5)		-	-	-	-	-
Expenditure Adjustment-Per Capita	($6.86) $13,121,000(Roads) ÷ 994,800 Pop. X 52%		n/a	n/a	n/a	(20.2)	(13.7)
GTA Pooling	0.0788%	Tax Rate	n/a	n/a	n/a	236.2	200.9
Sub-total			-	-	-	1,195.1	784.5
Capital Spending From Current Budget		31%	-	-	-	370.5	243.2
Total Annual Operating Expenditures			-	-	-	**1,565.6**	**1,027.7**
Annual Operating Surplus (Deficit) Per Dwelling Unit			**n/a**	**n/a**	**n/a**	**56.5**	**328.7**
% of Tax Revenue			**n/a**	**n/a**	**n/a**	**3.8%**	**26.0%**

[1] Assessment increases based on MPAC's Market Change Profile. December 2005.

[2] $ 31,021,000 Waste Management Expenditures / 994,800 2008 DC Population = $ 31.18 per capita

Difference equal to: $ 2.03 per capita

$ 31,021,000 Waste Management Expenditures / 934,120 Est. excluding population in apartments (6% of pop in apartments as per '06 Census) = $ 33.21 per capita

TABLE A-4
YORK REGION
GENERAL OPERATING BUDGET NET IMPACT-CENTRES AND CORRIDORS 2008$ (BY NON-RESIDENTIAL USE)

				Retail	Office/ Commercial Condo	Industrial	Special Commercial	Exempt Institutional
1			sq.ft./empl	450	350	800	1,500	600
			PPU					
2 Revenue Increases		'08	EMPLOYEES	4.44	5.71	2.50	1.33	3.33
Non-Tax Revenue Per Capita		$46.18		-	-	-	-	-
Non-Tax Revenue Per Emp.		$46.26		205.4	264.1	115.7	61.5	154.0
			Total Non-Tax Revenue	205.4	264.1	115.7	61.5	154.0
Estimated 2003 Assessment (2005 tax year) (per 2,000 sq.ft.)				322,000	284,000	152,000	250,000	-
Estimated Jan./05 Base Year Assessment Increase to (2008 tax year)	X	13% 10%	Commercial/Office [1] Industrial	363,860	320,920	167,200	282,500	-
			2007 Tax Rate	0.598300%	0.598300%	0.681000%	0.598300%	0.000000%
			Total Tax Revenue	2,177.0	1,920.1	1,138.6	1,690.2	-
Total Annual Revenue Increase				**2,382.4**	**2,184.2**	**1,254.3**	**1,751.7**	**154.0**
3 Operating Expenditures								
Operating Expenditures Per Capita	$329.85	(table 5)		-	-	-	-	-
Operating Expenditures Per Emp.	$242.28	(table 5)		1,075.7	1,383.4	605.7	322.2	806.8
Expenditure Adjustment-Per Emp.	($9.05)	$8,748,000 (Roads) ÷ 502,500 jobs x 52%		(40.2)	(51.7)	(22.6)	(12.0)	(30.1)
GTA Pooling			Tax Rate	0.0951%	0.0951%	0.1082%	0.0951%	-
GTA Pooling				346.0	305.2	180.9	268.7	-
Sub-total				1,381.5	1,636.9	764.0	578.9	776.7
Capital Spending From Current Budget			31%	428.3	507.4	236.8	179.4	240.8
Annualized Tax Cost of DC Discount		(Note: Retail DC Discount No longer in effect June/09, non-retail by 2010)						
Total Annual Operating Expenditures				**1,809.8**	**2,144.3**	**1,000.8**	**758.3**	**1,017.5**
Annual Operating Surplus (Deficit) Per 2,000 Sq.Ft. GFA				**572.6**	**39.9**	**253.5**	**993.4**	**(863.5)**
% of Tax Revenue				**26.3%**	**2.1%**	**22.3%**	**58.8%**	**n/a**

[1] Assessment increases based on MPAC's Market Change Profile. December 2005.

TABLE A-5
YORK REGION
SUMMARY OF NET FISCAL IMPACT FINDINGS
(ANNUAL OPERATING SURPLUS/DEFICIT)

	REGION WIDE			CENTRES & CORRIDORS		
	2005 FIR	2008 Budget	Difference	2005 FIR	2008 Budget	Difference
RESIDENTIAL (Per Dwelling Unit)						
Single Detached 40-50 ft. Frontage	$ 162	$ 199	$ 37	n/a	n/a	$ (418)
Single Detached <40 ft. Frontage	$ 64	$ 95	$ 31	n/a	n/a	$ (582)
Semi Detached 50-60 ft. Frontage	$ (93)	$ (89)	$ 4	n/a	n/a	$ (606)
Townhouse/ Row House	$ (17)	$ (30)	$ (13)	$ 81	$ 57	$ (600)
Apartment One Bedroom	$ 187	$ 191	$ 4	n/a	$ 103	$ (109)
Apartment Two Bedroom	$ 246	$ 271	$ 25	$ 315	$ 329	$ (137)
NON-RESIDENTIAL (Per 2,000 Sq.Ft. GFA)						
Retail	$ (1,073)	$ 102	$ 1,175	$ (607)	$ 573	$ 1,180
Retail Big Box	$ (785)	$ 416	$ 1,201	n/a	n/a	n/a
Office	$ (523)	$ (263)	$ 260	$ (201)	$ 40	$ 241
Standard Industrial/Industrial Mall	$ (121)	$ 153	$ 274	$ (8)	$ 254	$ 262
Commercial Condo	$ (198)	$ 90	$ 288	n/a	n/a	n/a
Special Commercial		n/a		$ 642	$ 993	$ 351
Mixed Use	$ (622)	$ (371)	$ 251	n/a	n/a	n/a
Tax Exempt Institutional	$ (830)	$ (903)	$ (73)	$ (768)	$ (863)	$ (95)

TABLE A-6
YORK REGION
ANNUAL AS OF 2031 RESIDENTIAL FISCAL IMPACT COMPARISONS (2008 $) FOR THE FOUR REGIONAL GROWTH SCENARIOS

Dwelling Type	Average Annual Fiscal Impact (2005$)	"30% Intensification"			"40% Intensification"			"50% Intensification"			"No Boundary Expansion"		
		# of Units		Impact $	# of Units		Impact $	# of Units		Impact $	# of Units		Impact $
1. Singles & Semis													
• Greenfield	$ 147	100,908	99%	$ 14,848,678	90,582	99%	$ 13,329,213	79,378	98%	$ 11,680,529	66,054	98%	$ 9,719,851
• Centres & Corridors	N/A	-	0%		-	0%		-	0%		-	0%	
• Other Intensification	147	1,224	1%	$ 180,038	1,224	1%	$ 180,038	1,224	2%	180,038	1,224	2%	$ 180,038
Sub-total	N/A	**102,132**		**$ 15,028,716**	**91,806**		**$ 13,509,251**	**80,602**		**$ 11,860,567**	**67,278**		**$ 9,899,889**
2. Row													
• Greenfield	(30)	31,777	62%	$ (950,126)	31,777	62%	$ (950,126)	31,787	62%	$ (950,445)	20,864	52%	$ (623,839)
• Centres & Corridors	57	6,933	13%	$ 391,942	6,933	13%	$ 391,942	6,933	13%	$ 391,942	6,513	16%	$ 368,188
• Other Intensification	13	12,712	25%	$ 169,277	12,712	25%	$ 169,277	12,712	25%	$ 169,277	12,590	32%	$ 167,652
Sub-total	N/A	**51,422**		**-$ 388,907**	**51,422**		**-$ 388,907**	**51,432**		**-$ 389,226**	**39,967**		**-$ 87,999**
3. Apartments													
• Greenfield	231	25,822	37%	$ 5,966,236	25,773	29%	$ 5,954,797	25,767	24%	$ 5,953,559	25,754	17%	$ 5,950,358
• Centres & Corridors	216	37,490	54%	$ 8,089,830	49,897	57%	$ 10,767,106	67,421	62%	$ 14,548,603	107,189	71%	$ 23,129,991
• Other Intensification	223	6,616	9%	$ 1,478,241	12,306	14%	$ 2,749,463	15,080	14%	$ 3,369,061	18,414	12%	$ 4,114,132
Sub-total	N/A	**69,929**		**$ 15,534,308**	**87,976**		**$ 19,471,366**	**108,268**		**$ 23,871,224**	**151,357**		**$ 33,194,480**
Total Residential													
• Singles & Semis	N/A	102,132	46%	15,028,716	91,806	40%	13,509,251	80,602	34%	11,860,567	67,278	26%	9,899,889
• Row	N/A	51,422	23%	(388,907)	51,422	22%	(388,907)	51,432	21%	(389,226)	39,967	15%	(87,999)
• Apartment	N/A	69,929	31%	15,534,308	87,976	38%	19,471,366	108,268	45%	23,871,224	151,357	59%	33,194,480
Total	N/A	**223,482**		**$ 30,174,117**	**231,204**		**$ 32,591,710**	**240,302**		**$ 35,342,565**	**258,602**		**$ 43,006,370**
Difference Compared to 40% Scenario	N/A			(2,417,593)			N/A			+ 2,750,855			+ 10,414,660

TABLE A-6
YORK REGION
ANNUAL AS OF 2031 NON-RESIDENTIAL FISCAL IMPACT COMPARISONS (2008 $) FOR THE FOUR REGIONAL GROWTH SCENARIOS

Employment Type	Average Annual Fiscal Impact (2005$)	"30% Intensification"			"40% Intensification"			"50% Intensification"			"No Boundary Expansion"		
		Sq. Ft. of GFA		Impact $	Sq. Ft. of GFA		Impact $	Sq. Ft. of GFA		Impact $	Sq. Ft. of GFA		Impact $
1. Employment Area													
• Greenfield	$ 0.08	107,076,186	75%	$ 8,175,267	107,076,186	75%	$ 8,175,267	107,076,186	75%	$ 8,175,267	107,076,186	75%	$ 8,175,267
• Centres & Corridors	$ 0.13	9,386,521	7%	$ 1,189,890	9,386,521	7%	$ 1,189,890	9,386,521	7%	$ 1,189,890	9,386,521	7%	$ 1,189,890
• Other Intensification	$ 0.10	25,557,050	18%	$ 2,595,521	25,557,050	18%	$ 2,595,521	25,557,050	18%	2,595,521	25,557,050	18%	$ 2,595,521
Sub-total	**N/A**	**142,019,757**		**$ 11,960,677**	**142,019,757**		**$ 11,960,677**	**142,019,757**		**$ 11,960,677**	**142,019,757**		**$ 11,960,677**
2. Population Related													
• Greenfield	$ 0.05	31,769,394	70%	$ 1,626,593	27,224,609	60%	$ 1,393,900	22,687,287	50%	$ 1,161,589	19,962,971	44%	$ 1,022,104
• Centres & Corridors	$ 0.29	11,650,743	26%	$ 3,335,572	13,616,244	30%	$ 3,898,288	15,868,139	35%	$ 4,542,999	21,072,934	46%	$ 6,033,116
• Other Intensification	$ 0.17	1,964,711	4%	$ 331,542	4,533,496	10%	$ 765,020	6,819,148	15%	$ 1,150,721	4,334,483	10%	$ 731,437
Sub-total	**N/A**	**45,384,848**		**$ 5,293,707**	**45,374,349**		**$ 6,057,209**	**45,374,574**		**$ 6,855,309**	**45,370,388**		**$ 7,786,657**
3. Major Office													
• Greenfield	$ (0.13)	-	0%	$ -	-	0%	$ -	-	0%	$ -	-	0%	$ -
• Centres & Corridors	$ 0.02	14,559,900	76%	$ 290,402	14,559,900	76%	$ 290,402	14,559,900	76%	$ 290,402	14,559,900	76%	$ 290,402
• Other Intensification	$ (0.06)	4,692,600	24%	$ (262,210)	4,692,600	24%	$ (262,210)	4,692,600	24%	$ (262,210)	4,692,600	24%	$ (262,210)
Sub-total	**N/A**	**19,252,500**		**$ 28,192**	**19,252,500**		**$ 28,192**	**19,252,500**		**$ 28,192**	**19,252,500**		**$ 28,192**
Total Non-Residential													
• Employment	N/A	142,019,757	69%	11,960,677	142,019,757	69%	11,960,677	142,019,757	69%	11,960,677	142,019,757	69%	11,960,677
• Population Related	N/A	45,384,848	22%	5,293,707	45,374,349	22%	6,057,209	45,374,574	22%	6,855,309	45,370,388	22%	7,786,657
• Major Office	N/A	19,252,500	9%	28,192	19,252,500	9%	28,192	19,252,500	9%	28,192	19,252,500	9%	28,192
Total	**N/A**	**206,657,105**		**$ 17,282,576**	**206,646,606**		**$ 18,046,078**	**206,646,831**		**$ 18,844,178**	**206,642,645**		**$ 19,775,527**
Difference Compared to 40% Scenario	N/A			(763,502)			N/A			+ 798,100			+ 1,729,448

Table
Residential Building Permit Issuance in York Region 2000-2007

	Low Density		Medium Density		High Density		Total
2000	9,709	73.6%	2,320	17.6%	1,165	8.8%	13,194
2001	9,040	79.6%	1,776	15.6%	544	4.8%	11,360
2002	9,413	75.1%	2,075	16.6%	1,040	8.3%	12,528
2003	7,833	71.9%	2,015	18.5%	1,045	9.6%	10,893
2004	6,190	66.4%	1,727	18.5%	1,408	15.1%	9,325
2005	7,325	70.0%	2,162	20.7%	975	9.3%	10,462
2006	6,235	59.1%	1,902	18.0%	2,407	22.8%	10,544
2007	5,677	58.5%	1,623	16.7%	2,404	24.8%	9,704
Total	**61,422**	69.8%	**15,600**	17.7%	**10,988**	12.5%	**88,010**
Average	**7,678**	69.8%	**1,950**	17.7%	**1,374**	12.5%	**11,001**

Table
Census Households in York Region 2001-2006

	Low Density		Medium Density		High Density		Total
1996	140,810	79.3%	10,030	5.6%	26,735	15.1%	177,575
2001	176,135	78.9%	19,335	8.7%	27,715	12.4%	223,185
2006	203,650	73.9%	28,685	10.4%	43,340	15.7%	275,675
1996-2001 Growth	**35,325**	77.5%	**9,305**	20.4%	**980**	2.1%	**45,610**
2001-2006 Growth	**27,515**	52.4%	**9,350**	17.8%	**15,625**	29.8%	**52,490**

Low Density is defined as single detached, semi-detached, movable, and other single-attached dwellings.
Medium Density is defined as row dwellings.
High Density is defined as apartments five or more than storeys, apartments less than five storeys, and duplexes.

Table
York Region Basecase Scenario
Housing Forecast 2006-2031

	Low Density		Medium Density		High Density		Total
2006 Census	203,650	73.9%	28,685	10.4%	43,340	15.7%	275,675
2011	238,545	73.2%	37,548	11.5%	49,582	15.2%	325,675
2016	273,440	72.8%	46,410	12.4%	55,825	14.9%	375,675
2021	308,335	72.4%	55,273	13.0%	62,067	14.6%	425,675
2026	343,230	72.2%	64,136	13.5%	68,310	14.4%	475,675
2031	378,124	71.9%	72,998	13.9%	74,552	14.2%	525,675
2006-2011 Growth	**34,895**	69.8%	**8,863**	17.7%	**6,242**	12.5%	**50,000**
2011-2016 Growth	**34,895**	69.8%	**8,863**	17.7%	**6,242**	12.5%	**50,000**
2016-2021 Growth	**34,895**	69.8%	**8,863**	17.7%	**6,242**	12.5%	**50,000**
2021-2026 Growth	**34,895**	69.8%	**8,863**	17.7%	**6,242**	12.5%	**50,000**
2026-2031 Growth	**34,895**	69.8%	**8,863**	17.7%	**6,242**	12.5%	**50,000**

Basecase is 10,000 units a year with a housing mix based on the 2000-2007 average residential building permit issuance.

Table
York Region "No Boundary Expansion"
Housing Forecast 2006-2031

	Low Density		Medium Density		High Density		Total
2006 Census	203,650	73.9%	28,685	10.4%	43,340	15.7%	275,675
2011	229,262	69.0%	35,819	10.8%	67,261	20.2%	332,343
2016	257,666	66.5%	42,927	11.1%	87,166	22.5%	387,760
2021	268,166	60.4%	48,084	10.8%	127,938	28.8%	444,187
2026	274,567	55.7%	54,251	11.0%	164,297	33.3%	493,115
2031	279,000	52.2%	60,277	11.3%	194,697	36.5%	533,974
2006-2011 Growth	**25,612**	45.2%	**7,134**	12.6%	**23,921**	42.2%	**56,668**
2011-2016 Growth	**28,404**	51.3%	**7,108**	12.8%	**19,904**	35.9%	**55,417**
2016-2021 Growth	**10,500**	18.6%	**5,156**	9.1%	**40,772**	72.3%	**56,428**
2021-2026 Growth	**6,401**	13.1%	**6,167**	12.6%	**36,359**	74.3%	**48,928**
2026-2031 Growth	**4,433**	10.9%	**6,026**	14.7%	**30,400**	74.4%	**40,859**

Table
York Region 30% Intensification Scenario
Housing Forecast 2006-2031

	Low Density		Medium Density		High Density		Total
2006 Census	203,650	73.9%	28,685	10.4%	43,340	15.7%	275,675
2011	229,262	69.0%	35,819	10.8%	67,261	20.2%	332,343
2016	262,370	68.4%	43,079	11.2%	78,171	20.4%	383,620
2021	284,933	66.5%	51,438	12.0%	91,787	21.4%	428,157
2026	300,947	64.5%	62,742	13.5%	102,619	22.0%	466,307
2031	313,838	62.9%	71,732	14.4%	113,269	22.7%	498,839
2006-2011 Growth	**25,612**	45.2%	**7,134**	12.6%	**23,921**	42.2%	**56,668**
2011-2016 Growth	**33,108**	64.6%	**7,260**	14.2%	**10,910**	21.3%	**51,277**
2016-2021 Growth	**22,563**	50.7%	**8,359**	18.8%	**13,615**	30.6%	**44,537**
2021-2026 Growth	**16,014**	42.0%	**11,304**	29.6%	**10,832**	28.4%	**38,150**
2026-2031 Growth	**12,892**	39.6%	**8,990**	27.6%	**10,650**	32.7%	**32,531**

Table
York Region 40% Intensification Scenario
Housing Forecast 2006-2031

	Low Density		Medium Density		High Density		Total
2006 Census	203,650	73.9%	28,685	10.4%	43,340	15.7%	275,675
2011	229,262	69.0%	35,819	10.8%	67,261	20.2%	332,343
2016	260,853	67.8%	43,079	11.2%	81,045	21.1%	384,977
2021	282,028	65.5%	51,438	11.9%	97,144	22.6%	430,610
2026	294,404	62.4%	62,742	13.3%	114,476	24.3%	471,622
2031	303,303	59.9%	71,732	14.2%	131,316	25.9%	506,351
2006-2011 Growth	**25,612**	45.2%	**7,134**	12.6%	**23,921**	42.2%	**56,668**
2011-2016 Growth	**31,591**	60.0%	**7,260**	13.8%	**13,784**	26.2%	**52,634**
2016-2021 Growth	**21,175**	46.4%	**8,359**	18.3%	**16,099**	35.3%	**45,633**
2021-2026 Growth	**12,375**	30.2%	**11,304**	27.6%	**17,332**	42.3%	**41,012**
2026-2031 Growth	**8,900**	25.6%	**8,990**	25.9%	**16,840**	48.5%	**34,729**

Table
York Region 50% Intensification Scenario
Housing Forecast 2006-2031

	Low Density		Medium Density		High Density		Total
2006 Census	203,650	73.9%	28,685	10.4%	43,340	15.7%	275,675
2011	229,262	69.0%	35,819	10.8%	67,261	20.2%	332,343
2016	257,477	66.4%	43,082	11.1%	87,082	22.5%	387,641
2021	273,635	62.6%	51,411	11.8%	112,103	25.6%	437,149
2026	284,152	59.3%	62,725	13.1%	132,683	27.7%	479,559
2031	292,322	56.7%	71,742	13.9%	151,608	29.4%	515,672
2006-2011 Growth	**25,612**	45.2%	**7,134**	12.6%	**23,921**	42.2%	**56,668**
2011-2016 Growth	**28,215**	51.0%	**7,263**	13.1%	**19,820**	35.8%	**55,298**
2016-2021 Growth	**16,158**	32.6%	**8,329**	16.8%	**25,021**	50.5%	**49,508**
2021-2026 Growth	**10,517**	24.8%	**11,313**	26.7%	**20,580**	48.5%	**42,410**
2026-2031 Growth	**8,170**	22.6%	**9,018**	25.0%	**18,925**	52.4%	**36,113**