Council Attachment 1

Economic & Development Review 2006

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 2006*, 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 2006, York Region's population grew by 32,290 people to 950,674, 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 to attracting new and innovative enterprises to developing York Region. There are now an estimated 29,000 businesses in the Region and the economy continues expanding steadily.

- The number of jobs in York Region grew by 10,000 to approximately 460,000.

- Residential, industrial, commercial and institutional construction – the yardstick which measures construction activity – continued to rise throughout 2006. The total estimated construction value for York Region in 2005 was $3.12 billion.

Regional Council recognizes that maintaining and improving the Region's economic competitiveness is one of three central priorities in order to ensure our efforts 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 will continue to develop itself as one of Ontario's major urban growth areas, with emphasis on developing into an economically competitive region by providing more jobs and a continued high quality of life for York Region families and communities.

Economic & Development Review

2006

The Economic and 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 2006 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 2005 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.

*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 950,674 on December 31, 2006, an increase of approximately 32,290 people from December 2005.
- York Region has 16.9% (2006) of the GTA's population and 14% (2001) of its employment.
- Building permits for 10,933 new residential units were issued in 2006. York Region issued the third largest number of new residential permits in the country.
- Housing completions reached 10,162 units in 2006.
- Total construction for 2006 was valued at approximately $3.12 billion, an increase of 200 million over 2005.
- Industrial, commercial, institutional (ICI) construction made up 29% of the total construction value in York Region during 2006, a slight decrease from 32% in 2005.
- The total estimated value of industrial construction remained solid at $252 million, a decrease of $28 million when compared to 2005.
- The value of commercial construction remained strong at $446 million, showing a 17% increase from the previous year.
- Institutional construction values were estimated at $212 million, a 19% decrease from the total value of institutional construction in 2005.
- The estimated number of jobs as of December 2006 in York Region was approximately 460,000.
- The unemployment rate as of December 2006 in York Region was estimated to be 5.0%.
- The Region's economic performance is being monitored to detect the impact of a dynamically changing economy and shifting global geopolitical events on the Regional economy.

Overview

York Region continued its rapid growth into 2006. By December 2006, the total population of York Region was estimated to be 950,674. This represents an increase of 32,290 persons (3.5%) in 2006, an increase from the 3.2% growth rate in 2005. York Region is a major growth area in the Greater Toronto Area, accounting for 16.9% of the total GTA's population.

Total construction for 2006 was valued at $3.12 billion, a 7% rise from 2005. Between January and December in 2006, ICI (industrial, commercial, and institutional) construction values fluctuated but regained momentum to end the year at $908 million. Total ICI values in 2006 slipped by 1.5% from 2005.

Residential construction was 10.4% above 2005's figures at an estimated $2.2 billion in 2006. York Region had the third highest total residential construction value in Canada for 2006 and moved up two positions from 2005 to occupy the third highest number of new residential permits issued. Between January and December 2006, 10,933 building permits for new residential units were issued in York Region, a 5.2% increase from 2005.

Building permits were issued for over 26,300 new residential units in the GTA in 2006. York Region's share of the permits led the GTA, accounting for 29% of all building permits. Toronto accounted for 24%, Peel Region issued 21%, Durham Region issued 14% and the Region of Halton issued 12%.

Housing resales remained strong in the Region as well. The Toronto Real Estate Board recorded resales of nearly 13,700 dwelling units in York Region in 2006. Housing resales in York Region moderated consistent with the modest pace of housing resale activity in Eastern Canada, experiencing an 11.6% decline from the number of dwelling units sold in 2005. The value of resales in 2006 was approximately $5.6 billion. The Region had 9,950 homes started and 10,162 new houses completed in 2006, a rise of 4.77% and 13.01% respectively.

In 2006, the number of jobs in York Region is estimated to have grown by approximately 10,000. There were 460,000 jobs in York Region as of December 2006. The number of jobs has increased by more than 130,000 since 1998. The year-end unemployment rate in York Region was reported at 5.7%.

1. Strong Population Growth

York Region's Population Growth

Since it's creation in 1971, York Region's population has risen dramatically from 169,000 to 950,700 in December 2006 (see Table 1.1). This year-end population estimate represents an increase of approximately 32,000 persons (Figure 1.1). By comparison, population growth during 2005 totalled approximately 28,800 people. During the last 30 years, York Region's population has been one of the fastest growing in North America.

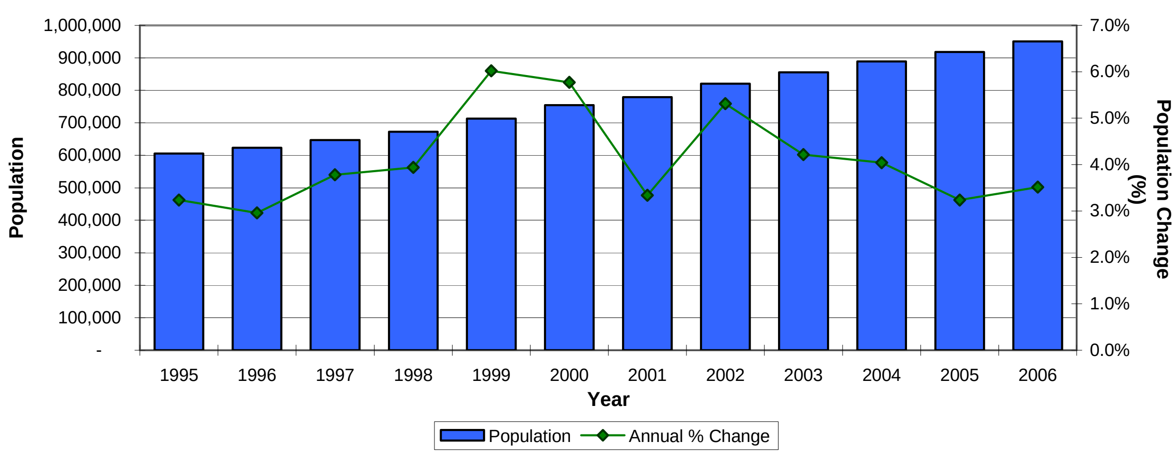
York Region Population (2005-2006)
(Table 1.1)

	2005	2006	Increase in Persons	Change (%)
Aurora	49,100	49,500	400	0.8%
East Gwillimbury	22,400	22,600	200	0.9%
Georgina	45,100	45,900	800	1.8%
King	20,200	20,400	200	1.0%
Markham	268,500	280,600	12,100	4.5%
Newmarket	77,100	79,300	2,200	2.9%
Richmond Hill	169,300	177,600	8,300	4.9%
Vaughan	241,400	247,500	6,100	2.5%
Whitchurch-Stouffville	25,300	27,300	2,000	7.9%
York Region Totals	**918,400**	**950,700**	**32,300**	3.5%

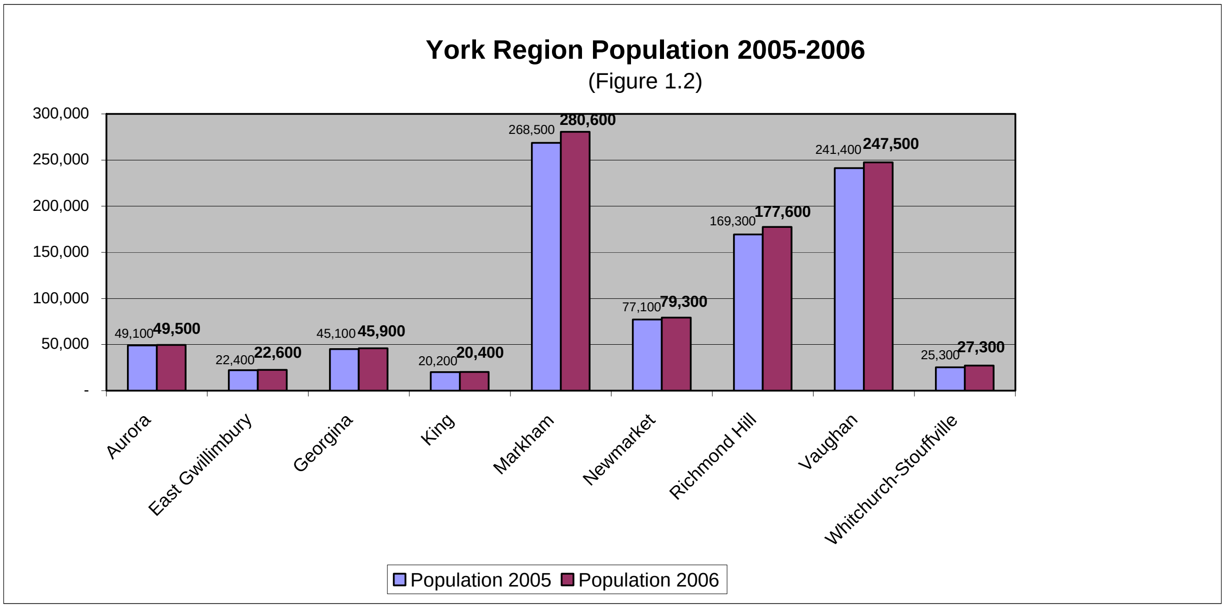
Source: York Region Planning and Development Services, 2006.

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 largest population growth occurred in the Town of Markham with the addition of approximately 12,000 people, followed by the Town of Richmond Hill (approximately 8,300 people) and the City of Vaughan (approximately 6,081 people) (Figure 1.3).

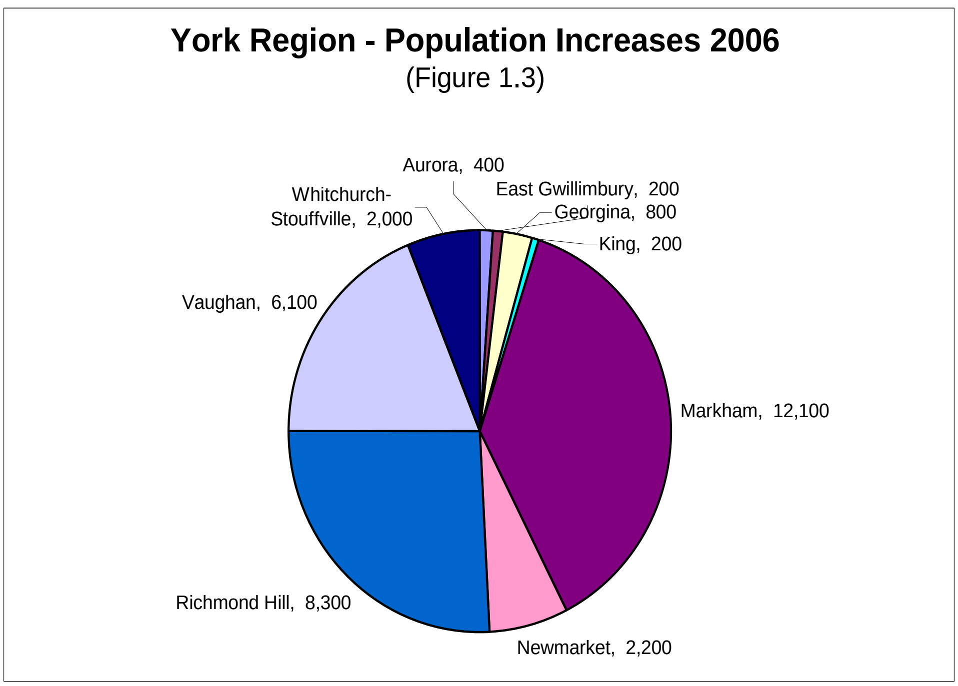
York Region - Annual Population Growth
1995-2006
(Figure 1.1)



Source: York Region Planning and Development Services, 2006.



Source: York Region Planning & Development Services Department, 2006.



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

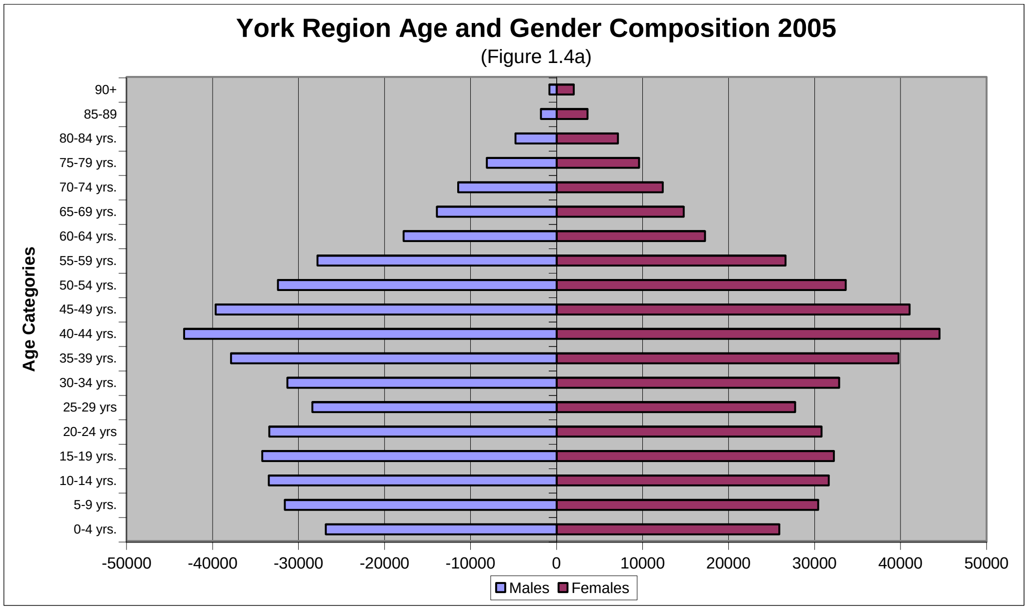
Based on historic trends, the growth rate experienced in 2006 is consistent with recent years. The highest average annual growth rate in York Region was experienced between 1986 and 1991, when population growth approached 7.6%. During this period, growth was particularly strong between 1986 and 1987 with a 10.4% increase. The recession of the early 1990s slowed growth considerably from a high of 4.5% in 1990 to 2.7% in 1994. The period between 1996 and 2001 brought improving economic conditions that helped to stimulate growth in York Region. During this period, the average annual growth rate returned to 1990 levels, peaking to 5.7% in 2000. From 2000 through to 2002, the Region's average annual growth rate stabilized at approximately 5.0%, accounting for an additional 40,000 people per year. The Region's growth rate for 2003, 2004, and 2005 was 4.2%, 4.0%, and 3.2% respectively.

Demographics of York Region's Population

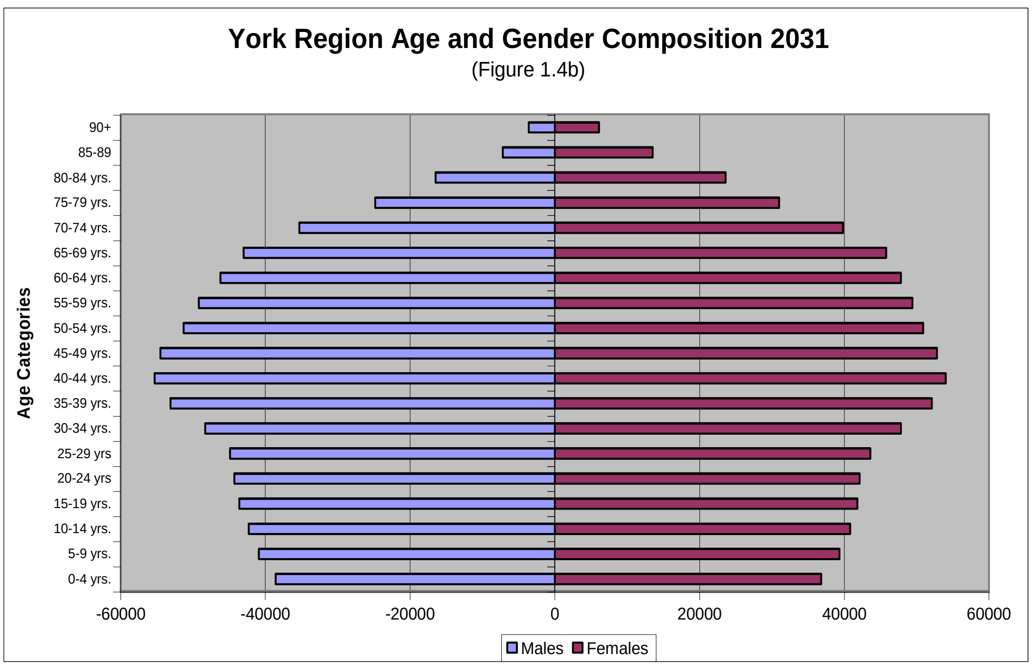
As the Region's population continues to grow, the age, social, economic and ethnic composition in York Region will continue to diversify. Relative to the GTA and Canada, the Region in 2004 (most current data) has a "younger" population (Table 1.2). This is primarily due to the large proportion of the 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. In addition, approximately 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.

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 nearly triple by 2031, encompassing 19% of the entire population (up from 10% in 2005)

The Canada Mortgage and Housing Corporation (CMHC) have identified several changes in the age make-up of the population that has contributed to more diversity among Canadian household types. An ageing "baby boomer" demographic has contributed to increases in single-person households and childless couples. Over the next ten years, this demographic phenomenon (see Figure 1.4a and 1.4b) will likely shift to more compact forms of housing as seniors move away from ownership. An ageing population will exert considerable influence on the housing market (CMHC). This will also have critical, long-term effects on the demand for all services including health, community and social services. It is expected that by 2031, York Region will see a significant increase in it's numbers of seniors, as well as continuing diversification of income and household types.



Source: York Region Planning and Development Services Department based on Statistics Canada, Annual Demographics Statistics 2006.



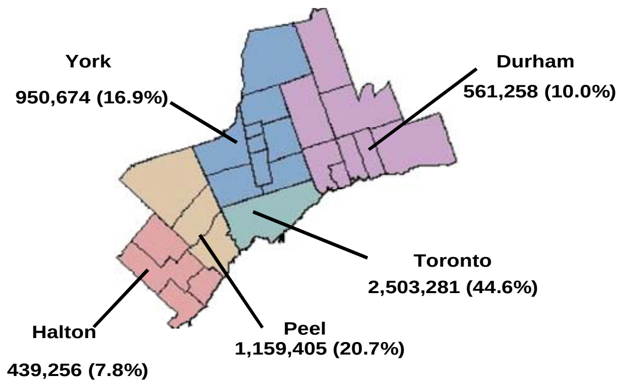
Source: York Region Planning and Development Services Department based on Statistics Canada, Annual Demographics Statistics 2006.

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, 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).

GTA POPULATION 2006

Figure 1.5



Source: York Region Planning and Development Services, 2006.

As of December 31, 2006, the GTA's population was estimated at 5.6 million people. This is an increase of approximately 200,000 people (3.7% increase) since 2001. As Figure 1.5 illustrates, York Region's proportion of the total GTA population was 16.9% in December 2006, making York Region the third most populated Region in the GTA.

York Region in Canada

A national comparison of the population for Canadian cities, Regions, and Regional Districts indicates that, as of December 2006, York Region was the sixth largest municipality in Canada (see Table 1.3).

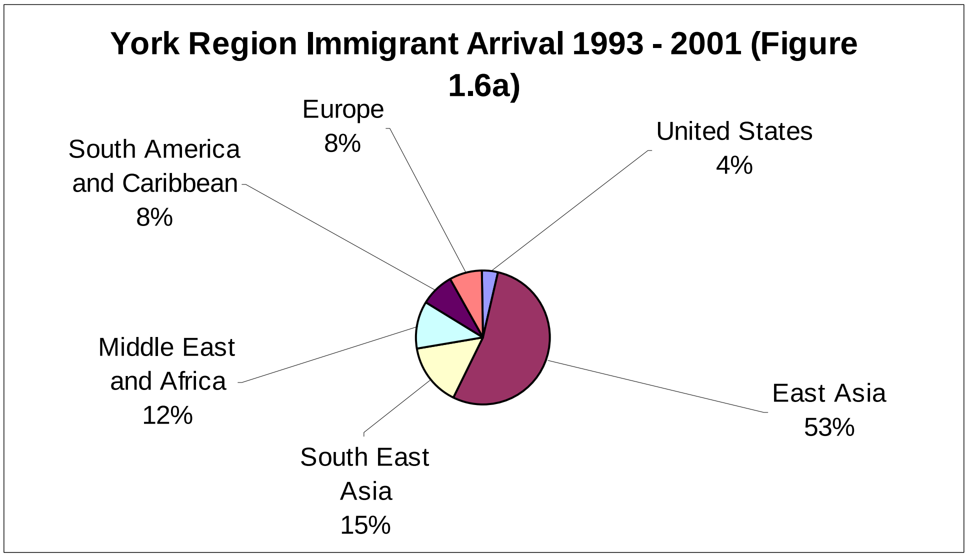
Canada's Largest Municipalities 2006
(Table 1.3)

Rank	Municipality	Est. Population (2006)
1	City of Toronto	2,631,700
2	Greater Vancouver Regional District	2,180,700
3	City of Montreal	1,812,700
4	Peel Region	1,248,000
5	City of Calgary	991,700
6	**York Region**	**950,700**
7	City of Ottawa	877,300
8	City of Edmonton	728,000
9	City of Québec	723,600
10	City of Winnipeg	654,500

Source: York Region Planning and Development Services, 2006; Statistics Canada, Municipal Websites, 2005, 2006.

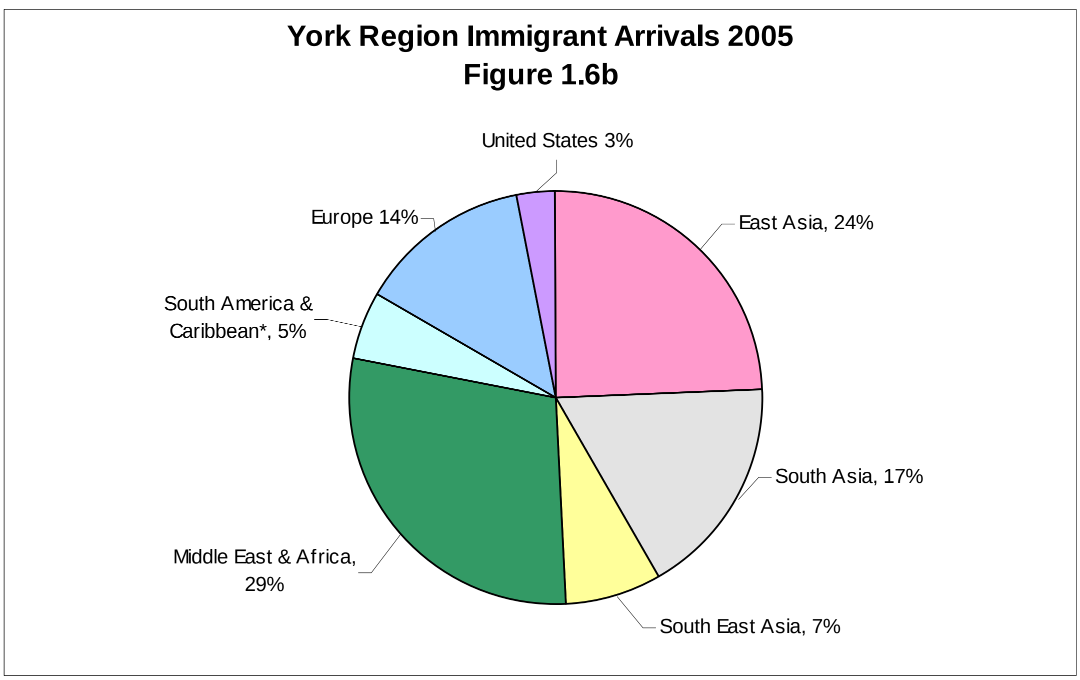
Migration

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), led by East Asia (Figure 1.6a). (Note: 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).



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

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.



2. Economic Activities Positive

Provincial, National & North American Context

The Canadian economy continued to respond well to ongoing economic challenges in 2006.

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.

Real Gross Domestic Product (GDP) advanced 2.7% in 2006, from the 2.9% growth in the previous year. According to Statistics Canada, final domestic demand remained solid climbing 4.5%, driven primarily by consumer spending and non-residential investment. Exports of goods and services posted growth to end the year with a 1.3% increase from 2005.

Real GDP Growth					
Year	**2004**	**2005**	**2006**	**2007f**	**2008f**
U.S.	4.1	3.6	3.4	2.8	3.0
Canada	2.8	2.9	2.7	2.7	3.3
Ontario	2.7	2.7	2.3	2.0	3.0

Source: Conference Board of Canada (2006), Ontario Ministry of Finance (2006).

f - forecast

Since the end of 2006, Statistics Canada reports that the Canadian economy has created an estimated 345,000 new jobs. Employment growth was fueled by full-time job gains, accounting for approximately 80% of the employment increases. As indicated by Statistics Canada, employment increases in 2006 grew by 2.1%, a peak rate not experienced since 2002. The Statistics Canada Labour Force Survey estimates the year-end unemployment rate at a 30-year low of 6.1%.

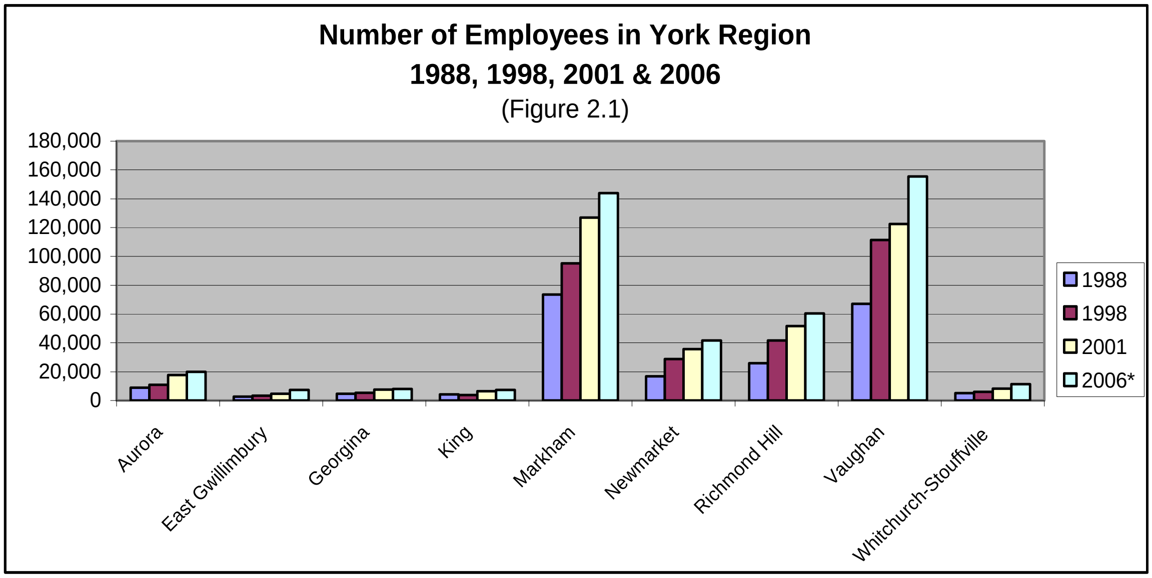
However, a 6.9% increase in the strong Canadian dollar slowed growth in the GTA's economy, as the high Canadian dollar made Canadian manufactured exports less appealing to American (and global) consumers. In spite of rising interest rates, a strong housing market and strong population growth continued to stimulate the GTA market in 2006, producing solid employment gains in 2006.

In 2006, York Region sustained job growth and peak values for 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. Since the U.S. economy is expected to weaken, York Region may face ongoing economic challenges in the upcoming year.

The Province of Ontario recorded modest growth in 2006 at a slightly slower pace with a 2.3% increase in the Real Gross Domestic Product. This increase is slightly below the Canadian national rate of 2.7%, primarily skewed by the accelerating growth experienced in Alberta. The modest growth is predominantly the result of the Ontario economy's reliance on export activity, which can be attributed 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).

Employment Growth

The number of jobs in York Region is estimated to have grown by approximately 10,000 in 2006. With approximately 460,000 jobs in York Region, the number of jobs has increased by 130,000 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 29,000 businesses in York Region.

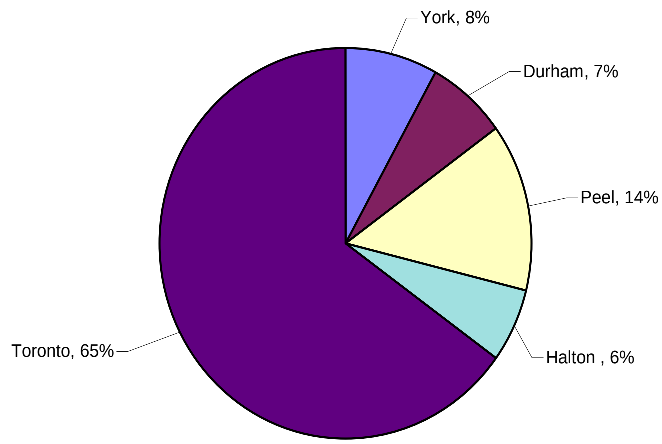


Source: York Region Planning and Development Services, 2006.

* indicates forecast numbers.

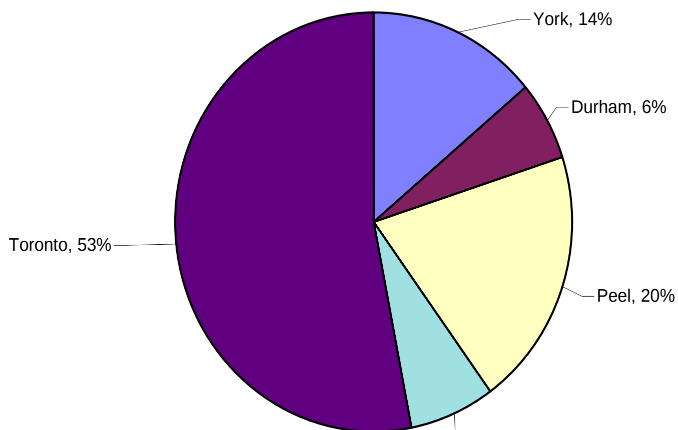
The Region is forecasted to have approximately 780,000 jobs in 2031. Since 1971, York Region's employment growth has increased at a higher rate than its population growth. This is an indication of the strength of the Region's rapidly expanding economy. For the five year period between 1996 and 2001, 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, 2006.

York Region's Share of GTA Employment (2001)
(Figure 2.2b)



Source: York Region Planning and Development Services, 2006.

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 employ 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 Strategic Directions of the Regional Economic Strategy is to continue to strengthen entrepreneurship and support small business development.

Top Private Sector Employers

As of December 2006, there were approximately 36 private sector companies in York Region with 500 or more employees. This is a doubling of the only 18 private sector employers with 500 or more employees in 1996. 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, the Regional Municpality of York, and York Region Board of Education.

Top Employers in York Region, 2006.

Table 2.1

Rank	Name	Location	# of Employees	Industry Description
1	Magna International Inc.	York Region	11,594*	Manufacturer of automotive components and systems
2	IBM Canada Ltd.	Markham	7,545	Computer Systems Design and Related Services
3	IBM Canada Ltd.	Markham	4,820	Management of Companies and Enterprises
4	Paramount Canada's Wonderland	Vaughan	4,150**	Amusement and Theme Parks
5	IBM: RESO (real estate site operation) and BCRS (business recovery)	Markham	4,000	Management of Companies and Enterprises
6	Amex Canada Inc. - Canadian Solution Centre	Markham	3,796	Management Consulting Services
7	Saint Elizabeth Health Care	Markham	3,622	Home Health Care Services
8	AMD Technologies Inc.	Markham	2,610	Computer and Peripheral Equipment Manufacturing
9	Con Drain Co. (1983) Ltd.	Vaughan	1,350	Water and Sewer Line and Related Structures Construction
10	TD Waterhouse Inc.	Markham	1,250	Banking
11	Progressive Moulded Products Ltd.	Vaughan	1,024	Plastics Packaging Materials and Unlaminated Film and Sheet Manufacturing
12	Jeldwen Windows & Doors	Vaughan	1,000	Ornamental and Architectural Metal Products Manufacturing
13	IBM Canada	Markham	974	Computer, Computer Peripheral and Pre-Packaged Software Wholesaler-Distributors
14	Canadian National Railways	Vaughan	970	Rail Transportation
15	Sears Canada National Service Centre	Vaughan	900	Other Support Activities for Transportation
16	Showbiz Marketing	Markham	803	Advertising Agencies
17	Apotex	Richmond Hill	760	Pharmaceutical and Medicine Manufacturing
18	Nova Services Group Inc	Vaughan	720	Janitorial Services
19	Noma Automotive	Vaughan	700	Battery Manufacturing
20	The Linkage Group Inc.	Markham	700	Advertising Material Distribution Services
21	Allstate Insurance	Markham	650	Insurance Agencies and Brokerages
22	Manpower Services	Markham	649	Employment Placement Agencies
23	407 ETR	Vaughan	630	Office Administrative Services
24	MDS Sciex	Vaughan	630	Navigational, Measuring, Medical and Control Instruments Manufacturing
25	Rogers Cable	Richmond Hill	600	Wired Telecommunications Carriers
26	Solectron Global Services Canada Inc.	Newmarket	600	Electronic and Precision Equipment Repair and Maintenance
27	Toromont Industries Ltd.	Vaughan	581	Construction and Forestry Machinery, Equipment and Supplies Wholesaler-Distributors
28	Labelad Sandylion Sticker Designs	Markham	575	All Other Miscellaneous Manufacturing
29	Quebecor World Aurora	Aurora	550	Printing
30	Kohl & Frisch Ltd.	Vaughan	542	Pharmaceuticals and Pharmacy Supplies Wholesaler-Distributors
31	Acklands - Grainger	Richmond Hill	532	All Other Miscellaneous Store Retailers
32	The Toronto Star Press Centre	Vaughan	530	Printing
33	Waterford Building Maintenance Inc	Markham	511	Janitorial Services
34	Woodbridge Foam Corp.	Vaughan	510	Plastics Packaging Materials and Unlaminated Film and Sheet Manufacturing
35	Joint Operations Centre	Vaughan	500	Other Local, Municipal and Regional Public Administration
36	Hewlett Packard (Canada) Ltd.	Markham	500	Management of Companies and Enterprises

Source: York Region Planning and Development Services, 2006.

Note: This table represents 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

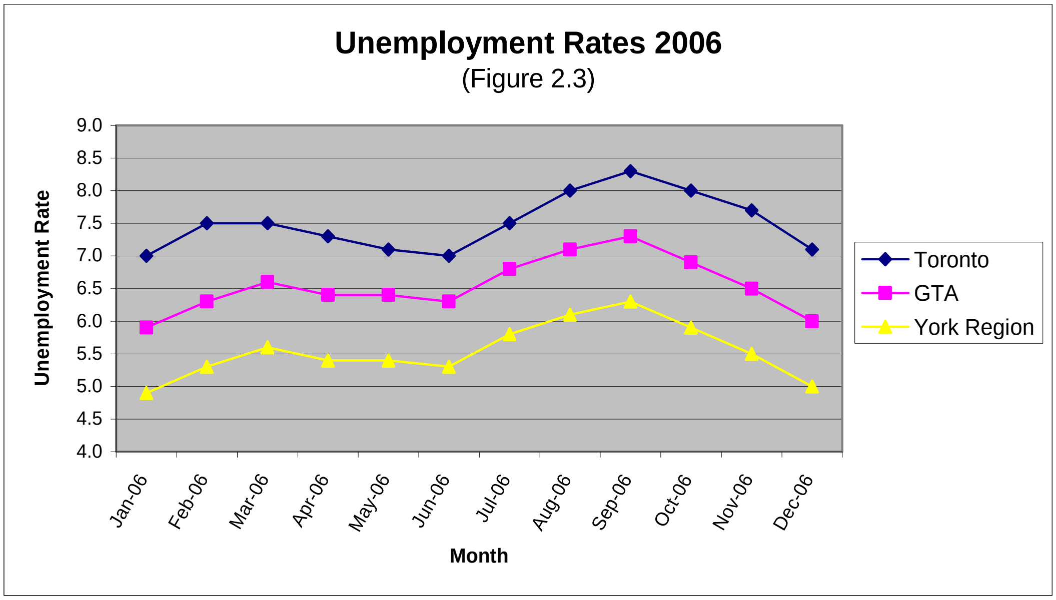
Unemployment Rate

As per Statistics Canada, overall employment gains were 315,400 (+1.9%) in 2006, greater than the 1.4% growth experienced in 2005. The majority of these employment gains were seen in full-time employment in 2006. Canada's unemployment rate for year end 2006 was 5.7 %, unchanged from the December 2005 rate.

Ontario's unemployment rate also remained stable at 5.7%. This rate represents a strong improvement from the 6.2% rate recorded at year-end of 2003 and year end 2004. In Toronto, the unemployment rate increased slightly to 7.1% in 2006, from a low of 6.8% in 2005. A slight rise was also noted in the GTA unemployment rate, ending 2006 at 6.0%, compared to 5.7% in 2005.

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 2006) was approximately 5.0%, slightly higher than the 4.7% recorded at year-end 2005. (Please note: 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 Canadian unemployment rate may be viewed as an indication of a strong and diverse economy.



Source: Toronto Economic Development Division, Toronto Economic Indicators, 2006.
Note: Based on unadjusted 3-month moving averages; York Region unemployment figures are estimates.

Employment Insurance

In 2006, York Region's Services Canada Centres received 94,923 Employment Insurance claims (Figure 2.4). This represents a significant decline from the number of claims received in 2005 (119,194). Over 2006, the number of workers on Employment Insurance ranged from a high of 9,696 in March, to a low of 6,276 in June. The average number of workers on Employment Insurance during 2006 was 7,910 per month. By comparison, the monthly average for claims in 2005 was 9,933.

Employment Insurance Claims in York Region

(Figure 2.4)

	2001	2002	2003	2004	2005	2006
January	8260	11,220	10,607	11,611	10,485	8,875
February	8238	12,085	10,926	11,870	11,466	9,695
March	8247	12,343	11,211	11,651	12,155	9,696
April	7563	11,287	10,316	10,383	10,881	8,508
May	6446	9,279	9,842	9,273	9,651	7,021
June	6352	8,467	9,040	8,333	8,688	6,276
July	7200	8,978	9,662	9,574	9,754	7,580
August	7613	9,070	10,275	10,894	10,673	8,821
September	6990	8,088	9,810	9,107	9,547	7,737
October	6885	7,838	8,304	7,776	8,261	6,409
November	7857	7,766	8,714	7,832	8,383	6,697
December	9265	8,735	10,432	9,258	9,250	7,608

Source: Human Resources Development Canada, 2001, 2002, 2003, 2004, 2005, 2006.

Ontario Works

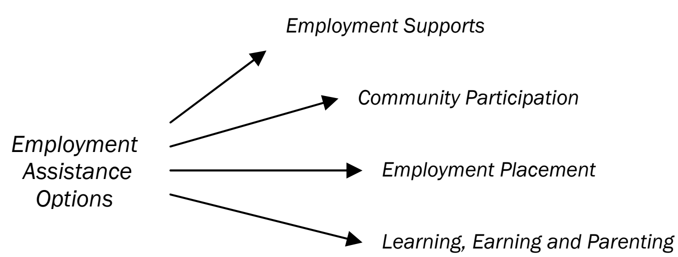
The Community Services and Housing Department's Employment and Financial Support Branch provides Ontario Works employment and financial assistance to eligible York Region residents.

Financial Assistance

Eligibility for financial assistance is determined based upon a needs test 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 apply to disabled individuals, seniors over 65 years, and individuals caring for young children.

Employment Assistance

Ontario Works provides four types of employment assistance to support individuals toward employment and financial independence:



Employment Supports

The Employment Supports program helps individuals develop action plans needed to find work and become financially independent. An individual action plan can include basic education, training, independent or structured job search, use of available York Region resource centres, and access to funding to assist with costs such as transportation, clothing, training, and child care.

- From January to December 2006, an average of 5,100 individuals were assisted each month through the Employment Supports program.
- In 2006, approximately 350 participants received specialized employment training to address increased labour market demand in areas such as, construction, hospitality and call centre positions.
- Since January 1998, over 8,800 individuals 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 develop new employment skills or to update current skills.

- From January to December 2006, approximately 460 participants took part in volunteer activities to enhance their employment skills and job readiness.
- Since the introduction of the Community Participation program in 1998, Ontario Works participants have benefitted from over 321,000 hours of volunteer work experience.

Employment Placement

Building on the Employment Support offered by Ontario Works, Employment Placement links individuals to paid job opportunities in the community.

- In 2006, approximately 1,400 individuals who received employment assistance found paid employment.

Learning, Earning and Parenting Program (LEAP)

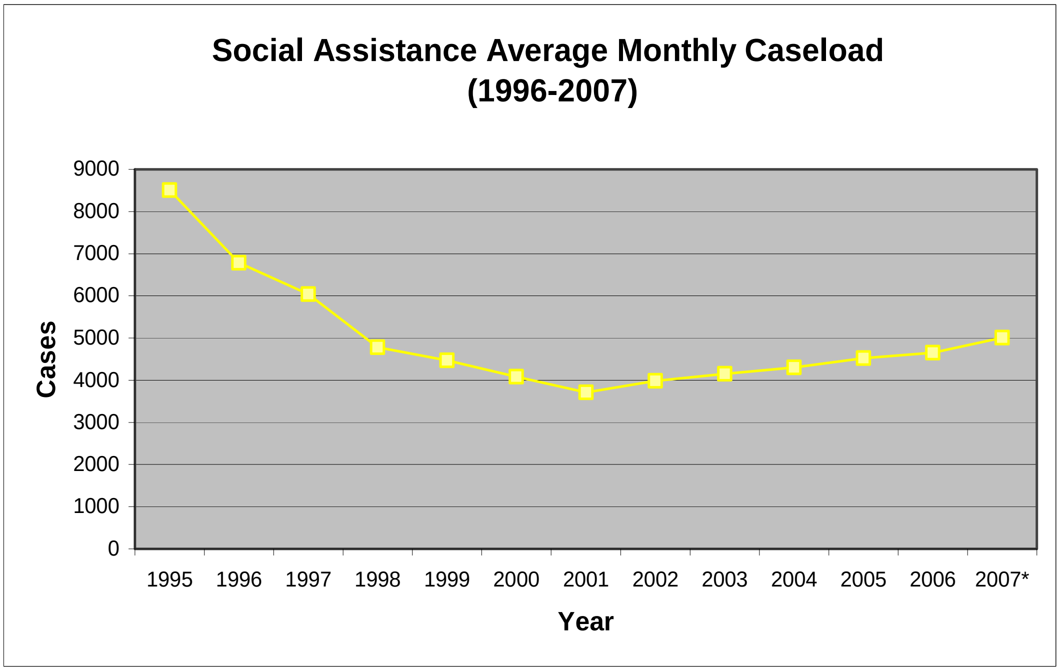
The Learning, Earning and Parenting Program (LEAP) was introduced to York Region in December of 1999. LEAP is designed to encourage young parents on social assistance (aged 16 to 21) to complete their high school education, learn about child development, acquire parenting skills, and develop employment skills. Additional financial supports are made available to the parents based on their individual employment plan.

- In 2006, 58 young parents participated in LEAP.

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 2006, the social assistance caseload averaged approximately 4,650 cases (households) per month. These cases were comprised of over 8,700 individual beneficiaries (including spouses and children).

The average monthly caseload is projected to increase moderately through 2007 and 2008.



Source: York Region Community Services and Housing Department, 2007.

3. Property Market

Residential Property

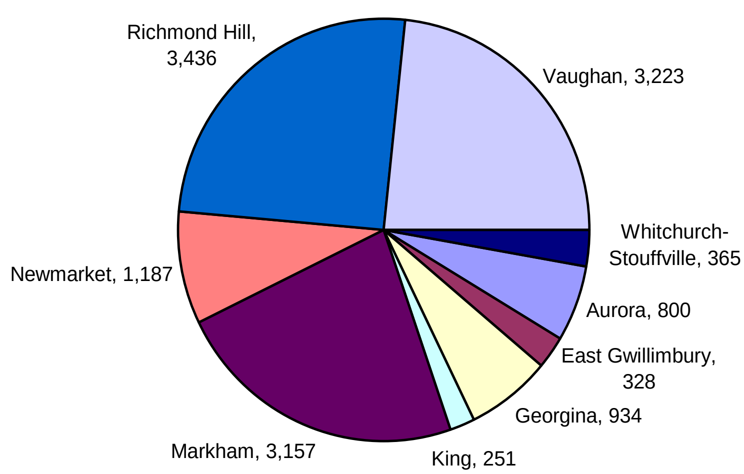
Despite the housing slump experienced in the United States in 2006, the strength of the Canadian economy shielded the housing market from extreme fluctuations. However, according to the latest RBC Economics Housing Affordability Index, Canada's housing affordability conditions actually improved in 2006. The improvement was the result of several factors including accelerating income growth, moderate housing price increases, a decrease in mortgage rates and lower average utility bills.

According to the Toronto Real Estate Board (TREB), the average price of all residential dwellings in the GTA rose by approximately 4% to $351,941 by year end 2006. This increase was driven by another strong year in the number of homes sold, with 83,084 homes sold, representing a 1% reduction from the previous year's record-breaking 84,145 sales.

According to the Canada Mortgage and Housing Corporation, the 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." (CMHC, 2007).

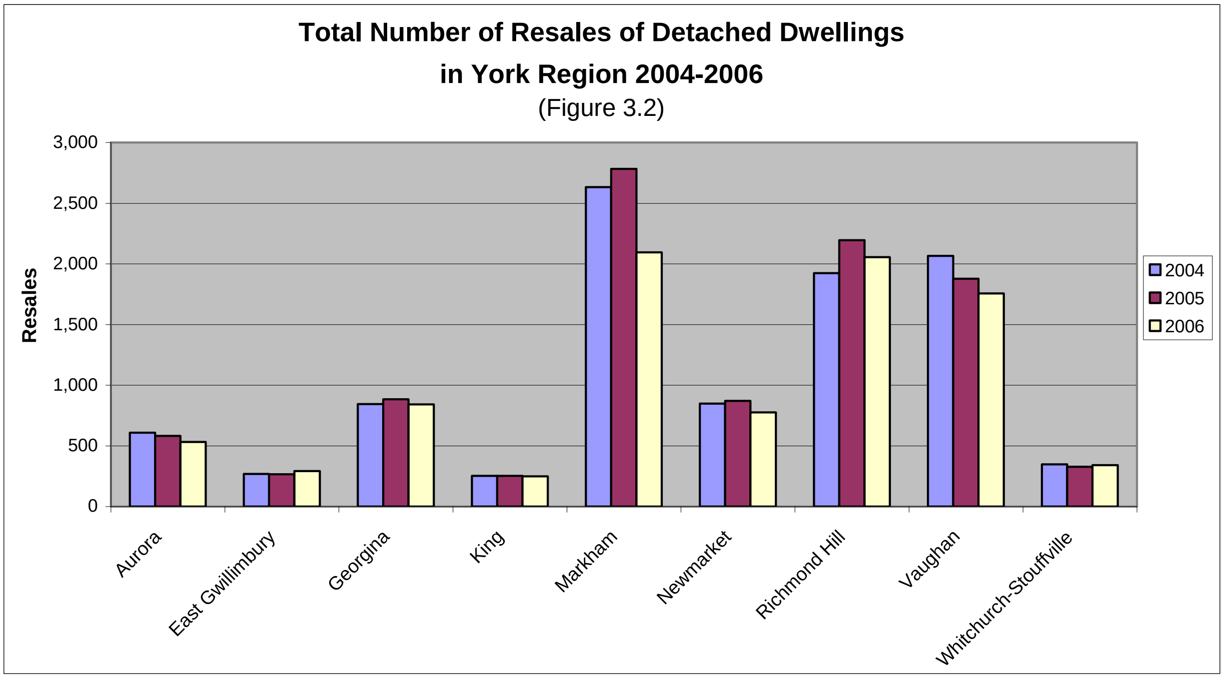
The CMHC reports that "confidence in Toronto's real estate market remains high; low interest rates, steady job growth and an abundance of housing choices are ingredients for a healthy market."

Total Residential Resales of All Dwelling Types in York Region 2006
(Figure 3.1)



Source: Toronto Real Estate Board, Market Watch, 2006.

According to the Toronto Real Estate Board's Market Watch Report, York Region resales for 2006 was 11.6% lower than 2005 (Figure 3.2). From January to December 2006, the resales of residential units in York Region totalled 13,681 dwelling units (Figure 3.1) with a value of $5.6 billion. This was a decrease of approximately 1786 units from the 15,467 resales in 2005.



Source: Toronto Real Estate Board, Market Watch, 2006.

In 2006, the average resale price of single family detached dwellings increased to $466,915 (Table 3.1). By comparison, the average resale price of a single family home in York Region in 2005 was $435,707 (an increase of 7.2%).

The average resale price of multi-family units varied between municipalities. However, general increases were seen in the average multi-family unit prices for town/row/attached and condo/apartment units across the region. The average resale price (for all dwelling types) was 15.5% higher in York Region ($406,517) than in the GTA ($351,941).

From January to December 2006, resales in York Region made up 19.2% of the total sales in the GTA (by $ volume). The Region's share of the total sales in the GTA in 2006 was 1.9% lower than 2005 (20.9%). While the number of residential sales across the Region varied, the average value of these sales was consistently higher than they were in 2005 (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, 2006 (Table 3.1)						
	Sales			Average Price ($)		
	2004	2005	2006	2004	2005	2006
Aurora	608	582	531	$430,410	$452,171	$490,501
East Gwillimbury	268	267	292	$350,661	$390,285	$389,034
Georgina	844	884	842	$201,102	$240,204	$251,902
King	252	252	249	$526,607	$580,834	$621,855
Markham	2,633	2,782	2,094	$413,389	$433,084	$495,093
Newmarket	849	870	776	$333,606	$359,106	$375,319
Richmond Hill	1,924	2,196	2,055	$464,751	$496,310	$508,429
Vaughan	2,067	1,876	1,756	$439,045	$470,675	$506,386
Whitchurch-Stouffville	347	327	341	$468,728	$478,691	$496,609
York Region Total	**9,792**	**10,036**	**8,936**	**$407,896**	**$435,707**	**$466,915**

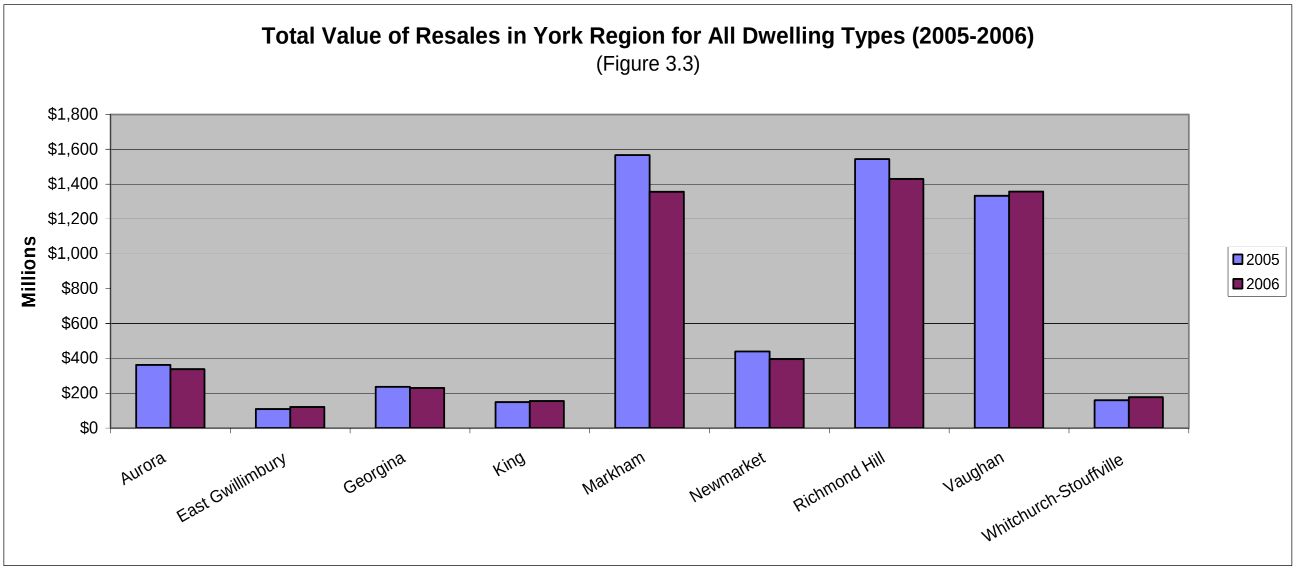
Source: Toronto Real Estate Board, Market Watch, 2004, 2005, 2006.

The Toronto Real Estate Board reports that the number of resales of multi-family units in York Region was down 12.6% from last year (based on the number of units). Multi-family dwellings include semi-detached, townhouse condominiums, condominium apartments, and attached row houses. In 2006, 4,745 multi-family units were sold in York Region alone. By comparison, in 2005, 5,431 multi-family units were sold in the Region. Multi-family units are popular with first time buyers, particularly in times of continued low interest rates.

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, 2006 held strong in home resales, with an estimated $5.6 billion of real estate transactions occurring in York Region alone.

York Region Resales & Average Prices All Dwelling Types, 2006 (Table 3.2)								
	Detached		Semi		Town/Row/Attach		Condo/Apt	
	Sales	Avg Price	Sales	Price	Sales	Price	Sales	Price
Aurora	531	$490,501	102	$288,572	148	$283,696	19	$245,310
East Gwillimbury	292	$389,034	2	$229,000	31	$239,241	3	$158,167
Georgina	842	$251,902	25	$233,866	57	$203,809	10	$124,483
King	249	$621,855	0	N/A	2	$266,000	0	N/A
Markham	2,094	$495,093	350	$315,191	412	$314,385	301	$266,233
Newmarket	776	$375,319	181	$262,882	156	$268,276	74	$218,781
Richmond Hill	2,055	$508,429	189	$335,379	570	$335,573	622	$208,329
Vaughan	1,756	$506,386	389	$341,200	710	$343,610	368	$250,460
Whitchurch-Stouffville	341	$496,609	5	$312,700	19	$277,979	0	N/A
York Region Total	**8,936**	**$466,914.71**	**1,243**	**$314,814.45**	**2,105**	**$319,929.50**	**1,397**	**$232,252.32**

Source: Toronto Real Estate Board, Market Watch, 2006.



Source: Toronto Real Estate Board, Market Watch, 2005 and 2006.

As indicated by The Toronto Real Estate Board, the average number of days that a residential dwelling was on the market was 39 days for York Region in 2006. On average, properties in York Region sold at 97% of their listed prices.

York Region Resales & Average Prices 2005 & 2006 ($000's)

(Table 3.3)

Standard Condominium Apt.		
	2005	2006
Markham	260	275
Richmond Hill	225	235
Thornhill	240	260
Unionville	300	330
Woodbridge	257	275

Standard Two-Storey		
	2005	2006
Markham	385	425
Richmond Hill	300	340
Thornhill	350	400
Unionville	400	460
Woodbridge	360	348

Luxury Condominium Apt.		
	2005	2006
Markham	330	345
Richmond Hill	235	245
Thornhill	285	295
Unionville	385	430
Woodbridge	273	269

Executive Detached Two-Storey		
	2005	2006
Markham	425	460
Richmond Hill	360	385
Thornhill	460	525
Unionville	500	540
Woodbridge	436	472

Standard Townhouse		
	2005	2006
Markham	280	300
Richmond Hill	225	235
Thornhill	225	235
Unionville	320	375
Woodbridge	265	293

Senior Executive		
	2005	2006
Markham	485	545
Richmond Hill	420	475
Thornhill	550	580
Unionville	620	660
Woodbridge	562	472

Detached Bungalow		
	2005	2006
Markham	425	425
Richmond Hill	300	335
Thornhill	450	500
Unionville	433	450
Woodbridge	392	425

Source: Royal Lepage, Survey of Canadian House Prices, 2004, 2005, 2006.

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 holds approximately 710 million square feet of inventory, situating it as the third largest industrial market in North America. The strength of this market is tied to its favourable location to serve both 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.

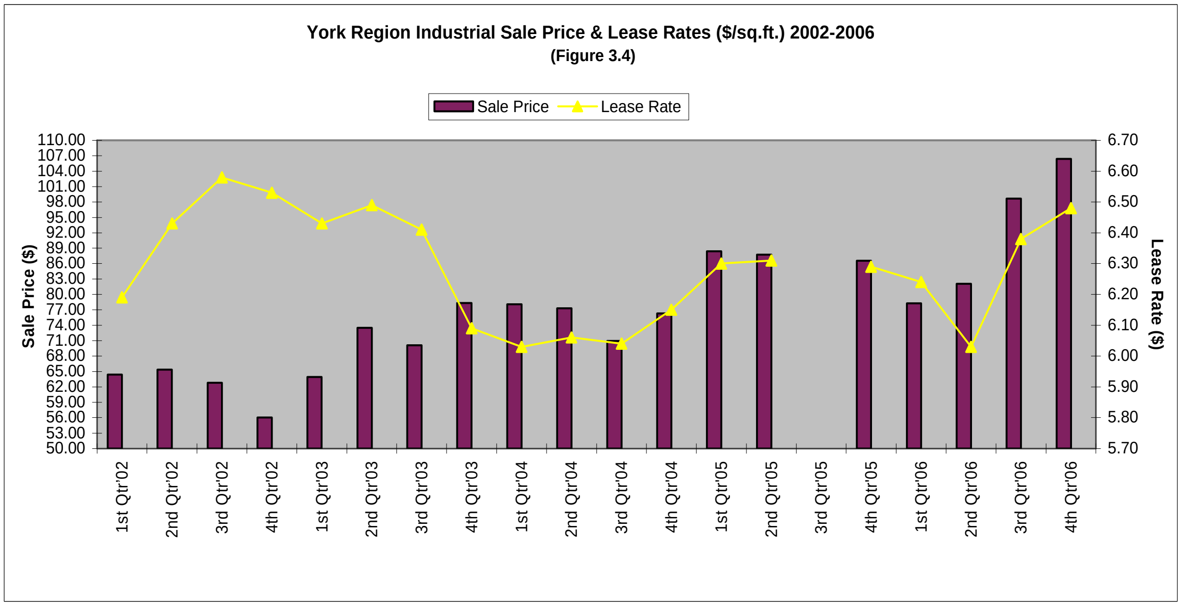
Colliers International reports that GTA increased their industrial inventory by 7.9 million square feet in 2006 in spite of record-high land prices. Colliers International follows the industrial market for six of the nine municipalities in York Region (Aurora, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville). These combined six municipalities represent 17.3% of the industrial inventory in GTA and in 2006, accounted for 24.0% of the new industrial supply. With 2.1 million square feet of industrial property under construction, Colliers International forecasts that the York Region industrial property market will remain an appealing market against other options in GTA West.

Due to the new Greenbelt Legislation and the limited availability of serviced land parcels supplying an increased demand, CB Richard Ellis Ltd. notes that industrial land prices have risen in the GTA for 2006, with the highest at $157,788 per acre in Richmond Hill followed by Newmarket at $134,194 per acre. CB Richard Ellis Ltd. records indicate that average asking sales prices in 2006 escalated 8% from 2005. As a result of the scarcity of industrial property supply in the GTA, land prices are expected to continue to rise in 2007.

According to Cushman and Wakefield LePage, the 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." In fact, 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. In the last quarter of 2006, the average lease rate for industrial buildings in these municipalities was $6.48 per square foot. By comparison, the average lease rate was $6.29 per square foot in the last quarter of 2005 (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 $78.26 in the first quarter of 2006 to $106.37 by year end. In York Region, the industrial vacancy rate was 5.1% in December 2006.



Source: Cushman & Wakefield LePage Industrial Market Snapshot, 2006.
Note: North area includes Vaughan, Richmond Hill, Markham, Newmarket and Aurora.

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

Vacancy Rates and Total Inventory of Industrial Buildings in York Region, 2006
(Table 3.5)

	1st Qtr. 2006		2nd Qtr. 2006		3rd Qtr. 2006		4th Qtr. 2006	
	Inventory	Vacancy Rate	Inventory	Vacancy Rate	Inventory	Vacancy Rate	Inventory	Vacancy Rate
Aurora	6,198,708	5.7%	6,198,708	5.1%	6,198,645	4.8%	6,198,645	3.6%
Markham	35,083,242	5.2%	35,181,679	4.9%	35,221,525	4.5%	35,252,709	4.3%
Newmarket	6,235,284	2.3%	6,289,694	2.2%	6,310,411	2.3%	6,436,416	3.8%
Richmond Hill	12,257,512	4.9%	12,589,259	4.6%	12,798,652	4.5%	13,227,998	6.0%
Vaughan	79,684,091	3.5%	80,342,304	3.6%	80,885,705	4.1%	82,453,064	5.5%
Total (sq.ft.)	**139,458,837**	**4.1%**	**140,601,644**	**4.0%**	**141,414,938**	**4.2%**	**143,568,832**	**5.1%**

Source: Cushman & Wakefield LePage, Industrial Market Snapshot, 2006.

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

Canada's office market improved in 2006 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 and viable space, vacancy rates across Canada decreased. It is anticipated that this strong demand in the Canadian office market will continue into 2007, resulting in additional reductions to national office vacancy rates. By year-end 2006, office vacancy rates in the GTA fell from 10.1% in 2005 to 8.9% in 2006 (Table 3.6).

The three office nodes in York Region tracked by CB Richard Ellis Ltd had a vacancy rate between 8.4% - 11.0% in Markham North & Richmond Hill, 6.6% - 7.8% in Steeles Woodbine and between 3.9% - 5.3% in Vaughan. All of these vacancy rates have fallen during 2006 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 8.9% (Table 3.6). For 2007, 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 $10.32 and $14.60, with the lease rate for the GTA being $14.81 (Table 3.7).

Selected Office Market Vacancy Rates 2003-2006

(Table 3.6)

	2003				2004				2005				2006			
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	24.4%	23.5%	23.8%	21.2%	16.6%	16.5%	14.2%	14.7%	15.5%	11.8%	12.0%	9.9%	8.4%	8.4%	9.1%	11.0%
Steeles Woodbine	13.6%	13.6%	12.4%	12.4%	12.1%	11.4%	11.9%	9.4%	8.2%	7.3%	9.1%	9.1%	7.8%	7.2%	7.2%	6.6%
Vaughan	12%	11.8%	11.2%	10.4%	7.9%	6.4%	5.9%	10.7%	11.1%	6.4%	7.2%	6.5%	4.6%	4.5%	3.9%	5.3%
GTA Total/Average	**14.5%**	**15.2%**	**15.7%**	**15.6%**	**15.4%**	**15.2%**	**14.5%**	**14.4%**	**13.8%**	**12.5%**	**11.9%**	**10.1%**	**9.2%**	**9.2%**	**9.7%**	**8.9%**

Source: CB Richard Ellis, Office Market Review, 2003-2006.

Selected Office Market Lease Rates ($/sq.ft.) 2003-2006

(Table 3.7)

	2003				2004				2005				2006			
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	$17.22	$17.05	$10.88	$15.73	$15.35	$15.05	$14.34	$14.71	$14.12	$14.68	$14.34	$15.26	$10.32	$13.71	$14.60	$13.75
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	$14.38	$13.64	$10.65	$11.58
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	$13.60	$13.38	$12.59	$13.79
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**	**$15.05**	**$15.02**	**$15.05**	**$14.81**

Source: CB Richard Ellis, Office Market Review, 2003-2006.

Taxable Assessment

Taxable Assessment for 2007 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 2006, the CVA for properties in York Region totalled $127.9 billion, representing a growth of 3.2% over 2005 ($123.9 billion).

Reassessment Cycle

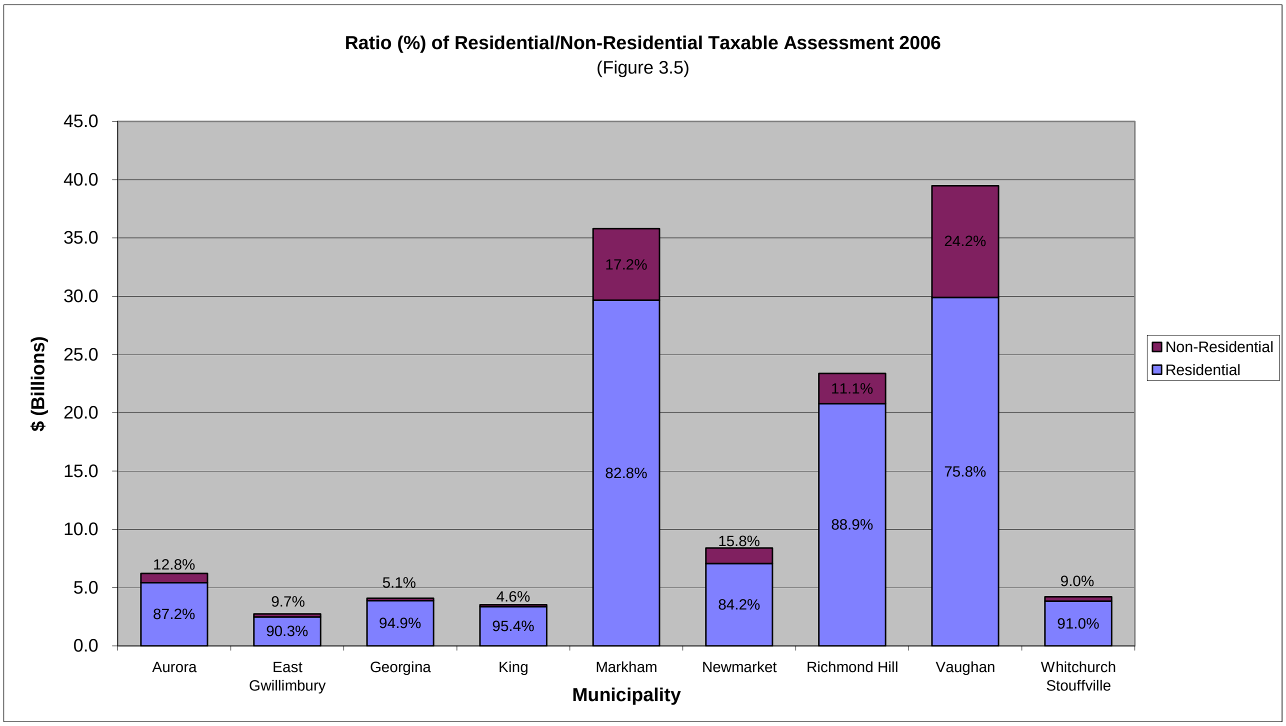
There have been a number of changes affecting Ontario's property value reassessment cycle in the last two years. The assessments determined by the Municipal Property Assessment Corporation (MPAC) for 2005 were based on the estimated market values as of June 30, 2003. Starting in 2006, province-wide reassessments were scheduled to occur annually as of January 1 of the preceding year. However, in June of 2006 the Minister of Finance announced that property tax reassessments would be cancelled for the purposes of 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 2007 taxation year continue to be based on the reassessment values as determined on January 1, 2005.

Based on the most recent announcements made as part of the 2007 Provincial Budget on March 22, 2007 and 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.

Taxation Year	Assessed Value
2005	June 30, 2003
2006, 2007, and 2008	January 1, 2005
2009	January 1, 2008
2013 and every four years from then on	January 1 of preceding year

Residential to Non-residential Assessment Ratio

The overall ratio of residential to non-residential assessment in York Region was 83%/17% in 2006. All the York Region local municipalities had at least 80% assessment values in the residential category, except for the City of Vaughan which had 76% (Figure 3.5).



Source: York Region Finance Department, 2006.

York Region Share of GTA Taxable Assessment

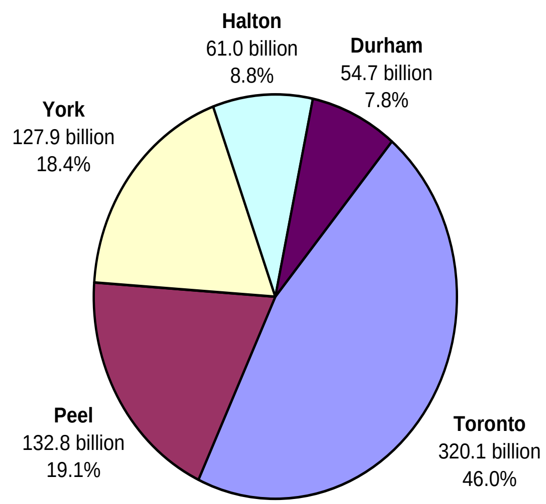
York Region's assessment growth was 3.2% in 2006 (Table 3.8). A comparison of taxable assessment for York Region with other Greater Toronto Area members is illustrated in Figure 3.6. As shown, York Region shared 18.4% of the total assessment of $696 billion in the GTA in 2006.

York Region Assessment Growth 1998 - 2006
(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
2006	3.2

Source: York Region Finance Department, 2006.

GTA Taxable Assessment ($), 2006
(Figure 3.6)



Source: York Region Finance Department, 2006.

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 3.9. The decrease in the development charges collection in 2006 is due to the decrease 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.

Total Development Charges for New Development in York Region 1998-2006	
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
2006	114.3
Source: York Region Finance Department, 2006.	

4. Building Activities

Building Permits

Building permit activity is an essential yardstick to measure local investment and economic performance. In 2006, the number of new residential building permits increased from 10,391 in 2005 to 10,933 in 2006. This resulted in an overall growth rate of approximately 5% from 2005 levels. Meanwhile, the non-residential construction sector remained competitive and was fuelled primarily on the strength of the commercial construction sector.

Number of Permits Issued for New Residential Units in York Region, 2005 & 2006

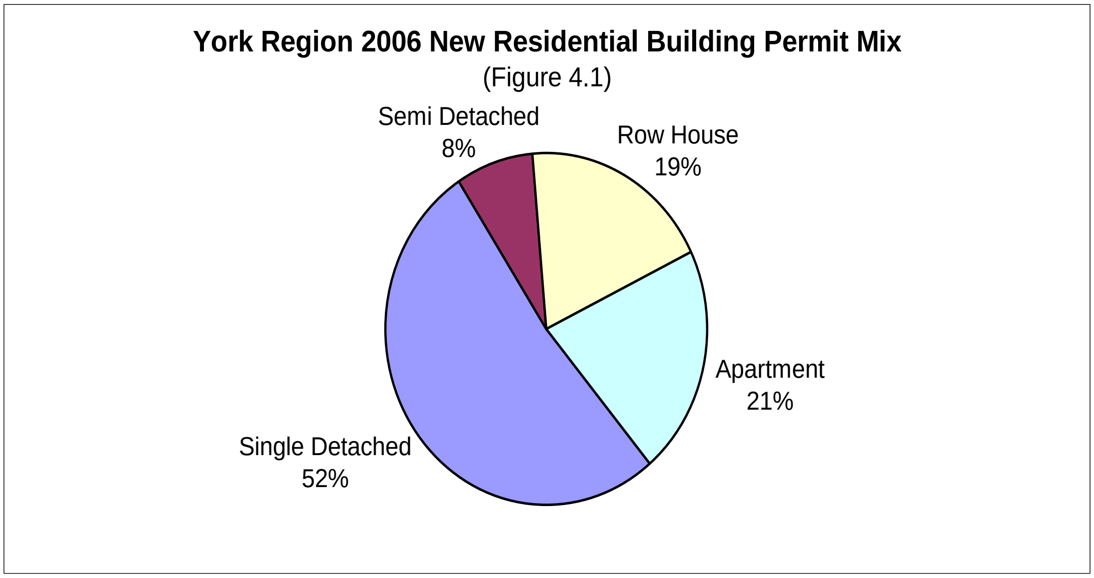
(Table 4.1)

Municipality	2005	2006	% Change
Aurora	45	407	804%
East Gwillimbury	38	131	245%
Georgina	326	207	-37%
King	92	25	-73%
Markham	3,850	3,181	-17%
Newmarket	706	317	-55%
Richmond Hill	2,946	1,246	-58%
Vaughan	1,868	4,356	133%
Whitchurch-Stouffville	520	1,063	104%
York Region Total	**10,391**	**10,933**	**5%**

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

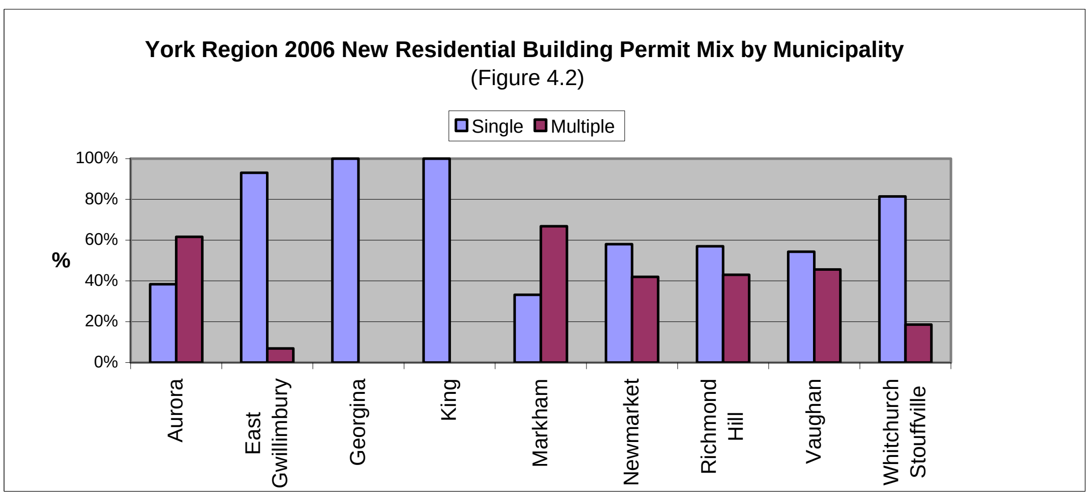
These number of residential permits issued is above the Regional Official Plan target, which calls for the production of an average of 8,000 housing units annually. Since 1997, York Region has issued approximately 2900 units above the Regional target per year for new residential units. Based on this historical performance, we can expect to operate above this Regional Official Plan target as the market continues to drive demand in the Region. In fact, the Provincial *Places to Grow* legislation calls for an additional 520,000 people in York Region by 2031.

As expected, the three southern municipalities (Vaughan, Markham and Richmond Hill) accounted for approximately 80% of the total residential building permit activity in 2006. This growth was driven by building activity in the City of Vaughan, which accounted for approximately 40% of the total building permits issued.



Source: York Region Planning and Development Services, 2006 and Area Municipal Building Permits Reports, 2006.

In terms of building type, single family detached units accounted for approximately 52% of all new residential building permits issued, down from the 58% registered in 2005. However, the Region continues to take steps in moving towards multi-unit dwellings. This is highlighted by the strong growth in apartment dwelling, which increased from 9% of the total new housing stock in 2005 to 21% in 2006. In addition, approximately 8% of new residential building permits were issued for semi-detached units, whereas row house units accounted for 19% (Figure 4.1). The Town of Markham had the greatest percentage of building permits issued for multiple dwelling units with 67%. This is up from the 45% percentage split for multiple units in 2005.

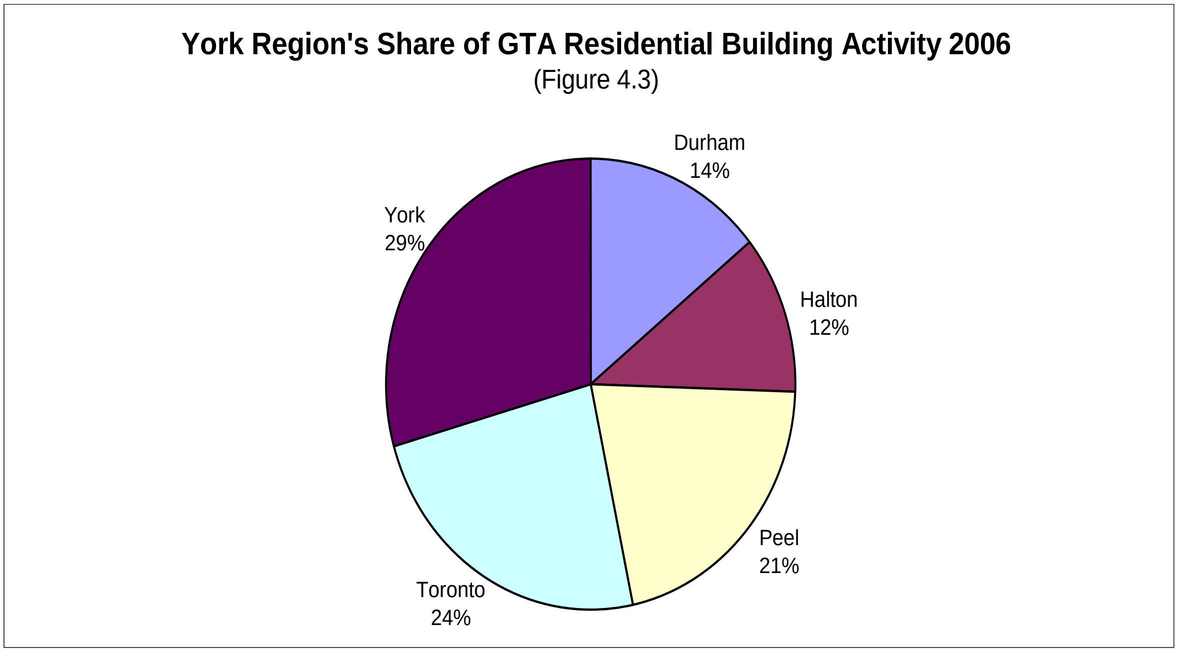


Source: York Region Planning and Development Services Department, 2006.

Building Permit Activity in the GTA

Approximately 37,270 building permits were issued for new residential units in the Greater Toronto Area in 2006. During this period, York Region accounted for approximately 29% of the GTA building permit activity, which was the largest in the GTA. This percentage represents a 7% increase from 2005 levels. The second largest issuer of building permits in the GTA was the

City of Toronto (24%), followed by the Region of Peel (21%), Durham Region (14%) and the Region of Halton (12%) (Figure 4.3).



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

This strong building permit activity placed York Region as the third largest issuer of building permits across Canada (Table 4.2). This is an increase from 2005, when York Region placed fifth across Canada. (Please note: This list includes cities, regions and regional Districts as defined locally.)

Comparative Residential Building Permit Figures Across Canada 2006 (Table 4.2)

Rank	Municipality	# of Permits
1	Greater Vancouver Regional District	21,097
2	City of Calgary	15,938
3	**York Region**	**10,933**
4	City of Edmonton	9,174
5	City of Toronto	8,923
6	Peel Region	7,854
7	City of Montreal	7,282
8	Durham Region	5,262
9	City of Ottawa	4,922
10	Halton Region	4,298

Source: Statistics Canada Building Permit Reports and Table 32.2 (unpublished), 2006.

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

Construction Value

The total estimated construction value for York Region in 2006 was $3.12 billion. This value represents a 14% increase from the values recorded in 2005 ($2.92 billion). Table 4.3 displays the total construction value for all of the nine area municipalities in both 2005 and 2006. The strong growth was fuelled by increases in construction values in Aurora, Vaughan and Whitchurch-Stouffville. Overall, strong growth was seen in residential and commercial values, while institutional and industrial construction values moderated.

York Region Estimated Value of
Total Construction in York Region 2005-2006
(Table 4.3)

Municipality	2005 ($000's)	2006 ($000's)	% Change
Aurora	$56,203	$140,511	150%
East Gwillimbury	$40,028	$34,931	-13%
Georgina	$69,439	$73,161	5%
King	$38,941	$31,073	-20%
Markham	$915,354	$848,203	-7%
Newmarket	$177,784	$143,511	-19%
Richmond Hill	$652,797	$328,920	-50%
Vaughan	$836,273	$1,305,845	56%
Whitchurch-Stouffville	$137,301	$213,557	56%
York Region Total	**$2,924,120**	**$3,119,711**	**14%**

Source: York Region Planning and Development Services Department, 2006 and Area Municipal Building Permit Reports, 2006

The value of ICI construction decreased 1.5% from $922 million in 2005 to $908 million in 2006. Despite the decrease in total ICI values, strong growth was seen in the commercial construction sector, which was 16.8% higher than in 2005. However, this growth was not sufficient to compensate for the weaker growth seen in both the industrial and institutional sectors.

As expected, the strong growth in residential building permit activity translated into strong growth in the value of construction in the sector. In 2006, the value of residential construction increased 10.4% from 2.00 billion in 2005 to $2.21 billion in 2006 (Table 4.4).

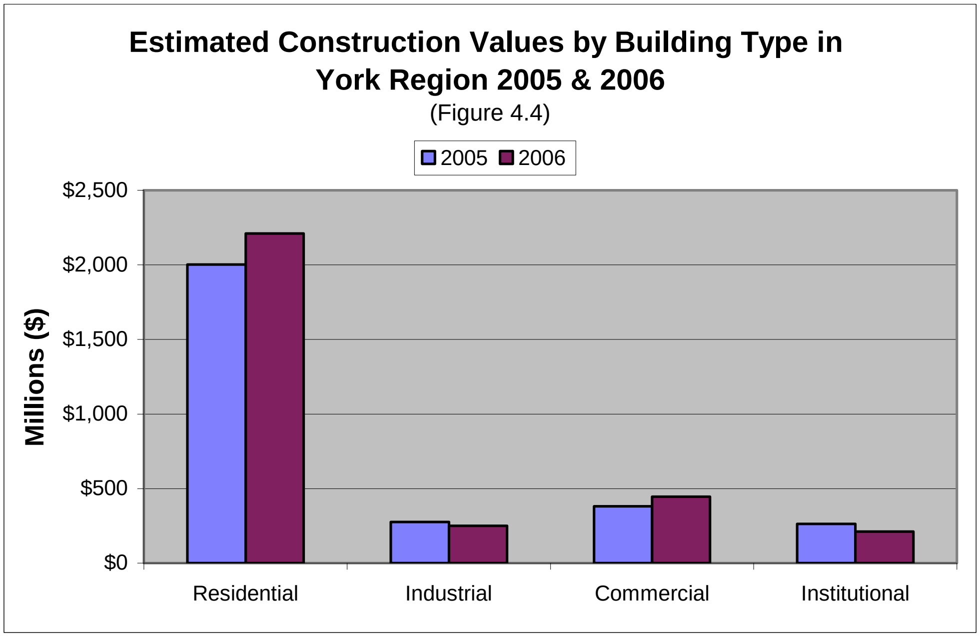
York Region Estimated Value ($000's) of Construction* 2005-2006
(Table 4.4)

	Residential		Industrial**		Commercial		Institutional		Total	
Municipality	**2005**	**2006**	**2005**	**2006**	**2005**	**2006**	**2005**	**2006**	**2005**	**2006**
Aurora	$21,103	$96,513	$9,340	$3,604	$18,025	$20,824	$7,735	$19,570	$56,203	$140,511
East Gwillimbury	$16,906	$30,868	$21,480	$3,394	$1,093	$314	$549	$355	$40,028	$34,931
Georgina	$64,834	$46,825	$570	$534	$1,484	$5,307	$2,551	$20,495	$69,439	$73,161
King	$29,397	$17,577	$4,040	$4,511	$1,363	$2,258	$4,141	$6,729	$38,941	$31,073
Markham	$712,459	$547,862	$34,693	$49,183	$106,522	$153,905	$61,680	$97,253	$915,354	$848,203
Newmarket	$90,947	$51,867	$8,270	$4,869	$26,014	$72,559	$52,553	$14,216	$177,784	$143,511
Richmond Hill	$536,397	$244,875	$14,385	$13,272	$45,415	$45,506	$56,599	$25,268	$652,796	$328,920
Vaughan	$433,706	$975,457	$168,161	$171,331	$179,787	$131,479	$54,620	$27,578	$836,274	$1,305,845
Whitchurch-Stouffville	$96,461	$199,349	$16,531	$868	$1,702	$13,312	$22,607	$29	$137,301	$213,557
York Region Total	**$2,002,210**	**$2,211,193**	**$277,470**	**$251,565**	**$381,405**	**$445,462**	**$263,035**	**$211,491**	**$2,924,120**	**$3,119,711**

Source: York Region Planning and Development Services Department, Area Municipal Building Permits Reports, 2006 and Statistics Canada Building Permits Publication, 2006.
*Estimated values of construction include additions, renovations, temporary structures and new construction
**Agricultural permits are included under the industrial category

In terms of total estimated value, construction values increased in York Region from 2005 levels. Despite the slight increases in interest rates, construction was notably strong across the Region

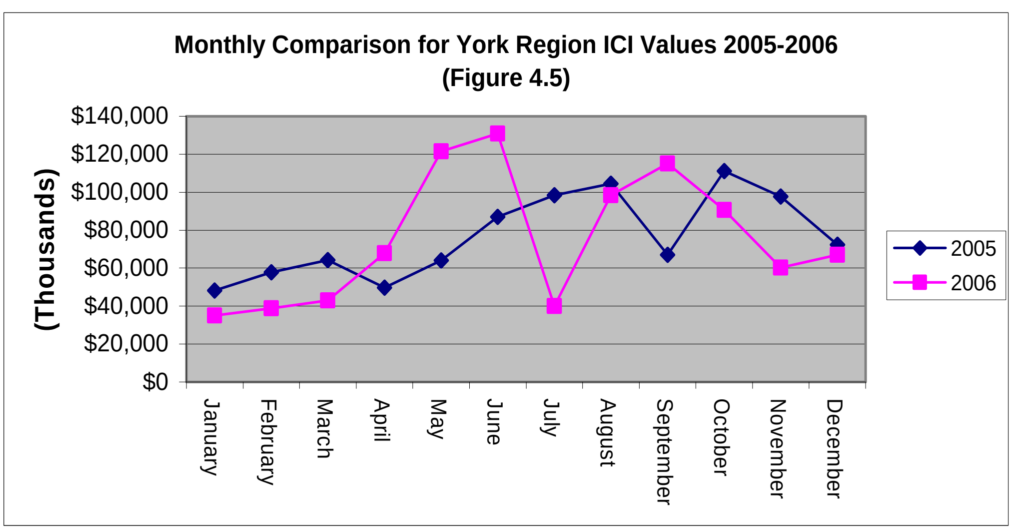
(Figure 4.4).



Source: Area Municipal Building Permit Reports, 2006.

Residential building activity continues to dominate the market, accounting for approximately 71% of the total construction value. With the exception of 2002, residential construction values have recently accounted for between 66% and 71% of total construction value. 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. The percentage of residential permits was 68% in 2003, 66% in 2004 and 68% in 2005. The higher percentage in 2006 reaffirms an upwards trend in residential construction that has been emerging since 2004.

York Region maintained its trend of strong ICI construction in 2006. The ICI values decreased slightly by 1.5% compared to the strong values associated with ICI construction in 2005.

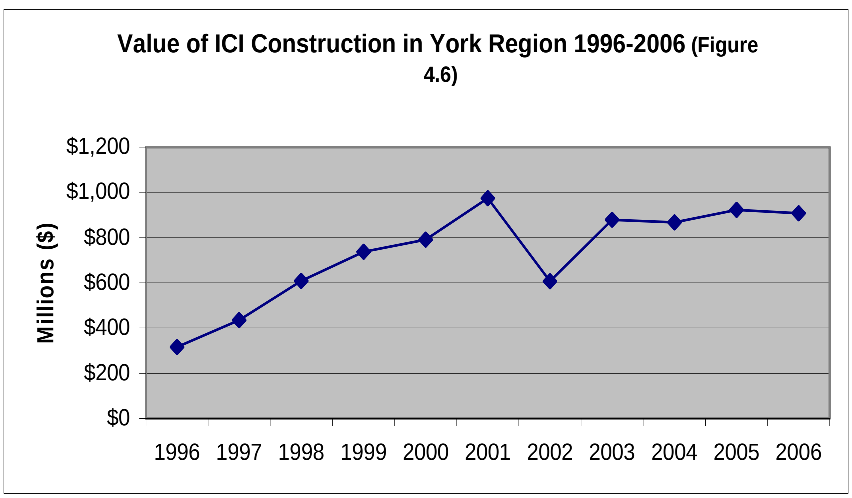


Source: York Region Planning and Development Services, 2006.

Historically, ICI values have remained constant subsequent to the economic slowdown in 2002. By 2003, York Region's ICI values regained momentum with a 47.4% percentage increase (Figure 4.6).

The value of commercial construction, which is contained in the ICI values, reached a peak in 2006, with a 16.8% percentage increase. Institutional construction, however, has consistently fluctuated throughout the years and noted was a moderate decrease in the value of institutional construction in 2006, after a rise in 2005. These values were dominated by education-related construction, which accounted for approximately 77% of the total values of institutional permits. This high proportion of education-related institutional activity differs from both 2004 and 2005, which featured several large non-educational permits (including the construction of major recreational centres in Newmarket, Aurora and Markham).

The trend in Figure 4.5 also indicates that construction in York Region is becoming more diversified. Over the past decade, the annual value of the total ICI construction has increased from $316 million (1996) to $908 million in 2006 (Figure 4.6). An increase in the value of ICI signals a potential expansion in industrial, commercial, and institutional activities. In the long run, this will stimulate increased job creation and ultimately, employment growth, in York Region. This increase in ICI construction values will likely translate into an increase in employment of approximately 15,000 to 20,000 jobs.



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

As shown in Table 4.5, construction in York Region in 2006 occurred in several sectors. Among the projects with the highest construction values, projects include new apartment and condominium buildings, schools (secondary and elementary) and a variety of commercial, manufacturing and industrial buildings. The median construction values for these projects were $19.8 million in 2006, compared to $15.0 million in 2005. Notable increases in the number of large apartment projects have been observed in the last few years.

Building Permits with the Highest Construction Values in York Region 2006 (Table 4.5)			
Project	**Value $000s**	**Use**	**Municipality**
Apartment Building (Villa Royal Homes)	$35,000.00	Residential	Vaughan
Secondary School, Unionville	$35,000.00	Institutional	Markham
Apartment Building (Galleria Towers)	$34,505.00	Residential	Markham
Apartment Building (Jane-Rutherford Development)	$34,465.50	Residential	Vaughan
Apartment Building (Empire Communities)	$28,141.99	Residential	Richmond Hill
Secondary School (Public)	$25,875.00	Institutional	Markham
Office Building (Kolter Realty)	$25,000.00	Commercial	Markham
Single Use (Industrial)	$23,485.12	Manf-Industrial	Vaughan
Storage Garage (Liberty Development)	$23,178.00	Commercial	Markham
Shopping Centre Addition (Upper Canada Mall)	$22,875.00	Commercial	Newmarket
Apartment Building (Thorne Mill)	$21,688.70	Residential	Vaughan
Elementary School (Jersey Public School)	$20,000.00	Institutional	Georgina
Apartment Building (Alterra Custom Builders)	$19,800.00	Residential	Vaughan
Manufacturing (Warehouse)	$18,406.40	Manf-Industrial	Vaughan
Apartment Building (Galleria Towers)	$17,253.00	Residential	Markham
Commercial Addition (Liberty Square)	$16,723.00	Commercial	Markham
Apartment Building (Neamsby Investments)	$16,251.00	Residential	Markham
Apartment Building (Liberty Development)	$15,744.00	Residential	Markham
Apartment Building(Neamsby Investments)	$15,598.00	Residential	Markham
Office Building (Powerstream)	$15,000.00	Commercial	Vaughan
Apartment Building (Liberty Development)	$13,915.00	Residential	Markham
Apartment Building (Liberty Development)	$11,802.00	Residential	Markham
Multi-Use (Industrial)	$10,365.88	Manf-Industrial	Vaughan
Secondary School (Ecole Secondaire Catholique Renaissance)	$10,000.00	Institutional	Aurora
Apartment Building (Grand Manor)	$9,595.29	Residential	Vaughan

Source: Area Municipal Building Permit Reports, 2006.

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 across Canada was conducted. For residential activity, York Region retained its third position compared to the rest of Canada with approximately $2.21 billion residential construction (Table 4.6).

Cross Canada Comparisons 2006:
Values of Residential Construction ($000's)
(Table 4.6)

Rank	Municipality	Residential Value (000s)
1	Greater Vancouver Regional District	4,241,650
2	City of Calgary	2,417,256
3	**York Region**	**2,211,193**
4	City of Toronto	1,953,837
5	Peel Region	1,636,004
6	City of Edmonton	1,324,639
7	Durham Region	1,062,783
8	Halton Region	986,325
9	City of Montreal	980,569
10	City of Ottawa	804,633

Source: Area Municipal Building Permit Reports, 2006, Statistics Canada Building Permit Reports, 2006, and Table 32.2 (unpublished), 2006.

When the values of all types of construction activity are combined, York Region ranked fourth with $3.12 billion (Table 4.7). (Please note: The total value of York Region's industrial, commercial, and institutional construction (ICI) accounted for 29% of total construction value in GTA in 2006.)

Cross Canada Comparisons 2006: Values of Total Construction ($000's) (Table 4.7)

Rank	Municipality	Total Value
1	Greater Vancouver Regional District	6,609,074
2	City of Calgary	4,762,982
3	City of Toronto	3,464,404
4	**York Region**	**3,119,711**
5	Peel Region	2,604,827
6	City of Edmonton	2,012,242
7	City of Montreal	1,896,056
8	City of Ottawa	1,561,795
9	Durham Region	1,536,327
10	Halton Region	1,383,255

Source: Area Municipal Building Permit Reports, 2006, Statistics Canada Building Permit Reports, 2006 and Table 32.2 (unpublished), 2006.

When compared to other municipalities across Canada, ICI values in York Region was the 6th highest, representing an increase from the 7th place showing in 2005 (Table 4.8). It should be noted that York Region's commercial construction sector was particularly strong in the national comparisons leading all other municipalities in Canada.

Cross Canada Comparisons 2006: Values of ICI Construction ($000's) (Table 4.8)

		2006			
Rank	Municipality	Industrial	Commercial	Institutional	Total
1	Greater Vancouver Regional District	1,660,337	172,413	534,674	2,367,424
2	City of Calgary	1,714,498	95,544	535,684	2,345,726
3	City of Toronto	1,081,938	131,904	296,725	1,510,567
4	Peel Region	534,563	166,788	284,164	985,515
5	City of Montreal	515,621	97,696	302,170	915,487
6	**York Region**	**251,565**	**445,462**	**211,491**	**908,518**
7	City of Ottawa	451,073	30,408	275,681	757,162
8	City of Edmonton	455,084	70,971	161,548	687,603
9	Québec CMA	291,793	86,353	136,118	514,264
10	Durham Region	78,200	176,000	192,300	446,500

Source: Area Municipal Building Permit Reports, 2006, Statistics Canada Building Permit Reports, 2006 and Table 32.2 (unpublished), 2006.

Housing Starts

Housing starts posted a 4.8% increase in 2006, compared to 2005 levels. A total of 9,950 housing units were started in 2006 compared to 9,497 housing units in 2005. (Table 4.9). This relevatively stable growth in housing construction activity has remained consistent since 2003.

Housing Starts by Municipality in York Region 2005 - 2006
(Table 4.9)

Municipality		
Aurora	**2005**	**2006**
Singles	46	144
Semis	0	0
Rows	0	242
Apts.	0	0
Total	**46**	**386**
East Gwillimbury	**2005**	**2006**
Singles	42	107
Semis	0	0
Rows	27	9
Apts.	0	0
Total	**69**	**116**
Georgina	**2005**	**2006**
Singles	277	230
Semis	26	4
Rows	0	0
Apts.	0	0
Total	**303**	**234**
King	**2005**	**2006**
Singles	20	27
Semis	0	0
Rows	0	0
Apts.	65	0
Total	**85**	**27**

Markham	**2005**	**2006**
Singles	1,847	1,422
Semis	436	522
Rows	720	709
Apts.	0	722
Total	**3,003**	**3,375**
Newmarket	**2005**	**2006**
Singles	302	175
Semis	112	152
Rows	67	129
Apts.	0	0
Total	**481**	**456**
Richmond Hill	**2005**	**2006**
Singles	1799	720
Semis	248	100
Rows	723	190
Apts.	171	408
Total	**2,941**	**1,418**

Vaughan	**2005**	**2006**
Singles	947	1,873
Semis	152	342
Rows	175	387
Apts.	868	554
Total	**2,142**	**3,156**
Whitchurch-Stouffville	**2005**	**2006**
Singles	346	633
Semis	24	82
Rows	57	67
Apts.	0	0
Total	**427**	**782**
York Region	**2005**	**2006**
Singles	5,626	5,331
Semis	998	1,202
Rows	1,769	1,733
Apts.	1,104	1,684
Total	**9,497**	**9,950**

Source: Canada Mortgage and Housing Corporation - Local Housing Market Report, 2005, 2006.

Housing Completions

Housing completions track housing units that are at the end of the construction cycle. (Table 4.10), rose by 13.0% in 2006. A total of 10,162 houses were completed in York Region by the end of 2006, representing a 13.0% increase from 2005 levels (Table 4.10). A full account of housing completions by area municipality is found in Table 4.11.

York Region Residential Building Permit Activity 2005-2006
(Table 4.10)

	2005	2006
New Residential Permits	10,391	10,933
Housing Starts	9,497	9,950
Housing Completions	8,992	10,162

Source: York Region Planning and Development Services Department, 2005, 2006.

Housing Completions by Municipality in York Region 2005 - 2006
(Table 4.11)

Aurora	2005	2006
Singles	109	95
Semis	4	0
Rows	213	13
Apts.	0	0
Total	**326**	**108**

Markham	2005	2006
Singles	1,635	1,939
Semis	798	464
Rows	767	686
Apts.	208	661
Total	**3,408**	**3,750**

Vaughan	2005	2006
Singles	1,009	1,227
Semis	182	208
Rows	191	188
Apts.	633	177
Total	**2,015**	**1,800**

East Gwillim	2005	2006
Singles	70	71
Semis	0	0
Rows	47	0
Apts.	0	0
Total	**117**	**71**

Newmarket	2005	2006
Singles	276	343
Semis	156	196
Rows	189	141
Apts.	0	0
Total	**621**	**680**

Whitchurch-Stouffville	2005	2006
Singles	251	539
Semis	0	42
Rows	0	118
Apts.	0	0
Total	**251**	**699**

Georgina	2005	2006
Singles	289	284
Semis	24	6
Rows	0	0
Apts.	0	0
Total	**313**	**290**

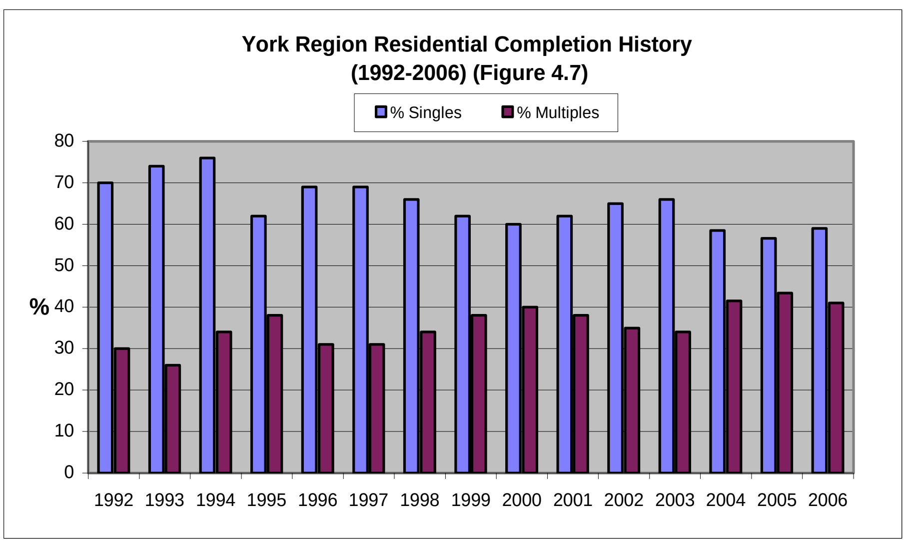
Richmond Hill	2005	2006
Singles	1,410	1,452
Semis	116	192
Rows	342	514
Apts.	33	510
Total	**1,901**	**2,668**

York Region	2005	2006
Singles	5,089	5,981
Semis	1,280	1,108
Rows	1,749	1,660
Apts.	874	1,413
Total	**8,992**	**10,162**

King	2005	2006
Singles	40	31
Semis	0	0
Rows	0	0
Apts.	0	65
Total	**40**	**96**

Source: Canada Mortgage and Housing Corporation - Local Housing Market Report, 2005 and 2006.

The above breakdown shows that 5,981 or 59% of the housing units completed in 2006 were single family detached units, 1,108 or 11% were semi-detached units, 1,660 or 16% were row house units and 1,413 or 14% were apartments. Over the last few years, the number of multiple unit dwellings has consistently increased across the Region (Figure 4.7).

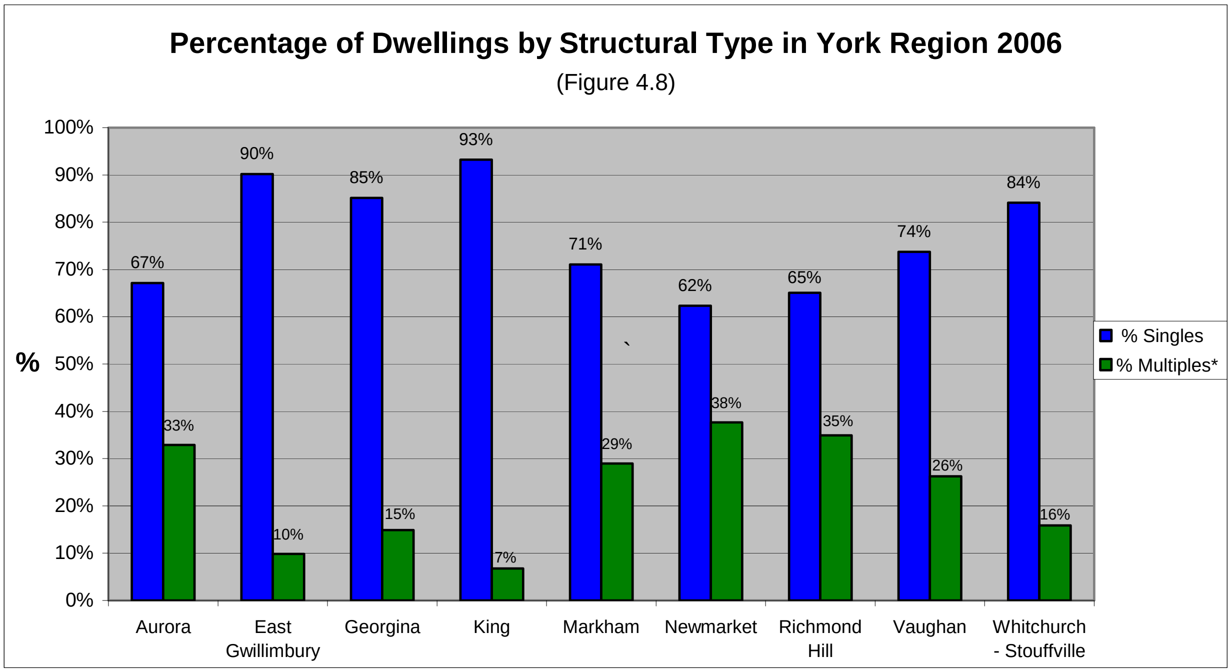


Source: Canada Mortgage and Housing Corporation, 1992-2006.

Diversity of Housing Supply

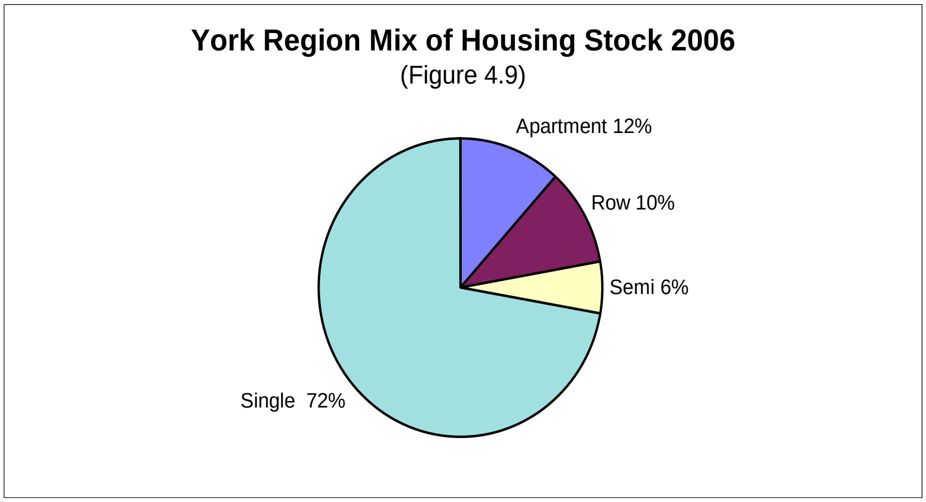
As outlined in the Region's Housing Supply Strategy, one of York Region's key goals is to encourage the further diversification of the housing stock to ensure that the needs of the Region's workers and residents are met. Although the Region's housing stock is composed primarily of single detached dwellings,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

In the last ten years, the supply of single detached homes has fallen from approximately 80% of the total housing stock to 72% in 2006. This figure varies considerably across the area municipalities from highs of 93% and 90% in King and East Gwillimbury respectively to 65% and 62% in Richmond Hill and Newmarket (Table 4.12).



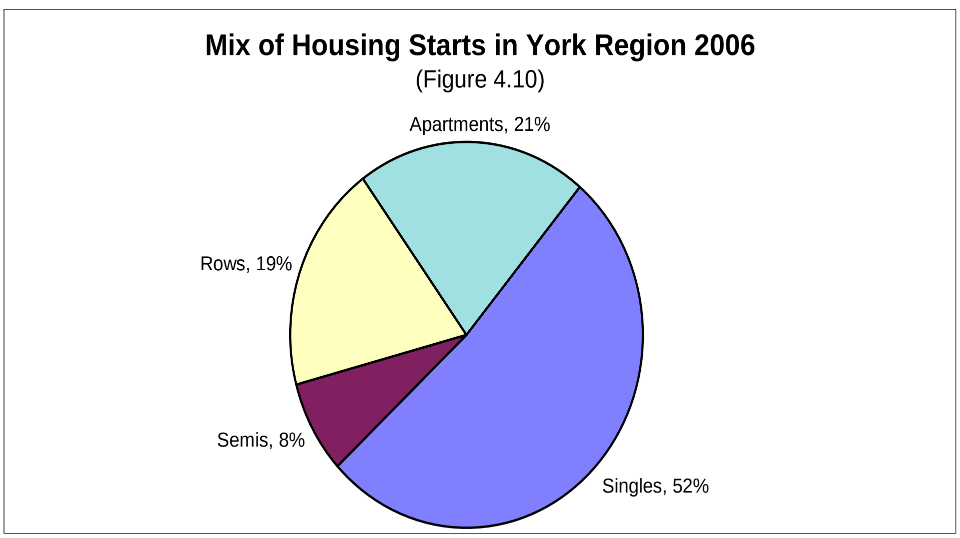
Source: York Region Planning and Development Services Department, 2006.
*Multiples: includes semis, rows and apartments.

As the percentage of single detached units has decreased, more housing choices have become available to the residents of York Region. As of December 31, 2006, 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).



Source: Planning and Development Department, 2006.

In 2006, single detached dwellings composed 72% of York Region's existing housing stock. The proportion of single detached dwellings is expected to continue its decline as the region continues to increase the number of multi-family dwellings relative to single family detached. This trend is highlighted in the mix of housing starts in York Region in 2006 (Figure 4.9), which featured 48% multi-family dwellings. The composition of the housing type started each year provides a glimpse into the future of York Region's housing stock. In summary, a more balanced ratio of single to multiple dwelling units helps to promote increased housing diversity.



Source: Canada Mortgage and Housing Corporation, 2006.

Persons Per Unit

In a 35-year period, from 1971 to 2006, the most recent census figures indicate that persons per dwelling unit have decreased for residential dwellings. In 1971, the Region had an average of 3.65 persons per unit. In accordance with a national trend of declining persons per unit, the PPU for each municipality has decreased across the board since 1971. The latest figures from the 2006 census indicate that York Region's PPU sits at 3.24.

The socio-demographic phenomenon that is an ageing population will continue to be a major factor shaping national household composition. Between 1971 and 2006, the development of single person households outgrew all other types in York Region. The changes in household composition and diminishing birth rates have caused a steady drop in the average household sizes nation-wide.

Locally, the 2006 Census revealed some variation between the area municipalities with regard to the PPU. Markham and Vaughan still held the highest PPU figures with approximately 3.4 persons per household, while Georgina had the lowest with 2.77 persons per household (Table 4.13).

Persons Per Dwelling Unit, York Region, 1971-2006
(Table 4.13)

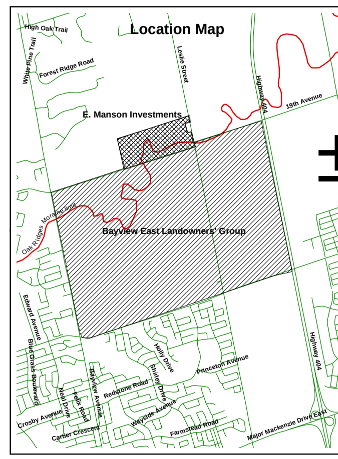
Municipality	1971	1991	1996	2001	2006
Aurora	3.68	3.08	3.09	3.05	3.04
East Gwillimbury	3.41	3.22	3.16	3.09	3.06
Georgina	3.41	2.8	2.86	2.81	2.77
King	3.76	3.14	3.06	3.05	3.05
Markham	3.81	3.5	3.5	3.43	3.39
Newmarket	3.53	3.14	3.1	3.05	2.96
Richmond Hill	3.71	3.12	3.23	3.18	3.19
Vaughan	3.66	3.71	3.58	3.43	3.44
Whitchurch-Stouffville	3.56	2.98	2.96	2.92	2.86
York Region Total	**3.65**	**3.32**	**3.31**	**3.25**	**3.24**

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

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 occurred in 2006.

Town of Richmond Hill
North Leslie



Following a hearing that lasted from February to October, 2006, the Ontario Municipal Board (OMB) approved the North Leslie Secondary Plan on November 23, 2006. The subject lands encompass approximately 620 hectares (1530 acres) within the area generally bounded by Bayview Avenue to the west, Highway 404 to the east, Elgin Mills Road East to the south, and Nineteenth Avenue to the north including lands at the north-west corner of Leslie Street and Nineteeth Avenue. The secondary plan includes the following land uses: low and medium density residential; mixed-use commercial/residential; neighbourhood commercial; institutional; places of worship; elementary and secondary schools; and employment lands. There are also Natural Heritage System lands throughout the Secondary Plan area which are protected from development. A motion for leave to appeal to the Divisional Courts on an interpretation of the Greenbelt Act has been filed by a few parties and a few of the appellants are bringing forward a motion to request the OMB to reconsider its decision with respect to the employment land use designation that was applied to their lands.

Town of Richmond Hill
Official Plan Amendment 237 – West Gormley

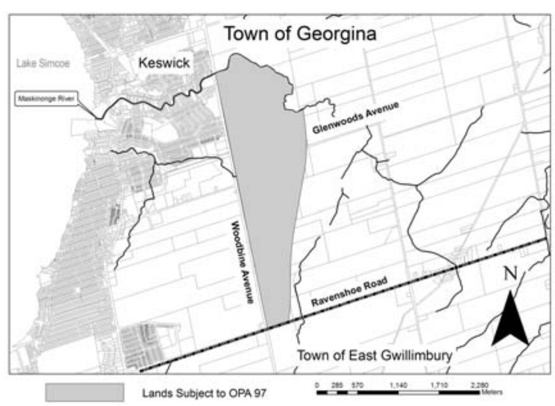
In March 2006, York Region Council recommended approval of the West Gormley Secondary Plan (OPA 237) to the OMB. The subject lands encompass approximately 361 hectares (892 acres) of land bounded by Bayview Avenue, Leslie Street, Bethesda Sideroad and Stouffville Road. The West Gormley Secondary Plan establishes a policy framework for the creation of an urban residential community with low and medium density residential and residential mixed-use development. In addition, the OPA designates land for elementary schools, parks, open space blocks, institutional and neighbourhood commercial uses. The Secondary Plan is bisected by the Oak Ridges Moraine Natural Core designation. The policies of the Plan also establish stringent policies related to the provision of infrastructure and timing of development approvals. The OMB approved the West Gormely Secondary Plan in July of 2006.

City of Vaughan
Official Plan Amendment 620 – Vaughan Steeles Corridor Secondary Plan

The City of Vaughan in June 2002 initiated a comprehensive study of the Steeles Corridor, between Jane and Keele Streets, immediately north of York University and centred on a proposed station site of the Spadina Subway Extension. The purpose of the Secondary Plan is to create an updated planning and development framework for the community; one that reflects the City's vision for a vibrant live-work community consisting of higher density mixed-use buildings in a compact pedestrian-friendly urban form. It should be noted that the City of Toronto is currently updating the York University Secondary Plan. Planning staff from City of Vaughan, City of Toronto and York Region have worked in a collaborative effort to plan for a cohesive and seamless district on both sides of Steeles Avenue.

Following the completion of the study at the end of 2005, a revised Secondary Plan was prepared. The Regional Community Planning Branch reviewed and recommended approval of Vaughan Official Plan Amendment 620 (OPA 620) to implement the study recommendations. Included within this amendment were policies to promote a higher quality of urban design, a greater range and mix of land uses, and intensification that supports the planned higher order rapid transit infrastructure. This amendment was approved by Regional Council on October 19, 2006 and subsequently appealed to the OMB and a pre-hearing is pending.

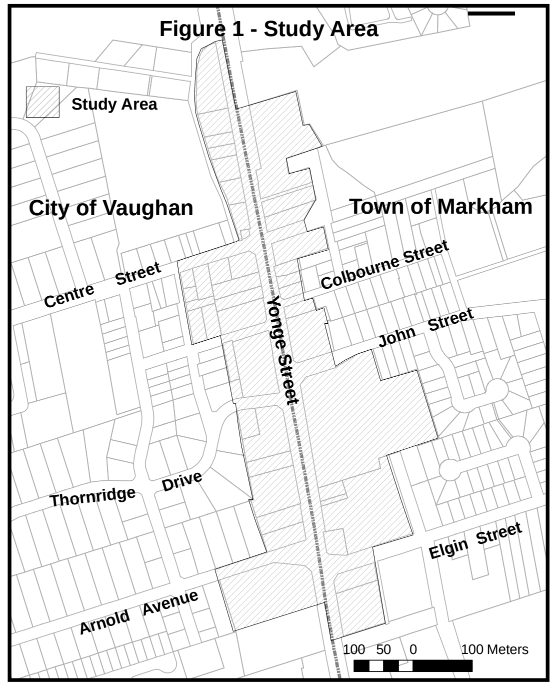
Town of Georgina
Regional Official Plan Amendment 51 and local Official Plan Amendment 97 – Keswick Business Park



In June 2006, the Town of Georgina adopted OPA 97 and applied for a Regional Official Plan Amendment (ROPA) to expand the urban area of the community of Keswick. The proposed amendments generally extend from the east side of Woodbine Avenue to the future extension of Highway 404, and from just north of Ravenshoe Road up to the Maskinonge River. The purpose of the amendments is to facilitate the creation of the Keswick Business Park in which the permitted uses include all types of business and professional offices, prestige industrial uses, manufacturing, fabrication, warehousing, and other business park type uses. In October 2006, Regional Council adopted

ROPA 51 and approved OPA 97. Subsequently, two appeals were received and forwarded to the OMB. The OMB has not established a hearing date as of the date of publishing this report.

Thornhill-Yonge Street Study – Vaughan OPA 669 and Markham OPA 154



The Region approved on October 20, 2006 official plan amendments for the City of Vaughan and Town of Markham to implement the findings of their joint Thornhill Yonge Street Study. This forward-looking study was jointly initiated by Vaughan and Markham in 2002 to address, in a comprehensive way, the common development challenges and opportunities of the Thornhill core. The study concluded in 2005 following nearly three years of consultation with businesses, residents and staff from the Region including York Region Transit and the York Region Rapid Transit Corporation.

These amendments, although made to existing planning documents in two separate municipalities, have the potential to create a more unified and consistent planning and development framework for the Thornhill community. Combined, the amendments will advance a planning strategy to achieve the goals of heritage preservation and enhancement, commercial vitality, and encourage redevelopment in a manner that will respect and enhance the unique character of the community.

Regional Transit-Oriented Development (TOD) Guidelines

Regional Council on September 21, 2006 adopted Transit-Oriented Development (TOD) Guidelines to advance the implementation of the Region's planned urban structure of Regional Centres linked by Regional Corridors, served by rapid transit.

The Regional TOD Guidelines are an information and implementation tool to support existing planning policies and programs at the Provincial, Regional and especially at the local municipal level. The guidelines are not new policy, but are a tool to assist the Region and its nine municipal partners to implement planning for well-designed, pedestrian-friendly and transit-supportive development.

The guidelines will also serve as a useful tool for elected officials, residents, businesses and the development industry. They will help inform, in a clear and easy-to-read format, the public's understanding of Regional and local planning objectives and the importance of public transit. Furthermore, the guidelines can be regarded as a customer service tool for prospective developers and property owners within the Regional Centres and Regional Corridors.

6. Processing of Development Applications

Plans of Subdivision and Condominium

In 2006, the Region received 35 subdivision applications and a further 29 condominium plans. A total of 14 subdivision applications with 8,679.5 dwelling units and 12 condominium plans with 748 units received draft plan approval by the Region and the area municipalities in 2006. In the same period, 44 registered plans with 5458.5 dwelling units were registered (Table 6.1).

Subdivision and Condo Activity, York Region, 2006 (Table 6.1)

	Subdivision Applications	Dwelling Units	Condo Applications	Dwelling Units
New Applications	35	7,514	29	2,133
Draft Approved	14	8679.5	12	748
Registered	36	4505.5	8	953

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

Among the new applications received, 30% of the total dwelling units proposed were single-detached, 2% were semi-detached, 15% were row houses and 56% were apartments (Table 6.2).

Unit Breakdown in New Subdivisions and Condos
York Region, 2006
(Table 6.2)

Percentage of Dwelling Units

	Single	Semi	Row	Apartment
Applications	30%	2%	15%	56%
Draft Approved	51%	10%	21%	18%
Registered	41%	13%	9%	37%

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

As of December 31, 2006 there were 280 subdivision applications with 42,893 dwelling units and 83 condominium plans for 4,201 units draft approved and awaiting registration by the Region and the area municipalities.

Among the draft approved applications 20,813 of the total dwelling units were single-detached, 3,612 were semi-detached, 6,837 were row houses and 10,398 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 49,177 draft approved and registered units represents a 4.8 year supply of draft approved and registered lots/units based on the forecasted average production of the 10,770 units per year.

In 2006, draft approval was given to plans of subdivision containing 200 hectares of industrial and commercial lands. Industrial and commercial lands totalling 54 hectares were registered.