COUNCIL ATTACHMENT 1

Ontario's Rising Star
York Region
Markham · Vaughan · Richmond Hill · Newmarket · Aurora
Georgina · Whitchurch-Stouffville · East Gwillimbury · King



Economic & Development Review 2005


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Donald Cousens
Town of Markham

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 2005, 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 2005, York Region's population grew by 28,800 people to 918,400, maintaining the Region's position as Canada's sixth largest municipality in terms of population.
- York Region offers a youthful, diversified, well-educated and highly-skilled labour force, a key ingredient to attracting new and innovative enterprises to York Region. There are now an estimated 28,000 businesses in the Region and the economy continues expanding steadily.
- The number of jobs in York Region grew by 10,000-15,000 to approximately 450,000.
- Residential, industrial, commercial and institutional construction continues at a brisk pace. The total estimated construction value for York Region in 2005 was $2.92 billion.

Regional Council recognizes that maintaining and improving economic competitiveness is one of three priority areas we must focus on in order to ensure our efforts in building strong communities are sustainable. Along with a clean, natural environment and healthy communities, a strong, diversified economy supports employment and sustains families and communities.

York Region will continue to develop as one of Ontario's major urban growth areas that is economically competitive and successful in providing more jobs and a continued high quality of life for York Region families and communities.


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Bill O'Donnell
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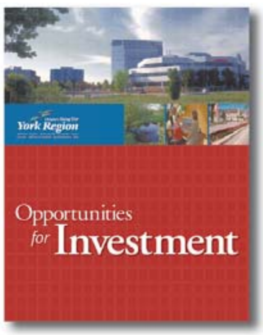
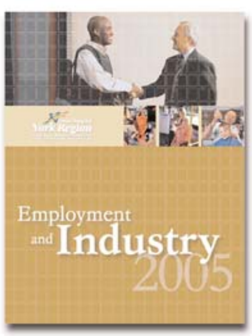
Monitoring the Economic Health of York Region

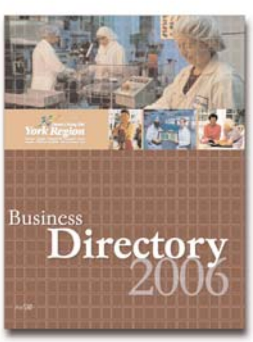
Interested in learning more about the York Region economy?
Check out other publications in the series:



Opportunities for Investment
Looking at locating your business in York Region?
Opportunities for Investment provides key facts and figures on a variety of indicators to help make that important decision. Employment and labour force trends, population and housing market data, vacant land statistics and real estate market information are all at your fingertips.



Employment & Industry 2005
Want to know where and what type of job growth is occurring in York Region? Employment and Industry 2005 is an annual report highlighting employment growth trends by industry sector and by area municipality. Detailed employment analysis is also provided for high growth areas within each area municipality, highlighting changing employment patterns and emerging industry sectors at the local level.



York Region Business Directory 2006
Trying to contact local businesses?
The York Region Business Directory is an important resource for anyone trying to contact employers, providing business size, address and contact information on thousands of businesses in York Region. The directory is available in three convenient formats: in printed form, as an electronic database suitable for mailing lists or online at
www.york.ca/nr/busdir

For more information or to order copies of these reports, please contact:
The Regional Municipality of York, Planning & Development Services Department
(905) 830-4444 Ext. 1550 or 1-877-464-9675

Economic & Development Review 2005

The Economic & Development Review is a semi-annual report on economic and development activity in the Regional Municipality of York. 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 2005 is one of a family of documents available from the York Region 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 2004 and mid year 2005 (reports on the economic and development activity in York Region for 2004 and the first half of 2005); Economic Strategy 2005 (long term planning blueprint for our economy); Employment & Industry 2005 (highlighting Regional employment trends by municipality and industry sector); and York Region's 2006 Business Directory (provides 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 ext. 1550 or 1-877-464-9675 ext. 1550.

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

Economic & Development Review 2005

*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 918,400 on December 31, 2005, an increase of approximately 28,800 from December 2005.
- York Region contains 15.8% (2005) of the GTA's population and 14% (2001) of its employment.
- Building permits for 10,391 new residential units were issued in 2005. York Region issued the fifth largest number of new residential permits in the country.
- Housing completions reached 8,992 units in 2005.
- Total construction for 2005 was valued at approximately $2.92 billion.
- Industrial, commercial, institutional (ICI) construction made up 32% of the total construction value in York Region during 2005.
- The total estimated value of industrial construction remained strong at $277 million.
- The value of commercial construction also remained strong at $381 million.
- The value of institutional construction was $263 million, a 29% increase over 2004.
- The estimated number of jobs as of December 2005 in York Region was approximately 450,000.
- The unemployment rate as of December 2005 in York Region was estimated to be 4.7%.
- The Region's economic performance is being monitored to detect the impact of an ever-changing economy and shifting global geopolitical events on the Regional economy.

Overview

York Region continued to grow at a rapid pace in 2005. By December 2005, the total population of York Region was estimated to be 918,400. This represents an increase of 28,800 persons (3.2%) in 2005, down slightly from the 4.0% growth rate in 2004. York Region is a major growth area in the Greater Toronto Area, accounting for 15.8% of the total GTA's population.

Total construction for 2005 was valued at $2.92 billion, a 14% increase over 2004. Between January and December in 2005, industrial, commercial, and institutional (ICI) construction remained strong. Total ICI values went up by 6.5% over 2004. Residential construction ($2.0 billion) in 2005 was 18.2% higher than 2004.

York Region had the third highest total residential construction value in Canada for 2005 and the fifth highest number of new residential permits issued. Between January and December in 2005, 10,391 building permits for new residential units were issued in York Region, a 12% increase from 2004.

Building permits were issued for over 47,400 new residential units in the GTA in 2005. York Region's share of the permits accounted for 22% of all GTA building permits. Durham Region issued 12%, the Region of Halton issued 11%, the Region of Peel issued 13%, and the City of Toronto issued 42%.

Housing resales remain strong in the Region. The Toronto Real Estate Board recorded resales of nearly 15,500 dwelling units in York Region in 2005. This is a 3.6% increase over the number of homes sold in 2004. The value of the 2005 resales was $5.9 billion. The Region had 9,497 homes started and 8,992 new houses completed in 2005.

In 2005, the number of jobs in York Region is estimated to have grown by approximately 10,000-15,000. There were 450,000 jobs in York Region as of December 2005. The number of jobs has increased by more than 120,000 since the 1998 Employment Survey. The unemployment rate in York Region was 4.7% in December 2005.

1. Strong Population Growth

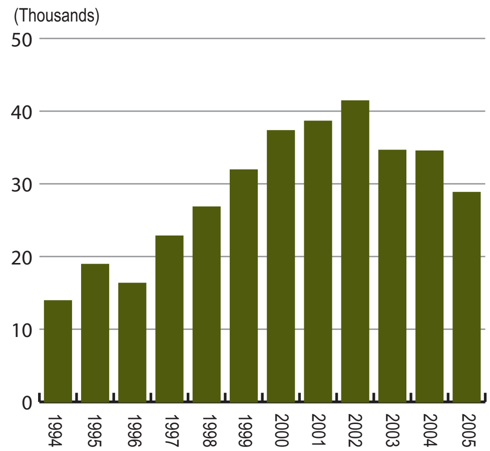
York Region's Population Growth

Since York Region's creation in 1971, its population has grown dramatically. In 1971, the Region's population was 169,000 people. Over thirty years later, December 2005, the Region has grown to an estimated 918,400 (Table 1.1). This year-end population estimate represents an increase of approximately 28,800 persons from December 2004 (Figure 1.1). By comparison, population growth during 2004 totalled approximately 34,600 people.

While all municipalities in York Region are growing, the largest population increase is concentrated in the Region's urban southern half (Figure 1.2). The Town of Markham experienced the largest population growth (11,100 people), followed by the Town of Richmond Hill (6,500 people) and the City of Vaughan (6,100 people) (Figure 1.3).

York Region Annual Population Growth 1994-2005

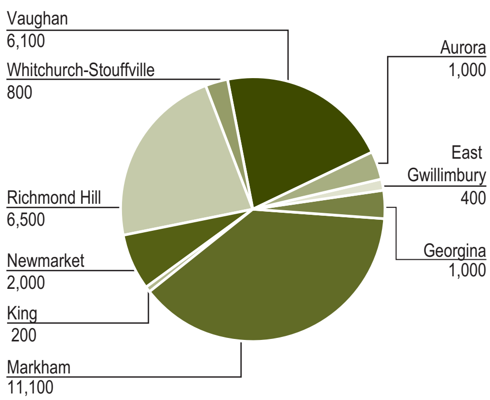
(FIGURE 1.1)



Source: York Region Planning and Development Services Department, 2005.

York Region Population Increase 2005

(FIGURE 1.3)

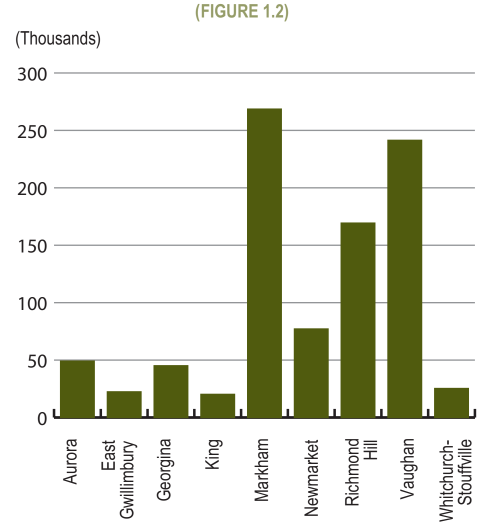


Source: York Region Planning and Development Services Department, 2005.

Historically, the highest average annual growth rate experienced in York Region was 7.6%, which occurred over the five-year period from 1986-1991. The recession of the early 1990s triggered a sharp decline in the Region's average annual growth rate, dropping it to 3.3% between 1991 and 1996. Spurred by improving economic conditions, the average annual growth rate increased to 4.4% for the 1996 to 2001 period. For 2000 through 2002, the Region's average annual growth rate was over 5.0% (adding approximately 40,000 people per year). The Region's growth rate for 2003, 2004, and 2005 was 4.1%, 4.0%, and 3.2% respectively.

York Region Population 2005

(FIGURE 1.2)



Source: York Region Planning and Development Services Department, 2005.

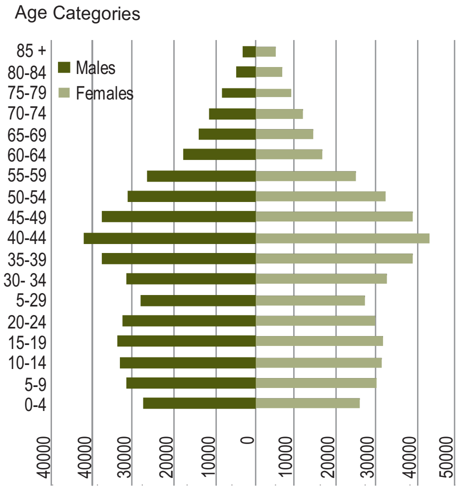
York Region Population 2004 - 2005

(TABLE 1.1)

	2004	2005	Increase in Persons	Change (%)
Aurora	48,100	49,100	1,000	2.1
East Gwillimbury	22,000	22,400	400	1.8
Georgina	44,100	45,100	1,000	2.3
King	20,000	20,200	200	1.0
Markham	257,400	268,500	11,100	4.3
Newmarket	75,100	77,100	2,000	2.7
Richmond Hill	162,800	169,300	6,500	4.0
Vaughan	235,300	241,400	6,100	2.6
Whitchurch-Stouffville	24,500	25,300	800	3.3
York Region Total	**889,600**	**918,400**	**28,800**	**3.2**

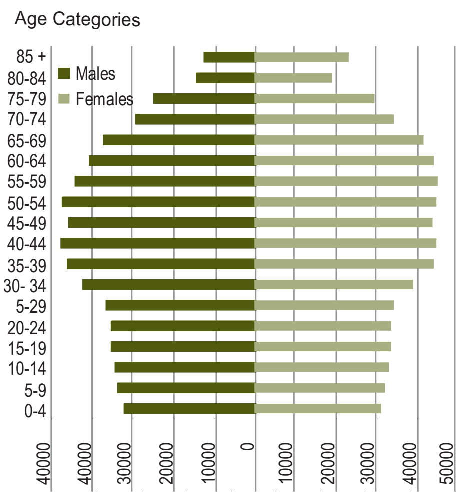
Source: York Region Planning and Development Services Department, 2005.

York Region 2004 Age and Gender Composition
(FIGURE 1.4a)



Source: York Region Planning and Development Services Department, 2005 and Statistics Canada Annual Demographics Statistics, 2005.

York Region 2026 Age and Gender Composition
(FIGURE 1.4b)



Source: York Region Planning and Development Services Department, 2005 and Statistics Canada Annual Demographics Statistics, 2005.

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. Relative to the GTA and Canada, the Region in 2004 (most current data) has a "younger" population (Table 1.2). This is primarily due to the large proportion of the population between the ages of 38 and 57 years of age. These "baby boomers" make up 32.5% of the Region's population. By comparison, only 30.2% of the GTA population and 30.7% of the Canadian population are in this age bracket. Only 9.5% of York Region's population falls into the over 65 age bracket, while both the GTA and Canada have higher proportions at 11.1% and 13.0% respectively.

In the future, York Region's large proportion of ageing baby boomers will contribute to a substantial increase in the senior's population. It is expected that by 2026, the senior's population will increase to four times over 2004 levels.

Canada Mortgage and Housing Corporation (CMHC) identify changes in the age make-up of the population as a factor behind an increasing variety of Canadian household types. Ageing contributes to increases in single-person households and childless couples. Over the next ten years, as the oldest "baby boomers" become seniors (Figure 1.4a and 1.4b), their housing choices will exert considerable influence on the housing market (CMHC). As well, this will have critical, long term effects on the demand for all services including health, community and social services.

Increasing diversity is a key characteristic of York Region's population. It is expected that by 2026, York Region will see a significant increase in its numbers of seniors, as well as continuing diversification of incomes and household types.

Age Groups For York Region, the GTA and Canada 2004*
(TABLE 1.2)

		% of Population		
		York Region	GTA	Canada
	The Future Born 1996-2004 (0-8)	11.3	10.9	10.0
	Baby Boom Echo Born 1980-1995 (9-24)	22.8	21.1	21.5
	Baby Bust Born 1967-1979 (25-37)	18.2	20.9	18.0
	Baby Boom Born 1947-1966 (38-57)	32.5	30.2	30.7
	World War II Born 1940-1946 (58-64)	5.6	5.8	6.7
Seniors**	**The Depression Babies** Born 1930-1939 (65-74)	5.6	6.1	6.9
	The Roaring Twenties Born 1920-1929 (75-84)	3.1	3.9	4.6
	World War I Born 1915-1919 (85-89)	0.5	0.7	1.0
	Pre-World War I 1914 and before (90+)	0.3	0.4	0.5

Source: York Region Planning and Development Services Department, 2005 and Statistics Canada Annual Demographic Statistics, 2005.
*Cohort names based on work by David Foot & Daniel Stoffman
**Senior - 65 years of age and older.

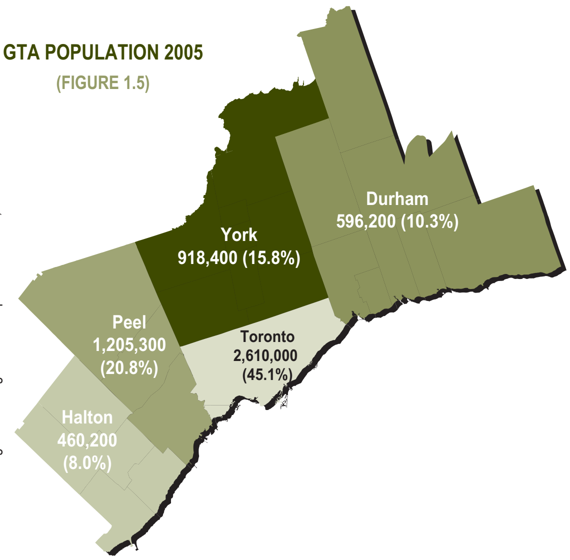
York Region in the GTA

York Region's rapid population growth is due, in part, to its proximity to the City of Toronto. Benefiting from an excellent transportation network, a high quality of life, a 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, 2005, the GTA's population was estimated to be 5.8 million. This is an increase of 87,900 (1.5%) people since December 2004. As Figure 1.5 illustrates, York Region's proportion of the total GTA population was 15.8% in December 2005, making York Region the third most populous Region in the GTA.

GTA POPULATION 2005

(FIGURE 1.5)



Source: York Region Planning and Development Services, 2005.

York Region in Canada

A national comparison of the population for Canadian cities, Regions, and Regional Districts indicates that, as of December 2005, York Region was the sixth largest municipality in Canada in terms of its population (Table 1.3).

Canada's Largest Municipalities 2005

(TABLE 1.3)

Rank	Municipality	Population
1	City of Toronto	2,610,000
2	Greater Vancouver Regional District	2,155,800
3	City of Montreal	1,634,500
4	Peel Region	1,205,300
5	City of Calgary	956,100
6	**York Region**	**918,400**
7	City of Ottawa	859,000
8	City of Edmonton	712,400
9	City of Winnipeg	650,100
10	Durham Region	596,200

Source: York Region Planning and Development Services Department, Statistics Canada, municipal web sites, 2005, 2006.

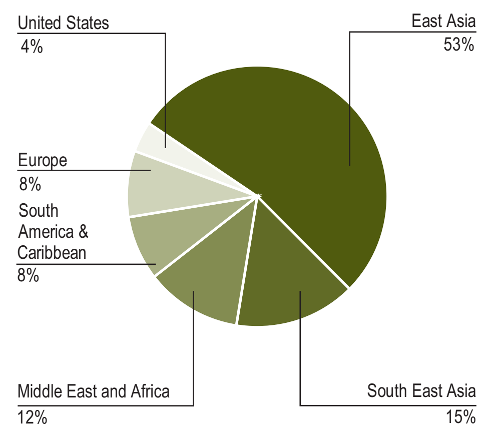
Migration

Immigrant arrival statistics include only new Canadians who moved directly to selected cities in Ontario (primary migration) and does not include those people who originally resided in other Canadian cities before moving to York Region (secondary migration). According to the Catholic Community Services, over a period of eight years (1993-2001), primary migration to York Region was the highest from Asian countries (68% combined), lead by East Asia (Figure 1.6a).

Citizenship and Immigration Canada statistics show that the pattern for 2005 was different. Asian (east, south and south east) countries accounted for a combined 48% of primary immigrants to York Region in 2005 (Figure 1.6b). Immigrants from the Middle East and Africa made up 29% of this year's total.

York Region Immigrant Arrivals 1993 - 2001

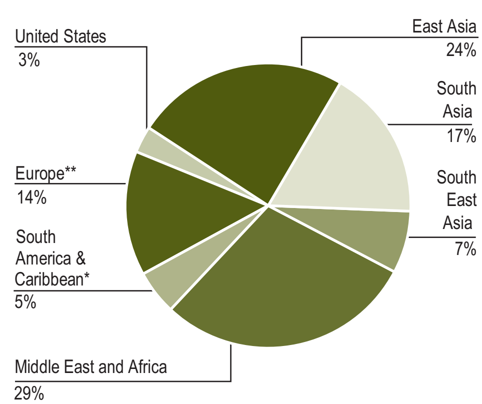
(FIGURE 1.6a)



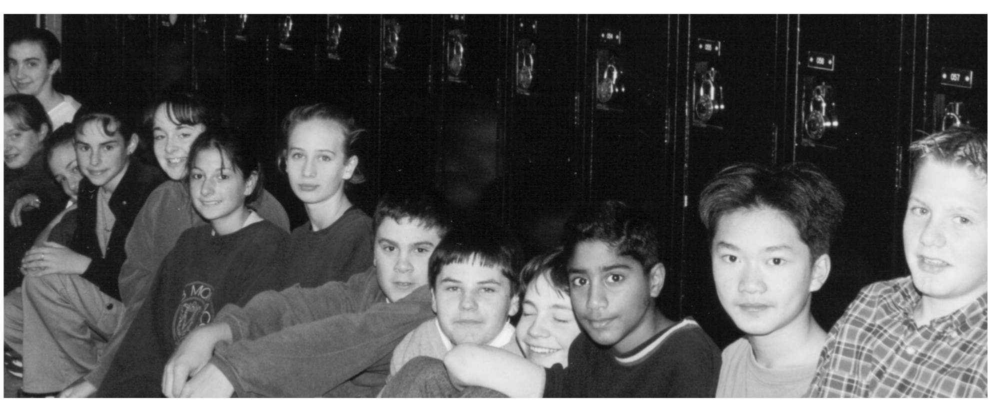
Source: Citizenship & Immigration Canada, Catholic Community Services of York Region, 2001.

York Region Immigrant Arrivals 2005

(FIGURE 1.6b)



Source: Citizenship and Immigration Canada, 2005.
*includes Central America
**includes Russia, Australia & Oceania



2. Economic Activities Positive

Provincial, National & North American Context

The Canadian economy continued to respond well to ongoing economic challenges in 2005.

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

Real Gross Domestic Product (GDP) advanced 2.9% in 2005, showing stable growth from the 2.8% growth in the previous year. Final domestic demand remained solid, climbing 4.3%, reflecting healthy employment, income and profit growth. Net imports climbed 11.4%, satisfying increased domestic demand, and net exports rose 9.6%.

GDP Growth

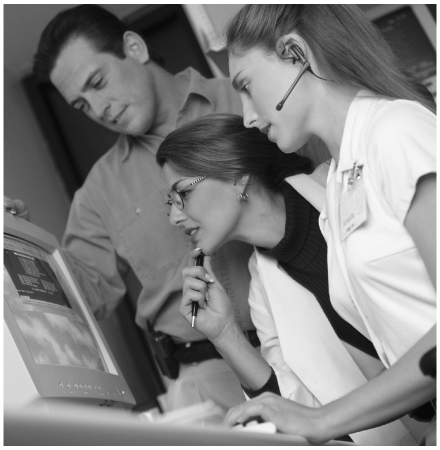
Year	2004	2005	2006*	2007*
Canada	2.8	2.9	3.1	3.1
Ontario	2.7	2.7	2.3	2.5

*Forecast
Source: Conference Board of Canada and Ontario Ministry of Finance 2006.

Since the end of 2004 the Canadian economy has created 305,700 net new jobs, close to 90 per cent of which are full-time. The 6.4% unemployment rate in February matched the lowest level in over 30 years.

The strong Canadian dollar affected the GTA's economy, as the high Canadian dollar made Canadian manufactured exports less appealing to American (and global) consumers. However, low interest rates, a strong housing market and a strong population growth rate continued to stimulate the GTA market in 2005 and produced solid employment gains in 2005.

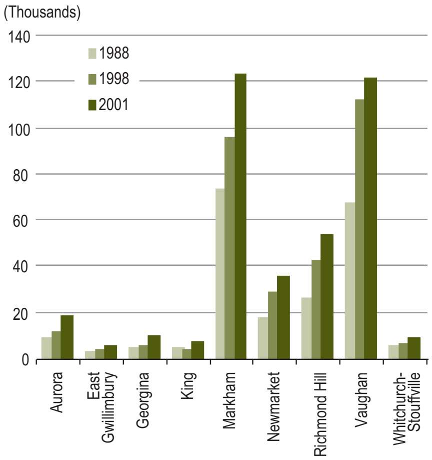
In 2005 York Region witnessed continued job growth and higher levels of non-residential construction. York Region's strong and diversified economy has been a key factor in helping it withstand the uncertainty that surrounds the direction of the Canadian and U.S. economies. As such, the prospects for healthy, sustainable economic growth remain for 2006.



The Province of Ontario recorded modest growth in 2005 with a 2.6% increase in the Real Gross Domestic Product. This increase is slightly below the Canadian national rate of 2.9%. The modest growth is primarily the result of the Ontario economy's reliance on export activity, which can be attributed primarily to the rise of the Canadian dollar. The strength of the Canadian currency produced a loss of trade competitiveness in several export-oriented industries such as manufacturing, tourism, and mining (RBC Financial Group, 2006).

Number of Employees in York Region 1988, 1998 & 2001

(FIGURE 2.1)



Source: York Region Planning and Development Services Department, 2001.

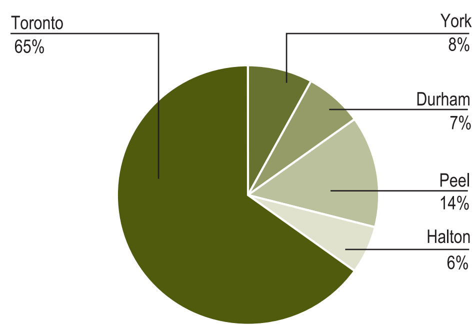
Employment Growth

The number of jobs in York Region is estimated to have grown by approximately 10,000-15,000 in 2005. With approximately 450,000 jobs in York Region, the number of jobs has increased by 120,000 since the 1998 Employment Survey (Figure 2.1). In the past five years, growth has been particularly strong in the business service and retail sectors. There are now an estimated 28,000 businesses in York Region.

The Region is forecasted to have approximately 696,000 jobs in 2026. Since 1971, York Region's employment growth has increased at a higher rate than its population growth. This is an indication of the strength of the Region's rapidly expanding economy. For the five year period between 1996 and 2001, employment growth is estimated to have been 6.1% while population growth is estimated to have been 4.8%. 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 2001, that percentage grew to 14% (Figure 2.2b).

York Region's Share of GTA Employment 1986

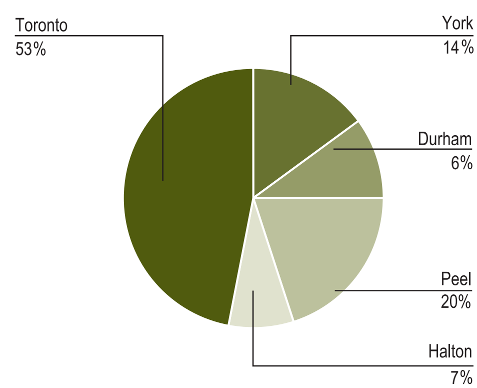
(FIGURE 2.2a)



Source: York Region Planning and Development Services Department, 2002.

York Region's Share of GTA Employment 2001

(FIGURE 2.2b)



Source: York Region Planning and Development Services Department, 2003.

Small Business in York Region

Small firms 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 employed less than 20 people in June 2005. 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 objectives of the Regional Economic Strategy is to continue to strengthen entrepreneurship and support small business development.

Top Private Sector Employers

As of December 2005, there were approximately 42 private sector companies in York Region with 500 or more employees. In 1996, there were only 18 private sector employers with 500 or more employees. 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, financial services, 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 are Southlake Regional Health Care, York Central Hospital, Markham Stouffville Hospital, the City of Vaughan, the Regional Municipality of York, and York Region Board of Education, to mention a few.

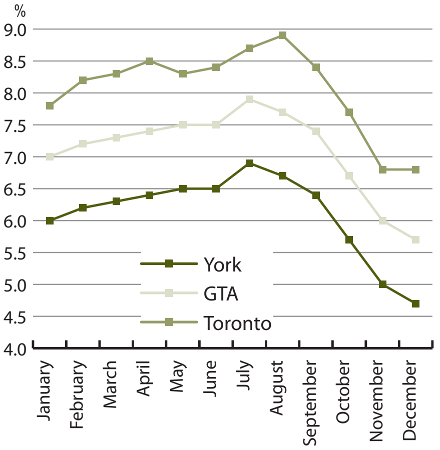
Top Employers in York Region 2005

(TABLE 2.1)

Rank	Company	Location	No. of Emp.	Industry Type
1	Magna International Inc.	York Region	14,209*	Manufactures automotive components & systems
2	IBM Canada Ltd.	Markham	7,545	Provides information technology solutions
3	Paramount Canada's Wonderland	Vaughan	4,150**	Theme Park
4	Royal Group Technologies Ltd.	Vaughan	3,800	Manufactures polymer-based home improvement, consumer & construction products
5	Amex Canada	Markham	3,400	Financial services & call centre
6	ATI Technologies Inc.	Markham	2,210	Designs & manufactures innovative 3D graphics solutions
7	The Miller Group	Markham	1,700	Road construction engineering services, paving, & manufacture asphalt
8	Con Drain Company Ltd.	Vaughan	1,350	Sewer & water main contractors
9	TD Investment Services Inc.	Markham	1,250	Financial services
10	Quebecor World	Richmond Hill, Aurora, Vaughan	1,159	Commercial printer / publisher
11	Progressive Moulded Products Ltd.	Vaughan	1,024	Manufactures custom injection moulds for automobiles & appliances
12	Canac Kitchens	Markham	1,000	Manufactures kitchen cabinets & counters
13	CGI Information Systems & Management Consultants Inc	Markham	1,000	Independent adjusters for insurance claims
14	Canadian National Railway	Vaughan	970	Rail based transportation & real estate services
15	Sears Canada National Service Centre	Vaughan	900	Distribution centre and warehouse for Sears retail stores
16	Dynatec Corporation	Richmond Hill	898	Mine shaft drilling company
17	Saint Elizabeth Health Care	Markham	785	Home care, consulting care, and education technologies
18	Highland Transport	Markham	765	Trucking company
19	Apotex	Richmond Hill	760	Pharmaceutical company
20	Steelcase Canada Ltd.	Markham	750	Manufactures office furniture
21	Nova Services Group Inc	Vaughan	720	Janitorial services contractor
22	Noma Automotive	Vaughan	700	Manufactures wiring products for vehicles & appliances
23	The Linkage Group Inc	Markham	700	Sales and merchandising servcies
24	A.C. Nielsen of Canada Ltd.	Markham	650	Market research
25	MDS Sciex	Vaughan	650	Involved in research, design & production of mass spectrometers
26	407 ETR	Vaughan	630	Administration & Maintenance of Highway 407
27	Allstate Insurance	Markham	620	Insurance carrier
28	Rogers Cable	Richmond Hill	600	Television and internet services
29	Scholastic Canada Ltd	Markham	600	Publishes & distributes children's books & educational materials in both official languages
30	Toromont Industries Ltd.	Vaughan	581	Distributes & services heavy construction equipment & engines
31	Crown Metal Packaging Canada Inc.	Vaughan	580	Manufacutures metal containers
32	Labelad Sandylion Sticker Designs	Markham	575	Manufactures custom labels & novelty stickers
33	Exco Technologies Ltd.	Markham	550	Manufactures die-cast moulds & extrusion tooling
34	Acklands - Grainger	Richmond Hill	532	Trucking company
35	The Toronto Star Press Centre	Vaughan	530	Newspaper printing centre
36	Emerson Electric Canada	Markham	525	Manufactures climate control systems, tools, appliances & industrial automation systems
37	Robert B. Somerville	King	525	Pipeline & utility installion contractors
38	Waterford Building Maintenance Inc	Markham	511	Janitorial services contractor
39	Woodbridge Foam Corp.	Vaughan	510	Manufactures automotive polyurethane foam components
40	Grand & Toy Ltd.	Vaughan	500	Warehouse office supplies for retail stores
41	Hewlett Packard (Canada) Ltd.	Markham	500	Computer sales, service & corporate administration
42	Manulife Financial	Markham	500	Insurance carrier

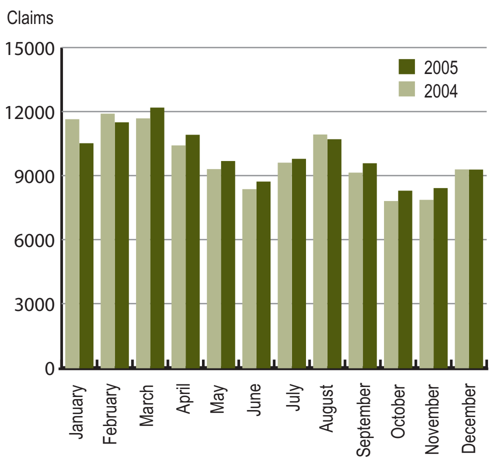
Source: York Region Planning and Development Services Department, 2005.
Note: This table represents private-sector employers with 500 or more employees working in York Region.
*Includes employees of subsidiary companies located in York Region.
**This includes seasonal employees.

Unemployment Rates 2005
(FIGURE 2.3)



Source: Toronto Economic Development Division, Toronto Economic Indicators, 2005.
Note: Based on unadjusted 3-month moving averages; York Region unemployment figures are estimates.

Employment Insurance Claims in York Region 2004-2005
(FIGURE 2.4)



Source: Human Resources Development Canada, 2004 and 2005.

Labour Market Conditions

Unemployment Rate

Following a slow start early in the year, employment picked up momentum mid-year 2005. According to Statistics Canada, overall employment gains for the year were 233,000 (+1.4%), similar to 2004 when employment also grew by 1.4%. All of the employment gains in 2005 were in full-time jobs. Canada's December 2005 unemployment rate at 6.1 % was down from the rate recorded in December 2004 (6.7%).

Ontario's December unemployment rate dropped to 5.7% in December 2005, after holding at 6.2% in both December 2003 and 2004. Toronto's unemployment rate dropped to 6.8% in 2005 from 8.0% in 2004. The GTA unemployment rate also decreased, finishing at 5.7% in 2005, compared to 7.1% in 2004.

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 2005 was approximately 4.7%, moderately lower than in December 2004 (6.1%). York Region figures are general estimates based on HRDC and Statistics Canada figures and are not seasonally adjusted.

York Region's low unemployment rate may be viewed as an indication of a strong and diverse economy better able to withstand economic downturns.

Employment Insurance

In 2005, York Region's services received 119,194 Employment Insurance claims (Figure 2.4). This number is slightly higher than the number of claims that were received in 2004 (117,500) and the data is insufficient to determine why. Over 2005, the number of workers on Employment Insurance ranged from a high of 11,466 in February, to a low of 8,261 in October. The average number of workers on Employment Insurance during 2005 was 9,932 per month. By comparison the monthly average for claims was 9,796 in 2004.

Ontario Works

The Community Services and Housing Department's Social Assistance Division delivers Ontario Works (employment assistance and financial assistance) for eligible residents in the nine municipalities of York Region.

Financial assistance eligibility is determined through an eligibility assessment mandated by the Ontario Works Act. The majority of recipients are required to participate in one or more employment assistance activities as a condition of eligibility for financial assistance. Exceptions apply to disabled individuals, seniors over 65 years, and individuals caring for young children.

Ontario Works provides four types of employment assistance to help individuals achieve financial independence along with a specialized program aimed at young parents:

Employment Supports

The Employment Supports program helps individuals to develop action plans so that they can become financially independent. An individual's action plan can include basic education, training, independent or structured job searches, use of available York Region resource centres, and access to funding to assist with transportation, clothing, training, or child care costs.

- From January to December of 2005, an average of 5,100 individuals were assisted each month through the Employment Supports program.
- Approximately 1000 individuals who received assistance through Employment Supports in conjunction with Community Placement and the Employment Placement program found paid employment.
- Since January 1998, over 8,250 individuals have found paid employment through York Region's Ontario Works employment programs.

Community Participation

Community Participation gives Ontario Works participants opportunities to volunteer with non-profit organizations, service clubs, or public sector organizations to build new employment skills or to update current skills.

- From January to December of 2005, approximately 1,100 participants took part in volunteer activities to enhance their employment skills and benefit their communities.
- Since the introduction of the Community Participation program in 1998, Ontario Works participants have contributed over 287,000 hours of volunteer work to their communities.

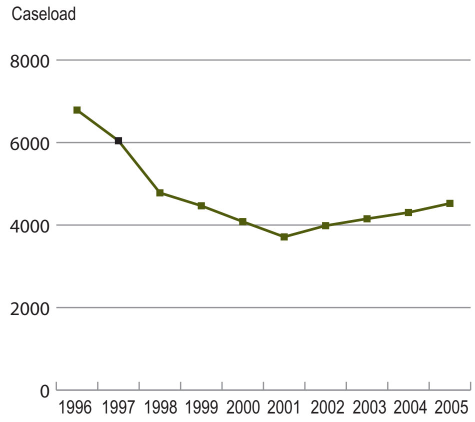
Employment Placement

Working in conjunction with the Employment Supports program, the Employment Placement program links individuals, many of whom have developed their skills through training and volunteering, to paid job opportunities in the community.

- In 2005, over 240 job-ready individuals were linked to paid job opportunities through this targeted job matching program.

Social Assistance Average Monthly Caseload 1996-2005

(FIGURE 2.5)



Source: York Region Community Services and Housing Department, 2005.

Learning, Earning and Parenting Program (LEAP)

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 an individual service plan.

- In 2005, 58 young parents participated in LEAP.

Social Assistance Caseload

York Region's social assistance 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 Province's download of sole-support parent cases to municipalities in 1999 impacted the social assistance caseload for subsequent years. In 2005, the social assistance caseload averaged 4,525 cases (households) per month. These cases were comprised of over 8,600 individual beneficiaries (including spouses and children).

Average monthly caseloads are projected to increase moderately through 2006 and 2007.

3. Property Market

Residential Property

The year 2005 set new records in home sales and average prices, topping the previous year's record highs. According to the latest RBC Economics Housing Affordability Index, by the end of the year the higher house prices, mixed with higher posted mortgage rates, and higher utilities costs caused a decline in Canada's housing affordability conditions.

The GTA's resale market was quite strong in 2005 and the average price of residential dwellings rose by 6%, reaching a year-end total of $335,907 (all dwelling types for the entire GTA). The Toronto Real Estate Board (TREB) reported 84,145 sales for the GTA in 2005. This figure shows an increase of about 1% from the previous year's record-breaking performance of 83,501 sales. According to TREB President John Meehan, "[2005 had] the best annual performance since statistics have been kept."

According to CIBC World Markets, "the strong dollar kept interest rates low last year and that, in turn, helped boost record high real estate prices."

According to Jason Mercer, Senior Market Analyst for the Canada Mortgage and Housing Corporation, strong results reflect the strong fundamentals that continue to underlie the Toronto area housing market. "While rising slightly over the past few months, mortgage rates have remained very low by historical standards. Low borrowing costs coupled with respectable job growth have kept home purchases near record levels," Mr. Mercer said.

RBC Royal Bank, commenting on the home-buying intent of people in the GTA in 2005, saw the level of interest in home purchase rise even higher than in 2004. Low interest rates, flexible payment plans, rising household incomes and continued affordability are credited with the flurry of activity.

Scotia Economics also notes that part of the rise in home ownership reflects the aging of the population. Homeownership rates have been increasing steadily over the past three decades as Canada's large "baby boom" generation made the transition from renters to owners. The "boomers", today in their 40s and 50s are now in their prime homeowning years (Scotiabank Group, March 2005).

According to the Toronto Real Estate Board's Market Watch Report, York Region sales for 2005 were 3.6% higher than 2004 (Figure 3.2). From January to December 2005, the resales of residential units in York Region totalled 15,467 dwelling units (Figure 3.1) with a value of $5.9 billion. This was an increase from the 14,935 housing units (with a value of $5.4 billion) sold in 2004.

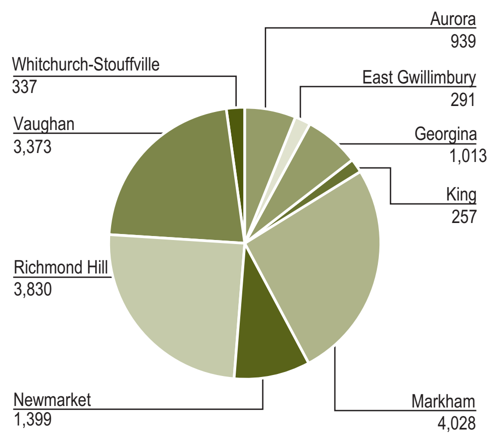
In 2005, the average resale price of single family residential detached dwelling unit increased to $435,707 (Table 3.1). By comparison, the average resale price of a single family home in York Region in 2004 was $407,896 (increased 6.8% in 2005).

The average resale price of multi-family units varied between municipalities. Across the Region, the average multi-family unit prices increased for town/row/attached and condo/apartment units. Semi-detached unit resale prices decreased slightly ($2,000) from the previous year.

The average resale price (for all dwelling types) was 13.5% higher in York Region ($381,375) than in the GTA ($335,907).

Total Residential Resales of All Dwelling Types 2005

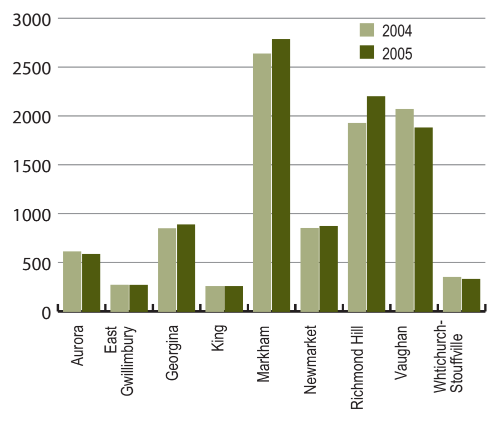
(FIGURE 3.1)



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

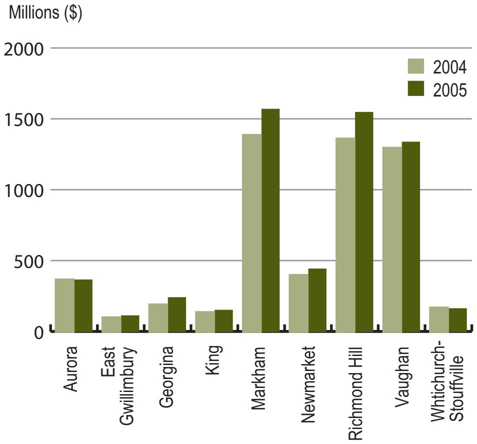
Total Number of Resales of Detached Dwellings in York Region 2004 & 2005

(FIGURE 3.2)



Source: Toronto Real Estate Board, Market Watch, 2004 and 2005.

Total Value of Resales in York Region 2004 - 2005
All Dwelling Types
(FIGURE 3.3)



Source: Toronto Real Estate Board, Market Watch, 2004 and 2005.

From January to December 2005, resales in York Region made up 20.9% of the total sales in the GTA (by $ volume). The Region's share of the total sales in the GTA in 2005 was higher than in 2004 (20.0%). While the number of residential sales across the Region varied, the average value of these sales was consistently higher than they were in 2004 (Table 3.1). The average price reflected the price of the homes that were actually sold in this period (not the assessed value of housing in each community).

Total Number of Resales and Average Price of Single Family Detached Dwellings by Area Municipality 2004 & 2005
(TABLE 3.1)

	Sales		Average Price ($)	
	2004	2005	2004	2005
Aurora	608	582	430,410	452,171
East Gwillimbury	268	267	350,661	390,285
Georgina	844	884	201,102	240,204
King	252	252	526,607	580,834
Markham	2,633	2,782	413,389	433,084
Newmarket	849	870	333,606	359,106
Richmond Hill	1,924	2,196	464,751	496,310
Vaughan	2,067	1,876	439,045	470,675
Whitchurch-Stouffville	347	327	468,728	478,691
York Region Total	**9,792**	**10,036**	**407,896**	**435,707**

Source: Toronto Real Estate Board, Market Watch 2004 and 2005.

The Toronto Real Estate Board reports that the resale of multi-family units in York Region was up 5.6% from last year (based on the number of units). Multi-family dwellings include semi-detached, townhouse condominiums, condominium apartments, and attached row houses. In 2005, 5,431 multi-family units were sold. By comparison, in 2004, 5,143 multi-family units were sold in the Region. Multi-family units are popular with first time buyers, especially in times of continued low interest rates and because of some units' lower selling price.

Table 3.2 outlines the number of resales and average prices of homes for each area municipality in York Region. In total, as shown in Figure 3.3, 2005 has been another strong year in home resales with approximately $5.9 billion of real estate transactions occurring.

The Toronto Real Estate Board reported that the average number of days that a residential dwelling was on the market in York Region was 36 days in 2005. The Board also reported that properties were sold at 97% of their listed prices.

York Region Resales & Average Prices All Dwelling Types 2005
(TABLE 3.2)

	Detached		Semi		Town/Row/Attach		Condo/Apt	
	Sales	Price $	Sales	Price $	Sales	Price $	Sales	Price $
Aurora	582	452,171	103	270,630	224	286,796	30	232,827
East Gwillimbury	267	390,285	5	238,400	15	219,033	4	149,250
Georgina	884	240,204	32	212,992	86	189,490	11	127,795
King	252	580,834	3	277,000	2	255,000	0	N/A
Markham	2,782	433,084	341	310,598	641	289,906	264	264,403
Newmarket	870	359,106	213	248,539	253	242,461	63	202,123
Richmond Hill	2,196	496,310	196	321,774	842	313,109	596	214,581
Vaughan	1,876	470,675	643	328,503	538	298,664	316	249,391
Whitchurch-Stouffville	327	478,691	2	251,000	7	198,200	1	172,000
York Region Total	**10,036**	**435,707**	**1,538**	**305,828**	**2,608**	**290,342**	**1,285**	**232,213**

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

York Region Resales & Average Prices 2004 & 2005
($000's)

(TABLE 3.3)

Standard Condominium Apt.	2004	2005
Markham	260	260
Richmond Hill	225	225
Thornhill	235	240
Unionville	295	300
Woodbridge	263	257

Standard Two-Storey	2004	2005
Markham	358	385
Richmond Hill	290	300
Thornhill	340	350
Unionville	388	400
Woodbridge	350	360

Luxury Condominium Apt.	2004	2005
Markham	320	330
Richmond Hill	230	235
Thornhill	275	285
Unionville	355	385
Woodbridge	272	273

Executive Detached Two-Storey	2004	2005
Markham	395	425
Richmond Hill	355	360
Thornhill	440	460
Unionville	435	500
Woodbridge	439	436

Standard Townhouse	2004	2005
Markham	245	280
Richmond Hill	225	225
Thornhill	225	225
Unionville	290	320
Woodbridge	263	265

Senior Executive	2004	2005
Markham	465	485
Richmond Hill	410	420
Thornhill	535	550
Unionville	565	620
Woodbridge	550	562

Detached Bungalow	2004	2005
Markham	375	425
Richmond Hill	290	300
Thornhill	425	450
Unionville	402	433
Woodbridge	371	392

Source: Royal Lepage, Survey of Canadian House Prices, 2004 and 2005.

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.).

York Region Range of Industrial Land Prices ($000's Per Acre) 2001-2003

(TABLE 3.4)

	Price Range
Aurora	195 - 320
East Gwillimbury	55 - 90
Georgina	50 - 100
King	60 - 120
Markham	400 - 500*
Newmarket	350 - 500
Richmond Hill	400 - 500*
Vaughan	400 - 500*
Whitchurch - Stouffville	110 - 250

Source: Planning and Development Department, 2003 and Royal LePage, 2002 and *Collier International, 2003.
Note: Based on 2-5 acre parcels zoned and serviced.

Industrial & Commercial Property Market

Industrial Land

The GTA industrial market, with almost 700 million square feet of inventory (the third largest in North America), is favourably located to serve major Canadian and U.S. markets. Due to the close integration of the Canadian and American economies, it is not surprising that the Canadian industrial sector has been mirroring trends in the U.S. industrial markets.

In 2004, a record volume of industrial land was sold in the Greater Toronto Area. Dollar values were the highest annual total of the last eight years. The eight-year high in sales reflected the Toronto industrial market's current building boom, which began in 2004 and continues. Land price increases have been marginal due to the large supply of readily available industrial land. However, stock is declining and land costs are expected to increase (Colliers International).

CB Richard Ellis Ltd. notes that due to the new Greenbelt Legislation and the limited availability of serviced land parcels supplying an increased demand, industrial land prices in the GTA swelled in 2005. Increased land and building costs have caused some tenants and developers to move out of the GTA and pursue other areas in South Western Ontario.

In 2005 the GTA experienced a large increase in new construction activity, adding 8 million square feet of inventory. This is almost double the amount built in 2004.

According to CB Richard Ellis Ltd., 2005's high demand for industrial space was "driven by requirements for warehouse distribution space, as consumers took advantage of the higher dollar and spent more on lower-priced electronics and other imported goods."

Many tenants are migrating to newer and more efficient industrial spaces, leaving a large number of older buildings available.

Industrial Buildings

Cushman & Wakefield LePage tracks the industrial market in five of the nine municipalities in York Region including Aurora, Markham, Newmarket, Richmond Hill and Vaughan. According to their reports, in the last quarter of 2005 the average lease rate for industrial buildings in these municipalities was $6.29 per square foot. By comparison, in the last quarter of 2004 the average lease rate was $6.15 per square foot (Figure 3.4). The market forces of location and product quality determine lease rates and sale prices. Cushman & Wakefield LePage forecast that "lease rates will remain on a flat trajectory during the course of [2006], whereas, sale prices will likely continue their steady climb, due to limited product supply." Industrial sale prices per sq. foot ranged from $88.40 in the first quarter of 2005 to $86.56 by year end. In York Region the industrial vacancy rate was 4.3% in December 2005.

The Region's overall industrial vacancy rate remained low for the individual municipalities and new inventory was quickly absorbed (Table 3.5). According to Cushman & Wakefield LePage, in the GTA market Vaughan reported the highest market share for lease and sale transactions for York Region.

Although the high-tech market has softened over time, 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.

Vacancy Rates and Total Inventory of Industrial Buildings in York Region 2005

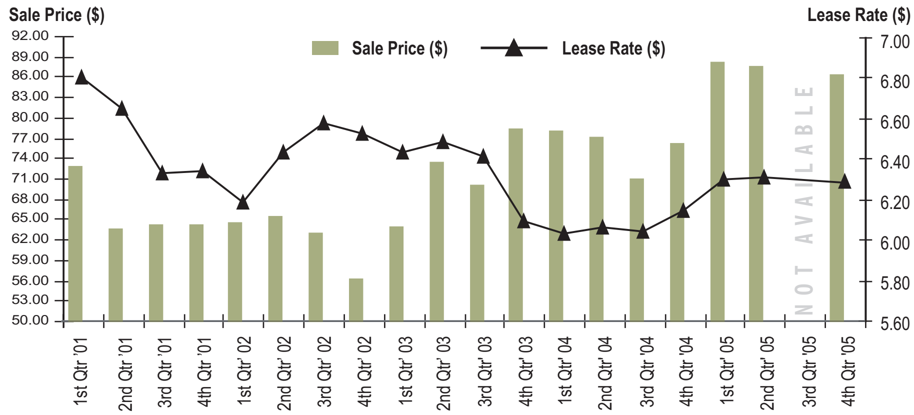
(TABLE 3.5)

	1st Qtr. 2005		2nd Qtr. 2005		3rd Qtr. 2005	4th Qtr. 2005	
	Inventory	Vac. Rate	Inventory	Vac. Rate	Inventory Vac. Rate	Inventory	Vac. Rate
Aurora	6,034,709	5.8%	6,081,914	9.1%	Not Available	6,198,708	5.0%
Markham	34,417,730	4.2%	34,685,271	4.4%	Not Available	34,821,294	4.8%
Newmarket	6,033,638	3.5%	6,151,813	3.3%	Not Available	6,235,284	3.7%
Richmond Hill	11,936,485	4.5%	11,900,242	4.0%	Not Available	11,958,650	3.8%
Vaughan	78,375,694	4.0%	78,890,241	4.1%	Not Available	79,189,316	4.2%
Total (sq.ft.)	**136,798,256**	**4.2%**	**137,709,481**	**4.3%**	Not Available	**138,403,252**	**4.3%**

Source: Royal LePage Industrial, Market Update, 2005 and Cushman & Wakefield LePage, Industrial Market Snapshot, 2005.

York Region Industrial Sale Price & Lease Rates ($/sq.ft.) 2001-2005

(FIGURE 3.4)



Source: Royal LePage Suburban Industrial Research Department, 2001-2004 and Cushman & Wakefield LePage Industrial Market Snapshot, 2005.
Note: North area includes Vaughan, Richmond Hill, Markham, Newmarket and Aurora.

Commercial/Office Properties

Canada's office market improved in 2005 due to an increase in the activity in most of the downtown office markets. As a result of the strong demand for office space, fuelled in part by employment growth, vacancy rates across Canada decreased. It is anticipated that this strong demand in the Canadian office market will continue in 2006, resulting in additional decreases to national office vacancy rates. The Greater Toronto Area, which represents nearly one-half of the Canadian market in terms of size, experienced a moderate decrease in its vacancy rate, falling from 14.4% in 2004 to 10.1% by year end 2005 (Table 3.6).

It is anticipated that the Canadian office market will continue to improve in 2006, with rent growth expected to continue and the vacancy rate dropping. This subtle shift from a tenant market to a landlord market will gain momentum until new projects cause the pendulum to swing back to equilibrium (CB Richard Ellis Limited press release January 2006).

Absorption in 2005 surpassed the fifteen-year average of 2.5 million square feet by 40% (Collier International, 4th Quarter 2005). Large contiguous blocks of space decreased significantly, leaving tenants with over 50,000 square feet with few options.

Selected Office Market Vacancy Rates 2003-2005

(TABLE 3.6)

		2003				2004				2005			
Office Nodes	**2005 Inventory Total**	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	6,698,864	24.4	23.5	23.8	21.2	16.6	16.5	14.2	14.7	15.5	11.8	12.0	9.9
Steeles Woodbine	2,724,032	13.6	13.6	12.4	12.4	12.1	11.4	11.9	9.4	8.2	7.3	9.1	9.1
Vaughan	1,473,395	12.0	11.8	11.2	10.4	7.9	6.4	5.9	10.7	11.1	6.4	7.2	6.5
GTA Total/Average	**141,519,540**	**14.5**	**15.2**	**15.7**	**15.6**	**15.4**	**15.2**	**14.5**	**14.4**	**13.8**	**12.5**	**11.9**	**10.1**

Source: CB Richard Ellis, Office Market Review, 2003-2005.

The three office nodes in York Region tracked by CB Richard Ellis Ltd had a vacancy rate between 9.9% in Markham North & Richmond Hill and 6.5% in Vaughan. All of these vacancy rates have fallen during 2005 as the office market has increased in step with greater economic activity in the Region. In comparison, the vacancy rate for the Greater Toronto Area was 10.1% (Table 3.6). For 2006, it is anticipated that vacancy rates will continue to dip further as the economy continues to grow and the availability of quality office space remains at a premium. The lease rates per sq. foot in York Region were between $12.93 and $15.26, with the lease rate for the GTA being $15.03 (Table 3.7).

Selected Office Market Lease Rates ($/sq.ft.) 2003-2005

(TABLE 3.7)

	2003				2004				2005			
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.
Markham North & Richmond Hill	17.22	17.05	10.88	15.73	15.35	15.05	14.34	14.71	14.12	14.68	14.34	15.26
Steeles Woodbine	12.31	11.22	17.05	11.17	10.95	10.96	11.17	11.99	12.03	12.30	12.40	12.93
Vaughan	13.15	13.15	8.35	11.68	11.67	11.77	11.20	13.74	13.45	14.31	14.77	14.21
GTA Total/Average	**16.49**	**16.25**	**16.35**	**16.10**	**15.89**	**16.08**	**15.60**	**14.91**	**14.41**	**14.46**	**14.76**	**15.03**

Source: CB Richard Ellis, Office Market Review, 2003-2005.

Taxable Assessment

Taxable Assessment is a barometer of economic health and it helps to determine the fiscal capacity of the Region to sustain the services and infrastructure that the people of York Region depend on as they live, work, and play.

Current Value Assessment (CVA) represents the fair market value of a property as of a certain date. In 2005, the CVA for properties in York Region totalled $123.9 billion, representing a growth of 15.4% ($16.5 billion) over 2004 ($107.4). The assessments, determined by the Municipal Property Assessment Corporation (MPAC) for both 2004 and 2005, were based on the estimated market values as of June 30, 2003.

The overall ratio of residential to non-residential assessment in York Region was 83.3/16.7 in 2005. All the York Region local municipalities had at least 80% assessment values in the residential category, except for the City of Vaughan which had 75.8% (Figure 3.5).

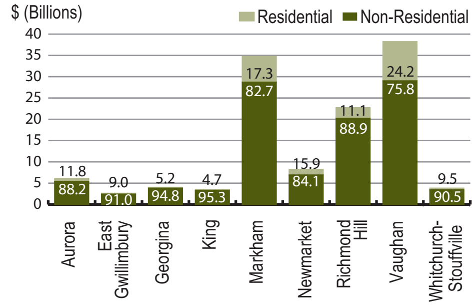
York Region's assessment growth was 3.7% in 2005 (Table 3.8). A comparison of taxable assessment for York Region with other Greater Toronto Area members is illustrated in Figure 3.6. As shown, York Region shared 19.2% of the total assessment of $646 billion in the GTA in 2005.

Taxation Year	Assessed Value
2005	June 30, 2003
2006 and beyond	January 1 of the preceding year

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 3.9. The increase in the development charges collection in 2005 is due to the increase in residential building permits and the Development Charge (DC) receipts resulting from development charge payments made prior to enactment of an amended DC By-law. Over $52 million in development charges were collected in the month of June prior to the exactment of the amended DC by-law effective June 23, 2005. This influx of receipts accounts for 37% of the total collections received in 2005, significantly increasing revenue over the prior year.

Ratio (%) of Residential/Non-Residential Taxable Assessment 2005

(FIGURE 3.5)



Source: York Region Finance Department, 2005.

York Region Assessment Growth 1998 - 2005

(TABLE 3.8)

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

Source: York Region Finance Department, 2005.

Total Development Charges for New Development in York Region 1998-2005

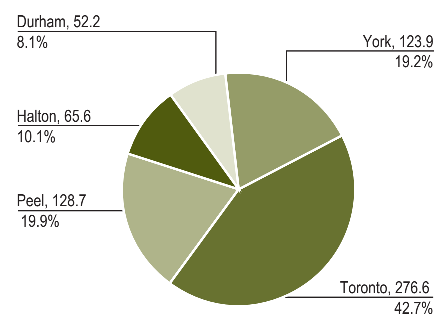
(TABLE 3.9)

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

Source: York Region Finance Department, 2005.

GTA Taxable Assessment ($Billions) 2005

(FIGURE 3.6)



Source: Regional Tax Offices within the GTA, 2005.

4. Building Activities

Building permit activity is a standard indicator of local investment and economic performance. In 2005, York Region experienced strong activity in the residential construction sector. Compared to 2004, there were a greater total number of permits issued for new residential dwellings. In addition to residential growth, the value of ICI (industrial, commercial and institutional construction) maintained its strong 2004 growth in 2005.

Building Permits

In 2005, building permits were issued for 10,391 new residential units in York Region (Table 4.1). This figure represents a 12% increase from the 9,306 new residential units issued building permits during 2004.

It must be remembered that the Regional Official Plan calls for the production of an average of 8,000 housing units annually. In the last several years the number of residential building permits issued has been well above that target. Even if this growth were to soften, as occurred in 2004, it is still well above the Regional Official Plan average and therefore very strong growth. The three southern municipalities of Vaughan, Markham and Richmond Hill accounted for over 80% of the total residential building permit activity in 2005.

The largest percentage of the building permits issued for new residential units in York Region was still for single detached units (58% of the total). Semi-detached units were 12%, row house units were 21%, and apartment units were the final 9% (Figure 4.1). In 2005, East Gwillimbury was the only of the nine area municipalities where single detached units accounted for 100% of new residential building permits issued. The remaining area municipalities issued permits for a mix of dwelling types. The Township of King had the greatest percentage issued for multiple dwelling units with 71% (All the units were for Chestnut Manor in Schomberg) (Figure 4.2).

A total of approximately 47,400 building permits were issued for new residential units in the GTA during 2005. York Region accounted for 22% of all the building permits issued for new residential units in the GTA. Durham Region issued 12%, the Region of Halton issued 11%, the Region of Peel issued 13%, and the City of Toronto issued 42% (Figure 4.3).

When comparing the number of permits issued for new residential units across the whole of Canada, York Region ranked in the top 5 (Table 4.2). York ranked 6th last year. It is important to note that communities across Canada are organized in different ways. This list includes cities, Regions and Regional Districts as defined locally.

Number of Permits Issued for New Residential Units in York Region 2004 & 2005

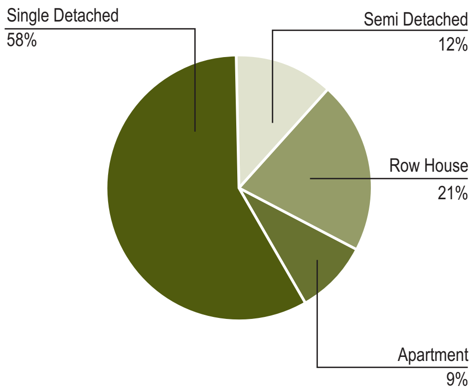
(TABLE 4.1)

Municipality	2004	2005	% Change
Aurora	350	45	-87
East Gwillimbury	112	38	-66
Georgina	240	326	36
King	46	92	100
Markham	3,143	3,850	22
Newmarket	876	706	-19
Richmond Hill	2,259	2,946	30
Vaughan	2,028	1,868	-8
Whitchurch-Stouffville	252	520	106
York Region Total	**9,306**	**10,391**	**12**

Source: Area Municipal Building Permit Reports, 2005 and Statistics Canada Building Permit Reports, 2005.

York Region New Residential Building Permit Mix 2005

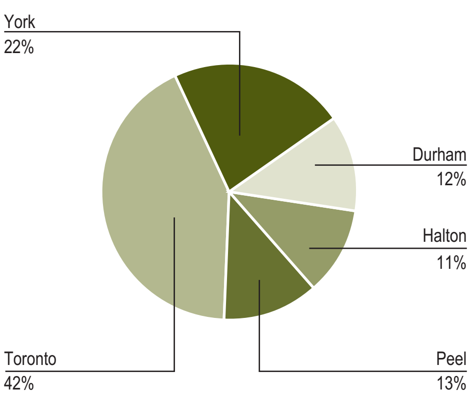
(FIGURE 4.1)



Source: York Region Planning and Development Services, 2005 and Area Municipal Bulding Permits Reports, 2005.

York Region's Share of GTA Building Activity 2005

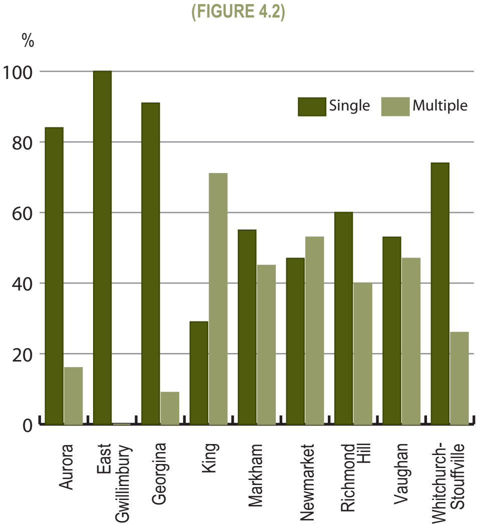
(FIGURE 4.3)



Source: Statistics Canada Table 32.2, 2005 and Area Municipal Building Permit Reports, 2005.

York Region 2005 New Residential Building Permit Mix by Municipality

(FIGURE 4.2)



Source: York Region Planning and Development Services Department, 2005.

Construction Value

The total estimated construction value for York Region in 2005 was $2.92 billion. This value was $360 million (14% increase) more than the value recorded during 2004 ($2.56 billion). Table 4.3 illustrates the total construction value for all of the nine area municipalities in 2004 and 2005. Of the nine area municipalities, the three with the largest percentage increases in construction value were Whitchurch-Stouffville with 142% ($137 million), Georgina with 51% ($69 million), and Markham with 45% ($915 million). Overall, the totals of both the Region's residential and non-residential construction values increased in 2005 from the prior year.

York Region Estimated Value of Total Construction in York Region 2004-2005

(TABLE 4.3)

Municipality	($000's) 2004	($000's) 2005	% Change
Aurora	192,680	56,203	-71
East Gwillimbury	50,171	40,028	-20
Georgina	46,063	69,439	51
King	38,656	38,941	1
Markham	631,384	915,354	45
Newmarket	148,151	177,784	20
Richmond Hill	534,172	652,797	22
Vaughan	861,775	836,273	-3
Whitchurch-Stouffville	56,719	137,301	142
York Region Total	**2,559,770**	**2,924,120**	**14**

Source: York Region Planning and Development Services Department, 2005 and Area Municipal Building Permit Reports, 2005.

The value of ICI construction increased to $922 million in 2005 from $866 million in 2004, an increase of 6.5%. This increase includes a 29.4% increase in the value of institutional construction in 2005. Both the industrial and commercial construction values remained strong at their 2004 levels.

The value of residential construction for 2005 ($2.00 billion) was an 18.2% increase from strong residential construction in 2004 ($1.69 billion) (Table 4.4). Five of the area municipalities experienced increases in the value of their residential construction: Georgina, Markham, Richmond Hill, Vaughan, and Whitchurch-Stouffville.

Comparative Residential Building Permit Figures Across Canada 2005

(TABLE 4.2)

Rank	Municipality	# of Permits
1	Greater Vancouver Regional District	19,994
2	City of Toronto	19,870
3	City of Calgary	13,782
4	City of Edmonton	10,481
5	**York Region**	**10,391**
6	City of Montreal	9,520
7	Peel Region	6,388
8	Durham Region	5,486
9	Halton Region	5,293
10	City of Ottawa	4,857

Source: Statistics Canada Building Permit Reports and Table 32.2 (unpublished), 2005.
Note: List includes cities, Regions and Regional Districts as defined locally.

Across all sectors in 2005, construction in York Region either increased or maintained 2004 levels. Interest rates remained low and residential construction was still strong across the Region (Figure 4.4).

Traditionally, building activity in York Region has been dominated by the residential sector, but recent building permit reports (with the exception of 2002) demonstrate a more balanced distribution of building activity in York Region. In 2002, the strength of the residential construction sector in combination with a noticeable decline in the industrial, commercial and institutional construction resulted in 78% of the total construction value in York Region being residential. In 2003, a slowdown in the pace

York Region Estimated Value ($000's) of Construction* 2004-2005

(TABLE 4.4)

	Residential		Industrial**		Commercial		Institutional		Total	
Municipality	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Aurora	75,408	21,103	2,261	9,340	89,882	$18,025	25,128	7,735	192,680	56,203
East Gwillimbury	24,110	16,906	15,355	21,480	8,838	1,093	1,868	549	50,171	40,028
Georgina	35,867	64,834	7,436	570	2,535	1,484	225	2,551	46,063	69,439
King	33,243	29,397	1,457	4,040	430	1,363	3,526	4,141	38,656	38,941
Markham	503,798	712,459	25,705	34,693	73,327	106,522	28,554	61,680	631,384	915,354
Newmarket	97,843	90,947	16,531	8,270	7,819	26,014	25,958	52,553	148,151	177,784
Richmond Hill	439,678	536,397	38,775	14,385	25,870	45,415	29,848	56,599	534,172	652,796
Vaughan	429,166	433,706	169,522	168,161	175,387	179,787	87,700	54,620	861,775	836,274
Whitchurch-Stouffville	54,799	96,461	307	16,531	1,073	1,702	540	22,607	56,719	137,301
York Region Total	**1,693,913**	**2,002,210**	**277,350**	**277,470**	**385,161**	**381,405**	**203,347**	**263,035**	**2,559,770**	**2,924,120**

Source: York Region Planning and Development Services Department, Area Municipal Building Permits Reports, 2005 and Statistics Canada Building Permits Publication, 2005.
*Estimated values of construction include additions, renovations, temporary structures and new construction
**Agricultural permits are included under the industrial category

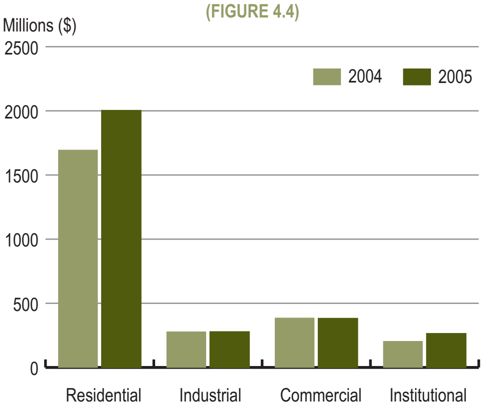
of residential construction allowed the Region's building permits to have a more balanced distribution (68% residential). In 2004 and 2005, the total construction value in York Region generated from residential construction was 66% and 68% respectively.

York Region maintained its strong ICI construction in 2005. The ICI values increased by 6.5% compared to the value of ICI construction in 2004.

After a very difficult 2002 (SARS, etc.), York Region's ICI values rebounded by 47.4% in 2003. In the years following, the industrial sector has hovered around the same level of construction. Commercial construction increased in 2004, with a slight decrease (1%) in 2005. Institutional construction has fluctuated and there was a moderate increase in value in 2005. Historically, ICI values usually rise in the second half of the calendar year as indicated in Figure 4.5. The trend also shows that construction in York Region is becoming more diversified. The annual value of the total ICI construction has increased from $315 million (1995) to $922 million in 2005 (Figure 4.6). Also of interest is that an increase in the value of ICI signals a potential expansion in industrial, commercial, and institutional activities. This will stimulate more employment generation in the Region in the long run.

Estimated Construction Values by Building Type in York Region 2004 & 2005

(FIGURE 4.4)



Source: Area Municipal Building Permit Reports, 2005.

The construction projects that occurred in York Region during 2005 were diverse, as indicated by Table 4.5. The projects with the highest construction values included new apartment buildings, new schools (secondary and elementary), new hotels, as well as other industrial, commercial, institutional, and residential uses.

Building Permits with the Highest Construction Values in York Region 2005

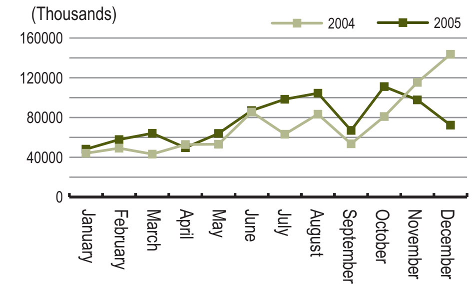
(TABLE 4.5)

Project	Value $000's	Use	Municipality
Apartment Building (Liberty)	32,891	Residential	Vaughan
Recreation Facility (Multi-Use Recreation Complex - Stickwood Walker)	31,000	Institutional	Newmarket
Hospital (York Central)	27,482	Institutional	Richmond Hill
Apartment Building	26,115	Residential	Richmond Hill
Apartment Building (Terraces on the Green)	23,081	Residential	Vaughan
Secondary School (Public)	20,014	Institutional	Vaughan
Hotel and Convention Centre (Hilton Garden Inn)	17,769	Commercial	Vaughan
Hotel (Residence Inn by Marriott)	16,169	Commercial	Vaughan
Single Use (Industrial)	16,075	Manf-Industrial	Vaughan
Storage Garage	15,820	Commercial	Markham
Multi-Use (Industrial)	15,000	Manf-Industrial	East Gwillimbury
Single Use (Industrial)	15,000	Manf-Industrial	Whitchurch-Stouffville
Institutional Addition/Alteration	15,000	Institutional	Newmarket
Multi-Use (Commercial)	13,156	Commercial	Markham
Nursing/Retirement Home (Parkview)	13,000	Institutional	Whitchurch-Stouffville
Office Building (Southlake Regional Health Centre)	11,000	Commercial	Newmarket
Retail Store Unit (Staples)	10,775	Commercial	Richmond Hill
Apartment Building (Ambria)	10,086	Residential	Vaughan
Community Hall Addition	10,005	Institutional	Markham
Single Use (Commercial - Audi Dealership)	10,000	Commercial	Vaughan
Church (Chinese Community Church)	9,864	Institutional	Richmond Hill
Cemetery Building	9,666	Institutional	Vaughan
Training/Office Facility	8,998	Commercial	Vaughan
Elementary School and Daycare (Separate)	8,921	Institutional	Vaughan

Source: Area Municipality Building Permits, January to December 2005.

Monthly Comparison for York Region ICI Values 2004-2005

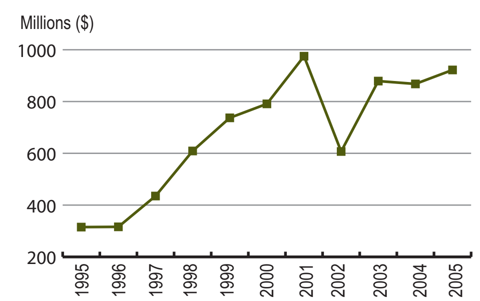
(FIGURE 4.5)



Source: York Region Planning and Development Services Department, 2005.

Value of ICI Construction in York Region 1995 - 2005

(FIGURE 4.6)



Source: York Region Planning and Development Services Department, 2005.

Construction Activity - National Comparisons

To help gauge the level of construction activity in York Region, a comparison of the construction values for the top ten municipalities throughout Canada was conducted. For residential activity, York Region ranked third in the Country with approximately $2.00 billion of residential construction (Table 4.6).

When the values of all types of construction activity are combined, York Region is ranked fourth in the country with $2.92 billion (Table 4.7). The total value of York Region's industrial, commercial, and institutional construction (ICI) accounted for 32% of total construction value in York Region in 2005.

When compared to other municipalities across Canada, York Region's ICI value in 2005 was ranked seventh in the country (Table 4.8).

Cross Canada Comparisons 2005: Values of Residential Construction ($000's)

(TABLE 4.6)

Rank	Municipality	Residential Value
1	Greater Vancouver Regional District	3,961,849
2	City of Toronto	2,917,053
3	**York Region**	**2,002,210**
4	City of Calgary	1,916,615
5	Peel Region	1,224,581
6	City of Edmonton	1,189,765
7	City of Montreal	1,170,425
8	Durham Region	1,065,645
9	Halton Region	1,054,680
10	City of Ottawa	824,787

Source: Area Municipal Building Permit Reports, 2005, Statistics Canada Building Permit Reports, 2005 and Table 32.2 (unpublished), 2005.

Cross Canada Comparisons 2005: Values of Total Construction ($000's)

(TABLE 4.7)

Rank	Municipality	Total Value
1	Greater Vancouver Regional District	5,643,588
2	City of Toronto	4,409,749
3	City of Calgary	3,384,424
4	**York Region**	**2,924,120**
5	Peel Region	2,355,506
6	City of Montreal	2,123,039
7	City of Edmonton	1,943,708
8	City of Ottawa	1,767,329
9	Halton Region	1,494,327
10	Durham Region	1,465,479

Source: Area Municipal Building Permit Reports, 2005, Statistics Canada Building Permit Reports, 2005 and Table 32.2 (unpublished), 2005.

Cross Canada Comparisons 2005: Values of ICI Construction ($000's)

(TABLE 4.8)

Rank	Municipality	Industrial	Commercial	Institutional	Total
1	Greater Vancouver Regional District	148,198	1,098,964	434,577	1,681,739
2	City of Toronto	81,384	962,149	449,163	1,492,696
3	City of Calgary	122,348	978,068	367,393	1,467,809
4	Peel Region	308,235	467,462	355,228	1,130,925
5	City of Montreal	194,964	479,839	277,811	952,614
6	City of Ottawa	29,376	374,549	538,617	942,542
7	**York Region**	**202,541**	**491,690**	**204,549**	**921,909**
8	City of Edmonton	97,898	352,315	303,730	753,943
9	Halton Region	80,106	299,931	59,610	439,647
10	Durham Region	85,118	234,244	80,472	399,834

Source: Area Municipal Building Permit Reports, 2005, Statistics Canada Building Permit Reports, 2005, and Table 32.2 (unpublished), 2005.

Housing Starts

Housing starts declined slightly in 2005 (7.1%) compared to 2004. A total of 9,497 housing units were started in 2005 compared to 10,221 housing units in 2004. (Table 4.9). This represents a softening of housing construction activity over the period. The Regional Official Plan calls for the production of an average of 8,000 housing units annually. Although there was a decline in housing starts, the figure is well above the target set forth in the Regional Official Plan.

Housing Starts by Municipality in York Region 2004 & 2005

(TABLE 4.9)

Aurora	2004	2005
Singles	188	46
Semis	18	0
Rows	228	0
Apts.	0	0
Total	**434**	**46**

King	2004	2005
Singles	56	20
Semis	0	0
Rows	0	0
Apts.	0	65
Total	**56**	**85**

Richmond Hill	2004	2005
Singles	1,391	1,799
Semis	62	248
Rows	283	723
Apts.	454	171
Total	**2,190**	**2,941**

East Gwillimbury	2004	2005
Singles	94	42
Semis	0	0
Rows	76	27
Apts.	0	0
Total	**170**	**69**

Markham	2004	2005
Singles	1,669	1,847
Semis	820	436
Rows	654	720
Apts.	710	0
Total	**3,853**	**3,003**

Vaughan	2004	2005
Singles	1,293	947
Semis	92	152
Rows	274	175
Apts.	454	868
Total	**2,113**	**2,142**

Georgina	2004	2005
Singles	262	277
Semis	0	26
Rows	0	0
Apts.	0	0
Total	**262**	**303**

Newmarket	2004	2005
Singles	377	302
Semis	174	112
Rows	335	67
Apts.	0	0
Total	**886**	**481**

Whitchurch-Stouffville	2004	2005
Singles	257	346
Semis	0	24
Rows	0	57
Apts.	0	0
Total	**257**	**427**

York Region	2004	2005
Singles	5,587	5,626
Semis	1,166	998
Rows	1,850	1,769
Apts.	1,618	1,104
Total	**10,221**	**9,497**

Source: Canada Mortgage and Housing Corporation - Local Housing Market Report, 2004 and 2005.

Housing Completions

Housing completions, which represent the end of the construction cycle (Table 4.10), decreased by 15.8% in 2005. A total of 8,992 houses were completed in York Region by the end of 2005, as compared to 10,679 houses completed in 2004 (Table 4.11). The number of housing completions is also directly related to the housing starts of the previous year.

York Region Residential Building Permit Activity 2004 & 2005

(TABLE 4.10)

	2004	2005
New Residential Permits	9,306	10,391
Housing Starts	10,221	9,497
Housing Completions	10,679	8,992

Source: York Region Planning and Development Services Department, 2004 and 2005.

Housing Completions by Municipality in York Region 2004 & 2005

(TABLE 4.11)

Aurora	2004	2005
Singles	687	109
Semis	134	4
Rows	248	213
Apts.	0	0
Total	**1,069**	**326**

King	2004	2005
Singles	113	40
Semis	8	0
Rows	15	0
Apts.	0	0
Total	**136**	**40**

Richmond Hill	2004	2005
Singles	1,239	1,410
Semis	72	116
Rows	463	342
Apts.	215	33
Total	**1,989**	**1,901**

East Gwillimbury	2004	2005
Singles	106	70
Semis	0	0
Rows	60	47
Apts.	0	0
Total	**166**	**117**

Markham	2004	2005
Singles	1,845	1,635
Semis	778	798
Rows	631	767
Apts.	602	208
Total	**3,856**	**3,408**

Vaughan	2004	2005
Singles	1,603	1,009
Semis	234	182
Rows	364	191
Apts.	0	633
Total	**2,201**	**2,015**

Georgina	2004	2005
Singles	229	289
Semis	10	24
Rows	52	0
Apts.	0	0
Total	**291**	**313**

Newmarket	2004	2005
Singles	287	276
Semis	130	156
Rows	285	189
Apts.	132	0
Total	**834**	**621**

Whitchurch-Stouffville	2004	2005
Singles	137	251
Semis	0	0
Rows	0	0
Apts.	0	0
Total	**137**	**251**

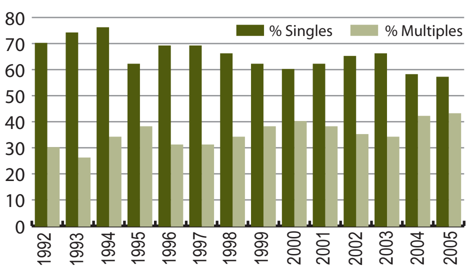
York Region	2004	2005
Singles	6,246	5,089
Semis	1,366	1,280
Rows	2,118	1,749
Apts.	949	874
Total	**10,679**	**8,992**

Source: Canada Mortgage and Housing Corporation - Local Housing Market Report 2004 and 2005.

A breakdown shows that 5,089 or 57% of the housing units completed in 2005 were single family detached units, 1,280 or 14% were semi-detached units, 1,749 or 19% were row house units and 874 or 10% were apartments. Over the last few years, the number of multiple unit dwellings has increased across the Region (Figure 4.7).

York Region Residential Completion History 1992 - 2005

(FIGURE 4.7)



Source: Canada Mortgage and Housing Corporation, 1992 - 2005.

Diversity of Housing Supply

As outlined in the Region's Housing Supply Strategy, one of York Region's key goals is to encourage the further diversification of the housing stock to ensure that the needs of the Region's workers and residents are met. Although the Region's housing stock is composed primarily of single detached dwellings, the stock is becoming increasingly diversified over time.

In the last ten years, for example, the supply of single detached homes has fallen from 80% (Section 4.3, Regional Official Plan 1995) of the total housing stock to 72%. This figure varies considerably across the area municipalities from highs of 94% and 90% in King and East Gwillimbury respectively to 66% and 63% in Richmond Hill and Newmarket (Table 4.12).

As the percentage of single detached units has decreased, more housing choice has become available to the residents of York Region. As of December 31, 2005, 28% of the stock in York Region was made up of multiple-dwelling units, of which 6% were semi-detached, 10% were row houses and 12% were apartment units (Figure 4.8).

In 2005, 72% of York Region's existing housing stock was single detached dwellings. This proportion is higher than that of the housing starts, where single detached dwellings accounted for 58% in 2005 (Figure 4.9). The makeup of the housing types started each year gives a glimpse into York Region's future housing stock, such that if a more balanced proportion of single to multiple dwelling units continue to be built, the housing stock will shift to reflect this.

Persons Per Unit

In the 30 year period from 1971 to 2001, the most recent census figures available on persons per unit, York Region's persons per unit figure (PPU) has decreased for residential dwellings. In 1971, the Region had an average of 3.65 persons per unit. Thirty years later in 2001, the PPU figure was 3.25 - a pattern reflected nationally.

Persons Per Dwelling Unit, York Region 1971-2001

(TABLE 4.13)

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

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

The Canada Mortgage and Housing Corporation (CMHC) identify the ageing population as a major factor shaping national household composition. Between 1971 and 2001, single person households grew faster than all other types. The changes in household composition has caused a steady drop in the average household sizes nation wide.

Locally, the 2001 Census revealed some variation between the area municipalities with regard to the PPU. Markham and Vaughan had the highest figure with 3.43 persons per household and Georgina had the lowest with 2.81 persons per household (Table 4.13).

Percentage of Dwellings by Structural Type in York Region 2005

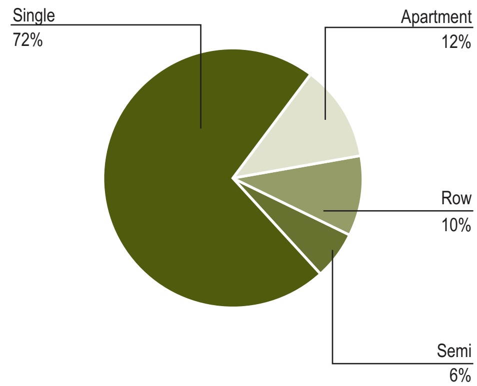
(TABLE 4.12)

Municipality	% Singles	% Multiples*
Aurora	67	33
East Gwillimbury	90	10
Georgina	85	15
King	94	6
Markham	72	28
Newmarket	63	37
Richmond Hill	66	34
Vaughan	74	26
Whitchurch-Stouffville	85	15
York Region Total	**72**	**28**

Source: York Region Planning and Development Services Department, 2005.
*Multiples: includes semis, rows and apartments.

York Region Mix of Housing Stock 2005

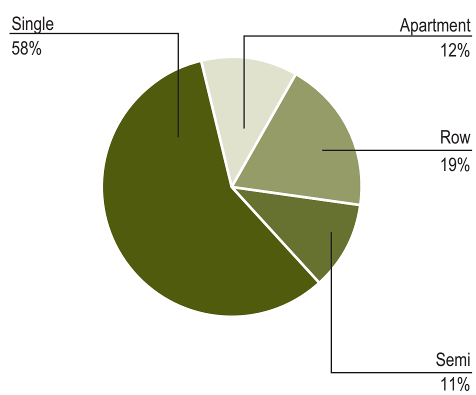
(FIGURE 4.8)



Source: Planning and Development Services Department, 2005.

Mix of Housing Starts in York Region 2005

(FIGURE 4.9)

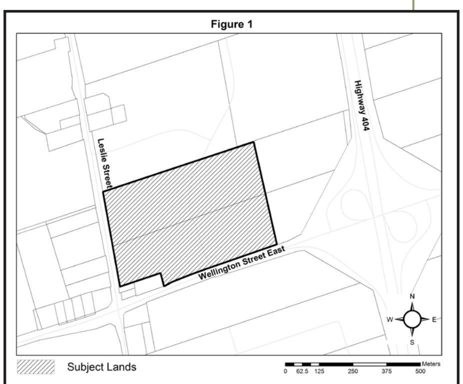


Source: Canada Mortgage and Housing Corporation, 2005.

5. Planning Activities

When preparing development plans and strategic policies, the Regional Planning and Development Services Department works co-operatively with area municipalities and other stakeholders. The interactive relationships between the Region and area municipalities produce innovative planning policies and initiatives. A number of significant planning activities and approvals have occurred in 2005.

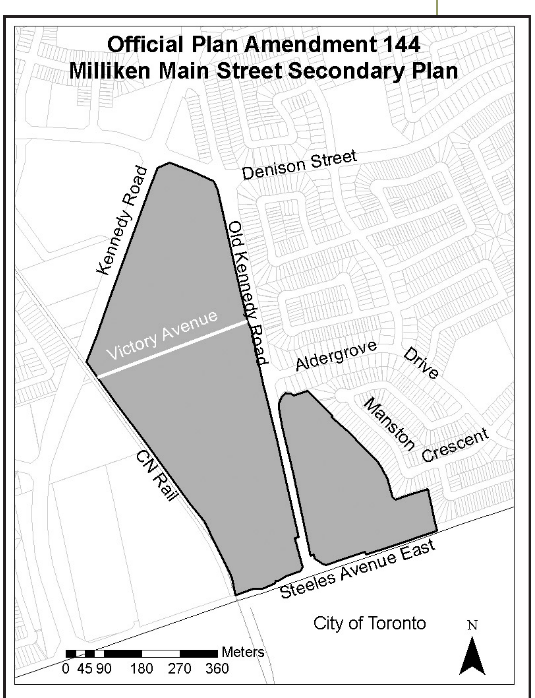
Town of Aurora
Official Plan Amendment 58 - Whitwell Developments Limited



On September 22, 2005, Regional Council approved Official Plan Amendment 58 (OPA 58) to the Official Plan of the Town of Aurora. The site is located at the northeast corner of Wellington Street East and Leslie Street and is 23.7 hectares (58.5 acres) in size.

The purpose and effect of OPA 58 is to re-designate the subject lands from "Business Park" to "Business Park - Regional Commercial Centre" in order to permit "Regional Commercial uses, including a department store as an anchor with a full range of complementary retail and service commercial, recreational, cultural, office, entertainment, institutional and hospitality service uses". The first phase of the applicant's site plan proposal contains a Wal-Mart store. The commercial development will form the gateway entrance to the business park that contains the new State Farm Head Offices.

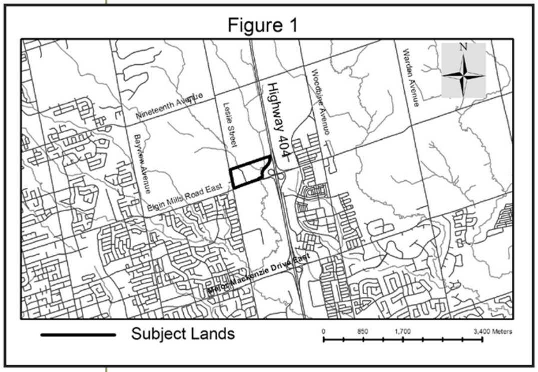
Town of Markham
Official Plan Amendment 144 - Milliken Main Street Secondary Plan



The Regional Community Planning Branch reviewed and recommended approval of Official Plan Amendment 144 (OPA 144) in a report to Planning & Economic Development Committee on October 12, 2005. The OPA creates a secondary plan for the heart of the Town's Milliken Community, centred on Old Kennedy Road between Denison Street and Steeles Avenue. The primary aim of the secondary plan is to create a vibrant, mixed-use "main street" along Old Kennedy Road by introducing a wider range and mix of land uses in the area. The secondary plan also improves the local road network, provides designations for infill residential and employment uses, and designates the area as a "Community Improvement Plan Project Area" under *Section 28* of the *Planning Act* to spur redevelopment and revitalization.

A Notice of Decision to approve the Amendment was issued on November 2, 2005. The City of Toronto appealed the Region's decision to the Ontario Municipal Board on the basis of adverse traffic impacts on Steeles Avenue, which is under the City's jurisdiction.

Town of Richmond Hill
Official Plan Amendment 225 - Riotrin Properties (Richmond Hill) Inc.

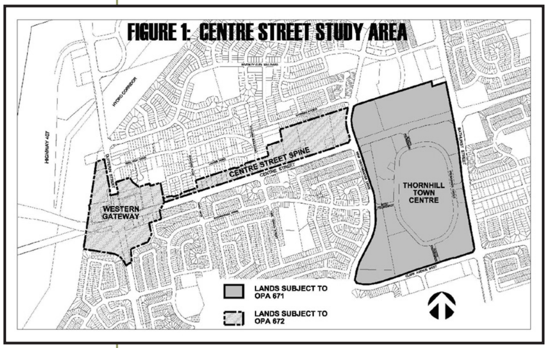


On March 31, 2005, Regional Council approved Official Plan Amendment 225 (OPA 225) to the Official Plan of the Town of Richmond Hill. The site is located at the northeast corner of Elgin Mills Road East and Leslie Street and is 19.2 hectares (47.44 acres) in size.

The purpose and effect of OPA 225 is to re-designate the subject property from "Rural" and "Hazard Land" to "High Performance Industrial Commercial - Special", "Major Tributary Special Policy Area", "Major Tributary", and "Major Tributary - Buffer".

The "High Performance Industrial Commercial - Special" designation permits a variety of industrial and commercial uses. The applicant's current site plan proposal contains the following uses: a 4 storey office tower; Home Depot; Costco; several retailers (including Shoppers Drug Mart, Future Shop, and Staples); and restaurants (including Boston Pizza).

City of Vaughan
Official Plan Amendments 671 and 672 - Thornhill Centre Street Study



The City of Vaughan in 2003 initiated a comprehensive study of the Centre Street Corridor, between Dufferin and Bathurst Streets in Thornhill, to create an updated planning and development framework for the community; one that reflects the City's vision for a pedestrian-friendly, transit-oriented and mixed-use corridor. Staff from Regional Departments, including Planning & Development Services and Transportation & Works, participated in this study and worked closely with City staff and the community to establish policies for transit, intensification and good design within the Centre Street Corridor, consistent with the Regional Centres and Corridors Strategy: Making it Happen!

Following the completion of the study at the end of 2004, the Regional Community Planning Branch reviewed and recommended approval of Vaughan Official Plan Amendments 671 and 672 (OPA 671 and OPA 672) to implement the study recommendations. Included within these amendments were policies to promote a higher quality of urban design, a greater range and mix of land uses, and intensification that enhances both transit ridership and community character. These amendments were approved by the Region on June 24, 2005 and October 7, 2005, respectively. OPA 672 was subsequently appealed to the Ontario Municipal Board and a pre-hearing is pending.

6. Processing of Development Applications

Plans of Subdivision & Condominium

In 2005, the Region received 35 subdivision applications with 6,480 dwelling units and a further 17 condominium plans with 617 units. A total of 7 subdivision applications with 997 dwelling units and 7 condominium plans with 672 units received draft plan approval by the Region and the area municipalities in 2005. In the same period, 75 registered plans with 8,561 dwelling units were registered (Table 6.1).

Subdivision and Condo Activity, York Region 2005

(TABLE 6.1)

	Subdivision Applications	Dwelling Units	Condo Applications	Dwelling Units
New Applications	35	6,480	17	617
Draft Approved	7	997	7	672
Registered	75	8,561	1	0

Source: York Region Planning and Development Services Department, 2005.

Among the new applications received, 29% of the total dwelling units proposed were single-detached, 13% were semi-detached, 20% were row houses and 38% were apartments (Table 6.2).

Among the 2005 registered plans 5,217 (61%) of the total dwelling unit were single-detached and 3,344 (39%) were multi-family dwelling units (1,223 were semi-detached, 1,919 were row houses, and 202 were apartments).

As of December 31, 2005 there were 229 subdivision applications consisting of 37,203 dwelling units (currently under review) and 69 condominium plans consisting of 3,413 units draft approved and awaiting registration by the Region and the area municipalities.

Unit Breakdown in New Subdivisions and Condos York Region 2005
Percentage of Dwelling Units

(TABLE 6.2)

	Single	Semi	Row	Apartment
Applications	29	13	20	38
Draft Approved	18	5	11	66
Registered	61	14	22	2

Source: York Region Planning and Development Services Department, 2005.

Among the draft approved applications, 18,804 of the total dwelling units are single-detached, 3,509 semi-detached, 7,653 row houses and 10,650 apartments.

The Regional Official Plan recommends a 3-7 year supply of draft approved and registered lots and blocks for housing. The total of 48,151 draft approved and registered units represents a 5.8 year supply of draft approved and registered lots/units based on the forecasted average production of the 8,265 units per year (2006 - 2016).

In 2005, draft approval was given to plans of subdivision containing 9.11 hectares of industrial and commercial lands. Industrial and commercial lands totalling 117.52 hectares were registered.

Appendices

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   Catholic Community Services of York Region
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   Human Resources Development Canada
   Labour Market Information Unit
   Town of Markham Economic Development Department
   Town of Richmond Hill Economic and Development Department
   City of Vaughan Economic and Development Department
   York Region Community and Housing Services Department
   York Region Planning and Development Services Department

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   Township of King Building Department
   Town of Markham Building Department
   Town of Newmarket Building Department
   Town of Richmond Hill Building Department
   City of Vaughan Building Department
   Town of Whitchurch-Stouffville Building Department

5. **Planning Activities**
   York Region Planning and Development Services Department

6. **Processing of Development Applications**
   York Region Planning and Development Services Department

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