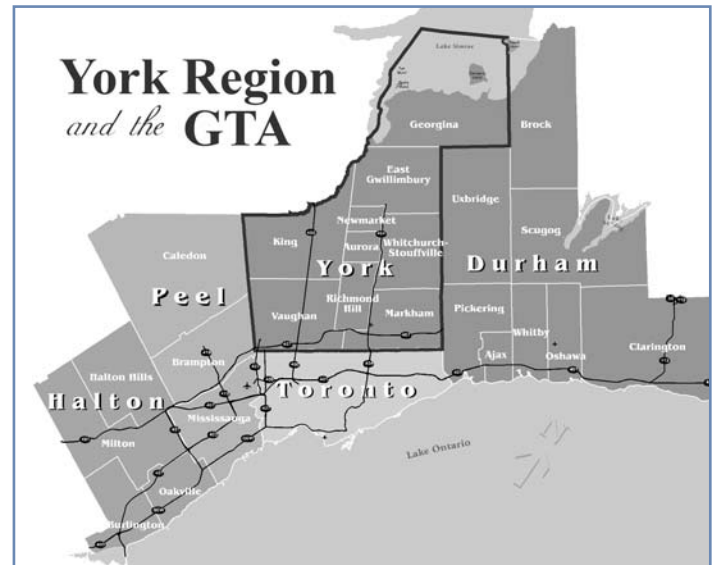


ECONOMIC & DEVELOPMENT REVIEW MID-YEAR 2005



DRAFT

- The Regional Municipality of York's continued economic vitality enables us to build healthy communities, provide human services and work towards a sustainable natural environment.
- York Region's population was estimated to be 903,600 by June 2005.
- The population of York Region increased 1.6% in the first half of 2005 indicating the Region's preferred status as a place to settle within the Greater Toronto Area (GTA) and Canada.
- Unemployment remained low at approximately 6.5% by June 2005. The GTA rate is 7.5%.
- Construction activity in the Region increased 9.7% over mid-year 2004 to a total value of \$1.22 billion. Industrial, commercial, and institutional (ICI) grew by 13.1% compared to the same period last year. This is a demonstration of the diversity of the Region's economy and the operating cost of competitiveness of locations in York Region.
- The Region continues to grow as a place to live, work, and play.



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1. POPULATION AND ECONOMY

York Region's Population Growth

In the thirty plus years since its creation, York Region's population has grown dramatically. In 1971, the Region's population was 169,000 people. Over thirty-five years later, by 2005, the Region's population was an estimated 903,600 (Table 1). The mid-year population estimate represents an increase of approximately 14,000 persons from December 31, 2004 to June 30, 2005 (Figure 1). By comparison, population growth for the previous 12 months was 34,600.

York Region Population 2004 - 2005 Mid-Year
6 Months Growth
(TABLE 1)

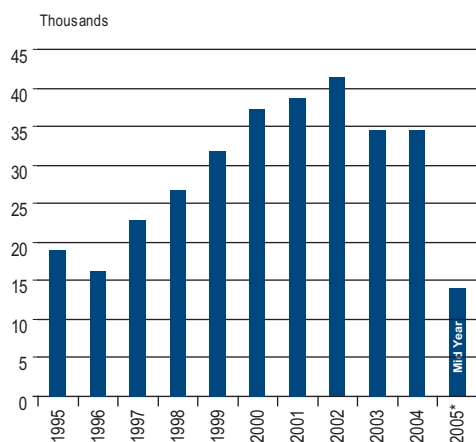
	Year End 2004	2005	Population Increase	Change (%)
Aurora	48,100	48,800	700	1.5%
East Gwillimbury	22,000	22,200	200	0.9%
Georgina	44,100	44,500	400	0.9%
King	20,000	20,100	100	0.5%
Markham	257,400	263,200	5,800	2.3%
Newmarket	75,100	76,400	1,300	1.7%
Richmond Hill	162,800	165,900	3,100	1.9%
Vaughan	235,300	237,400	2,100	0.9%
Whitchurch-Stouffville	24,500	25,100	600	2.4%
York Region Total	889,600	903,600	14,000	1.6%

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

Note: Data in this report has been rounded up and therefore some totals may be affected

Although all municipalities in York Region are growing (Figure 2), the largest population increases are concentrated in the southern urban half of the Region, and along the north-south regional corridor. The Town of Markham experienced the largest population growth (5,800 people), followed by the Town of Richmond Hill (3,100 people) and the City of Vaughan (2,100 people) (Figure 3).

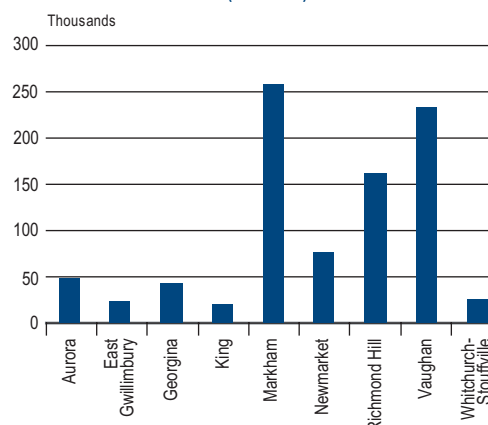
York Region Population Growth 1995-2005*
(FIGURE 1)



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

Note: 2005* Mid-year only

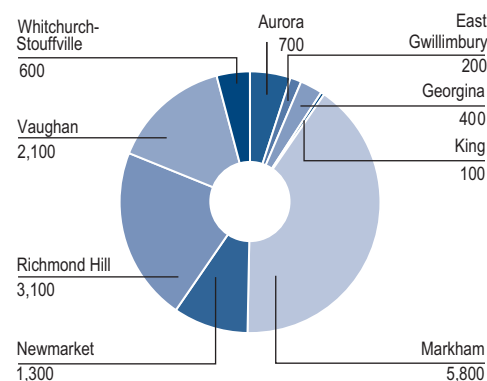
York Region Population 2005 Mid-Year
(FIGURE 2)



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 (a low of 3.3% between 1991 and 1996). Spurred by improving economic conditions, the average annual growth rate increased to 4.4% for the 1996-2000 and up to 5.7% in 2000-01 (adding approximately 40,000 persons per year). Since that time the Region has grown by approximately 35,000 persons per year. The Region's 2004 full year growth rate was 4.0% and in 2003 was 4.2%. For the first 6 months of 2005, the Region's population grew by 14,000 people. While the Region's rate of growth has moderated slightly, the population is forecast to be over 1 million by the end of 2008.

York Region Population Increase 2005 Mid-Year
(FIGURE 3)



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

2. ECONOMIC ACTIVITY

Labour Market Conditions

Canada produced 104,000 jobs in the January to June 2005 period. According to Statistics Canada, there were major gains in full-time positions. Canada's unemployment rate in June 2005 was 6.7%, an improve-

ment over the 7.2% rate recorded in June 2004, and one of the lowest national unemployment rates in almost 3 decades.

Ontario's June 2005 unemployment rate of 6.7% remained relatively steady and on par with the national average, decreasing slightly from last June's rate of 6.9%. Toronto's unemployment rate fluctuated throughout the year, but from June 2004 to June 2005 increased only minimally by 0.1%, to 8.4%. The GTA unemployment rate mirrored Toronto's, staying steady at 7.5%.

Human Resources Development Canada estimates put York

Region's unemployment rate at 1.0 - 2.0% lower than the GTA's unemployment rate. Thus, York Region's unemployment rate in June 2005 is approximately 6.5% (Figure 4). York Region figures are general estimates based on HRDC and Statistics Canada figures and are not seasonally adjusted.

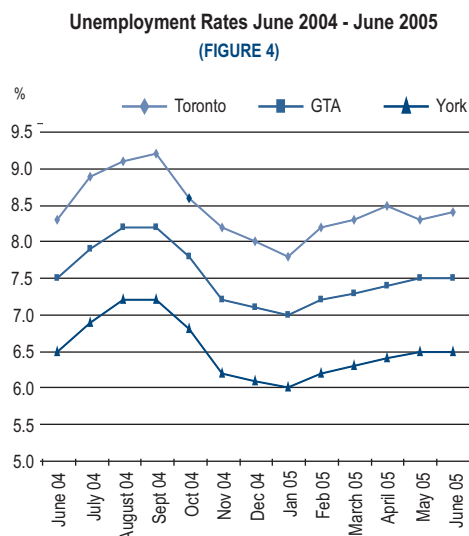
York Region's low unemployment rate indicates of a strong and diverse economy better able to withstand economic downturns.

3. PROPERTY MARKET

Residential Property

According to the Toronto Real Estate Board's Market Watch Report, home resales in York Region for 2005 were just slightly behind 2004's record-breaking pace. From January to June 2005, the resale of residential units in York Region totalled 8,080 dwelling units (Table 2) with a value of over \$3 billion. While the total number of units sold decreased slightly by 3% compared to mid-year 2004 (8,300), the total value of resales increased by 3% (due to increased selling prices).

As was the overall trend, the resale of multi-family units in York Region is down slightly by



Source: Toronto Economic Development Division, Toronto Economic Indicators, 2004 & 2005.
Note: York Region unemployment figures are estimates

5% (135 units) from the same mid-year period last year. But, multi-family units remained steady at 34% of York Region's total resale housing mix. In 2005 mid-year, approximately 2,700 multi-family units were sold (multi-family dwellings include semi-detached, condominium apartments, and town/row/attached houses). This is an encouraging trend as the Region seeks to provide a more balanced housing mix.

Table 3 outlines the number of resales and average prices of single detached homes for each area municipality in York Region over the first six months of 2005. The total number of resales for this period was only 2.0% lower than for the same period during 2004's banner year. The average price increased by 6.5% over 2004 mid year.

**Total Number of Resales and Average Price
of Single Family Detached Dwellings by Area Municipality
January to June 2004 & 2005**

(TABLE 3)

	Sales		Average Price	
	2004	2005	2004	2005
Aurora	353	309	\$417,390	\$459,645
East Gwillimbury	147	161	\$325,163	\$383,154
Georgina	445	470	\$225,936	\$230,169
King	128	127	\$571,461	\$540,562
Markham	1,424	1,423	\$409,889	\$430,593
Newmarket	490	472	\$329,525	\$358,679
Richmond Hill	1,075	1,224	\$457,472	\$490,045
Vaughan	1,228	1,026	\$430,636	\$465,019
Whitchurch-Stouffville	182	143	\$460,019	\$509,457
York Region Total	5,472	5,355	\$405,392	\$431,813

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

Industrial Property

Royal LePage tracks the industrial market in five of the nine area municipalities in York Region including Aurora, Markham, Newmarket, Richmond Hill and Vaughan. According to Royal LePage, in the second quarter of 2005 the total inventory of industrial buildings increased with York Region's vacancy rates increasing slightly (3.8% to 4.3%) (Table 4).

**Total Number of Resales and Average Prices For All Dwelling Types by Area Municipality
January to June 2005**

(TABLE 2)

	Detached		Semi		Town/Row/Attach		Condo/Apt	
	Sales	Price	Sales	Price	Sales	Price	Sales	Price
Aurora	309	\$459,645	68	\$269,354	117	\$281,302	17	\$211,008
East Gwillimbury	161	\$383,154	1	\$248,000	8	\$214,438	3	\$153,000
Georgina	470	\$230,169	23	\$207,674	51	\$191,131	4	\$136,563
King	127	\$540,562	2	\$274,500	2	\$255,000	0	\$0
Markham	1,423	\$430,593	167	\$306,301	354	\$284,763	161	\$255,187
Newmarket	472	\$358,679	126	\$245,057	142	\$242,727	33	\$198,520
Richmond Hill	1,224	\$490,045	89	\$320,021	436	\$308,987	288	\$212,403
Vaughan	1,026	\$465,019	196	\$323,961	279	\$296,880	155	\$255,347
Whitchurch-Stouffville	143	\$509,457	1	\$272,000	2	\$229,000	1	\$172,000
York Region Total	5,355	\$431,813	673	\$294,457	1,391	\$286,244	662	\$231,347

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

Vacancy Rates and Total Inventory (\$ 000's) of Industrial Buildings in York Region, 2004-2005 Mid-Year

(TABLE 4)

	1st Qtr. 2004		2nd Qtr. 2004		3rd Qtr. 2004		4th Qtr. 2004		1st Qtr. 2005		2nd Qtr. 2005	
	Inventory	Vac. Rate	Inventory	Vac. Rate	Inventory	Vac. Rate	Inventory	Vac. Rate	Inventory	Vac. Rate	Inventory	Vac. Rate
Aurora	6,003	4.2%	6,003	3.2%	6,035	4.9%	6,035	4.9%	6,035	5.8%	6,082	9.1%
Markham	33,626	4.1%	33,799	4.2%	34,181	4.4%	34,227	4.1%	34,418	4.2%	34,685	4.4%
Newmarket	5,832	2.8%	5,832	3.0%	5,952	4.0%	5,995	4.2%	6,034	3.5%	6,152	3.3%
Richmond Hill	11,057	3.8%	11,077	4.4%	11,801	7.7%	11,288	4.8%	11,936	4.5%	11,900	4.0%
Vaughan	73,437	3.7%	73,739	3.9%	77,600	5.2%	77,025	4.4%	78,376	4.0%	78,890	4.1%
Total (sq. ft.)	129,955	3.8%	130,449	3.9%	135,568	5.1%	134,570	4.4%	136,798	4.2%	137,709	4.3%

Source: Royal LePage, Industrial Market Update, 2004 & 2005.

Commercial/Office Property

The three office nodes in York Region tracked by CB Richard Ellis Ltd had a vacancy rate range between 11.8% in Markham North & Richmond Hill and 6.4% in Vaughan. All of these vacancy rates have fallen during the first half of 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 12.5% in the 2nd quarter 2005 (Table 5).

For the remainder of 2005, it is anticipated that the York Region office market will continue to see more new construction and increasing activity resulting from expected corporate expansions following economic recovery. The lease rates per sq. foot in York Region were between \$12.30 and \$14.68, with the lease rate for the GTA being \$14.46 (Table 6).

4. BUILDING ACTIVITIES

Building Permits

Building permit activity is a standard indicator of local investment and economic performance. In first half of 2005, York Region experienced strong activity in the residential construction sector. Compared to the same period in 2004, York's total new residential dwelling units are ahead by 5% (Table 7).

Building permits were issued for almost 22,000 new residential units in the GTA during the first half of 2005. York Region accounted for 21% of these residential building permits, increasing on their 19% share from 2004. This now gives York the largest share in the GTA behind Toronto. Durham Region issued 13%, the Region of

Selected Office Market Vacancy Rates (%) 2003-2005 Mid-Year

(TABLE 5)

		2003				2004				2005	
Office Nodes	2005 Mid-Year Inventory Total	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	1st Qtr.	2nd Qtr.
Markham North & Richmond Hill	6,434,952	24.4	23.5	23.8	21.2	16.6	16.5	14.2	14.7	15.5	11.8
Steeles Woodbine	2,724,033	13.6	13.6	12.4	12.4	12.1	11.4	11.9	9.4	8.2	7.3
Vaughan	1,433,395	12	11.8	11.2	10.4	7.9	6.4	5.9	10.7	11.1	6.4
GTA Total/Average	138,893,102	14.5	15.2	15.7	15.6	15.4	15.2	14.5	14.4	13.8	12.5

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

Selected GTA Office Market Lease Rates (\$/sq.ft.) 2003-2005 Mid-Year

(TABLE 6)

		2003				2004				2005	
Office Nodes	2005 Mid-Year Inventory Total	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	1st Qtr.	2nd Qtr.
Markham North & Richmond Hill	6,434,992	17.22	17.05	10.88	15.73	15.35	15.05	14.34	14.71	14.12	14.68
Steeles Woodbine	2,724,033	12.31	11.22	17.05	11.17	10.97	10.96	11.17	11.99	12.03	12.30
Vaughan	1,433,395	13.15	13.15	8.35	11.68	11.67	11.77	11.20	13.74	13.45	14.31
GTA Total/Average	138,893,102	16.49	16.25	16.35	16.10	15.93	16.09	15.60	14.91	14.41	14.46

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

Halton issued 14%, the Region of Peel issued 20%, and the City of Toronto issued 32% (Figure 5).

When comparing the number of permits issued for new residential units across the whole of Canada, York Region ranked in the top 6 (Table 8) up from 7th place in 2004. It is important to note that cities 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

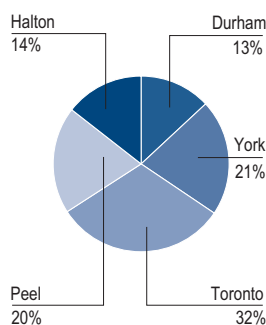
(TABLE 7)

Municipality	2004		2005
	Jan-June	July-Dec	Jan-June
Aurora	262	88	32
East Gwillimbury	53	58	26
Georgina	117	122	190
King	25	21	81
Markham	1,103	2,040	1,654
Newmarket	611	266	149
Richmond Hill	990	1268	1459
Vaughan	1,065	955	931
Whitchurch-Stouffville	139	112	63
York Region Total	4,365	4,930	4,585

Source: Area Municipality Building Permit Reports, 2004 & 2005.

York Region's Share of GTA Building Activity 2005 Mid-Year

(FIGURE 5)



Source: Statistics Canada, 2005.

Comparative Residential Building Permit Figures Across Canada 2005 Mid-Year

(TABLE 8)

Rank	Municipality	# of Permits
1	Greater Vancouver Regional District	8,493
2	City of Toronto	7,689
3	City of Calgary	6,972
4	City of Edmonton	5,766
5	City of Montreal	4,762
6	York Region	4,585
7	Halton Region	3,453
8	Durham Region	3,249
9	Peel Region	2,637
10	City of Ottawa	2,292

Source: Statistics Canada & Area Municipality Building Permit Reports, 2005.

Construction Value

Construction activity across York Region was 9.7% higher in the first half of 2005 compared to the same period in 2004 (Table 9). Both residential and non-residential sectors experienced positive growth. While residential permits increased 8.1%, the ICI (Industrial, Commercial, Institutional) value continued to improve, up by 13.1%. This strong non-residential construction contributed to a more balanced ICI/Residential ratio of 30.4/69.6 - an increase of the 2004 first half ratio 29.4/70.6. The current mid-year ratio is closer to the 2004 year-end, a positive sign considering that historically ICI is stronger in the second half. Institutional construction, more than doubled (\$76 million) what it was during the same period in 2004.

York Region Estimated Value (\$000's) of Construction* January to June 2004 and 2005

(TABLE 9)

Municipality	Residential		Industrial**		Commercial		Institutional		Total	
	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Aurora	47,159	13,663	542	4,608	21,559	12,067	44	2,718	69,304	33,055
East Gwillimbury	13,780	10,455	0	16,421	397	242	925	310	15,102	27,429
Georgina	16,526	36,197	3,155	570	1,547	861	0	1,280	21,228	38,908
King	16,762	20,090	40	3,053	41	192	3,450	3,746	20,293	27,081
Markham	184,157	282,828	15,005	16,521	53,889	44,262	2,893	19,754	255,944	363,365
Newmarket	63,010	21,729	13,126	2,614	2,140	8,853	1,991	177	80,267	33,373
Richmond Hill	195,485	248,130	25,960	3,804	13,532	30,380	9,054	28,876	244,031	311,190
Vaughan	222,654	201,610	80,039	84,778	65,604	48,143	11,735	3,385	380,033	337,916
Whitchurch-Stouffville	28,706	17,383	46	15,764	641	1,475	500	15,953	29,893	50,575
York Region Total	788,241	852,085	137,913	148,132	159,350	146,475	30,592	76,199	1,116,096	1,222,891

Source: York Region Planning and Development Services Department
Area Municipal Building Permits Reports

Statistics Canada Building Permits Publication, 2004 & 2005.

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

**Agricultural permits are included under the industrial category

Large scale construction projects in York Region thus far in 2005 are diverse. The list of the top 20 building permits (Table 10) includes many public and private sector projects demonstrating the health and diversity of York Region's economy. Six local municipalities and every sector are represented, meaning the construction industry is not reliant upon a single economic sector nor is all the construction occurring in a single corner of the Region.

Building Permits with the Highest Construction Values in York Region 2005 Mid-Year

(TABLE 10)

Project	Value \$000's	Use	Municipality
Condo. Apartment Building (Thornhill)	32,891	Residential	Vaughan
York Central Hospital	27,482	Institutional	Richmond Hill
Condo. Apartment Building (5 storey)	23,081	Residential	Vaughan
Multi-Use (Ind. Speculative)	15,000	Manufacturing-Industrial	East Gwillimbury
Water Reservoir (York Region)	15,000	Industrial	Whitchurch-Stouffville
Retirement Home (Parkview Village)	13,000	Institutional	Whitchurch-Stouffville
Retail Store (Staples Business Depot)	10,775	Commercial	Richmond Hill
Elementary School (St. Julia Billiard CES)	7,653	Institutional	Markham
Hotel (Monte Carlo inn, Concord)	7,589	Commercial	Vaughan
Multi-Use Ind./Office (Markham Centre)	6,854	Industrial-Commercial	Markham
Refrigerated Warehouse (Woodbridge)	6,657	Manufacturing-Industrial	Vaughan
Commercial Addition (IBM Canada)	6,578	Commercial	Markham
Single Use Industrial (Concord)	6,289	Manufacturing-Industrial	Vaughan
Low Rise Condo. Building (Woodbridge)	6,065	Residential	Vaughan
Retail Store (Canadian Tire)	5,883	Commercial	Richmond Hill
Church Addition (Markham Chinese Baptist)	5,532	Institutional	Markham
Warehouse Use Unit (Woodbridge)	5,514	Industrial	Vaughan
Warehouse and Offices (Woodbridge)	5,407	Industrial	Vaughan
Single Use Commercial (Maple Toyota)	5,337	Commercial	Vaughan
Movie Theatre (Cineplex Galaxy)	5,250	Commercial	Aurora

Source: Area Municipality Building Permit Reports, 2005.



Housing Starts

Housing starts were down for 2005 mid-year compared to 2004 mid-year. Housing Starts in the first half of 2005 were 4,251 housing units while the 2004 starts for the same period were 5,645 housing units (Table 11). The mix of housing continues to diversify (in keeping with the Regional Official Plan) with an increase of multi-family unit housing starts to a noteworthy almost even split with singles (49.3% multi-family units, 50.7% single family).

It appears that the housing market is returning to a more moderate pace of production after successive years of much higher growth. Building permits, starts and completions are cyclical. Although housing starts are less this year than last January to June (reflecting fewer building permits issued in 2004) the building permits are up in 2005.

**Housing Starts by Municipality in York Region
January to June 2004 & 2005**

(TABLE 11)

Aurora	2004	2005	Newmarket	2004	2005
Singles	102	33	Singles	153	60
Semis	14	0	Semis	58	6
Rows	129	0	Rows	184	19
Apts.	0	0	Apts.	0	0
Total	245	33	Total	395	85
East Gwillimbury	2004	2005	Richmond Hill	2004	2005
Singles	44	17	Singles	641	751
Semis	0	0	Semis	42	142
Rows	76	27	Rows	171	456
Apts.	0	0	Apts.	119	171
Total	120	44	Total	973	1520
Georgina	2004	2005	Vaughan	2004	2005
Singles	98	108	Singles	699	319
Semis	0	24	Semis	58	108
Rows	0	0	Rows	180	114
Apts.	0	0	Apts.	454	256
Total	98	132	Total	1391	797
King	2004	2005	Whitchurch-Stouffville	2004	2005
Singles	32	5	Singles	91	80
Semis	0	0	Semis	0	0
Rows	0	0	Rows	0	0
Apts.	0	0	Apts.	0	0
Total	32	5	Total	91	80
Markham	2004	2005	York Region	2004	2005
Singles	810	751	Singles	2670	2124
Semi	292	302	Semis	464	582
Rows	284	402	Rows	1024	1060
Apts.	502	42	Apts.	1075	427
Total	1888	1497	Total	5233	4193

Source: Canadian Mortgage and Housing Corporation - Local Housing Report 2004 & 2005.

**Housing Completions by Municipality in York Region
January to June 2004 & 2005**

(TABLE 12)

Aurora	2004	2005	Newmarket	2004	2005
Singles	331	63	Singles	127	163
Semis	12	4	Semis	46	120
Rows	136	151	Rows	72	120
Apts.	0	0	Apts.	132	0
Total	479	218	Total	377	403
East Gwillimbury	2004	2005	Richmond Hill	2004	2005
Singles	59	28	Singles	605	722
Semis	0	0	Semis	28	68
Rows	53	27	Rows	271	82
Apts.	0	0	Apts.	215	33
Total	112	55	Total	1119	905
Georgina	2004	2005	Vaughan	2004	2005
Singles	100	106	Singles	742	477
Semis	4	0	Semis	144	30
Rows	47	0	Rows	134	103
Apts.	0	0	Apts.	0	0
Total	151	106	Total	1020	610
King	2004	2005	Whitchurch-Stouffville	2004	2005
Singles	56	20	Singles	24	184
Semis	8	0	Semis	0	0
Rows	15	0	Rows	0	0
Apts.	0	0	Apts.	0	0
Total	79	20	Total	24	184
Markham	2004	2005	York Region	2004	2005
Singles	1061	849	Singles	3105	2612
Semi	468	440	Semis	710	662
Rows	348	379	Rows	1076	862
Apts.	407	82	Apts.	754	115
Total	2284	1750	Total	5645	4251

Source: Canadian Mortgage and Housing Corporation - Local Housing Report 2004 & 2005.

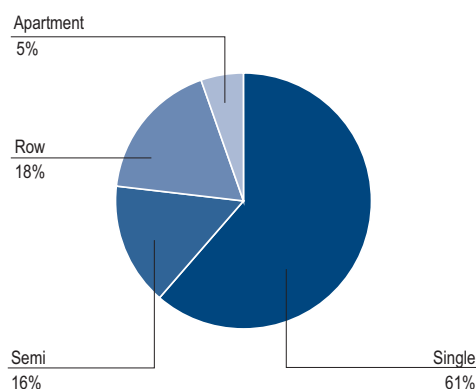
Housing Completions

Housing completions, which represent the end of the construction cycle, were down in 2005 mid-year. A total of 4,251 houses were completed in York Region in the first six months of the year, as compared to 5,645 houses completed in the first half of 2004 (Table 12).

Multi-family dwellings (semi, row, & apartment) totalled 39% of completions in the first half of 2005 (Figure 6), compared to 45% for 2004 mid-year - York's highest year ever for multiples. While 2005 shows a slight decrease, using housing starts as indication, the number will continue to improve long-term.

York Region Housing Completion Mix January to June 2005

(FIGURE 6)



Source: Canadian Mortgage and Housing Corporation - Local Housing Report, 2005.

Housing Diversity

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, single detached homes has fallen from 80% of the total housing stock to 73%. This figure varies considerably across the area municipalities from highs of 94% and 90% in King and East Gwillimbury respectively to 63% in Newmarket. (Table 13).

As the percentage of single detached units has decreased, more housing choice is available to the residents of York Region. As of June 30, 2005, 27% of the stock in York Region was made up of multiple-dwelling units, of which 5% were semi-detached, 10% were row houses and 12% were apartment units (Figure 7).



**Percentage of Dwellings by Structural Type
York Region Housing Stock as at 2005 Mid-Year**

(TABLE 13)

Municipality	% of Singles	% Multiples
Aurora	67%	33%
East Gwillimbury	90%	10%
Georgina	85%	15%
King	94%	6%
Markham	73%	27%
Newmarket	63%	37%
Richmond Hill	66%	34%
Vaughan	75%	25%
Whitchurch-Stouffville	85%	15%
York Region Total	73%	27%

Source: Canadian Mortgage and Housing Corporation - Local Housing Report, 2005.
Multiples: includes semis, rows and apartments.

**York Region Residential Building Permit Activity
January to June 2004 & 2005**

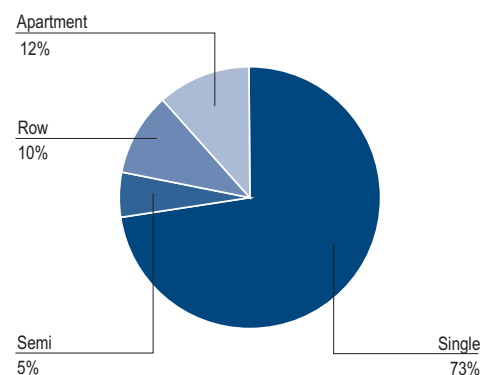
(TABLE 14)

	2004	2005
New Residential Permits	4,385	4,585
Housing Starts	5,233	4,193
Housing Completions	5,645	4,251

Source: Canadian Mortgage and Housing Corporation
- Local Housing Report, 2004 & 2005.

**York Region Existing Mix of Housing Stock
as of 2005 Mid-Year**

(FIGURE 7)



Source: York Region Planning and Development Services Department &
Canadian Mortgage and Housing Corporation - Local Housing Report, 2005.