Council Attachment 1

Economic & Development Review 2007

Message from York Regional Council

York Regional Council is committed to working closely with residents, stakeholders and staff to produce effective strategic policies and activities that help to ensure York Region continues to enjoy a strong, diversified economy.

This report, the *Economic & Development Review 2007*, provides up-to-date information on a range of economic activities in York Region. Among the highlights are the following positive indicators that illustrate the nature of growth in York Region:

- In 2007, York Region's population grew by 32,400 people to 983,100, retaining York Region's position as Canada's sixth largest municipality in terms of population.

- York Region offers a young, divergent, well-educated and highly-skilled labour force – a key ingredient in attracting new and innovative enterprises to York Region. There are now an estimated 29,000 businesses in the Region and the economy continues to expand steadily.

- The number of jobs in York Region grew by 15,000 to approximately 485,000.

- Residential, industrial, commercial and institutional construction – the yardstick which measures construction activity – continued to rise throughout 2007. The total estimated construction value for York Region in 2007 was $3.50 billion.

Regional Council recognizes that maintaining and improving the Region's economic competitiveness is one of three central priorities in building strong and sustainable communities. Along with a clean, natural environment and healthy communities, a strong, diversified economy supports employment and in result, sustains families and communities.

York Region continues to develop itself as one of Ontario's major urban growth areas, with emphasis on remaining an economically competitive Region by providing more jobs and a continued high quality of life for York Region families and communities.

Economic & Development Review

2007

The Economic and Development Review is a semi-annual report on economic and development activity in York Region. The information in this document has been compiled from a variety of sources and includes the most current data available at the time of printing. Sources are listed at the end of the report.

The Economic and Development Review 2007 is one of a family of documents available from York Region's Planning and Development Services Department that deals with the Region's economy and its residents. Other publications in the series include: the Economic and Development Review 2006 and mid year 2007 (reports on the economic and development activity in York Region for 2006 and the first half of 2007); Economic Strategy 2005 (long term planning blueprint for our economy); Employment & Industry 2006 (highlighting Regional employment trends by municipality and industry sector); and York Region's 2008 Business Directory (providing industry sector, business name, size, address and contact information on thousands of businesses in York Region).

Inquiries about this, and other reports, should be directed to the Planning and Development Services Department at 905-830-4444 (or 1-877-464-9675) ext. 1550.

This report is also available on the York Region web site: www.york.ca.

*Please note that numerical data in this report has been rounded and, therefore, some totals may be affected.

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Highlights

- York Region's total population was estimated to be 983,100 on December 31, 2007, an increase of approximately 32,400 people from December 2006.
- York Region contains 16.5% (2007) of the GTA's population and 15% (2006) of its employment.
- Building permits were issued for 10,404 new residential units in 2007. York Region issued the third largest number of new residential permits in the country.
- Housing completions reached 10,502 units in 2007.
- Total construction for 2007 was valued at approximately $3.50 billion, an increase of 380 million over 2006.
- Industrial, commercial, institutional (ICI) construction made up 32% of the total value of construction in York Region during 2007, an increase over 2006, where ICI construction accounted for 29%.
- The total estimated value of industrial construction boomed in 2007, reaching $391 million. This represents an increase of 55% over 2006 values.
- The value of commercial construction remained strong at $478 million, showing a 7% increase from the previous year.
- Institutional construction values were estimated at $246 million, a 16% increase from the total value of institutional construction in 2006.
- The estimated number of jobs as of December 2007 in York Region was approximately 485,000, an increase of about 15,000 over year-end 2006.
- The unemployment rate as of December 2007 in York Region was estimated to be 5.1%.
- The Region's economic performance is being monitored to detect the impacts that a dynamically changing economy and shifting global geopolitical events will have on the Regional economy.
- As of mid-year 2007, there were approximately 40 private sector companies in York Region with 500 or more employees. These companies come from a broad diversity of sectors including manufacturing, computer technology, transportation, communications and commerce.
- Over the last three years, the average resale price for single detached dwellings has risen steadily from $435,707 in 2005, to $458,636 in 2006, and $480,637 in 2007.
- Numbers for 2006 show that relative to the GTA and Canada, York Region appears to have a "younger" population. The proportion of the Region's population above the age of 60 is lower than that of both the GTA and Canada. Conversely, the proportion of baby boomers in Region is greater relative to both the GTA and Canada.

Overview

York Region continued its rapid growth into 2007. By December 2007, the total population of York Region was estimated to be 983,100. This represents an increase of 32,400 persons, and a growth rate of 3.4%, in 2007. The growth rate in 2006 was fairly similar, at 3.5%. York Region is a major growth area in the Greater Toronto Area, accounting for 16.5% of the GTA's total population.

Total construction for 2007 was valued at $3.50 billion, a 12% rise from 2006. Between January and December in 2007, ICI (industrial, commercial, and institutional) construction values rose to record values, finishing the year at $1.1 billion. This represents a 23% increase over the value of ICI construction in 2006.

The value of residential construction reached $2.4 billion – an increase of 8% over 2006. Compared with other cities, Regions and Regional Districts in Canada, York Region had the fourth highest total residential construction value for 2007 and issued the third highest number of new residential permits. Between January and December 2007, 10,404 building permits were issued for new residential units in York Region – a 4.8% decrease from 2006, however, a number that still surpasses the Regional Official Plan's annual target for new housing unit construction. The Region had 11,142 new housing starts and 10,502 housing completions in 2007, a rise of 12.0% and 3.3% respectively.

Approximately 39,224 building permits were issued for new residential units within the GTA during 2007. York Region tied with the City of Toronto for issuing the largest share of these new residential permits – with both municipalities accounting for approximately 27% of the GTA's activity. Peel Region issued 26%, Halton Region issued 12% and Durham Region issued 14%.

Housing resales remained strong in the Region as well. In 2007, the Toronto Real Estate Board recorded resales of nearly 16,900 dwelling units in York Region. This represents an increase of 23.2% (nearly 3,200 units) over the number of home resales in 2006. The value of all residential resales in 2007 was approximately $7.0 billion.

In 2007, the number of jobs in York Region is estimated to have grown by 15,000. There were approximately 485,000 jobs in York Region as of December 2007. Within the last 10 years, approximately 178,000 new jobs have been created within the Region. The year-end unemployment rate in York Region was reported at 5.1%.

1. Strong Population Growth

York Region's Population Growth

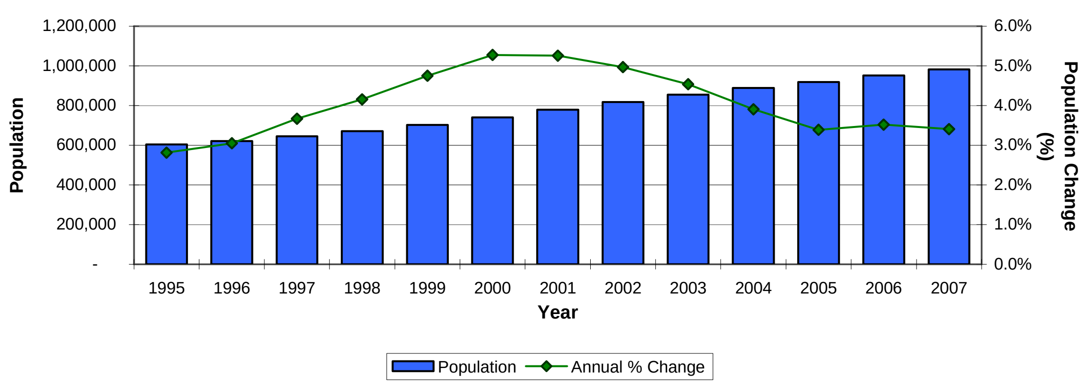
Since York Region's creation in 1971, its population has risen dramatically. In approximately 35 years, the Region's population has increased nearly sixfold, from 169,000 to 983,100 by December 2007 (see Table 1.1). This year-end population estimate represents an increase of approximately 32,400 persons from year-end 2006. This increase is consistent with that experienced in the previous year, with the Region adding approximately 32,300 persons in 2006 (Figure 1.1).

York Region Population (2006-2007)
(Table 1.1)

	2006	2007	Increase in Persons	Change (%)
Aurora	49,500	50,500	1,000	2.0%
East Gwillimbury	22,600	23,000	400	1.8%
Georgina	45,900	46,300	400	0.9%
King	20,400	20,500	100	0.5%
Markham	280,600	288,500	7,900	2.8%
Newmarket	79,300	80,400	1,100	1.4%
Richmond Hill	177,600	182,500	4,900	2.8%
Vaughan	247,500	260,800	13,300	5.4%
Whitchurch-Stouffville	27,300	30,600	3,300	12.1%
York Region Totals	**950,700**	**983,100**	**32,400**	3.4%

Source: York Region Planning and Development Services, 2007.

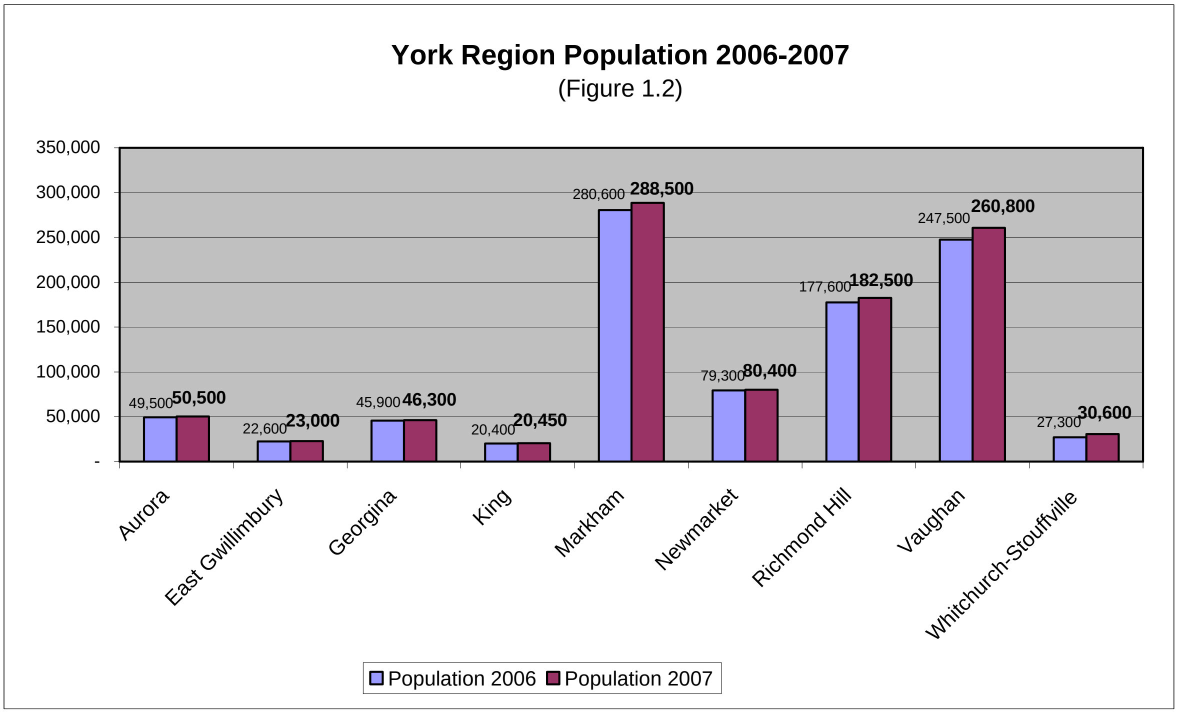
York Region - Annual Population Growth
1995-2007
(Figure 1.1)



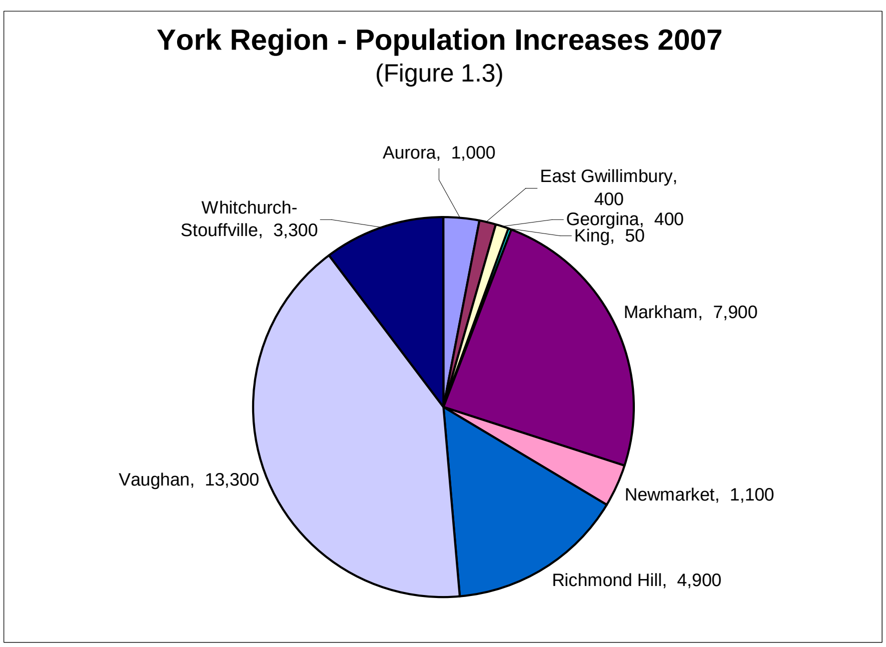
Source: York Region Planning and Development Services, 2007.

Based on historic trends, the annual growth rate (AGR) experienced in 2007 is consistent with recent years. York Region experienced its highest AGR between 1986 and 1991, when population growth averaged over 7% per year. However, the recession of the early 1990s triggered a sharp decline in the Region's AGR, where it reached a low of 2.8% in the mid-1990s. Spurred by improving economic conditions, the AGR gradually increased, and peaked in the early 2000s at 5.3%. Since this time, the Region's AGR has been fairly consistent – staying within 3-4%, which equates to an increase of just over 30,000 per year. The Region's AGR for 2004, 2005 and 2006 was 4.0%, 3.2%, and 3.5% respectively.

While all municipalities in York Region are growing, the largest population increases are concentrated in the Region's urban southern half (Figure 1.2). The largest population growth occurred in the City of Vaughan with the addition of approximately 13,300 people, followed by the Town of Markham (approximately 7,900 people) and the Town of Richmond Hill (approximately 4,900 people) (Figure 1.3).



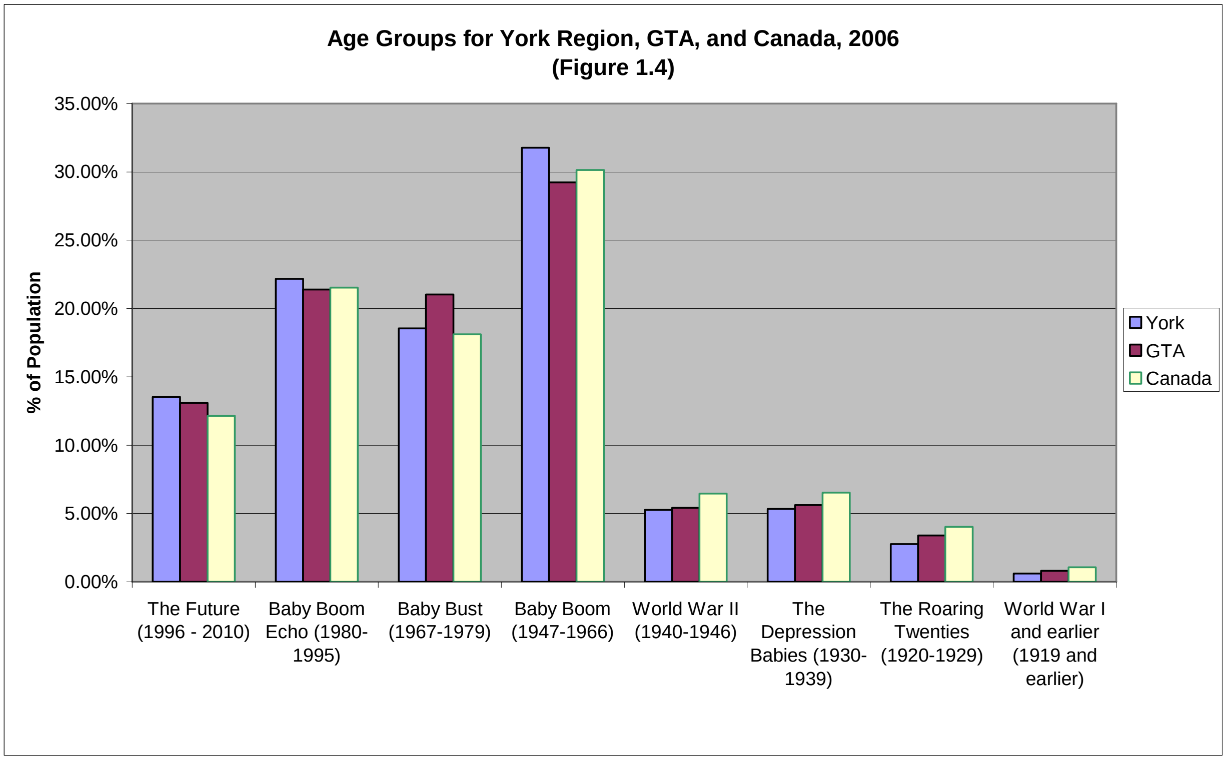
Source: York Region Planning and Development Services, 2007.



Source: York Region Planning and Development Services Department, 2007.

Demographics of York Region's Population

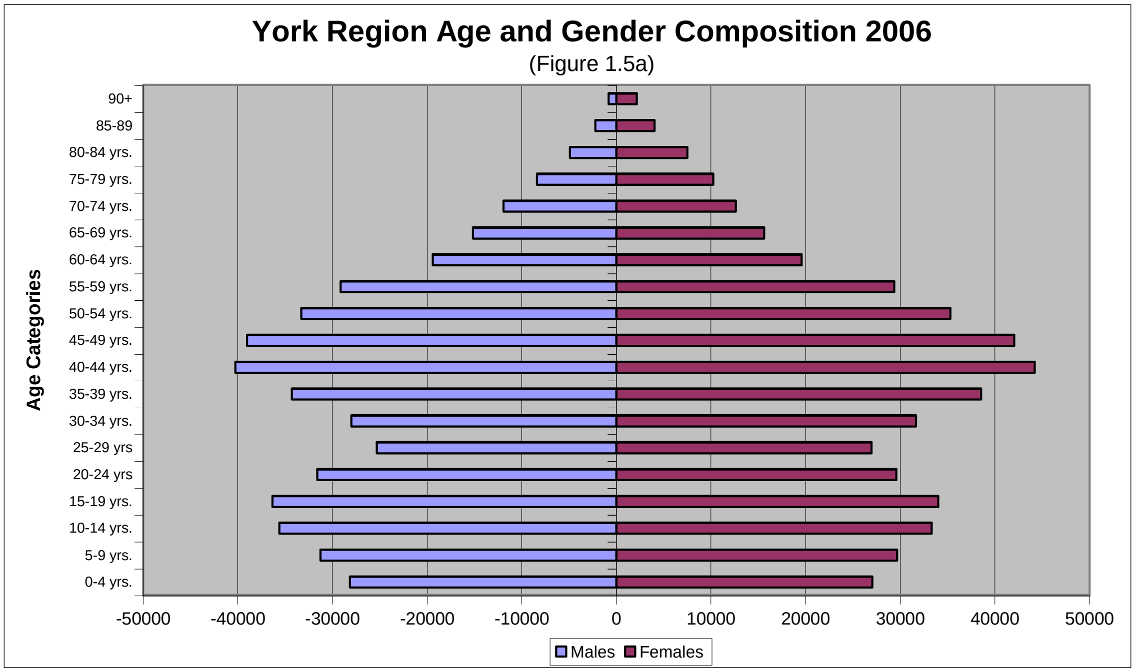
As the Region's population continues to grow, the age, social, economic and ethnic composition in York Region will continue to diversify. Population numbers for 2006 show that relative to the GTA and Canada, the Region has a "younger" population (Figure 1.4). In particular, only 14.0% of York Region's population is above the age of 60 – compared to 15.3% of the GTA's and 18.1% of Canada's population. York Region's proportion of "baby boomers" is also slightly higher than the GTA and Canada, with 31.8%, 29.2%, and 30.1%, respectively.



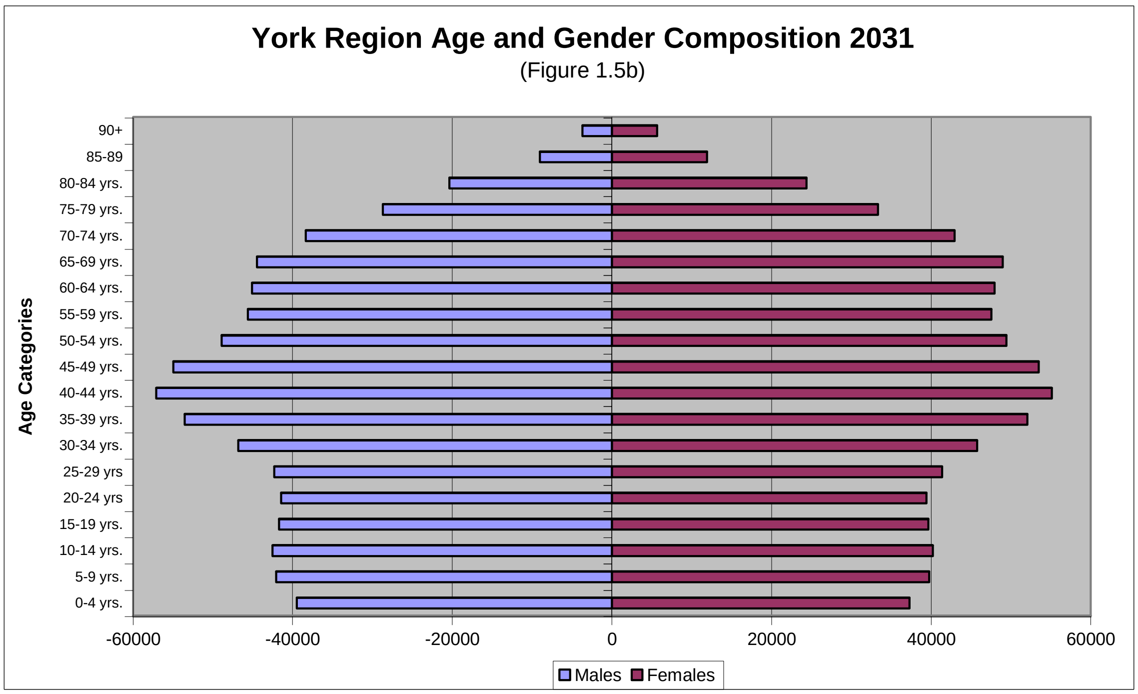
Source: York Region Planning and Development Services, 2007.

It is predicted that York Region's ageing baby boomer population will contribute to a substantial increase in the senior's population. In fact, the senior's population (65+ age group) in York Region is expected to triple by 2031, encompassing 20.8% of the entire population – compared to approximately 10.3% in 2007.

The Canada Mortgage and Housing Corporation (CMHC) has identified several factors that will contribute to an increase in the diversity of built housing types. Among these factors include increases to the number of seniors, single-person households, and childless couples. By 2031, all of the "baby boomers" will be seniors (65+ years old), and the demographic makeup of York Region will look very different (Figures 1.5a and 1.5b). All of these demographic changes will likely increase the need for smaller, more compact housing types. As well, they will have critical, long-term effects on the demand for all services – including health, community, and social services.



Source: York Region Planning and Development Services, 2007.



Source: York Region Planning and Development Services, 2007.

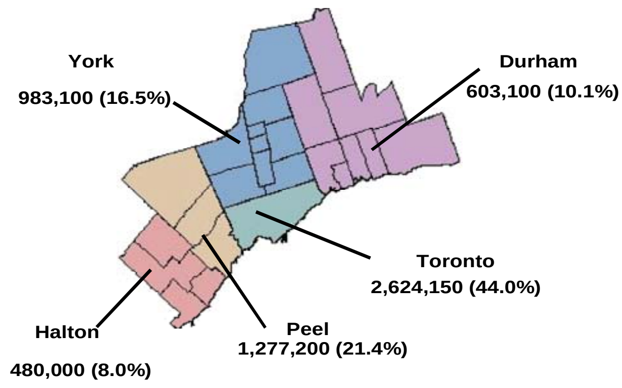
York Region in the GTA

York Region's rapid population growth is due, in part, to its proximity to the City of Toronto. Benefiting from a strong transportation network, high quality of life, vibrant diversified economy and available serviced land, York Region has become a major growth area in the Greater Toronto Area (GTA).

As of December 31, 2007, the GTA's population was estimated at 5.97 million people. This is an increase of approximately 113,000 people (1.9% increase) from year-end 2006. As Figure 1.6 illustrates, York Region's proportion of the total GTA population was 16.5% in December 2007, maintaining the Region's position as third most populated Region in the GTA.

GTA POPULATION 2007

(Figure 1.6)



Source: York Region Planning and Development Services, 2007.

York Region in Canada

A national comparison of the population for Canadian cities, Regions, and Regional Districts indicates that, as of December 2007, York Region was the sixth largest municipality in Canada (Table 1.2).

Canada's Largest Municipalities 2007
(Table 1.2)

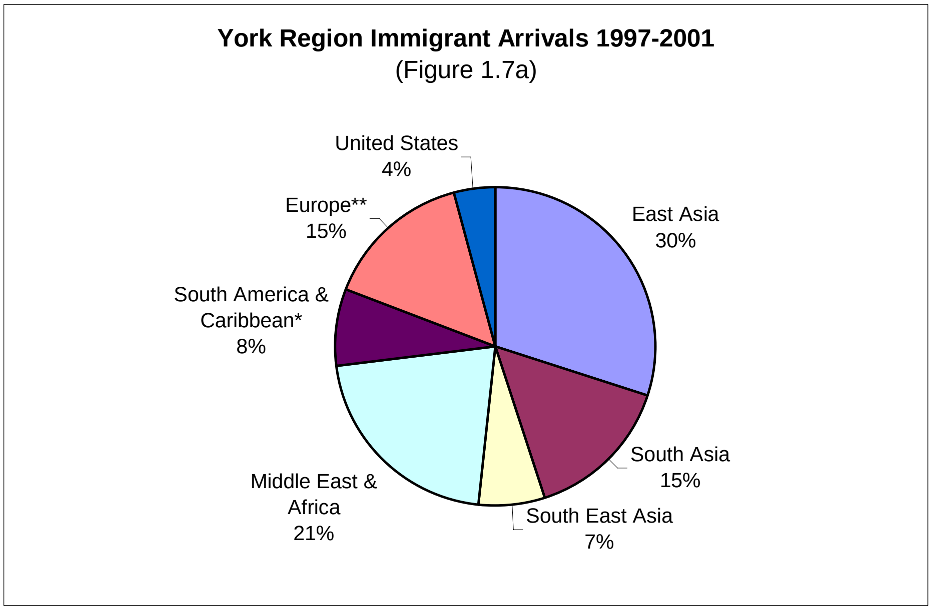
Rank	Municipality	Est. Population (2007)
1	City of Toronto	2,624,150
2	Greater Vancouver Regional District	2,249,700
3	City of Montreal	1,871,800
4	Peel Region	1,277,200
5	City of Calgary	1,019,900
6	**York Region**	**983,100**
7	City of Ottawa	888,100
8	City of Edmonton	759,900
9	City of Québec	728,900
10	City of Winnipeg	653,400

Source: York Region Planning and Development Services, 2008; Various Municipalities, 2008.

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

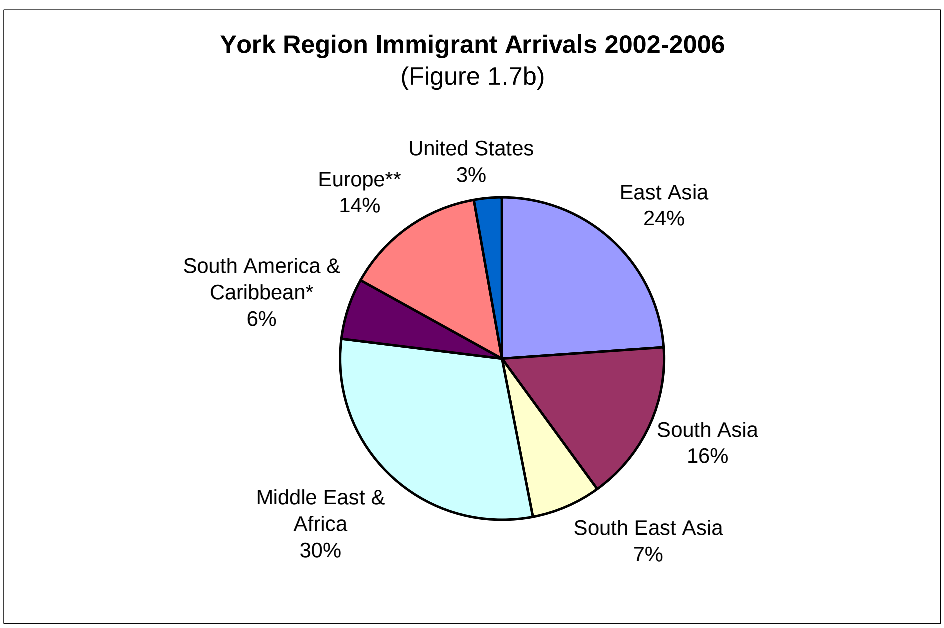
Immigration

According to Citizenship and Immigration Canada, over the five year period of 1997-2001, over half of York Region's primary migration came from Asian countries (52%), with East Asia accounting for 30% (Figure 1.7a). It should be noted that primary migration only refers to new Canadians who move directly to York Region from their country of origin and does not include those who originally reside in other Canadian cities before moving to the Region (secondary migration).



Source: Citizenship and Immigration Canada, 2008.
*includes Central America
**includes Russia, Australia & Oceania

Within the most recent five year period, 2002-2006, almost half of primary migration to York Region still came from Asia (47%). However, the proportion of East Asian arrivals has dropped, and the proportion of individuals coming from the Middle East and Africa has increased (Figure 1.7b).



Source: Citizenship and Immigration Canada, 2008.
*includes Central America
**includes Russia, Australia & Oceania

2. Economic Activities Positive

Provincial, National & North American Context

Canada's economic well-being is tied to many factors including: the wealth of natural resources; the strength of manufacturing and construction industries; the health of the financial and service sector; the ability to span distances using communications and transportation technologies; dynamic trade relationships with other nations; and, the ability to compete in a global market.

In 2007, the Canadian economy faired surprisingly well, amidst a challenging economic climate. However, TD Economics forecasts that weaker times are ahead, which are likely due to "a strong Canadian dollar, weaker U.S. and overseas demand, and some cooling in domestic economic conditions." In 2007, Canada's Real Gross Domestic Product (GDP) grew by an estimated 2.5%, and is forecasted at 1.9% for 2008 (Table 2.1).

Real GDP Growth
(Table 2.1)

	2005	2006	2007e	2008f
Ontario	2.8	1.9	2.0	1.5
Canada	2.9	2.7	2.5	1.9
United States	3.1	2.9	2.2	1.8

e = estimate
f = forecast
Source: TD Economics Quarterly Forecast, 2007

According to Statistics Canada, personal income and consumer spending in Canada was strong in 2007, with final domestic demand advancing 4.3%. The increased consumer spending helped to spur strong import growth in Canada, as "many wholesalers and retailers took advantage of the strong Canadian dollar to stock up on merchandise."

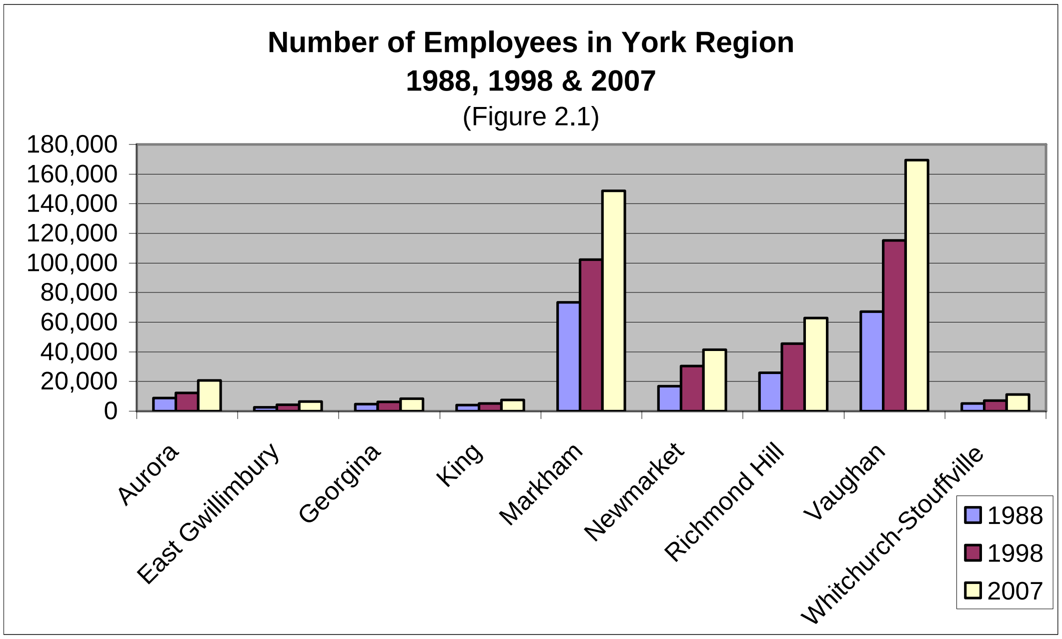
Throughout 2007, an estimated 370,000 new jobs were created in Canada, representing the fifteenth consecutive year of employment growth. As reported by Statistics Canada, full-time employment accounted for three-quarters of these employment gains. It was also noted that half of this employment growth was accounted for by older workers, who represent only 30% of the working age population. Toronto's Economic Indicators Report cited Canada's year-end unemployment rate to be 5.5%.

In 2007, the Province of Ontario's Real Gross Domestic Product grew by an estimated 2.0%. TD Economics has forecasted Ontario's GDP growth in 2008 at only 1.5%, likely due to both the subprime mortage crisis in the United States, and the difficulties that a challenging economy has put on the manufacturing sector, as over 80% of Ontario's exports are shipped to the United States. However, they have also noted that in light of the coming slowdown, many of "the affected firms are already braced for this." Due to its position in Southern Ontario, the GTA is favourably located to serve both Canadian and American markets. Yet this also means it is more likely to be affected by changes in the American economy.

In 2007, York Region experienced low unemployment rates and strong employment growth. The Region's strong and diversified economy has provided a buffer from the uncertainties of the Canadian and American economies. However, as national and provincial forecasts predict a slowdown to the economies, it is likely that impacts will filter down into York Region.

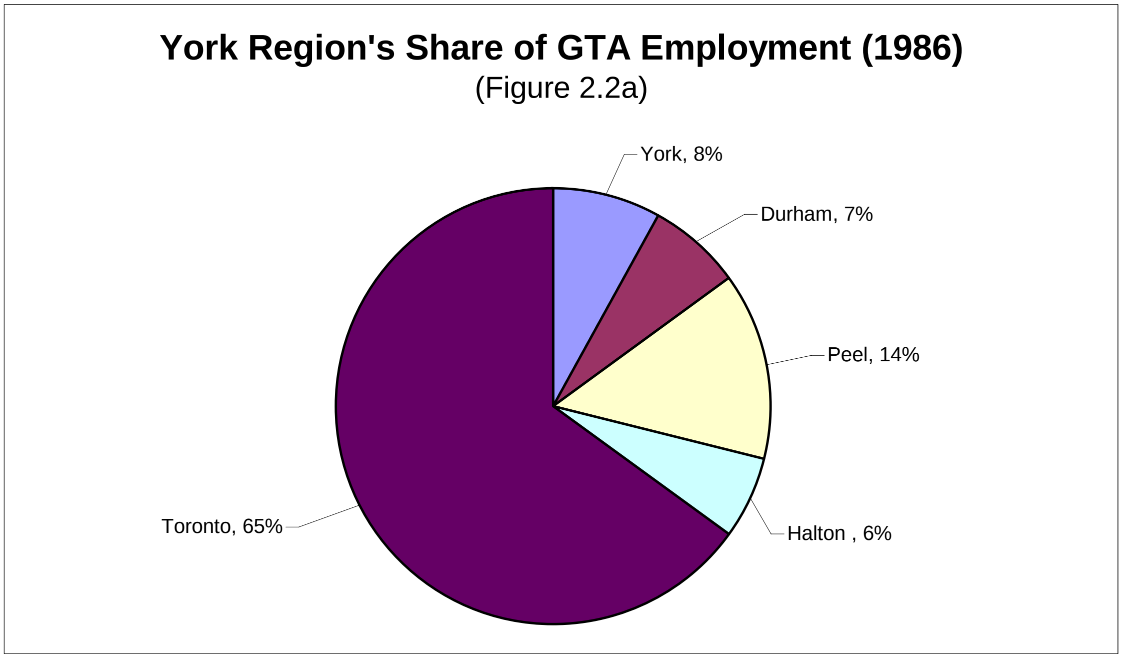
Employment Growth

The number of jobs in York Region is estimated to have grown by 15,000 in 2007. With approximately 485,000 jobs in York Region, the number of jobs has increased by approximately 178,000 in the last 10 years (Figure 2.1). In the past few years, growth has been particularly strong in the business service sector. There are now an estimated 29,000 businesses in York Region.

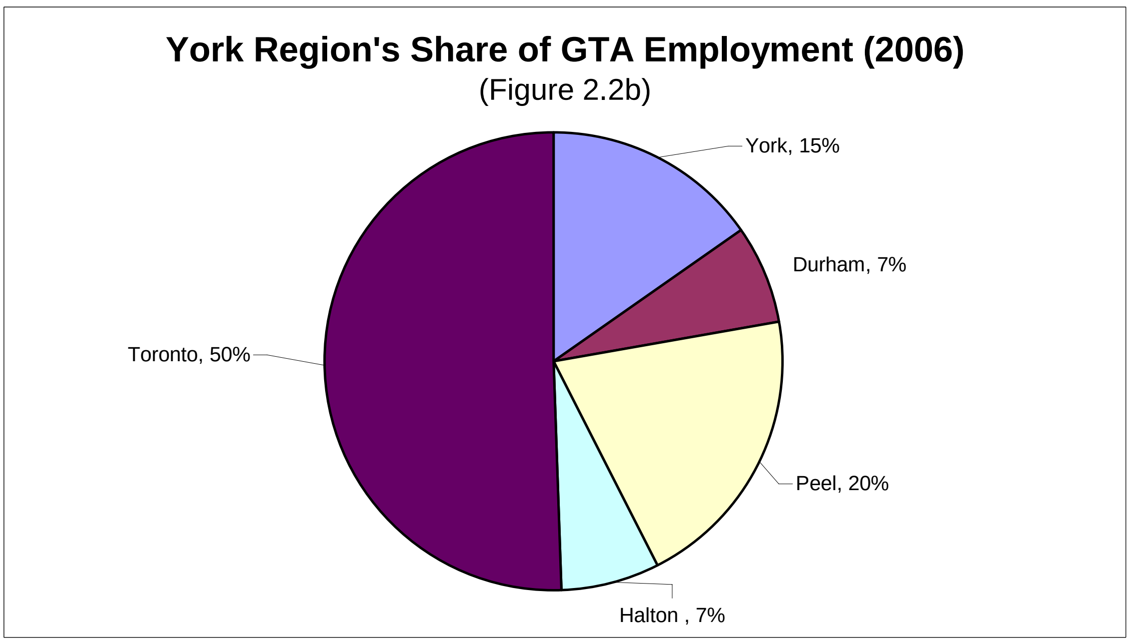


Source: York Region Planning and Development Services, 2008.

The Region is forecasted to have just under 800,000 jobs in 2031. In the 35 year span between 1971-2006, York Region's employment growth has on average, increased at a higher rate than its population growth. This is an indication of the strength of the Region's rapidly expanding economy. In the most recent five year Census period, between 2001 and 2006, the Region's average annual employment growth (3.8%) was slightly lower than its population growth (4.6%). However, this is not an indication that the Region's economy has declined. However, in absolute terms, the Region's employment growth from 2001 to 2006 is consistent with the average of 15,000 new jobs created annually since 1981. As the Region's employment increased, its share of the GTA's employment also increased. In 1986, York Region accounted for 8% of all the jobs in the GTA (Figure 2.2a). In 2006, that percentage grew to 15% (Figure 2.2b).



Source: Statistics Canada, 1986 Census Data.



Source: Statistics Canada, 2006 Census Data.

Small Business in York Region

Small businesses are the predominant form of enterprise in York Region. While the Region is host to a number of large international firms, over 93% of the firms in June of 2005 employed less than 20 people. Enterprises without payroll employees accounted for over 62% of the total. This large proportion of small firms and enterprises without payroll employees reflect the entrepreneurial nature of the Region's growing population. These small firms contribute to a diversified and innovative economy, which helps to stabilize the Region from cyclical shifts in the national and global economies. For this reason, one of the Strategic Directions of the

Regional Economic Strategy is to continue to strengthen entrepreneurship and support small business development.

Top Private Sector Employers

As of mid-year 2007, there were approximately 40 private sector companies in York Region with 500 or more employees. This is more than twice the number that existed 10 years ago, as only 18 private sector employers with 500 or more employees were reported in 1997. Table 2.1 shows the summary of the largest private sector employers in the Region. The list shows the broad diversity of sectors including manufacturing, computer technology, transportation, communications and commerce. In addition, there are a number of public sector employers with more than 500 employees in the Region which are not included in the table. These include Southlake Regional Health Care, York Central Hospital, the City of Vaughan, York Region, and the Joint Operations Centre.

Top Employers in York Region, 2007

Table 2.1

Rank	Name	Location	# of Employees	Industry Description
1	Magna International Inc.	York Region	10,700	Manufacturer of automotive components and systems
2	IBM Canada Ltd.	Markham	8,500	Computer Systems Design and Related Services
3	Amex Canada Inc. - Canadian Solution Centre	Markham	4,500	Management Consulting Services
4	Paramount Canada's Wonderland	Vaughan	3,600**	Amusement and Theme Parks
5	AMD Technologies Inc.	Markham	2,200	Computer and Peripheral Equipment Manufacturing
6	CGI Information Systems & Management Consultants Inc.	Markham	2,000	Independent Adjusters for Insurance Claims
7	United Parcel Service Ltd.	Vaughan	2,000	Courier Services
8	Royal Group Inc.	Vaughan	1,700	Manufactures Polymer-based Home Improvement, Consumer & Construction Products
9	Miller Paving Ltd.	Markham	1,700**	Road Construction Engineering Services, Paving & manufacture Asphalt
10	Con Drain Co. (1983) Ltd.	Vaughan	1,350	Water and Sewer Line and Related Structures Construction
11	TD Waterhouse Inc.	Markham	1,350	Banking
12	Quebecor World	Aurora, Richmond Hill, Vaughan	1,100	Printing
13	State Farm Insurance	Aurora	1,000	Insurance Agencies and Brokerages
14	Progressive Moulded Products Ltd.	Vaughan	1,000	Plastics Packaging Materials and Unlaminated Film and Sheet Manufacturing
15	Ganz	Vaughan	1,000	Distribution Centre for Giftware and Accessories
16	Canadian National Railways	Vaughan	970	Rail Transportation
17	Adastra Corporation	Markham	920	Computer Systems Design and Related Services
18	Canac Kitchens	Markham	880	Manufacture Kitchen Cabinets & Countertops
19	Showbiz Marketing	Vaughan	800	Advertising Agencies
20	Sears Canada National Service Centre	Vaughan	760	Warehouse Distribution and Transportation Maintenance
21	Allstate Insurance	Markham	760	Insurance Agencies and Brokerages
22	Apotex	Richmond Hill	760	Pharmaceutical and Medicine Manufacturing
23	Allied International Credit	Newmarket	750	Collection Agencies
24	Nova Services Group Inc	Vaughan	720	Janitorial Services
25	Grand & Toy	Vaughan	700	Distribution Centre for Office Supplies
26	The Linkage Group Inc.	Markham	700	Advertising Material Distribution Services
27	AC Nielsen Canada	Markham	690	Marketing Research and Diagnostic Services
28	Manpower Services	Markham	650	Employment Placement Agencies
29	407 ETR	Vaughan	630	Office Administrative Services
30	Scholatic Canada Ltd.	Markham	620	Publishes and Distributes Children's Books & Educational Materials
31	Rogers Cable	Richmond Hill	600	Wired Telecommunications Carriers
32	Toromont Industries Ltd.	Vaughan	580	Construction and Forestry Machinery, Equipment and Supplies Wholesaler-Distributors
33	MDS Sciex	Vaughan	570	Navigational, Measuring, Medical and Control Instruments Manufacturing
34	Kohl & Frisch Ltd.	Vaughan	540	Pharmaceuticals and Pharmacy Supplies Wholesaler-Distributors
35	Acklands - Grainger	Richmond Hill	530	All Other Miscellaneous Store Retailers
36	The Toronto Star Press Centre	Vaughan	530	Printing
37	Steelcase	Markham	520	Office and Institutional Furniture Manufacturing
38	Homelife Bayview Realty Inc.	Markham	520	Real Estate Services
39	TS Tech Canada Inc.	Newmarket	510	Motor Vehicle Interior Manufacturing
40	CAA South Central Ontario	Markham	510	Other Support Activities for Transportation

Source: York Region Planning and Development Services, 2007 & 2008.

Note: This table represents rounded numerical data for private-sector employers with 500 or more employees working in York Region.

*Includes employees of subsidary companies located in York Region.

**This includes seasonal employees.

Labour Market Conditions

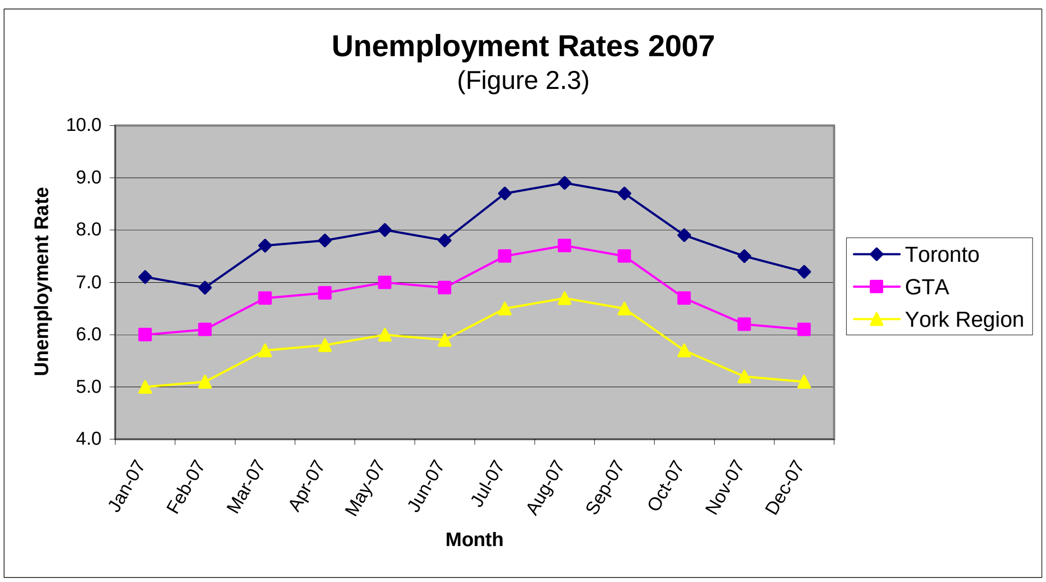
Unemployment Rate

Despite edging down in December, Canada's overall employment increased by 370,000 (+2.2%) in 2007. This year's employment growth is both similar to 2006's growth rate (+2.1%) and marks the fifteenth consecutive year of national employment growth. Full-time employment accounted for three-quarters of Canada's 2007 employment growth. In addition, despite only accounting for 30% of the working age population, older workers accounted for half of the total employment growth. Canada's unemployment rate for year-end 2007 was 5.5%, slightly lower than 5.7% at year-end 2006.

Ontario's unemployment rate at year-end 2007 was 5.7%. Despite various fluctuations within the year, this represents the third year-end with the same unemployment rate – it was 5.7% in both December 2005 and 2006. Both Toronto and the GTA's unemployment rates were slightly higher than the previous year-end – increasing from 7.1% and 6.0% in 2006 to 7.2% and 6.1%, respectively, at year-end 2007.

Human Resources Development Canada estimates put York Region's unemployment rate at 1.0-2.0% lower than the GTA's unemployment rate (Figure 2.3). Thus, York Region's unemployment rate in December 2007 was approximately 5.1% - slightly higher than the 5.0% recorded at year-end 2006. It should be noted that York Region figures are general estimates based on HRDC and Statistics Canada figures and are not seasonally adjusted.

York Region's low unemployment rate in contrast to the other unemployment rates cited above, may be viewed as an indication of a strong and diverse economy.



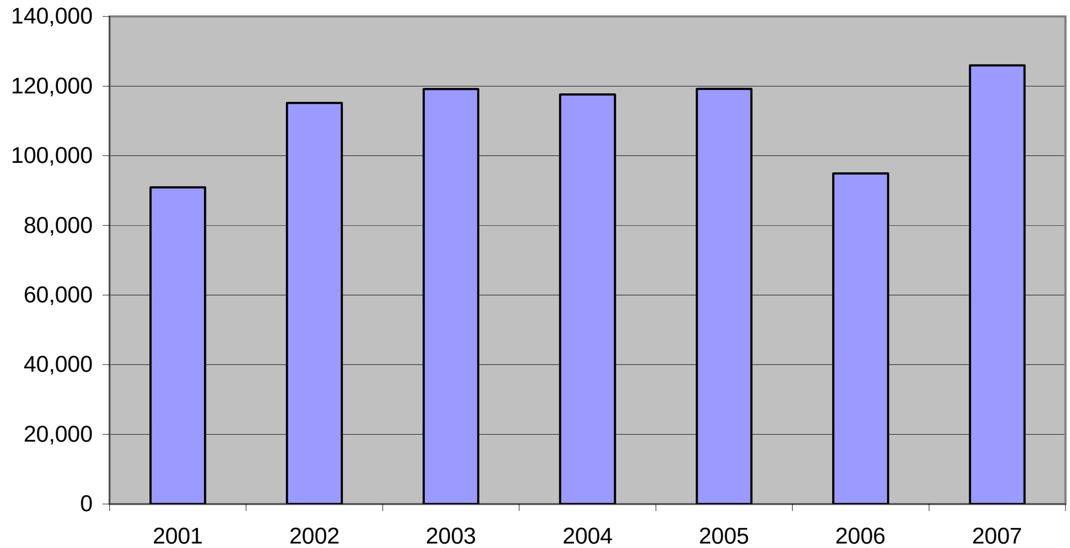
Source: Toronto Economic Development Division, Toronto Economic Indicators, 2007.
Note: Based on unadjusted 3-month moving averages; York Region unemployment figures are estimates.

Employment Insurance

In 2007, York Region's Services Canada Centres received 125,900 Employment Insurance claims. This represents a significant increase from the number of claims received in 2006

(94,923), however, it is consistent with the overall trend from previous years (Figure 2.4). Over 2007, the number of workers on Employment Insurance ranged from a high of 12,731 in March, to a low of 7,844 in October. The average number of workers on Employment Insurance during 2007 was 10,492 per month. By comparison, the monthly average for claims in 2006 was 7,910.

Employment Insurance Claims in York Region 2001 - 2007
(Figure 2.4)



Source: Human Resources Development Canada, 2001 - 2007.

Ontario Works

The Community and Health Services Department's Employment and Financial Support Branch provides Ontario Works employment and financial assistance to eligible York Region residents.

Financial Assistance

Eligibility for financial assistance is determined based upon need as defined under the Ontario Works Act and Regulations. Once eligibility is determined, the majority of recipients are required to participate in one or more employment assistance activities as a condition of eligibility for financial assistance. Exceptions may apply to persons with a disability who are medically unable to seek or maintain employment, seniors over 65 years, and individuals caring for young children.

Employment Assistance

Ontario Works provides integrated employment assistance support to individuals to assist them towards their employment and financial independence goals. Employment and Financial Support staff help individuals develop action plans to enhance their ability to find work and become financially independent. An individual action plan can include basic education, training, independent or structured job search, volunteering, use of available York Region Ontario Works employment resource centres, and funding to assist with employment related costs such as transportation, work related clothing, training, and child care.

- From January to December 2007, a monthly average of 5,718 individuals were engaged in employment assistance support activities.
- In 2007, approximately 600 participants received a wide range of specialized employment training to address increased labour market demand in areas such as, retail, hospitality, and other opportunities.
- Since January 1998, over 10,000 individuals have left York Region Ontario Works for employment.
- The Learning Earning and Parenting Program (LEAP) was introduced to York Region in December of 1999. LEAP is designed to encourage young parents on social assistance (aged 16 to 21) to complete their high school education, learn about child development, acquire parenting skills, and develop employment skills. Additional financial supports are made available to the parents based on their individual employment plan. In 2007, 52 young parents participated in LEAP and 7 graduated from the program.

Monitoring Employment Outcomes

York Region's Ontario Works Employment and Financial Support Branch is committed to assisting participants to prepare for, obtain and sustain ongoing employment. In 2005, the new Provincial Ontario Works Employment Outcome Planning and Funding Model introduced new measures to monitor participants' job related earnings and employment activities. Our participants have benefited from effective employment assistance support and a strong economy, and as a result:

- In 2007, approximately 1,300 participants found paid employment.

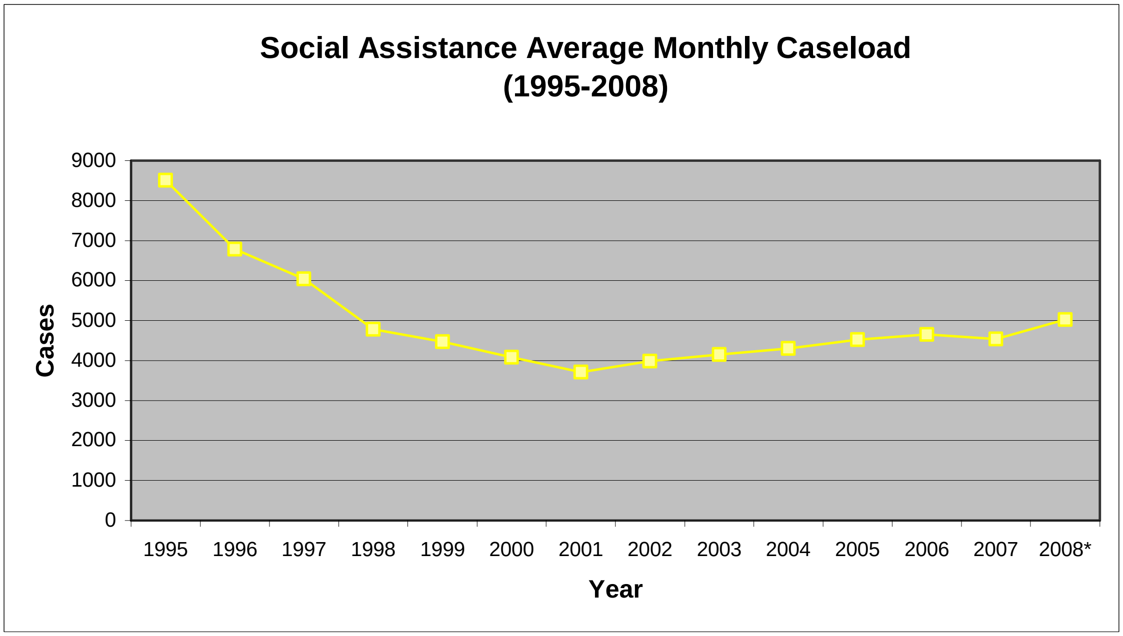
- Since 2005, the percentage of the caseload exiting Ontario Works due to employment has increased by 12.5%.

- Participants' average earnings when leaving Ontario Works has increased.

Ontario Works Caseload

York Region's Ontario Works caseload has remained relatively stable since 1999 (Figure 2.5). The caseload declined from 1995 through 1999, consistent with the Region's economic recovery. The Provincial download of sole-support parent cases to municipalities in 1999 impacted the social assistance caseload for subsequent years. In 2007, the social assistance caseload averaged approximately 4,541 cases (households) per month. These cases were comprised of over 8,426 individual beneficiaries (including spouses and children).

The average monthly caseload is projected to increase moderately through 2008 and 2009. However, the caseload will be closely monitored as it pertains to fluctuations in the economy.



*Indicates forecast

Source: York Region Community and Health Services Department, 2008.

3. Property Market

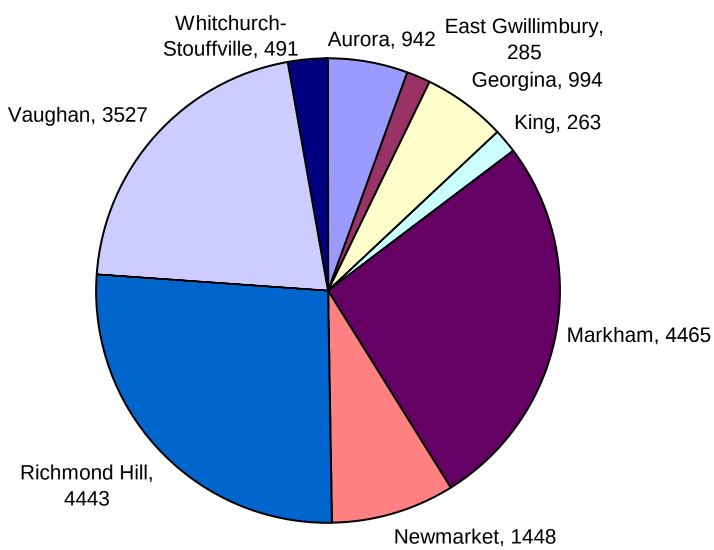
Residential Property Market

Throughout 2007, housing affordability conditions for all housing types deteriorated across Ontario. The GTA experienced similar trends. However, the latest RBC Economics Housing Affordability Index was quick to note that 2007 affordability was still far better than in the 1980s, when lack of affordability peaked. They have forecasted that the housing market will likely soften at a steady rate, as historically low unemployment rates and healthy income gains will improve affordability. Derek Holt, assistant chief economist at RBC, has anticipated that "the deteriorating trend will begin to reverse in 2008 as house price growth moderates and mortgage rate relief starts to materialize."

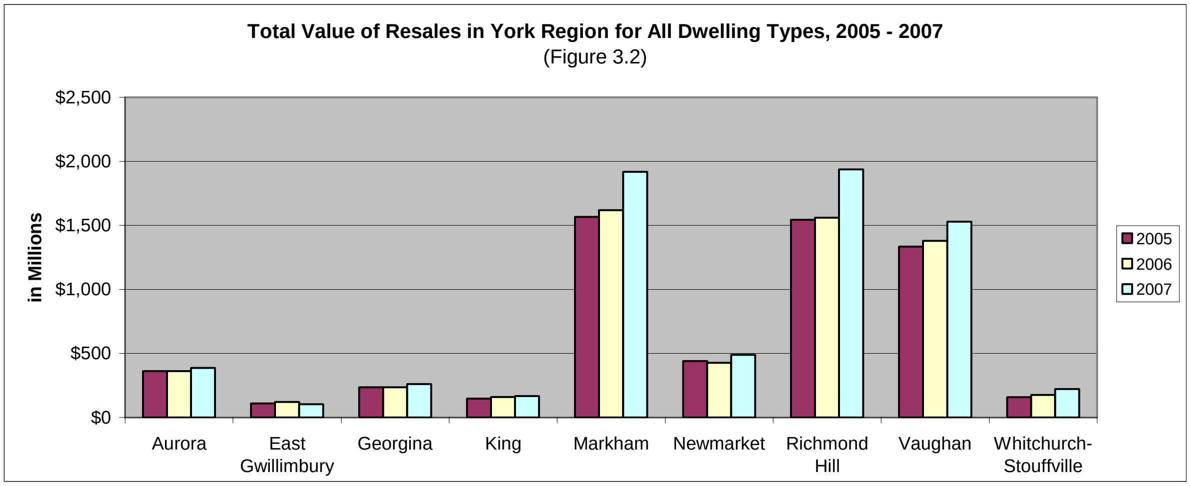
According to the Canada Mortgage and Housing Corporation (CMHC), the GTA's resale market reached new records in 2007 for the number of resales and average price of residential buildings, totalling 95,500 and $375,500 respectively. The CMHC has forecasted that while average residential prices will continue to increase in 2008, the number of resales will decrease, yet still remain near record numbers. The CMHC explains that the demand for resale homes will remain strong in 2008 because of "sustained growth in jobs and labour income, a diversity of mortgage products which keep borrowing costs low, and ample choice [in the housing market]."

According to the Toronto Real Estate Board's Market Watch Report, the number of residential resales in York Region during 2007 totalled 16,858 dwelling units (Figure 3.1). This represents an increase of 23.2% (3,177 units) over 2006 resales. The total value of all residential resales in 2007 was approximately $7.0 billion – an increase over 2006's $6.0 billion. This increase in total value is most pronounced in the southern three municipalities – Markham, Richmond Hill, and Vaughan (Figure 3.2).

Total Residential Resales of All Dwelling Types in York Region 2007
(Figure 3.1)



Source: Toronto Real Estate Board, Market Watch, 2007.



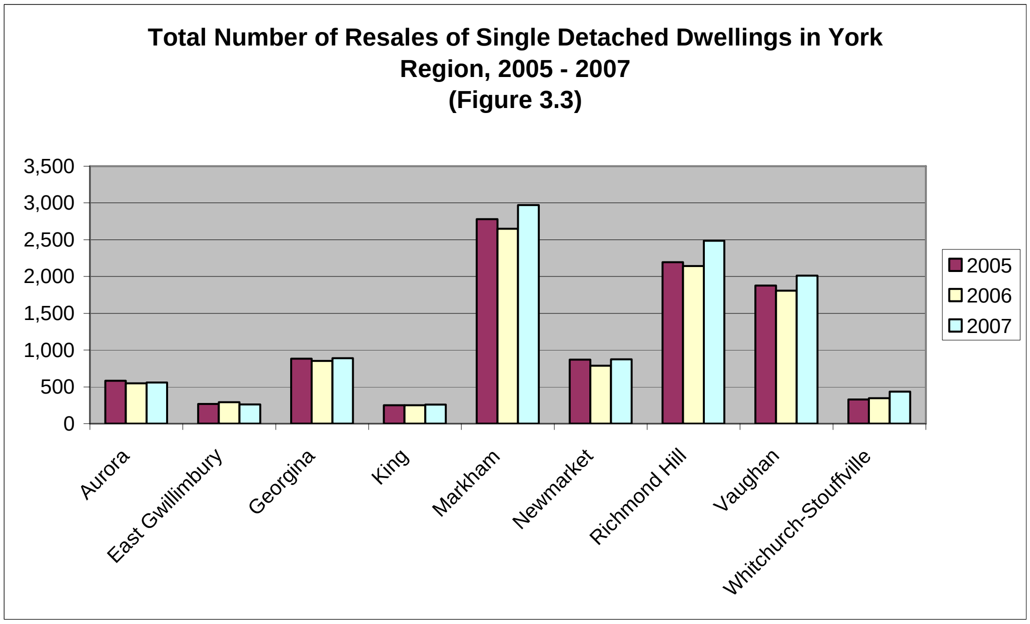
Source: Toronto Real Estate Board, Market Watch, 2005 - 2007.

The average resale price of single detached dwellings has steadily increased in recent years (Table 3.1). Average resale price is calculated by using the actual price that homes were sold for during this time period – not the assessed value of housing in each community. In 2007, the average resale price rose to $480,637 – an increase of 4.8% from 2006. The number of resales for single detached dwellings also increased across all municipalities, except for a slight decrease in East Gwillimbury (Figure 3.3).

Total Number of Resales and Average Price of Single Detached Dwellings by Area Municipality 2005 - 2007
(Table 3.1)

	Sales			Average Price ($)		
	2005	2006	2007	2005	2006	2007
Aurora	582	548	560	$452,171	$485,136	$481,324
East Gwillimbury	267	292	260	$390,285	$387,268	$374,173
Georgina	884	853	889	$240,204	$251,663	$267,813
King	252	252	259	$580,834	$638,694	$645,358
Markham	2,782	2,650	2,972	$433,084	$459,534	$485,339
Newmarket	870	786	875	$359,106	$375,197	$386,485
Richmond Hill	2,196	2,142	2,487	$496,310	$518,862	$545,589
Vaughan	1,876	1,808	2,011	$470,675	$493,212	$521,533
Whitchurch-Stouffville	327	345	434	$478,691	$485,239	$477,099
York Region Total	**10,036**	**9,676**	**10,747**	**$435,707**	**$458,636**	**$480,637**

Source: Toronto Real Estate Board, Market Watch, 2005 - 2007.



Source: Toronto Real Estate Board, Market Watch, 2007.

Table 3.2 outlines the number of resales and average price of each residential type in York Region's municipalities. Multiple unit dwellings include semi-detached, town/row/attached houses, and condominiums and apartments. In 2007, there were a total of 6,111 multiple unit dwelling resales in York Region. This is an increase of 10.3% over 2006, which had 5,542 resales. The average resale price of multiple unit dwellings varied between municipalities. However, there was an overall increase in their average resale prices.

York Region Resales & Average Prices All Dwelling Types, 2007
(Table 3.2)

	Detached		Semi		Town/Row/Attach		Condo/Apt	
	Sales	Avg Price	Sales	Avg Price	Sales	Avg Price	Sales	Avg Price
Aurora	560	$481,324	113	$301,957	244	$315,124	25	$243,784
East Gwillimbury	260	$374,173	2	$251,250	22	$251,564	1	$157,000
Georgina	889	$267,813	28	$231,814	75	$215,788	2	$155,000
King	259	$645,358	1	$300,000	3	$276,667	0	N/A
Markham	2,972	$485,339	388	$340,532	731	$317,920	374	$294,450
Newmarket	875	$386,485	211	$275,078	294	$273,923	68	$196,122
Richmond Hill	2,487	$545,589	242	$358,948	910	$346,802	804	$220,925
Vaughan	2,011	$521,533	435	$358,383	601	$331,866	480	$258,793
Whitchurch-Stouffville	434	$477,099	32	$307,806	25	$253,472	0	N/A
York Region Total	**10,747**	**$480,637**	**1,452**	**$333,467**	**2,905**	**$321,429**	**1,754**	**$246,218**

Source: Toronto Real Estate Board, Market Watch, 2007.

From January to December of 2007, York Region accounted for 18.1% of the total number of residential resales within the GTA. When examining the total value of residential resales within the GTA, the Region accounted for 20.0%. The Region's proportion of the GTA's total value is larger than it's proportion of the number of units sold because of the higher housing prices within the Region. The average resale price for all residential dwelling types in York Region ($416,136) was 10.6% higher than the GTA ($376,236).

As indicated by The Toronto Real Estate Board, the average number of days that a residential dwelling in York Region was on the market in 2007 was 38 days. On average, properties in York Region sold at 97% of their listed price.

Royal LePage tracks residential resale values in five nodes across southern York Region: Markham, Richmond Hill, Thornhill, Unionville, and Woodbrige (Table 3.3). Senior Executive homes in Unionville averaged the highest resale price within these nodes in both 2006 and 2007, at $660,000 and $800,000 respectively.

York Region Average Resale Prices, 2006 & 2007

(Table 3.3)

Standard Condominium Apt.		
	2006	2007
Markham	275,000	285,000
Richmond Hill	235,000	245,000
Thornhill	260,000	275,000
Unionville	330,000	350,000
Woodbridge	275,400	274,000

Standard Two-Storey		
	2006	2007
Markham	425,000	463,000
Richmond Hill	340,000	380,000
Thornhill	400,000	475,000
Unionville	460,000	540,000
Woodbridge	348,000	355,000

Luxury Condominium Apt.		
	2006	2007
Markham	345,000	365,000
Richmond Hill	245,000	270,000
Thornhill	295,000	295,000
Unionville	430,000	450,000
Woodbridge	269,000	265,000

Executive Detached Two-Storey		
	2006	2007
Markham	460,000	525,000
Richmond Hill	385,000	420,000
Thornhill	525,000	575,000
Unionville	540,000	640,000
Woodbridge	472,000	470,500

Standard Townhouse		
	2006	2007
Markham	300,000	340,000
Richmond Hill	235,000	275,000
Thornhill	235,000	240,000
Unionville	375,000	400,000
Woodbridge	293,603	298,000

Senior Executive		
	2006	2007
Markham	545,000	587,000
Richmond Hill	475,000	495,000
Thornhill	580,000	625,000
Unionville	660,000	800,000
Woodbridge	472,245	471,000

Detached Bungalow		
	2006	2007
Markham	425,000	460,000
Richmond Hill	335,000	365,000
Thornhill	500,000	580,000
Unionville	450,000	525,000
Woodbridge	425,000	425,000

Source: Royal Lepage, Survey of Canadian House Prices, 2006 and 2007.

Detached Bungalow: A single storey 3-bedroom home with a full basement and a house area of 111 sq. metres (1,200 sq. ft.) situated on a 511 sq. metre (5,500 sq. ft.) lot.
Executive Detached Two Storey: A 4-bedroom home with a full basement and a house area of 186 sq. metres (2,000 sq. ft.) situated on a 604 sq. metre (6,500 sq. ft.) lot.
Standard Two Storey: A 3-bedroom home with a full basement and a house area of 139 sq. metres (1,500 sq. ft.) situated on a 325 sq. metre (3,500 sq. ft.) lot.
Standard Townhouse: A 3-bedroom condominium or freehold home with a full unfinished basement and an inside area of 92 sq. metres (1,000 sq. ft.).
Senior Executive: A two storey 4 or 5 bedroom home with a full unfinished basement and a house area of 279+ sq. metres (3,000+ sq. ft.) situated on a 627 sq. metres (6,750 sq. ft.) lot.
Standard Condominium Apt.: A 2-bedroom unit in a high rise with an inside floor area of 84 sq. metres (900 sq. ft.).
Luxury Condominium Apt.: A 2-bedroom unit in a high rise with an inside floor area of 130 sq. metres (1,400 sq. ft.).

Industrial & Commercial Property Market

Industrial Land

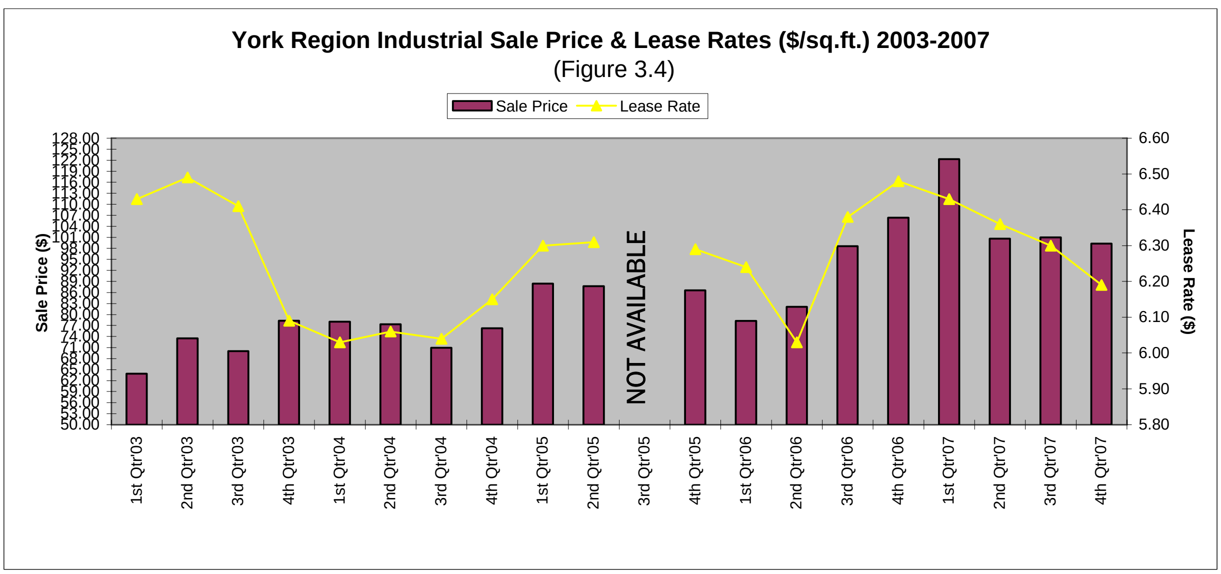
The GTA industrial market, with approximately 717 million square feet of inventory, is favourably located to serve both Canadian and U.S. markets. However, according to CB Richard Ellis Ltd., the uncertainty of the U.S. economy has had, and will continue to have, a significant impact on the GTA. One of these impacts, as reported by Colliers International, has been the reduced demand for exported goods due to the higher Canadian dollar. However, Colliers International has also noted that the "hit to the manufacturing sector has been somewhat offset by the demands of the expanding local market populations." This has resulted in a continued need for additional warehousing and distribution facilities.

Colliers International follows the industrial market for six of the nine municipalities in York Region: Aurora, Markham, Newmarket, Richmond Hill, Vaughan, and Whitchurch-Stouffville. Combined, these six municipalities account for 18.0% of the GTA's industrial inventory, and have the second largest supply of new industrial lands in the GTA, following the GTA West. Colliers International forecasts that in 2008, York Region's industrial lands "will remain an attractive market for those weighing options against the [GTA] West ."

In particular, CB Richard Ellis Ltd. highlights Vaughan as outperforming its surrounding GTA municipalities in the industrial market. They note that Vaughan's desirable location, with "access to major arteries, highways 400, 407, 27, and 7, [Vaughan] is a huge draw for warehouse distribution and logistics companies, giving the city a competitive edge."

Industrial Buildings

Cushman & Wakefield LePage track the industrial market in five of the nine municipalities in York Region: Aurora, Markham, Newmarket, Richmond Hill and Vaughan. In the last quarter of 2007, the average lease rate for industrial buildings in these municipalities was $6.19 per sq. foot. By comparison, the average lease rate was $6.48 per sq. foot in the last quarter of 2006 (Figure 3.4). Industrial sale prices per sq. foot ranged from $122.30 in the first quarter of 2007 to $99.28 by year end. In York Region, the fourth quarter industrial vacancy rate was 4.6% in 2007 (Table 3.4).



Source: Cushman & Wakefield LePage, Marketbeat: Greater Toronto Industrial Report, 2003 - 2007.
Note: North area includes Vaughan, Richmond Hill, Markham, Newmarket and Aurora.

Vacancy Rates and Total Inventory of Industrial Buildings in York Region, 2007 (Table 3.4)								
	1st Qtr. 2007		2nd Qtr. 2007		3rd Qtr. 2007		4th Qtr. 2007	
	Inventory	Vacancy Rate	Inventory	Vacancy Rate	Inventory	Vacancy Rate	Inventory	Vacancy Rate
Aurora	6,316,924	4.1%	5,964,922	2.6%	5,983,549	6.6%	5,996,384	7.9%
Markham	35,392,043	4.4%	35,456,850	4.8%	35,549,538	5.3%	35,642,187	5.3%
Newmarket	6,442,897	4.2%	6,436,402	4.7%	6,471,458	4.5%	6,536,905	3.6%
Richmond Hill	13,265,701	6.6%	13,577,291	5.9%	13,176,655	5.1%	13,229,936	5.4%
Vaughan	82,989,726	5.1%	84,312,615	5.4%	85,805,163	5.3%	85,797,966	4.0%
Total (sq.ft.)	**144,407,291**	**5.0%**	**145,748,080**	**5.2%**	**146,986,363**	**5.3%**	**147,203,378**	**4.6%**

Source: Cushman & Wakefield LePage, Marketbeat Snapshot: Greater Toronto Area Industrial Overview, 2007Q1-3 and Marketbeat: Greater Toronto Industrial Report, 2007Q4.

According to Cushman & Wakefield LePage, Vaughan reported the highest market share for lease and sale transactions in York Region for 2007. Within the GTA industrial property market, Vaughan had the second highest market share for lease transactions, and third highest market share for sale transactions. Although the high-tech market has softened, it has influenced the kind of industrial product now being built. Today, industrial buildings are smaller with more office space, more parking and building features similar to that of commercial space.

Commercial/Office Properties

CB Richard Ellis Ltd. tracks office market activity within three York Region nodes: Markham North & Richmond Hill, Steeles Woodbine, and Vaughan. Throughout 2007, the vacancy rates in these three nodes ranged from 8.4 – 10.8% in Markham North & Richmond Hill, 7.3 – 9.5% in Steeles Woodbine and 5.1 – 6.0% in Vaughan. In comparison, the vacancy rate for the GTA ranged from 7.2 – 8.2% during the year (Table 3.5). Between the three tracked office nodes, the highest average lease per sq. foot occurred in Markham North & Richmond Hill during the third quarter, at $15.53. The lowest average lease rate per sq. foot occurred in Steeles Woodbine during the first quarter, at $12.31. All three nodes finished 2007 with lease rates between $13.32 and $14.58 per sq. foot. Comparatively, the GTA finished 2007 with a lease rate of $16.46 per sq. foot (Table 3.6).

Selected Office Market Vacancy Rates 2004-2007

(Table 3.5)

	2004				2005				2006				2007			
Office Nodes	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Markham North & Richmond Hill	16.6%	16.5%	14.2%	14.7%	15.5%	11.8%	12.0%	9.9%	8.4%	8.4%	9.1%	11.0%	10.8%	10.2%	9.3%	8.4%
Steeles Woodbine	12.1%	11.4%	11.9%	9.4%	8.2%	7.3%	9.1%	9.1%	7.8%	7.2%	7.2%	6.6%	7.3%	9.5%	8.9%	7.8%
Vaughan	7.9%	6.4%	5.9%	10.7%	11.1%	6.4%	7.2%	6.5%	4.6%	4.5%	3.9%	5.3%	6.0%	5.5%	5.9%	5.1%
GTA Total/Average	**15.4%**	**15.2%**	**14.5%**	**14.4%**	**13.8%**	**12.5%**	**11.9%**	**10.1%**	**9.2%**	**9.2%**	**9.7%**	**8.9%**	**8.2%**	**8.2%**	**7.6%**	**7.2%**

Source: CB Richard Ellis, Office Market Review, 2004-2007.

Selected Office Market Lease Rates ($/sq.ft.) 2004-2007

(Table 3.6)

	2004				2005				2006				2007			
Office Nodes	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Markham North & Richmond Hill	$15.35	$15.05	$14.34	$14.71	$14.12	$14.68	$14.34	$15.26	$10.32	$13.71	$14.60	$13.75	$14.09	$14.02	$15.53	$14.51
Steeles Woodbine	$10.95	$10.96	$11.17	$11.99	$12.03	$12.30	$12.40	$12.93	$14.38	$13.64	$10.65	$11.58	$12.31	$13.24	$12.81	$13.32
Vaughan	$11.67	$11.77	$11.20	$13.74	$13.45	$14.31	$14.77	$14.21	$13.60	$13.38	$12.59	$13.79	$13.86	$13.81	$14.64	$14.58
GTA Total/Average	**$15.89**	**$16.08**	**$15.60**	**$14.91**	**$14.41**	**$14.46**	**$14.76**	**$15.03**	**$15.05**	**$15.02**	**$15.05**	**$14.81**	**$14.91**	**$15.00**	**$15.92**	**$16.46**

Source: CB Richard Ellis, Office Market Review, 2004-2007.

According to Colliers International, York Region has the lowest availability rate of all GTA submarkets, and this is expected to continue throughout 2008. New office space is expected in the coming year, but it will provide little relief to the overall demand. Cushman & Wakefield LePage forecast that the office market will continue to see growth during 2008, however a challenging economic climate will slow this growth.

Taxable Assessment

Taxable Assessment for 2008 Taxation

Taxable Assessment is a barometer of economic health that helps to determine the Region's fiscal capacity to sustain the services and infrastructure that the people of York Region require. Current Value Assessment (CVA) represents the fair market value of a property as of a certain date. In 2007, the CVA for taxable properties in York Region for 2008 taxation totalled $131.3 billion, representing a growth of 2.7% over 2006 ($127.9 billion).

Reassessment Cycle

There have been a number of changes affecting Ontario's property value reassessment cycle in the past few years. Starting in 2006, province-wide reassessments were scheduled to occur annually as of January 1 of the preceding year. However, in June 2006, the Minister of Finance announced that property tax reassessments would be cancelled for the 2007 and 2008 taxation years to allow for the implementation of the Ontario Ombudsman's recommendations with respect to MPAC. As a result, the assessment values used for the 2008 taxation year continue to be based on the reassessment values as of January 1, 2005.

Further changes to the reassessment cycle were made as a result of the 2007 Provincial Budget. Commencing with the 2009 taxation year, properties in Ontario will be reassessed on a four year cycle, with the property valuation date set for January 1 of the year preceding every fourth taxation year (Figure 3.7a).

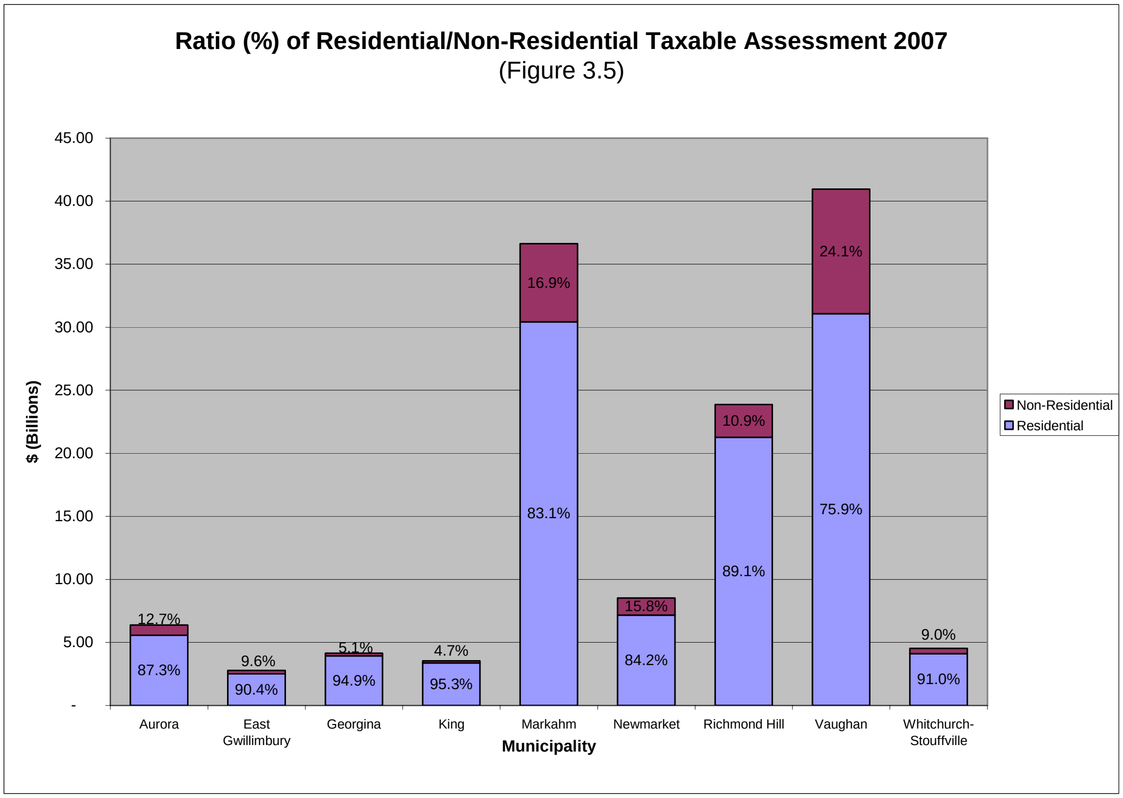
Reassessment Cycle 2006 - 2013
(Table 3.7a)

Taxation Year	Assessed Value
2006, 2007 and 2008	January 1, 2005
2009	January 1, 2008
2013 and every four years thereafter	January 1 of preceeding year

Source: York Region Finance Department, 2007.

Residential to Non-residential Assessment Ratio

The overall ratio of residential to non-residential assessment in York Region was 83.3% to 16.7% in 2007. All the York Region local municipalities had at least 80% assessment values in the residential category, except for the City of Vaughan which had 75.9% (Figure 3.5).



Source: York Region Finance Department, 2007.

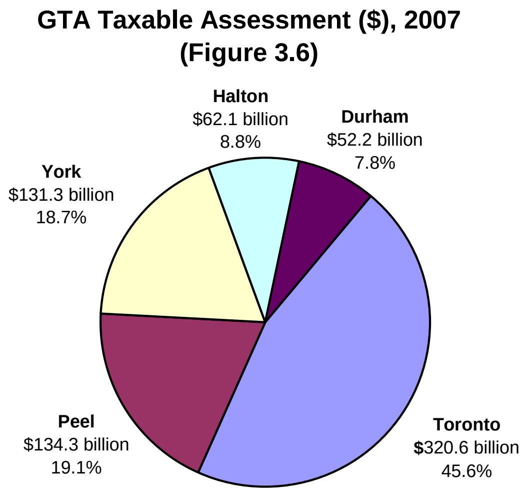
York Region Share of GTA Taxable Assessment

York Region's assessment growth was 2.7% in 2007 (Table 3.7b). A comparison of taxable assessment for York Region with other GTA members is illustrated in Figure 3.6. As shown, York Region shared 18.7% of the total assessment of $703 billion in the GTA in 2007.

York Region Assessment Growth 1998 - 2007
(Table 3.7b)

Year	Growth %
1998	3.8
1999	4.4
2000	4.1
2001	5.1
2002	3.8
2003	3.8
2004	4.9
2005	3.7
2006	3.2
2007	2.7

Source: York Region Finance Department, 2007.



Source: York Region Finance Department, 2007.
Note: 2007 figures are based on survey conducted among GTA municipalities and do not include PIL and exempt properties.

Development Charges

Development charges are used to fund needed infrastructure improvements and to recover costs incurred to service new development. The total development charges collected by the Region since 1998 are illustrated in Table 3.8. The increase in development charges collected in 2007 over 2006 is due to the enactment of the 2007 Development Charge By-Law update which resulted in developers preferring to pay the lower rates charged prior to June 2007. Rates were fully phased in for single detached dwellings, semis and multiple unit dwellings in September and apartments in December of 2007; non-residential are scheduled to be fully phased in by June 2008 and industrial/office/institutional by June 2010.

Total Development Charges for New Development in York Region 1998-2007
(Table 3.8)

Year	$ Millions
1998	108.2
1999	92.5
2000	90.1
2001	89.5
2002	108.4
2003	153.1
2004	74.6
2005	142.3
2006	114.3
2007	189.8

Source: York Region Finance Department, 2007.

4. Building Activities

Building Permits

Building permit activity is an essential yardstick that is used to measure local investments and economic performance. A total of 10,404 new residential building permits were issued in 2007 (Table 4.1). This represents a slight decrease (4.8%) from 2006 numbers, however, a booming non-residential sector in all three sectors (Industrial, Commercial, and Institutional) and an increase in the value of each residential unit, kept the total value of construction in the Region higher than 2006.

Number of Permits Issued for New Residential Units in York Region, 2006 & 2007 (Table 4.1)

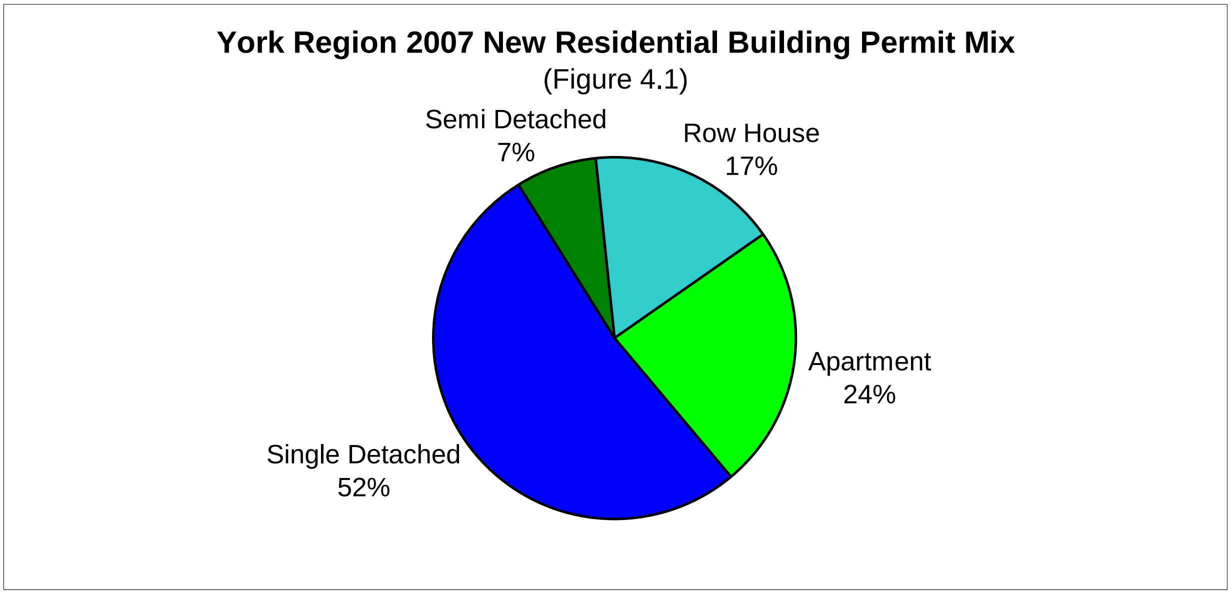
Municipality	2006	2007	% Change
Aurora	407	337	-17%
East Gwillimbury	131	156	19%
Georgina	207	159	-23%
King	25	31	24%
Markham	3,181	3,567	12%
Newmarket	317	507	60%
Richmond Hill	1,246	1,055	-15%
Vaughan	4,356	3,743	-14%
Whitchurch-Stouffville	1,063	849	-20%
York Region Total	**10,933**	**10,404**	-4.8%

Source: Area Municipal Building Permit Reports, 2006 and Statistics Canada Building Permits Publication, 2007.

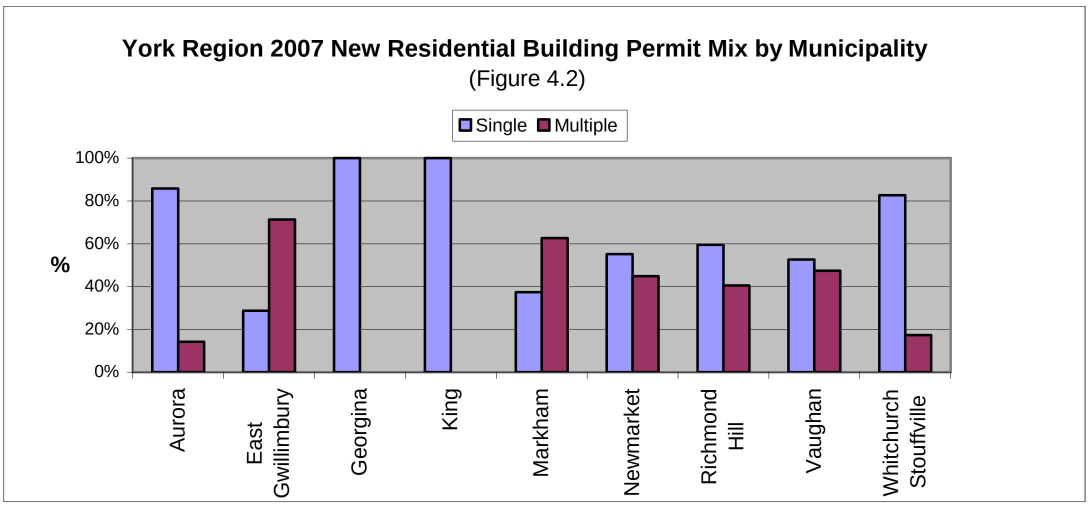
In 2006, the Province released its Growth Plan for the Greater Golden Horseshoe, "*Places to Grow*". Within this document, the Province forecasted that by 2031, York Region will have a population of 1.5 million persons – an increase of slightly less than 520,000 from year end 2007 figures. It is important that York Region continue to broaden the array of housing choice available in the Region. The Region's Official Plan calls for the production of an average of 8,000 new housing units annually. Since 1997, York Region has annually issued an average of approximately 10,800 units, or 2,800 units above this target. Based on historical performance, the Region is expected to remain at this level, as the market continues to drive demand.

The three southern municipalities of Vaughan, Markham and Richmond Hill accounted for approximately 80% of the total residential building permit activity in 2007. This growth was driven by building activity in the cities of Vaughan and Markham, whose totals each accounted for 35%.

With regards to building type, single detached dwellings accounted for approximately 52% of all new residential permits issued. Five years ago, in 2002, the proportion of new residential permits for single detached dwellings was 68%. The subsequent reduction in 2007 is an indication of the progress the Region is making towards creating more multiple unit dwellings. In particular, the Region has experienced strong growth in apartment dwellings, which increased from 9% in 2005 to 24% of 2007's new residential permits (Figure 4.1). In 2007, the Town of Markham had the greatest percentage of building permits issued for multiple unit dwellings at 62%. This is down slightly from last years 67% of permits issued, but is still a significant increase over the 45% reported in 2005 (Figure 4.2).



Source: York Region Planning and Development Services, 2007 and Area Municipal Building Permits Reports, 2007.



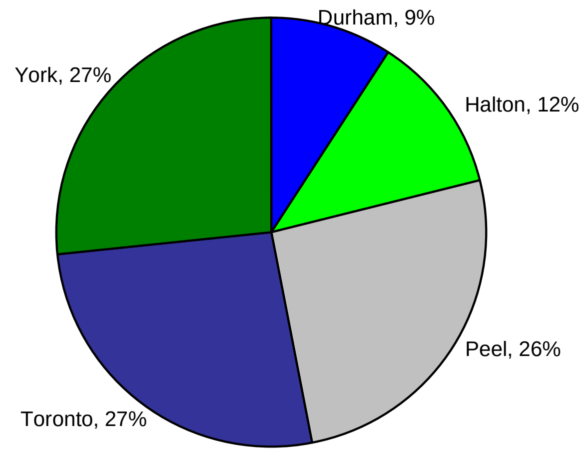
Source: York Region Planning and Development Services Department, 2007.

Building Permit Activity in the GTA

Approximately 39,224 building permits were issued for new residential units across the GTA in 2007. During this period, York Region accounted for approximately 27% of the GTA's building permit activity – tied with the City of Toronto for the largest share of the GTA. This number represents a 2% drop for York Region from the 2006 proportions. The Region of Peel had the third largest share of building permits in the GTA with 26%, followed by Halton Region (12%) and Durham Region (9%) (Figure 4.3).

York Region's Share of GTA Residential Building Activity 2007

(Figure 4.3)



Source: Statistics Canada Table 32.2, 2006 and Area Municipal Building Permit Reports, 2007.

York Region's strong building activity ranks the Region as the third largest issuer of residential building permits across Canada (Table 4.2). This placement is consistent with last year and up from 2005, when it ranked fifth overall. It must be noted that this ranking is in comparison to cities, Regions, and Regional Districts as defined locally.

Comparative Residential Building Permits Across Canada 2007 (Table 4.2)

Rank	Municipality	# of Permits
1	Greater Vancouver Regional District	22,807
2	City of Calgary	12,488
3	**York Region**	**10,404**
4	City of Toronto	10,401
5	Peel Region	10,155
6	City of Edmonton	8,908
7	City of Montreal	7,150
8	City of Ottawa	6,695
9	Halton Region	4,641
10	Durham Region	3,606

Source: Statistics Canada Building Permit Reports and Table 32.2 (unpublished), 2007.

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

Construction Value

The total estimated value of construction for York Region in 2007 was $3.50 billion. This value represents a 12% increase from the values recorded in 2006 ($3.12 billion). Table 4.3 displays the total construction value for all of the nine local municipalities in both 2006 and 2007. The municipalities that experienced the largest increases in absolute value were Vaughan, Markham, and King. Overall, the Region's increase in value of construction can be attributed to both residential and ICI sectors, as both experienced strong growth.

York Region Estimated Value of Total Construction in York Region 2006-2007 (Table 4.3)			
Municipality	**2006 ($000's)**	**2007 ($000's)**	**% Change**
Aurora	$140,511	$154,000	10%
East Gwillimbury	$34,931	$46,397	33%
Georgina	$73,161	$44,352	-39%
King	$31,073	$59,320	91%
Markham	$848,203	$912,580	8%
Newmarket	$143,511	$165,794	16%
Richmond Hill	$328,920	$332,936	1%
Vaughan	$1,305,845	$1,599,492	22%
Whitchurch-Stouffville	$213,557	$186,945	-12%
York Region Total	**$3,119,711**	**$3,501,817**	**12%**

Source: York Region Planning and Development Services Department, 2007 and Area Municipal Building Permit Reports, 2007

As noted earlier in this chapter, York Region experienced an slight decrease in the number of new residential building permits issued in 2007. Despite this decrease, the Region's value of residential construction increased by 8% from $2.2 billion in 2006 to $2.4 billion in 2007 (Table 4.4). This increase may be due to higher average permit costs for residential units, as the average cost increased by 13% in 2007 from approximately $194,000 per unit in 2006 to $220,000 in 2007.

York Region Estimated Value ($000's) of Construction* 2006-2007

(Table 4.4)

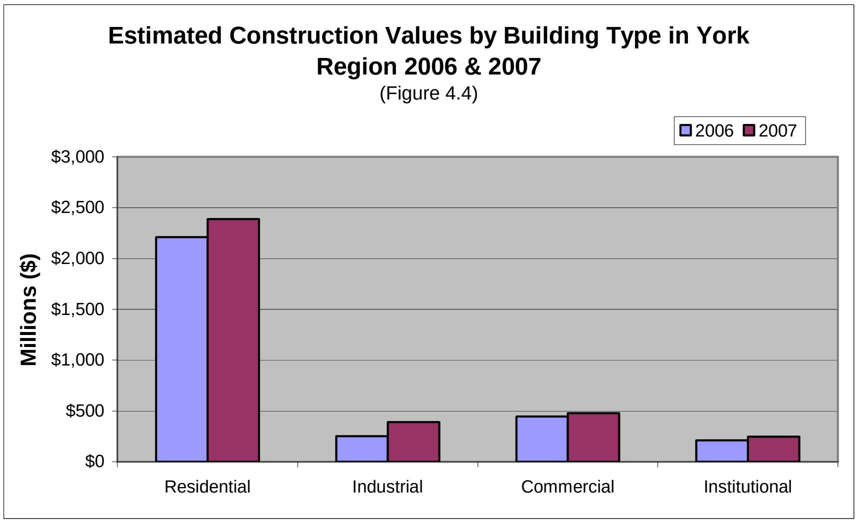
	Residential		Industrial**		Commercial		Institutional		Total	
Municipality	**2006**	**2007**	**2006**	**2007**	**2006**	**2007**	**2006**	**2007**	**2006**	**2007**
Aurora	$96,513	$97,726	$3,604	$21,841	$20,824	$28,873	$19,570	$5,560	$140,511	$154,000
East Gwillimbury	$30,868	$26,844	$3,394	$4,541	$314	$13,269	$355	$1,743	$34,931	$46,397
Georgina	$46,825	$38,931	$534	$1,348	$5,307	$2,833	$20,495	$1,240	$73,161	$44,352
King	$17,577	$34,428	$4,511	$19,540	$2,258	$337	$6,729	$5,016	$31,073	$59,320
Markham	$547,862	$762,811	$49,183	$22,812	$153,905	$98,464	$97,253	$28,493	$848,203	$912,580
Newmarket	$51,867	$91,622	$4,869	$6,502	$72,559	$24,766	$14,216	$42,905	$143,511	$165,794
Richmond Hill	$244,875	$202,307	$13,272	$28,350	$45,506	$90,586	$25,268	$11,694	$328,920	$332,936
Vaughan	$975,457	$966,450	$171,331	$283,978	$131,479	$213,318	$27,578	$135,746	$1,305,845	$1,599,492
Whitchurch-Stouffville	$199,349	$166,167	$868	$2,247	$13,312	$5,160	$29	$13,372	$213,557	$186,945
York Region Total	**$2,211,193**	**$2,387,286**	**$251,565**	**$391,158**	**$445,462**	**$477,605**	**$211,491**	**$245,768**	**$3,119,711**	**$3,501,817**

Source: York Region Planning and Development Services Department, Area Municipal Building Permits Reports, 2006 and Statistics Canada Building Permits Publication, 2007.

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

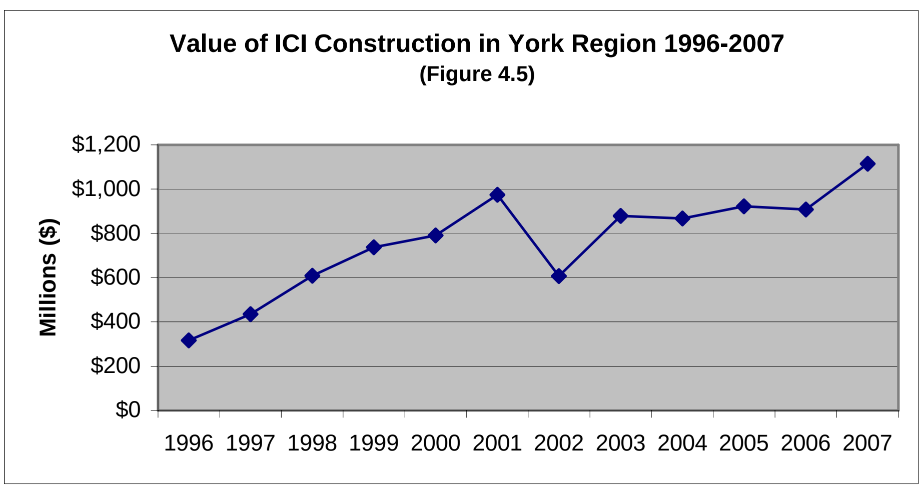
**Agricultural permits are included under the industrial category

Residential building activity continues to be the dominant construction type in the market, accounting for 68% of the Region's total value of construction (Figure 4.4). Five years ago, in 2002, a very strong residential market in combination with a noticeable decline in ICI construction resulted in residential construction accounting for 78% of the Region's total value of construction. Since that time, the value of residential construction has remained between 66% - 71%. This trend reaffirms the overall strength of the Region's residential construction.



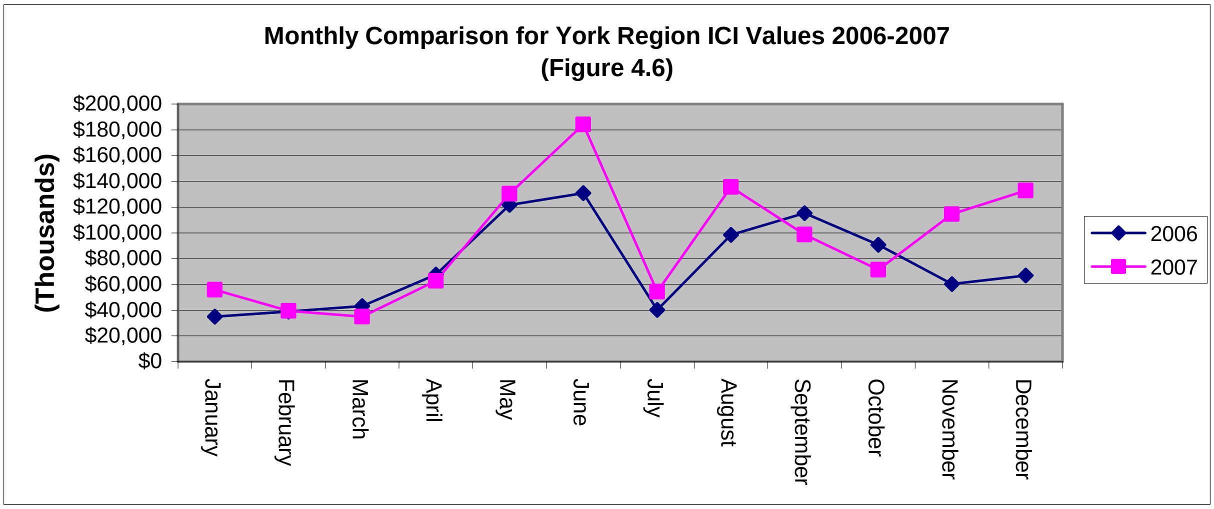
Source: Area Municipal Building Permit Reports, 2007.

York Region experienced very strong ICI construction in 2007, with a combined construction value of $1.1 billion in 2007 – an increase of 23% over 2006's $908 million. Historically, ICI values have remained fairly consistent. One notable exception occurred in 2002, when an economic slowdown caused ICI values to decrease, with stability returning in 2003 (Figure 4.5). Over the past decade, the annual value of total ICI construction has nearly doubled – from $609 million in 1998 to $1.1 billion in 2007. This increase reaffirms the strong industrial, commercial, and institutional performance, and indicates that construction in York Region is becoming more diversified. In the long run, this will stimulate increased job creation and ultimately, employment growth in York Region.



Source: York Region Planning and Development Services Department, 2007.

Figure 4.6 represents the monthly values of ICI construction in York Region over 2006 and 2007. Monthly variations are likely due to the Region's weather patterns, as that often defines the duration of the building season, as well as trends in the economy.



Source: York Region Planning and Development Services, 2007.

All ICI sectors experienced increases to their value of construction in 2007 (Previous Table 4.4). The value of industrial construction experienced a large increase of 55% in 2007, resulting in a value of $391 million. This sector in particular has experienced a large amount of fluctuation throughout the years. The value of commercial construction reached $478 million, a 7% increase from 2006's $445 million. Institutional construction increased 16% to $246 million in 2007 and included several large projects, such as the Vaughan City Hall and Southlake Hospital. The total value of ICI construction translates into investments that will add approximately 20,000 jobs to York Region.

Table 4.5 represents the 25 largest construction projects that occurred in York Region during 2007. It indicates that large projects existed in all sectors, with some of the projects including apartment and condominium buildings, government buildings including recreation centers and administrative buildings, and various others. There has been a notable increase in the number of large apartment building projects in the past few years. The median construction value for the Region's 25 largest projects was $21.5 million in 2007, compared to 19.8 million in 2006.

Building Permits with the 25 Highest Construction Values in York Region 2007 (Table 4.5)			
Project	**Value $000s**	**Use**	**Municipality**
Apartment Building (Life Construction)	$64,412.00	Residential	Markham
City Hall (City of Vaughan)	$52,000.00	Institutional	Vaughan
Apartment Building (Circa Inc.)	$51,936.00	Residential	Markham
New Commercial (Sobey's)	$37,214.70	Manf-Industrial	Vaughan
Hospital (Southlake Regional Health)	$37,012.15	Institutional	Newmarket
Apartment Building (Promenade Park Ltd.)	$34,677.50	Residential	Vaughan
Apartment Building (Ruland Properties Inc.)	$31,697.00	Residential	Markham
Apartment Building (Jane-Rutherford Developments)	$29,172.00	Residential	Vaughan
Warehouse Facility, Home Depot (Galcat Investments)	$26,206.60	Manf-Industrial	Vaughan
Apartment Building (Ruland Properties Inc.)	$25,146.00	Residential	Markham
Shopping Centre Addition (Aspen Ridge Homes)	$24,175.47	Manf-Industrial	Vaughan
Apartment Building (Pinegrove Inc)	$23,966.00	Residential	Vaughan
New Industrial Facility (N.H.D. Developments)	$21,516.93	Manf-Industrial	Vaughan
Nursing/Retirement Home (Amica inc.)	$20,992.18	Institutional	Vaughan
Apartment Building (Glen Corp.)	$20,595.75	Residential	Richmond Hill
Apartment Building	$19,570.20	Residential	Vaughan
New Industrial, Shell (Galcat investments)	$18,928.79	Manf-Industrial	Vaughan
Community Centre (City Of Vaughan)	$17,610.04	Institutional	Vaughan
Recreational Facility (Fiuggi Holding Corp.)	$17,435.90	Commercial	Vaughan
Office Building (Neamsby Investments)	$16,954.00	Commercial	Markham
Seniors Residence (Valley Vista Residence Inc.)	$16,731.40	Institutional	Vaughan
New Commercial, Walmart (Whitwell Developments)	$16,124.40	Commercial	Aurora
Apartment Building	$15,015.00	Residential	Markham
Waste Water Plant (King Township)	$15,000.00	Manf-Industrial	King
New Hotel, Novotel (Lake Vaughan Investments)	$14,834.18	Commercial	Vaughan

Source: Area Municipal Building Permit Reports, 2007.

Construction Activity - National Comparisons

To help gauge the level of York Region's construction activity against the rest of Canada, a comparison was conducted to determine the ten Canadian municipalities with the highest value of construction for 2007. When considering the total value of construction, York Region ranked fifth among Canadian municipalities with a value of $3.5 billion (Table 4.6).

Cross Canada Comparisons 2007:
Values of Total Construction ($000's)
(Table 4.6)

Rank	Municipality	Total Value
1	Greater Vancouver Regional District	$7,012,039
2	City of Calgary	$5,509,564
3	City of Toronto	$4,329,803
4	Peel Region	$3,619,675
5	**York Region**	**$3,506,574**
6	City of Edmonton	$1,967,734
7	City of Montreal	$1,901,121
8	City of Ottawa	$1,866,911
9	Halton Region	$1,676,028
10	Durham Region	$1,287,099

Source: Area Municipal Building Permit Reports, 2007, Statistics Canada Building Permit Reports, 2007 and Table 32.2 (unpublished), 2007.

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

York Region was ranked fourth in Canada for the value of residential construction in 2007 (Table 4.7). In 2006, the Region was ranked third. It should be noted that the shift in ranking was not due to a loss in residential activity – the value increased from $2.2 billion to $2.4 billion.

Cross Canada Comparisons 2007:
Values of Residential Construction ($000's)
(Table 4.7)

Rank	Municipality	Residential Value
1	Greater Vancouver Regional District	$4,761,050
2	Peel Region	$2,460,432
3	City of Calgary	$2,440,129
4	**York Region**	**$2,387,286**
5	City of Toronto	$2,183,170
6	City of Edmonton	$1,221,410
7	City of Ottawa	$1,074,222
8	Halton Region	$1,024,525
9	City of Montreal	$900,486
10	Durham Region	$861,081

Source: Area Municipal Building Permit Reports, 2007, Statistics Canada Building Permit Reports and Table 32.2 (unpublished), 2007.

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

York Region ranked fifth across Canada for the value of its ICI construction in 2007 (Table 4.8). This is a steady increase from being ranked sixth in 2006 and seventh in 2005. Specifically looking at the value of construction for Canadian commercial sectors, the value of York Region's was by far the highest. Within the GTA itself, York Region accounted for 32% of the GTA's total ICI construction value.

Cross Canada Comparisons 2007: Values of ICI Construction ($000's)
(Table 4.8)

Rank	Municipality	Industrial	Commercial	Institutional	Total
1	City of Calgary	2,726,598	74,145	268,692	3,069,435
2	Greater Vancouver Regional District	1,732,366	124,205	394,418	2,250,989
3	City of Toronto	1,541,113	110,040	495,480	2,146,633
4	Peel Region	518,028	353,721	287,494	1,159,243
5	**York Region**	**391,158**	**477,605**	**245,768**	**1,114,531**
6	City of Montreal	530,962	123,937	345,736	1,000,635
7	City of Ottawa	427,557	49,241	315,891	792,689
8	City of Edmonton	609,403	63,196	73,725	746,324
9	Québec CMA	400,729	86,531	169,216	656,476
10	Durham Region	137,600	142,200	244,300	524,100

Source: Area Municipal Building Permit Reports, 2007, Statistics Canada Building Permit Reports and Table 32.2 (unpublished), 2007.

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

Housing Starts and Completions

Residential units can be tracked throughout their construction cycle (Table 4.9). York Region experienced an increase in the number of housing starts during 2007, 12% over 2006 numbers. A total of 11,142 units were started in 2007, compared with 9,950 units in 2006 (Table 4.10).

York Region Residential Building Permit Activity 2006-2007
(Table 4.9)

	2006	2007
New Residential Permits	10,933	10,404
Housing Starts	9,950	11,142
Housing Completions	10,162	10,502

Source: York Region Planning and Development Services Department, 2006, 2007.

Housing Starts by Municipality in York Region 2006 - 2007
(Table 4.10)

Municipality		
Aurora	**2006**	**2007**
Singles	144	263
Semis	0	0
Rows	242	55
Apts.	0	0
Total	**386**	**318**
East Gwillimbury	**2006**	**2007**
Singles	107	36
Semis	0	4
Rows	9	118
Apts.	0	0
Total	**116**	**158**
Georgina	**2006**	**2007**
Singles	230	168
Semis	4	0
Rows	0	0
Apts.	0	0
Total	**234**	**168**
King	**2006**	**2007**
Singles	27	21
Semis	0	0
Rows	0	0
Apts.	0	0
Total	**27**	**21**

Markham	2006	2007
Singles	1,422	1,038
Semis	522	206
Rows	709	364
Apts.	722	2,267
Total	**3,375**	**3,875**
Newmarket	**2006**	**2007**
Singles	175	280
Semis	152	30
Rows	129	123
Apts.	0	71
Total	**456**	**504**
Richmond Hill	**2006**	**2007**
Singles	720	683
Semis	100	44
Rows	190	251
Apts.	408	205
Total	**1,418**	**1,183**

Vaughan	2006	2007
Singles	1,873	2,180
Semis	342	564
Rows	387	787
Apts.	554	225
Total	**3,156**	**3,756**
Whitchurch-Stouffville	**2006**	**2007**
Singles	633	888
Semis	82	194
Rows	67	77
Apts.	0	0
Total	**782**	**1,159**
York Region	**2006**	**2007**
Singles	5,331	5,557
Semis	1,202	1,042
Rows	1,733	1,775
Apts.	1,684	2,768
Total	**9,950**	**11,142**

Source: Canada Mortgage and Housing Corporation - Local Housing Market Report, 2006, 2007.

Housing completions in the Region rose by 3%. A total of 10,502 houses were completed by the end of 2007 (Table 4.11). Of these housing completions, 5,458 (52%) of the units were single detached dwellings, 1,152 (11%) were semi-detached, 1,807 (17%) were row housing units, and 2,085 (20%) were apartments. As seen in Figure 4.7, the yearly proportion of completed single detached to multiple unit dwellings has fluctuated over the past fifteen years. The emerging overall trend shows the number of multiple unit dwellings created each year approaching the number of single detached units.

Housing Completions by Municipality in York Region 2006 - 2007

(Table 4.11)

Aurora	2006	2007
Singles	95	148
Semis	0	0
Rows	13	213
Apts.	0	0
Total	**108**	**361**

East Gwillim	2006	2007
Singles	71	69
Semis	0	0
Rows	0	85
Apts.	0	0
Total	**71**	**154**

Georgina	2006	2007
Singles	284	116
Semis	6	0
Rows	0	0
Apts.	0	0
Total	**290**	**116**

King	2006	2007
Singles	31	18
Semis	0	0
Rows	0	0
Apts.	65	0
Total	**96**	**18**

Markham	2006	2007
Singles	1,939	958
Semis	464	284
Rows	686	494
Apts.	661	892
Total	**3,750**	**2,628**

Newmarket	2006	2007
Singles	343	171
Semis	196	82
Rows	141	89
Apts.	0	0
Total	**680**	**342**

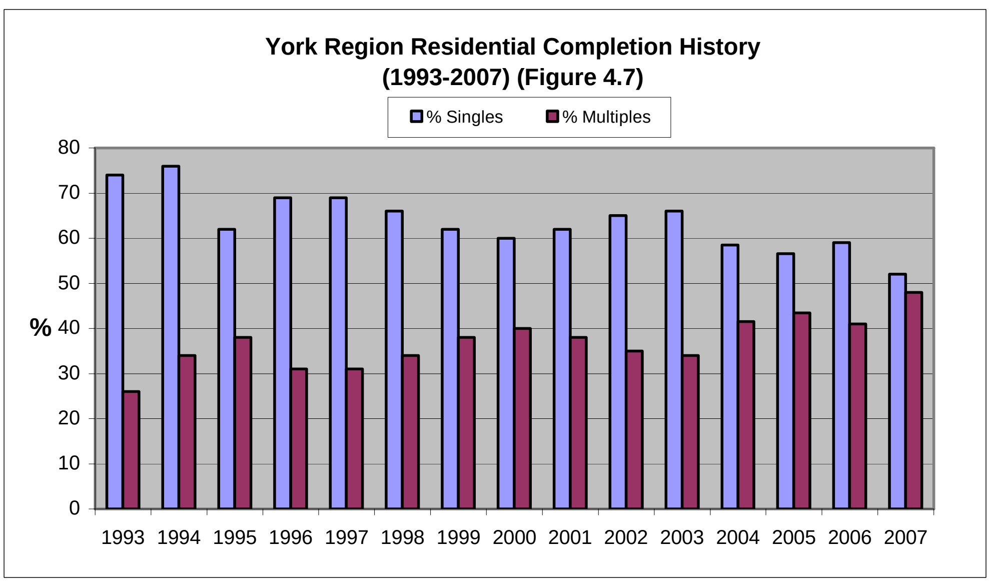
Richmond Hill	2006	2007
Singles	1,452	789
Semis	192	92
Rows	514	333
Apts.	510	408
Total	**2,668**	**1,622**

Vaughan	2006	2007
Singles	1,227	2314
Semis	208	484
Rows	188	593
Apts.	177	785
Total	**1,800**	**4,176**

Whitchurch-Stouffville	2006	2007
Singles	539	875
Semis	42	210
Rows	118	0
Apts.	0	0
Total	**699**	**1,085**

York Region	2006	2007
Singles	5,981	5458
Semis	1,108	1152
Rows	1,660	1807
Apts.	1,413	2085
Total	**10,162**	**10,502**

Source: Canada Mortgage and Housing Corporation - Local Housing Market Report, 2006 and 2007.

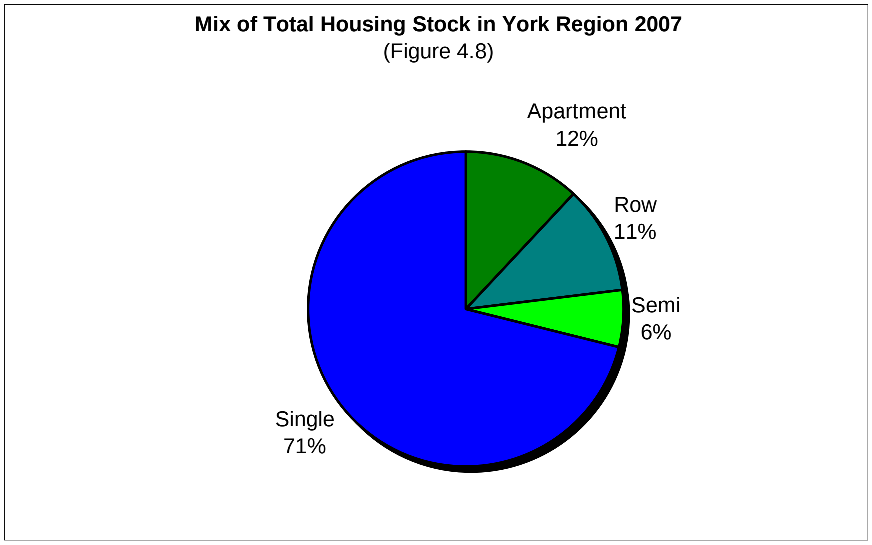


Source: Canada Mortgage and Housing Corporation, 1993-2007.

Diversity of Housing Supply

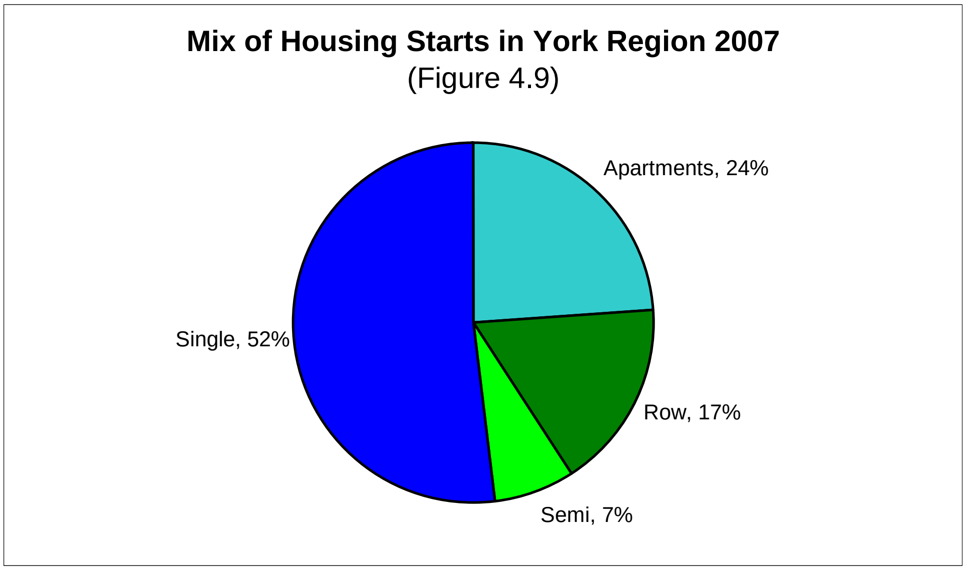
As outlined in York Region's Housing Supply Strategy, one of the Region's key goals is to encourage the further diversification of its housing stock to ensure that the needs of the Region's workers and residents are met. Although the Region's housing stock is comprised primarily of single detached dwellings, the stock has become increasingly diversified over time. In 1991, the proportion of single detached dwellings in York Region's housing stock was approximately

80%. By 1998, that number had declined to 76%. In 2007, this has been reduced to 71%. The remaining stock in 2007 was comprised of 6% semi-detached units, 11% row house units, and 12% apartment units (Figure 4.8).



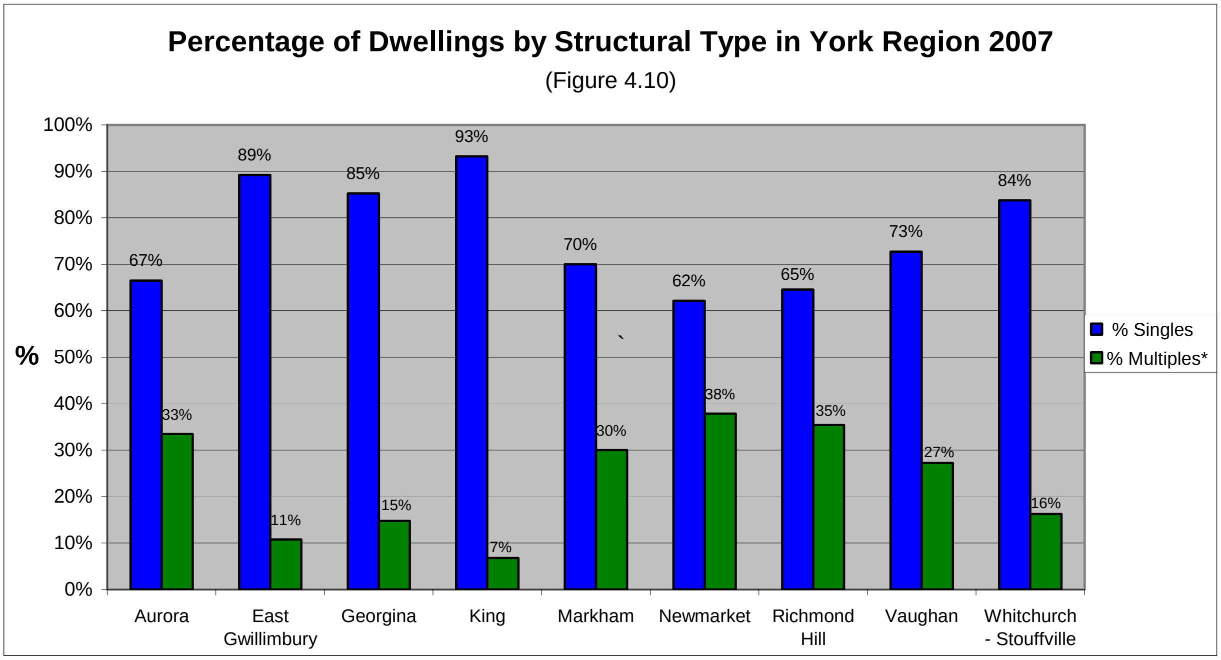
Source: Planning and Development Department, 2007.

The composition of the housing types started each year provides a glimpse into the future of York Region's housing stock. Figure 4.9 represents the proportion of housing types started in 2007. At 52%, the proportion of single detached units started in 2007 is lower than the proportion within the current housing stock. This trend is expected to continue into the future, causing the proportion of multiple unit dwellings in the Region's total housing stock to increase. This is seen as a positive change, as a balanced ratio between single detached and multiple unit dwellings helps increase housing diversity.



Source: Canada Mortgage and Housing Corporation, 2007.

With the overall proportion of single detached units in York Region's housing stock at 71%, there is still variation between the nine local municipalities. In 2007, King had the largest proportion of single detached dwellings, with 93% of its total housing stock. Newmarket, on the other hand, had the lowest proportion of single detached dwellings, with only 62% of its total housing stock (Figure 4.10).



Source: York Region Planning and Development Services Department, 2007.
*Multiples - includes semis, rows and apartments.

Persons Per Unit

In a 35-year period, from 1971 to 2006, Statistics Canada's Census figures indicate that overall persons per dwelling unit have decreased for residential dwellings in York Region. This is in accordance with national trends of declining persons per unit (PPU). The socio-demographic phenomenon of an ageing population is also said to be a major factor in shaping national household composition.

In 1971, the Region had an average of 3.65 persons per unit. Figures from the 2006 Census indicate that York Region's PPU sits at 3.22 – down only 0.9% from 2001, but 11.8% lower than 1971 numbers (Table 4.12). Locally, the 2006 Census revealed variations between the nine local municipalities with regard to the PPU. Markham and Vaughan held the highest PPU figures with approximately 3.4 persons per household, while Georgina had the lowest with 2.7 persons per household.

Persons Per Dwelling Unit, York Region, 1971-2006
(Table 4.12)

Municipality	1971	1991	1996	2001	2006
Aurora	3.68	3.08	3.09	3.05	3.00
East Gwillimbury	3.41	3.22	3.16	3.09	2.99
Georgina	3.41	2.8	2.86	2.81	2.74
King	3.76	3.14	3.06	3.05	3.03
Markham	3.81	3.5	3.5	3.43	3.38
Newmarket	3.53	3.14	3.1	3.05	2.92
Richmond Hill	3.71	3.12	3.23	3.18	3.17
Vaughan	3.66	3.71	3.58	3.43	3.42
Whitchurch-Stouffville	3.56	2.98	2.96	2.92	2.82
York Region Total	**3.65**	**3.32**	**3.31**	**3.25**	**3.22**

Source: Statistics Canada, Census 1971, 1991, 1996, 2001, 2006.

5. Planning Activities

When reviewing development plans and preparing strategic policies, the Regional Planning and Development Services Department works co-operatively with local municipalities and other stakeholders. The interactive relationships between the Region and local municipalities produce innovative planning policies and initiatives. A number of significant planning activities and approvals occurred in 2007.

York Region
Sustainable Development Through LEED

In June 2007, Regional Council approved principles to guide the formulation of Regional policy regarding Sustainable Development through LEED™. Leadership in Energy & Environmental Design™ (LEED) is a voluntary, consensus-based, market-driven building rating system. It evaluates environmental performance from a “whole building” perspective over a building’s life-cycle, providing a definitive standard for what constitutes a “green building”.

Substantial benefits to the Region are provided through the implementation of sustainable buildings resulting from the LEED™ program, in a way that directly impacts the Regional service delivery. Allowing a servicing allocation increase provides a real incentive for developers beyond the inherent benefits of the program. Through consultation with the local municipalities, development industry and other stakeholders, a set of principles and implementation strategy will be finalized in 2008, to realize the benefits of sustainable development through LEED™.

York Region
Protecting Areas of Employment

Our valuable supply of employment land is constantly under competing pressures to convert to other uses that may be in greater immediate demand (i.e. residential land uses). In response to this substantive issue, the protection of areas of employment has evolved through three significant Provincial documents. The March 1, 2005 Provincial Policy Statement, the June 16, 2006 Growth Plan and the January 1, 2007 Bill 51 amendments to the Planning Act progressively strengthened land use controls by limiting the conversion of areas of employment to non-employment uses.

Under the new Provincial policy framework, a municipality is permitted to redesignate areas of employment only through a municipally lead “municipal comprehensive review” of its official plan.

In order to bring the Regional Official Plan into conformity with the Growth Plan and Bill 51 amendments to the Planning Act, in regard to protecting areas of employment, new policies will need to be introduced into a comprehensive Regional Official Plan Amendment. In the interim, in June 2007, Regional Council adopted recommendations stating that, conversion applications will be deemed premature if:

- the application is subject to the March 2005 PPS and is not preceded by a Comprehensive Review as defined by the PPS; or,
- the application is subject to the June 2006 Growth Plan and is not preceded by a Municipal Comprehensive Review as defined by the Growth Plan.

Staff will prepare a ROPA in 2008 to incorporate the Provincial policies that protect employment land.

York Region
Statutory Public Meeting and Proposed Amendment (ROPA 56) to Update Transit Policies

The proposed Regional Official Plan Amendment (ROPA) No. 56, has been initiated by York Region to ensure that the transit-related policies of the Regional Official Plan (ROP) remain current and are effective in the implementation of planned transit services and infrastructure. ROPA 56 contains clarification policies and schedules, reflect existing and approved transit services and infrastructure, and comply with new Provincial legislation.

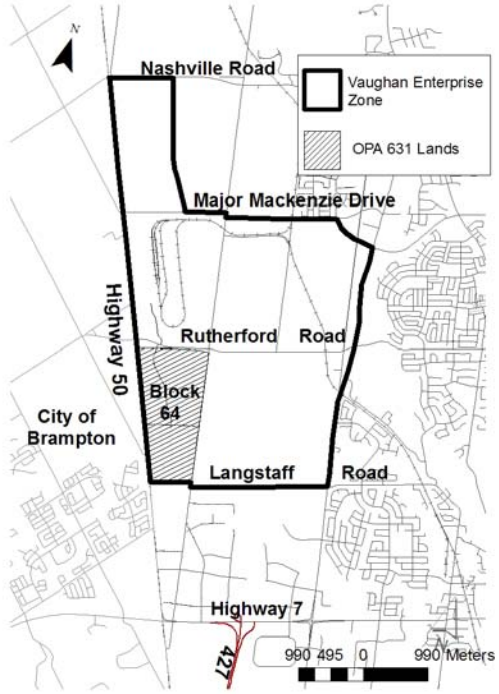
ROPA 56 is intended to make the ROP more responsive to the changes that have occurred since ROPA 43, Regional Centres and Corridors, was approved over two years ago. These changes include the initiation of Viva Phase 2, the adoption of Regional transit-oriented development guidelines, the Provincial funding announcement for the subway extension to York Region, the enactment of the Provincial Growth Plan and changes to the Planning Act.

In 2007, staff consulted with the local municipalities and held the statutory public meeting on October 31, 2007. A decision on the ROPA is expected in 2008.

City of Vaughan
Official Plan Amendment No. 631 – Boca East Investments Limited

In March 2007, Regional Council recommended approval of OPA 631. The lands subject to OPA 631 are known as Block 64, and comprise of approximately 175 hectares (432 acres) of land in south western Vaughan. Land uses currently occupying these lands include a golf course, service station, farmland, heritage homes and a training centre. OPA 631 brings the Block 64 lands into the City's urban boundary by removing them from the "Rural Use Area" designation and related policies in OPA 600 and, designates them as "Prestige Area," "Employment Area General" and "Valley Lands" within OPA 450 (Employment Area and Growth Management Plan).

This block forms part of an emerging employment area known as the Vaughan Enterprise Zone. This area is strategically located for employment uses due to its proximity to Toronto, L.B. Pearson International Airport, existing and planned rail and highway infrastructure, and established industrial uses including the Sears Distribution Warehouse and the CP Intermodal Yard. Consistent with the planned function of the Vaughan Enterprise Zone, OPA 631 establishes (through OPA 450) a range of employment-generating land uses including offices, warehousing and distribution operations, storage facilities, manufacturing, and limited commercial uses to serve the area. The amendment also establishes detailed policies pertaining to heritage conservation, urban design and transportation infrastructure, including protections for the northerly extension of Highway 427.



6. Processing of Development Applications

Plans of Subdivision and Condominium

In 2007, the Region received 29 subdivision applications and a further 19 condominium plans. A total of 10 subdivision applications with 1,231 dwelling units, and 6 condominium plans with 363 units received draft plan approval by the local municipalities in 2007. This represents a decrease in draft approvals from 2006, which is likely due to both short term shortages of servicing infrastructure and delays in approvals caused by a number of municipal Official Plan reviews. During 2007, 52 registered plans with 4,043 dwelling units were registered (Table 6.1).

York Region Subdivision and Condo Activity, 2007
(Table 6.1)

	Subdivision Applications	Dwelling Units	Condo Applications	Dwelling Units
New Applications	29	8,686	19	1,651
Draft Approved	10	1,231	6	363
Registered	52	4,043	0	0

Source: York Region Planning and Development Services Department, 2007.

Among the new applications received, 17% of the total proposed dwelling units were single detached, 19% were semi-detached, 8% were row houses and 56% were apartments (Table 6.2).

York Region Unit Breakdown in New Subdivisions and Condos, 2007
Percentage of Dwelling Units
(Table 6.2)

	Single	Semi	Row	Apartment
Applications	17%	19%	8%	56%
Draft Approved	50%	4%	30%	16%
Registered	80%	7%	11%	2%

Source: York Region Planning and Development Services Department, 2007.

As of December 31, 2007 there were 265 subdivision applications comprised of 37,619 dwelling units, and 93 condominium plans comprised of 5,255 units draft approved and/or awaiting registration by the Region and the local municipalities.

Among the draft approved applications, 19,859 of the total dwelling units were single detached, 3,117 were semi-detached, 8,024 were row houses and 11,874 were apartments.

The Regional Official Plan recommends a 3-7 year supply of draft approved and registered lots and blocks for housing. The total of 46,991 draft approved and registered units represents a 4.5 year supply of draft approved and registered lots/units based on the forecasted average production of the 10,500 units per year.

In 2007, draft approval was given to plans of subdivision containing 10 hectares of industrial and commercial lands. Industrial and commercial lands totalling 163.84 hectares were registered.