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ECONOMIC AND DEVELOPMENT REVIEW 2009

The Planning and Economic Development Committee recommends the following:

1. **Receipt of the presentation by Paul Bottomley, Manager, Growth Management, Economy and Information Research; and**

2. **Adoption of the recommendation contained in the following report dated March 30, 2010, from the Commissioner of Planning and Development Services.**

1. RECOMMENDATION

It is recommended that:

1. Planning and Development Services staff circulate the *Economic and Development Review 2009* (*Attachment 1*) in print and electronic form to the public, local municipalities and agencies, and be made available on the corporate website.

2. PURPOSE

The purpose of the Economic and Development Review 2009 is to examine key economic and demographic indicators in York Region. The report assesses the competitiveness of York Region's economy, as compared to its regional and national counterparts. The report also aims to provide Regional Council with a broader perspective on economic indicators, including recent construction and the real estate market. This information is used to prepare key economic policy and aids in the development of public and private sector economic investment strategies.

3. BACKGROUND

Semi-annual report highlights economic indicators

The Economic and Development Review has been published on a semi-annual basis since 1995. This year's report highlights a number of year-end economic indicators, which show that despite varying levels of decline, York Region's economy is still relatively strong when compared to the rest of Canada.

4. ANALYSIS AND OPTIONS

HIGHLIGHTS

The Region's economic performance is being monitored to detect the impacts that a dynamically changing national and global economy will have on the Regional economy.

Population Growth

- York Region's total population was estimated to be 1,032,650 on December 31, 2009, an increase of approximately 20,650 people from December 2008.
- York Region contains 16.8% (2009) of the GTA's population and 15% (2006) of its employment.
- Census 2006 numbers show that relative to the GTA and Canada, York Region has a "younger" population. The proportion of the Region's population above the age of 60 is lower than that of both the GTA and Canada. Conversely, the proportion of baby boomers in the Region is greater, relative to both the GTA and Canada.

Economic Activities

- The estimated number of jobs in York Region as of year-end 2009 was approximately 493,000 in 28,000 businesses.
- As of mid-year 2009, there were approximately 43 private sector companies in York Region with 500 or more employees. These companies come from a broad diversity of sectors including manufacturing, computer technology, transportation, communications and commerce.
- The unemployment rate in York Region as of December 2009 was estimated to be 7.7%.

Property Market

- The number of housing resales increased by 28.5% in 2009, when compared to the number that occurred in 2008.
- Over the last five years, the average resale price for single detached dwellings has risen steadily from $435,707 in 2005 to $458,636 (2006), $484,741 (2007), $508,892 (2008) and $520,895 in 2009.
- Building permits were issued for 7,105 new residential units in 2009 versus 8,305 in 2008. York Region issued the third largest number of new residential permits in the country.
- Housing completions reached 6,486 units in 2009, versus 9,021 in 2008.

Building Activities

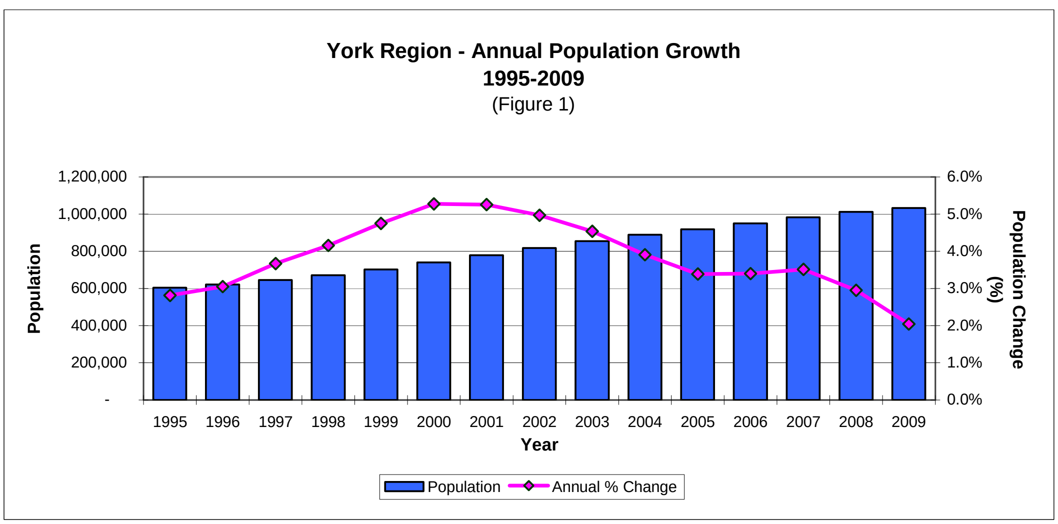
- Total construction for 2009 was valued at approximately $2.52 billion – a decrease of $281 million from 2008.
- Industrial, commercial, and institutional (ICI) construction made up 29.2% of the total value of construction in York Region during 2009; an increase from 2008, where ICI construction accounted for 27.5%.

- The total estimated value of industrial construction in 2009 reached $213.7 million. This represents a decrease of 7.7% from 2008 values.
- Commercial construction values were estimated at $263.2 million, showing a 16.2% decrease from the previous year.
- Institutional construction values were estimated at $257.9 million, a 14.8% increase from the total value of institutional construction in 2008.

POPULATION AND EMPLOYMENT

During 2009, York Region experienced moderate population growth, increased its share of the GTA's population, and ranked as one of the largest Regions in Canada

By the end of 2009, the Region's population had grown by approximately 20,650 people (2.0%) over the previous year, bringing the total estimated population to 1,032,650 people (*Figure 1*). This pace of growth is slower than the average annual population increase that York Region has experienced in recent years, due to a slowdown in the number of housing completions. In the last 5 years, the Region has grown by an average of approximately 28,900 people annually.



Source: York Region Planning and Development Services Department, 1995 - 2009.

In 1997, the Region accounted for 13.1% of the GTA's total population. In 2009, 16.8% of the GTA now call the Region home. When compared to other cities, Regions and Regional Districts (as defined locally) across Canada, York Region retained its position as having the sixth largest total population – a ranking it has held since 2002 (*Table 1*).

Table 1
Canada's Largest Municipalities 2009

Rank	Municipality	Est. Population (2009)
1	City of Toronto	2,679,400
2	Greater Vancouver Regional District	2,318,500
3	City of Montréal	1,906,800
4	Peel Region	1,313,500
5	City of Calgary	1,065,500
6	***York Region***	**1,032,650**
7	City of Ottawa	908,400
8	City of Edmonton	782,400
9	City of Québec	746,300
10	City of Winnipeg	672,000

Source: York Region Planning and Development Services, 2009; Various Municipalities, 2009.
Note: List includes cities, Regions, and Regional Districts as defined locally.

York Region experienced both an increase in the total number of jobs and an increase in unemployment rates in 2009

York Region is estimated to have had approximately 493,000 jobs (year end 2009). Approximately 1,000 jobs were created between 2008 and 2009, compared to 14,000 jobs between 2007 and 2008. The modest increase in 2009 can be partially attributed to the large growth seen in 2008 (*Figure 2*). It should be noted that the Region continues to experience employment growth, as approximately 160,000 new jobs have been created within the Region over the last 11 years.

York Region - Annual Employment Growth
2001-2009
(Figure 2)

Source: York Region Planning and Development Services Department, 2001 - 2009.
Note: Unadjusted employment totals; do not include home and farm based businesses.

Although total employment did grow within the Region, there were more people looking for work by year end as the Regional unemployment rate rose to approximately 7.7% in

December 2009 from 5.7% in December 2008. Even with this increase, the Regional unemployment rate is lower than National, Provincial, and GTA averages, indicating that York Region has weathered the economic downturn relatively well.

PROPERTY MARKET AND BUILDING ACTIVITIES

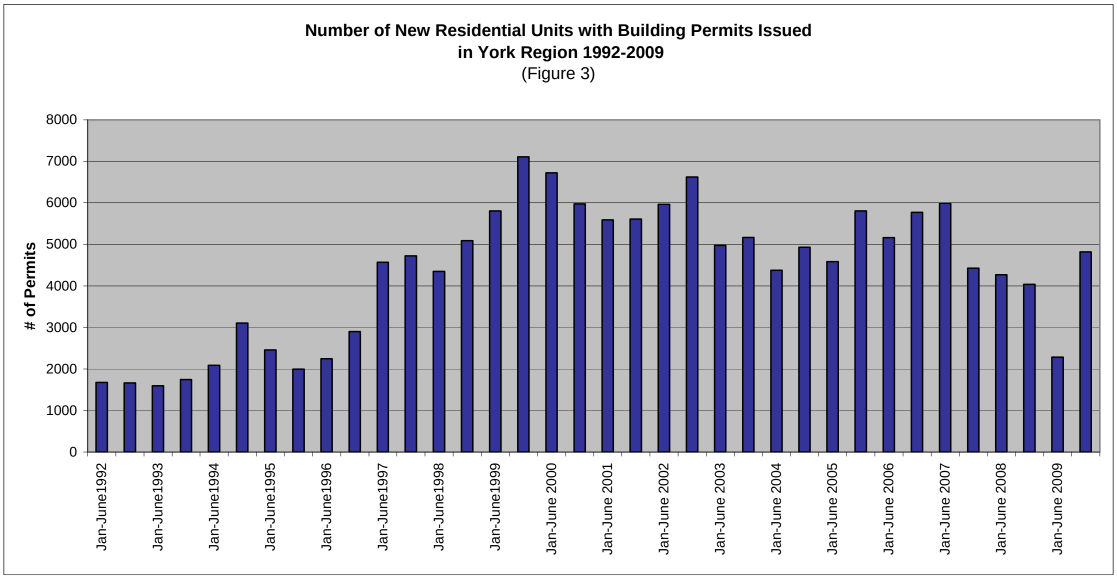
York Region's residential real estate market rebounds from dip in 2008

During 2009, 10,506 single detached unit resales occurred– an increase of 30.6% from 2008. This places the number of single detached unit resales around the levels seen in 2007. In addition, the number of multiple dwelling unit resales increased by 25.1% from last year, bringing the 2009 total to 6,278 resales. Having experienced an 18.6% decrease between 2007 and 2008, the total value of all resales in York Region rebounded in 2009, finishing the year at $7.5 billion – an increase of 31.6% from $5.7 billion in 2008. Despite the dip in residential resales in 2008, the average resale price for single detached units rose and has continued this trend in 2009. The recorded average resale for single detached units in York Region in 2007, 2008 and 2009 are $484,741, $508,892 and $520,895, respectively.

The last half of 2009 showed strong building permit recovery

In 2009, a total of 6,343 housing starts and 6,486 housing completions occurred in the Region, representing decreases of 30.9% and 28.1%, respectively, from 2008. The total number of residential building permits issued decreased from 8,305 in 2008 to 7,105 in 2009.

Due to the slowing economy, York Region began to experience a downward trend in the number of permits being issued for new residential permits in the second half of 2007. This trend continued into 2009, with a historically low number of permits issued in the first half of 2009 (2,284 permits). However, the market is now showing signs of recovery and the second half of 2009 posted the highest rate of residential building permit activity in 2 years (4,821 permits) (*Figure 3*).



Source: York Region Planning and Development Services Department, 2009.

In addition, despite the overall decrease, when compared to other cities, Regions and Regional Districts across Canada, York Region still ranked third for the number of new residential permits issued in 2009 (*Table 2*).

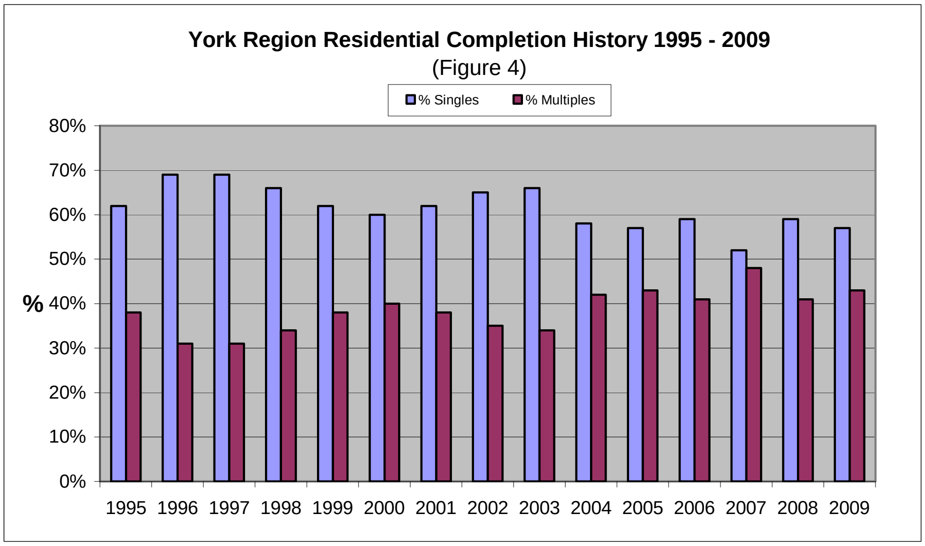
Table 2
Residential Building Permits Across Canada 2009

Rank	Municipality	# of Permits
1	City of Toronto	12,575
2	Greater Vancouver Regional District	10,019
3	***York Region***	***7,105***
4	City of Ottawa	6,866
5	City of Québec	6,604
6	City of Calgary	5,944
7	City of Montréal	5,258
8	City of Edmonton	4,640
9	Peel Region	3,658
10	Halton Region	3,335

Source: Statistics Canada Building Permit Reports and Table 32.2 (unpublished), 2009.
Note: List includes cities, Regions, and Regional Districts as defined locally.

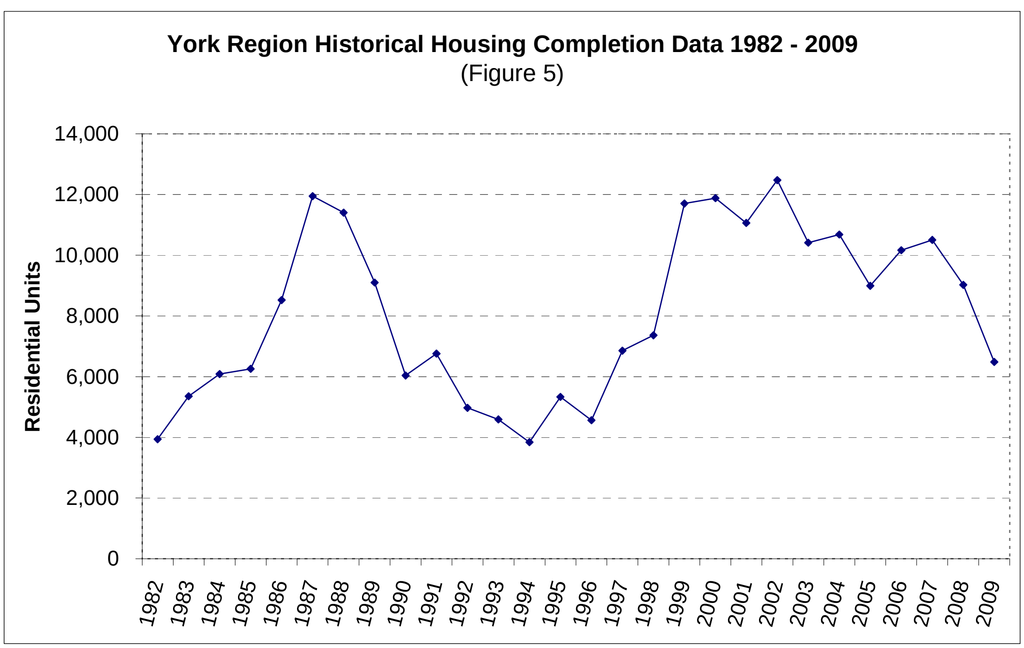
Housing mix in York Region is diversifying

York Region's housing stock continues to show signs of diversifying. The mix of residential unit types completed in 2009 consisted of 57% single detached units, 10% semi-detached units, 15% row houses, and 18% apartments. The Region's Housing Directions Report and Regional Official Plan call for a balance between single detached and multiple unit dwellings in new housing construction. A review of the historical residential unit completion mix shows the proportion of compact multiple unit dwellings gradually increasing (*Figure 4*). This trend to a more balanced mix of housing types represents a positive step towards providing an increased number of housing choices in the Region.



Source: Canada Mortgage and Housing Corporation, Local Housing Market Report 1995 - 2009.
Note: *Multiples include semi-detached, row, and apartment units.

York Region finished 2009 with 6,486 housing completions throughout the year. While this continues the declining trend that begun in 2008, the number of housing completions that occurred in 2009 is still more than what was experienced during the past recessionary periods of the early eighties and early nineties (*Figure 5*).



Source: York Region Planning and Development Services Department and Canada Mortgage Housing Corporation, 2009.

In 2009, the Region reviewed and registered 41 plans of subdivision and 7 plans of condominium, with a combined total of 5,045 dwelling units and 77.2 ha of commercial/industrial lands. Comparatively, 52 plans of subdivision and 0 plans of condominium, containing 5,985 dwelling units and 78.3 ha of commercial/industrial lands were registered in 2008.

York Region's total value of construction decreased in 2009, yet the Region still ranked among the highest values in Canada

Total construction in York Region during 2009 was valued at $2.52 billion – a decrease of approximately $280 million (10%) from 2008. Despite the decline that occurred in 2009, York Region still posted the fourth largest total construction value in the country (*Table 3*).

Table 3
Values of Total Construction Across Canada 2009

Rank	Municipality	Total Value ($000s)	Value Per Capita
1	City of Toronto	$5,028,307	$1,900
2	Greater Vancouver Regional District	$3,890,516	$1,700
3	City of Calgary	$3,641,516	$3,400
4	***York Region***	***$2,517,621***	***$2,400***
5	City of Edmonton	$2,425,121	$3,100
6	City of Ottawa	$1,792,874	$2,000
7	City of Québec	$1,742,556	$2,300
8	City of Montréal	$1,719,534	$900
9	Peel Region	$1,347,342	$1,000
10	Waterloo Region	$1,130,089	$2,100

Source: Area Municipal Building Permit Reports, 2009; Statistics Canada Building Permit Reports and Table 32.2 (unpublished), 2009.
Note: List includes cities, Regions, and Regional Districts as defined locally.

The total residential construction value of residential permits in York Region was approximately $1.78 billion. When compared to other cities, Regions and Regional Districts, this value is the third largest in the country for 2009 (*Table 4*). Despite experiencing decreases in the total value of residential permits since 2007, across Canada York Region has ranked higher (third in 2008 and 2009) than in 2007 (ranked fourth).

Table 4
Values of Residential Construction ($000s) Across Canada 2009

Rank	Municipality	Residential Value
1	City of Toronto	$2,608,229
2	Greater Vancouver Regional District	$2,425,950
3	***York Region***	***$1,782,824***
4	City of Calgary	$1,446,498
5	City of Edmonton	$1,299,316
6	City of Québec	$1,092,259
7	City of Ottawa	$978,321
8	City of Montréal	$813,017
9	Peel Region	$796,966
10	Halton Region	$719,612

Source: Area Municipal Building Permit Reports, 2009; Statistics Canada Building Permit Reports and Table 32.2 (unpublished), 2009.
Note: List includes cities, Regions, and Regional Districts as defined locally.

The total value of all ICI construction in 2009 placed the Region seventh in Canada – the same ranking as in 2008 (*Table 5*). Within the GTA, York Region's share of the total ICI construction value increased – from 13.8% in 2008 to 16.3% in 2009.

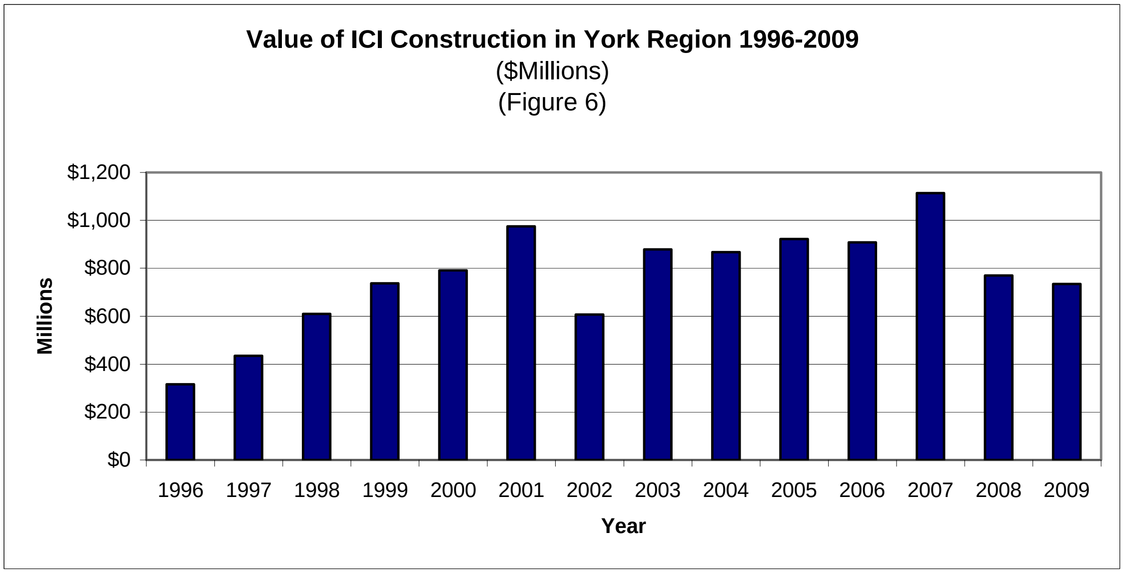
Table 5
Values of ICI Construction ($000s) Across Canada 2009

Rank	Municipality	Industrial	Commercial	Institutional	Total
1	City of Toronto	$259,681	$1,766,754	$393,643	$2,420,078
2	City of Calgary	$73,455	$1,075,345	$1,046,218	$2,195,018
3	Greater Vancouver Regional District	$94,321	$971,751	$398,494	$1,464,566
4	City of Edmonton	$83,614	$762,002	$280,189	$1,125,805
5	City of Montréal	$88,036	$537,316	$281,165	$906,517
6	City of Ottawa	$102,030	$475,235	$237,288	$814,553
7	***York Region***	***$213,670***	***$263,181***	***$257,945***	***$734,796***
8	City of Québec	$46,150	$499,143	$105,004	$650,297
9	Peel Region	$128,913	$254,799	$166,664	$550,376
10	Waterloo Region	$92,685	$243,859	$153,295	$489,839

Source: Area Municipal Building Permit Reports, 2009; Statistics Canada Building Permit Reports and Table 32.2 (unpublished), 2009.
Note: List includes cities, Regions, and Regional Districts as defined locally.

Overall, between 1996 and 2009 the value of ICI construction in York Region has increased – more than doubling from $316 million in 1996 to $735 million in 2009. However, when compared to earlier years, 2008 and 2009 have not been years of strong growth for the value of ICI construction. Despite this modest decline, it should be noted that these values are still more than $100 million higher than the low values recorded in

2002 (*Figure 6*). With the exception of 2002, the proportion of York Region's total construction value accounted for by the ICI sectors has typically fallen around the 30% mark. It should be noted that despite overall decreases in the value of ICI construction, this trend has remained true. ICI construction accounted for 28% and 29% of the Region's total value of construction in 2008 and 2009, respectively. When compared to 2008, the institutional sector was the only sector that posted increases in value during 2009 (14.8%). Ten of the 25 highest valued permits are institutional permits.



Source: York Region Planning and Development Services Department, 2009.

Relationship to Vision 2026

The Economic and Development Review 2009 helps to promote Regional economic vitality as outlined in both the Regional Official Plan and Vision 2026. The monitoring of economic trends allows York Region to assess the competitiveness of its economy and evaluate and respond to changes in the economic climate. Furthermore, the Economic and Development Review 2009 is a vehicle for highlighting and showcasing the Region as a destination to live, work and play.

5. FINANCIAL IMPLICATIONS

The economic indicators presented in this report will allow York Region Council to effectively monitor, evaluate and respond to variations in the Region's economic landscape. The printing and distribution of the Economic and Development Review 2009 is provided for in the 2010 approved budget.

6. LOCAL MUNICIPAL IMPACT

Regional economic indicators, as presented in this document, are important in evaluating economic trends across the Region. The adoption of this report's recommendations provides all those using this document (including local municipal economic development and planning officials) with a summary of York Region's economy. This will provide a primer for policy decision-making, devising strategies, and attracting new businesses to the Region.

7. CONCLUSION

Although many indicators in 2009 show varying levels of decline in York Region, it was also demonstrated that when compared across Canada and to previous recessions, York Region's economy has weathered the economic recession relatively well.

Regional economic indicators, as presented in this document, are vital in assessing and responding to economic trends across York Region. The acceptance of the recommendations of this report will provide all those using this document, including local municipal economic development and planning officials, with a summary of York Region's economy. This publication will be helpful for effective decision-making, devising strategies and attracting new businesses to the Region.

It is proposed that the attached Economic and Development Review 2009 be printed and distributed widely to local municipalities, Chambers of Commerce, Boards of Trade, involved business groups, libraries and other stakeholders. The Region's Economic Development Department will also use this report to channel vital data on the Region to employers in York Region, and aid businesses in establishing or relocating within York Region.

For more information on this report, please contact Paul Bottomley, Manager of Growth Management at (905) 830-4444 Ext. 1530, or John Waller, Director of Long Range and Strategic Planning at (905) 830-4444 Ext. 1525.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause is attached to this report.)

Council Attachment 1

Economic & Development Review 2009

Message from York Regional Council

The Economic & Development Review 2009 provides key information about the economic and development activities underway in The Regional Municipality of York over the past year.

York Region is one of Ontario's major urban economic centres. In 2009, York Region's population grew by 20,650 people to 1,032,650 – maintaining our position as Canada's sixth-largest municipality in terms of population.

The focus in 2009 across Canada was the economic recession. In comparison to other jurisdictions, the Region's economy weathered the economic recession relatively well and shows early signs of recovery.

York Region issued the third-largest number of new residential building permits in the country, accounting for 25 per cent of new building activity in the Greater Toronto Area. The total estimated construction value for residential, industrial, commercial and institutional construction in York Region was $2.52 billion.

York Regional Council is committed to working with residents, stakeholders and staff to maintain and build upon the high quality of life we enjoy in our Region. Documents such as this publication are used to assist a variety of stakeholders, including those who prepare key economic policy and develop both public and private sector economic investment strategies.

Economic & Development Review 2009

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

The Economic and Development Review 2009 is one of a family of documents available from York Region's Planning and Development Services Department that deals with the Region's economy and its residents. Other publications in the series include: the Economic and Development Review 2008 and mid year 2009 (reports on the economic and development activity in York Region for 2008 and the first half of 2009); Economic Strategy 2005 (long term planning blueprint for our economy); Employment & Industry 2009 (published Spring 2010 – highlighting Regional employment trends by municipality and industry sector); and York Region's 2009 Business Directory (providing industry sector, business name, size, address and contact information on thousands of businesses in York Region).

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

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

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

TABLE OF CONTENTS

HIGHLIGHTS

The Region's economic performance is being monitored to detect the impacts that a dynamically changing national and global economy will have on the Regional economy.

Population Growth

- York Region's total population was estimated to be 1,032,650 on December 31, 2009, an increase of approximately 20,650 people from December 2008.
- York Region contains 16.8% (2009) of the GTA's population and 15% (2006) of its employment.
- Census 2006 numbers show that relative to the GTA and Canada, York Region has a "younger" population. The proportion of the Region's population above the age of 60 is lower than that of both the GTA and Canada. Conversely, the proportion of baby boomers in the Region is greater, relative to both the GTA and Canada.

Economic Activities

- The estimated number of jobs in York Region as of year-end 2009 was approximately 493,000 in 28,000 businesses.
- As of mid-year 2009, there were approximately 43 private sector companies in York Region with 500 or more employees. These companies come from a broad diversity of sectors including manufacturing, computer technology, transportation, communications and commerce.
- The unemployment rate in York Region as of December 2009 was estimated to be 7.7%.

Property Market

- The number of housing resales increased by 28.5% in 2009, when compared to the number that occurred in 2008.
- Over the last five years, the average resale price for single detached dwellings has risen steadily from $435,707 in 2005 to $458,636 (2006), $484,741 (2007), $508,892 (2008) and $520,895 in 2009.
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- Total construction for 2009 was valued at approximately $2.52 billion – a decrease of $281 million from 2008.
- Industrial, commercial, and institutional (ICI) construction made up 29.2% of the total value of construction in York Region during 2009; an increase from 2008, where ICI construction accounted for 27.5%.
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OVERVIEW

York Region continued to grow in 2009, albeit at a slower pace than in previous years. Many indicators show a relatively slow performance in 2009. However, figures for the 4th quarter were up considerably, which may be indicative of improved economic conditions in 2010.

By December 2009, the total population of York Region was estimated to be 1,032,650. This represents an increase of 20,650 persons and a growth rate of 2.0% in 2009. The growth rate in 2008 was higher, at 2.9%. York Region is a major growth area in the Greater Toronto Area (GTA), accounting for 16.8% of the GTA's total population.

There were approximately 493,000 jobs in York Region as of year-end 2009. Within the last 11 years, approximately 160,000 new jobs have been created within the Region. The year-end unemployment rate in York Region was reported at 7.7%.

Housing resales improved considerably during the second half of 2009, as values remained healthy in the Region. In 2009, the Toronto Real Estate Board recorded resales of nearly 16,800 dwelling units in York Region. This represents an increase of 28.5% (nearly 3,720 units) above the number of home resales in 2008. The value of all residential resales in 2009 was approximately $7.5 billion.

The value of residential construction reached $1.79 billion in 2009 – a decrease of 12.1% from 2008. Compared with other cities, Regions and Regional Districts in Canada, York Region had the third highest total residential construction value for 2009 and issued the third highest number of new residential permits. Between January and December 2009, 7,105 building permits were issued for new residential units in York Region – a 14.4% decrease from 2008. The Region had 6,343 new housing starts and 6,486 housing completions in 2009, a decrease of 30.9% and 28.1% respectively.

Approximately 28,824 building permits were issued for new residential units within the GTA during 2009. York Region accounted for 25% of the GTA's activity, second to the City of Toronto's 44% of new residential permits. Peel Region issued 13%, Halton Region issued 12% and Durham Region issued 7%.

Total construction for 2009 was valued at $2.52 billion, a 10% decrease from 2008. Between January and December of 2009, ICI (industrial, commercial, and institutional) construction was valued at $734.8 million. This represents a 4.63% decrease from the value of ICI construction in 2008.

1. POPULATION GROWTH

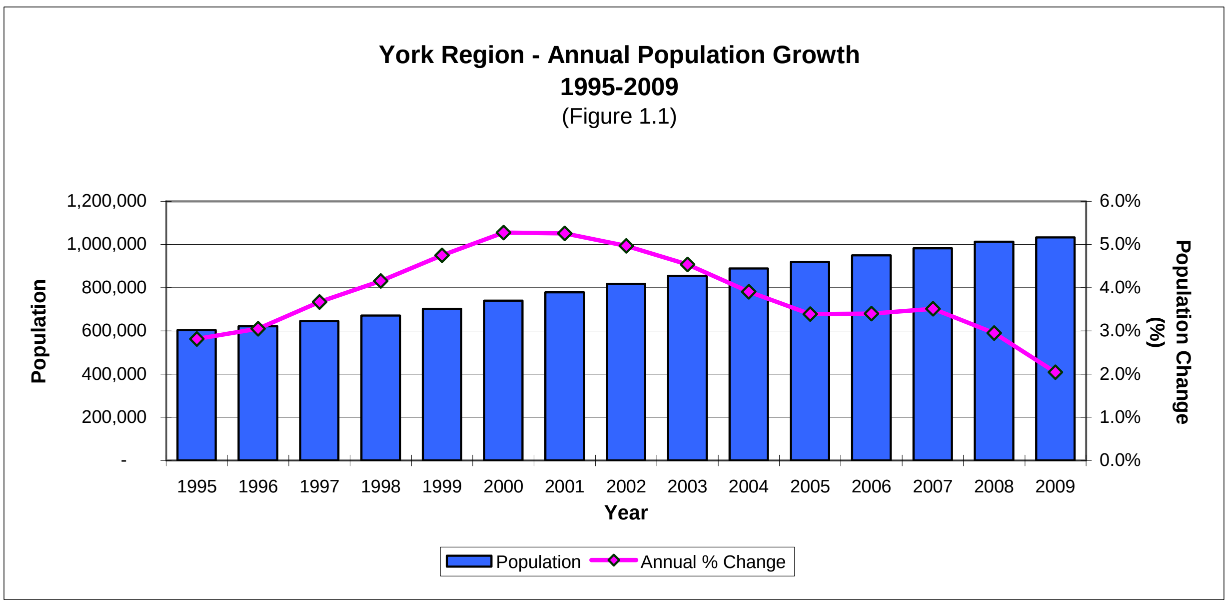
York Region's Population Growth

Since York Region's creation in 1971, its population has risen dramatically. In nearly 40 years, the Region's population has increased sixfold, from 169,000 to 1,032,650 by December 2009 (Table 1.1). This year-end population estimate represents an increase of approximately 20,650 persons from year-end 2008. This increase is lower than experienced in previous years, with the Region adding approximately 28,300 persons in 2008 (Figure 1.1).

York Region Population 2008 - 2009
(Table 1.1)

	2008	2009	Increase in Persons	Change (%)
Aurora	52,300	53,700	1,400	2.7%
East Gwillimbury	22,650	23,100	450	2.0%
Georgina	45,700	45,950	250	0.5%
King	20,500	20,550	50	0.2%
Markham	298,100	304,050	5,950	2.0%
Newmarket	81,450	83,050	1,600	2.0%
Richmond Hill	181,800	183,250	1,450	0.8%
Vaughan	276,700	283,900	7,200	2.6%
Whitchurch-Stouffville	32,800	35,100	2,300	7.0%
York Region Total	**1,012,000**	**1,032,650**	**20,650**	2.0%

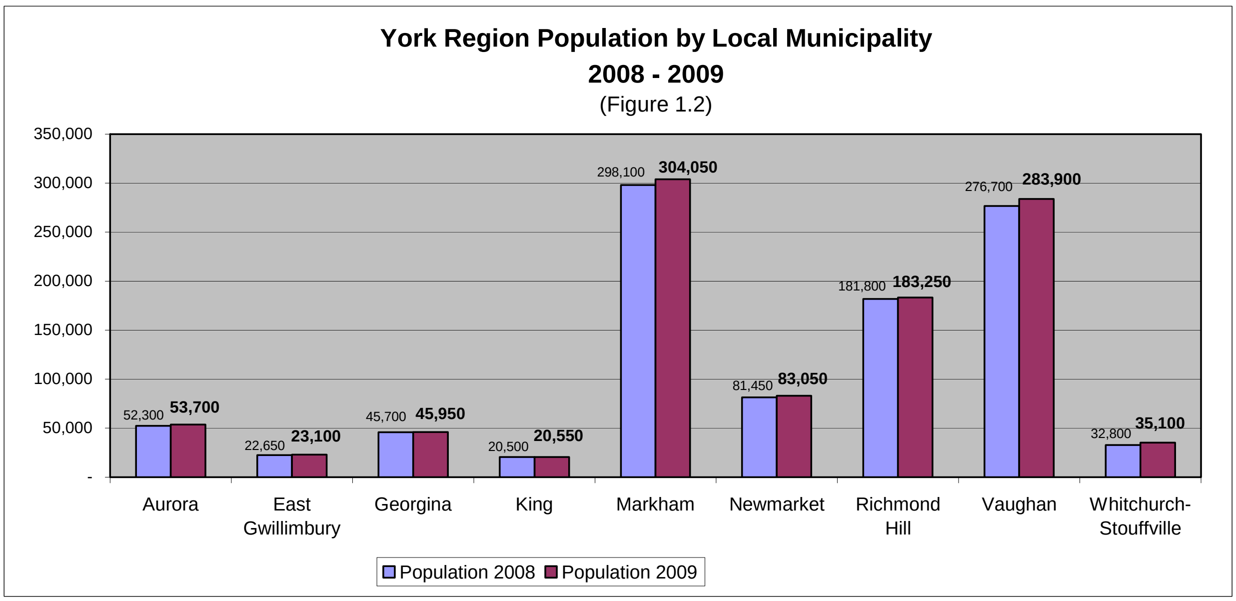
Source: York Region Planning and Development Services Department, 2008 and 2009.



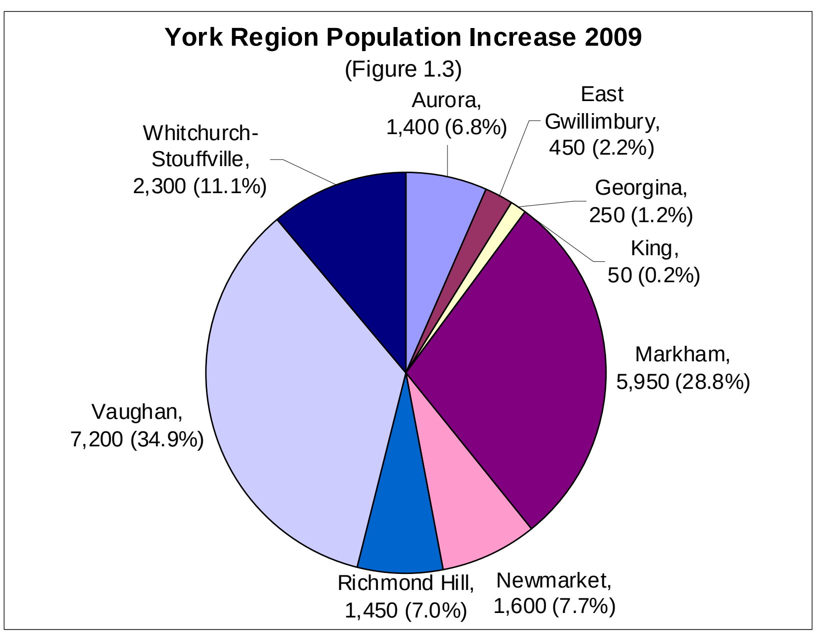
Source: York Region Planning and Development Services Department, 1995 - 2009.

Based on historic trends, the annual growth rate experienced in 2009 was lower than recent years, at 2.0%. York Region experienced its highest annual growth rate between 1986 and 1991, when population growth averaged over 7% per year. However, the recession of the early 1990s triggered a sharp decline in the Region's annual growth rate, where it reached a low of 2.8% in the mid-1990s. Spurred by improving economic conditions, the annual growth rate gradually increased, and peaked in the early 2000s at 5.3%. In the late 2000s, the Region's annual growth rate has been fairly consistent – staying within the 3-4% range, which equates to an increase of around 30,000 per year. The Region's annual growth rate for 2006, 2007, and 2008 was 3.4%, 3.5%, and 3.0% respectively. The most recent economic downturn experienced over the last year has resulted in a lower annual growth rate of 2% in 2009.

While all municipalities in York Region are growing, the largest population increases are concentrated in the Region's urban southern half (Figure 1.2). The largest population growth occurred in the City of Vaughan (approximately 7,200 people) and the Town of Markham (approximately 5,950 people). Significant growth also occured in Whitchurch-Stouffville (approximately 2,300 people or 7.0%) (Figure 1.3).



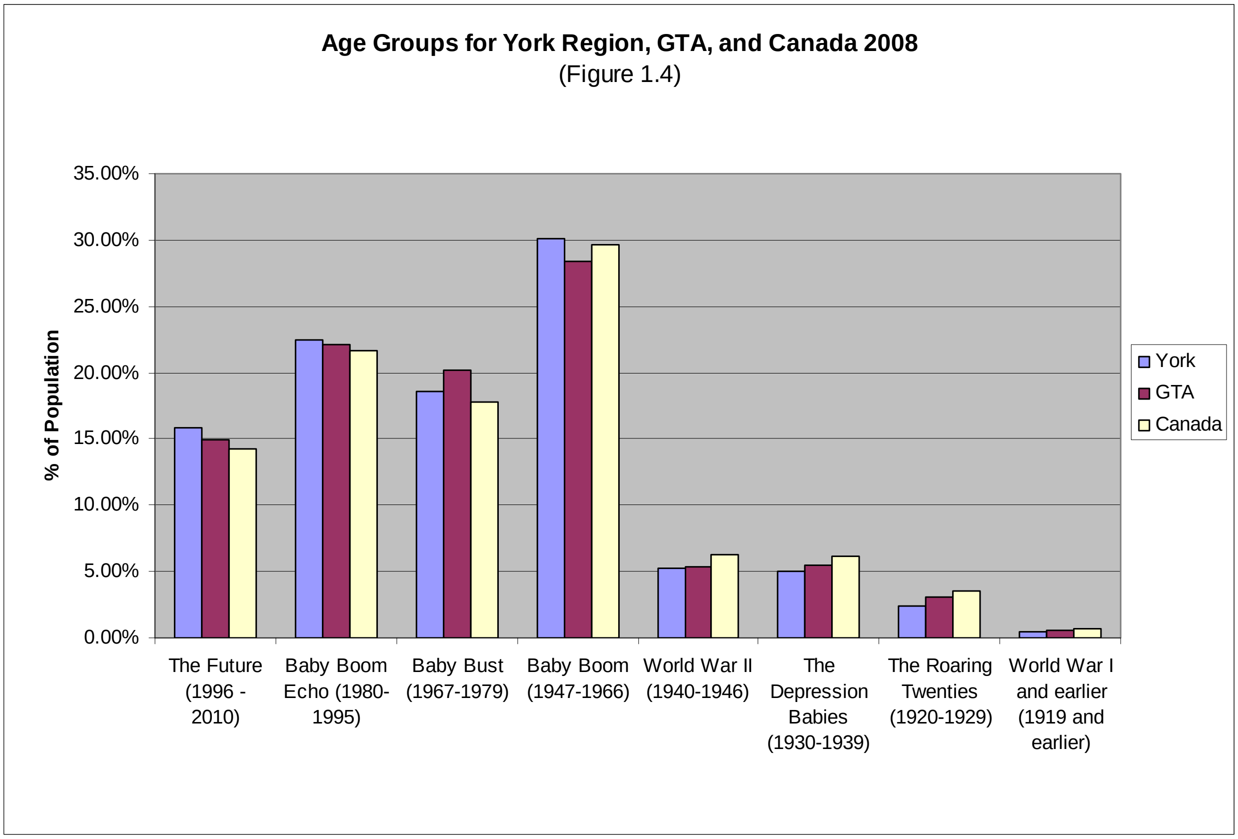
Source: York Region Planning and Development Services Department, 2009.



Source: York Region Planning and Development Services Department, 2009.

Demographics of York Region's Population

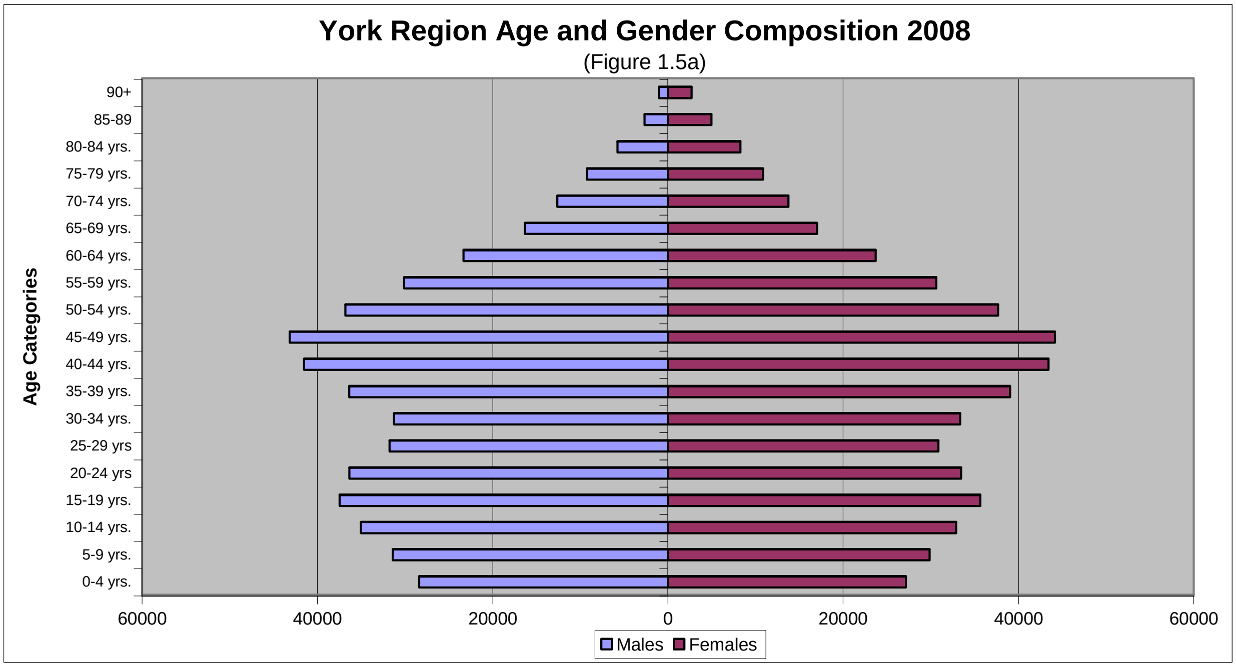
As the Region's population continues to grow, the age, social, economic and ethnic composition in York Region will continue to diversify. Population numbers from Statistics Canada show that relative to the GTA and Canada, York Region has a "younger" population (Figure 1.4). In particular, only 15.4% of York Region's population is either at or above the age of 60 – compared to 16.6% of the GTA and 19.1% of Canada's population. York Region's proportion of "baby boomers" is also slightly higher than in the GTA and Canada, with 30.1%, 28.4%, and 29.6%, respectively.



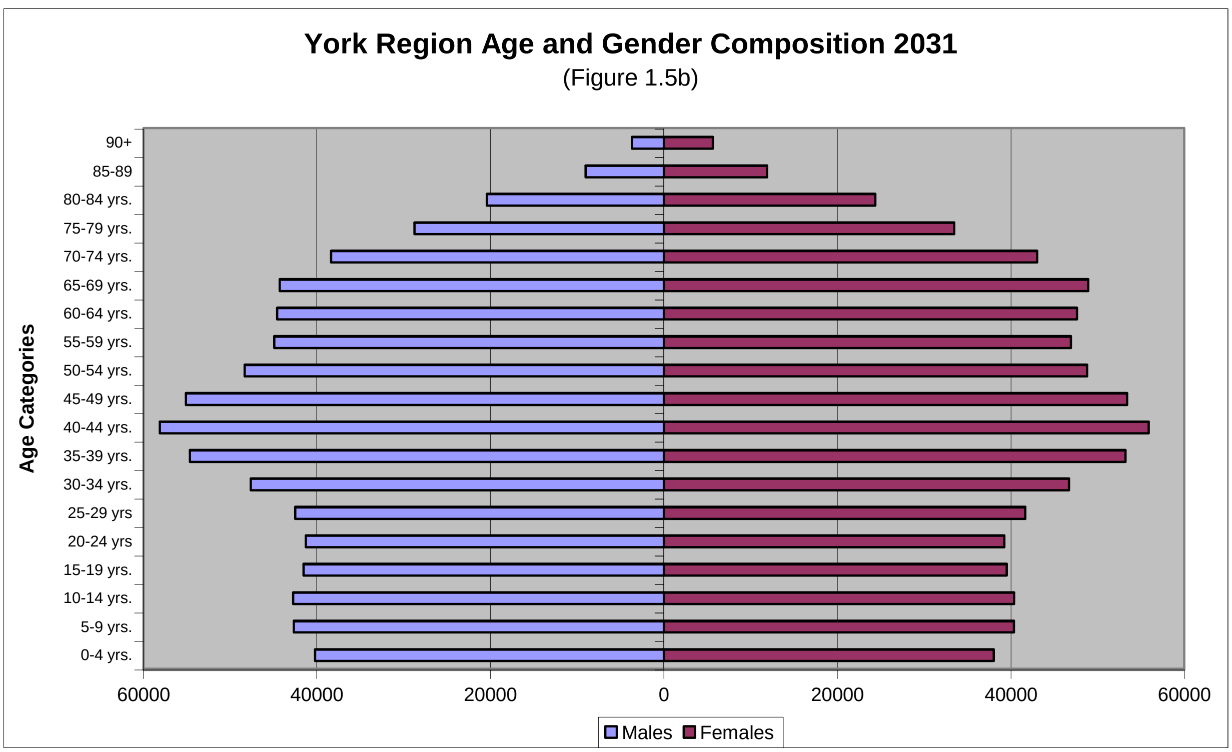
Source: York Region Planning and Development Services Department, 2009.

It is anticipated that York Region's aging baby boomer population will contribute to a substantial increase in the seniors population. In fact, the seniors population (65+ age group) in York Region is expected to triple by 2031, encompassing 20.7% of the entire population – compared to approximately 10.6% in 2008.

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



Source: York Region Planning and Development Services Department, based on Statistics Canada Annual Demographic Statistics, 2009.



Source: York Region Planning and Development Services Department forecast based on Statistics Canada 2006 Census data.

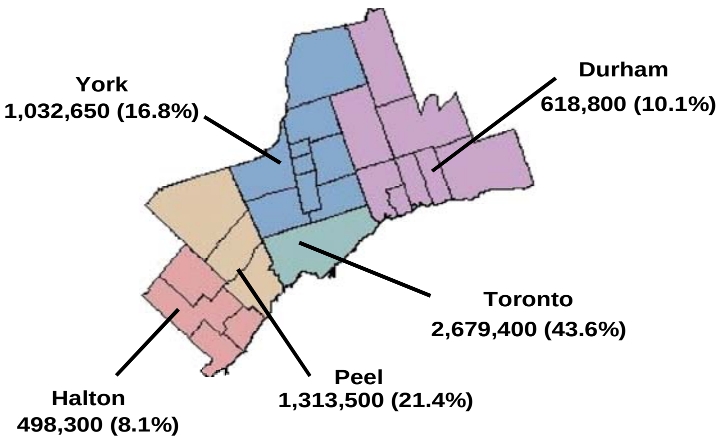
York Region in the GTA

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

As of December 31, 2009, the GTA's population was estimated at 6.14 million people. This is an increase of approximately 77,250 people (1.3% increase) from year-end 2008. As Figure 1.6 illustrates, York Region's proportion of the total GTA population was 16.8% in December 2009, maintaining the Region's position as the third most populated municipality in the GTA.

GTA POPULATION 2009

(Figure 1.6)



Source: York Region Planning and Development Services Department, 2009.

York Region in Canada

A national comparison of the population for Canadian cities, Regions, and Regional Districts indicates that, as of December 2009, York Region was the sixth largest municipality in Canada (Table 1.2).

Canada's Largest Municipalities 2009

(Table 1.2)

Rank	Municipality	Est. Population (2009)
1	City of Toronto	2,679,400
2	Greater Vancouver Regional District	2,318,500
3	City of Montréal	1,906,800
4	Peel Region	1,313,500
5	City of Calgary	1,065,500
6	**York Region**	**1,032,650**
7	City of Ottawa	908,400
8	City of Edmonton	782,400
9	City of Québec	746,300
10	City of Winnipeg	672,000

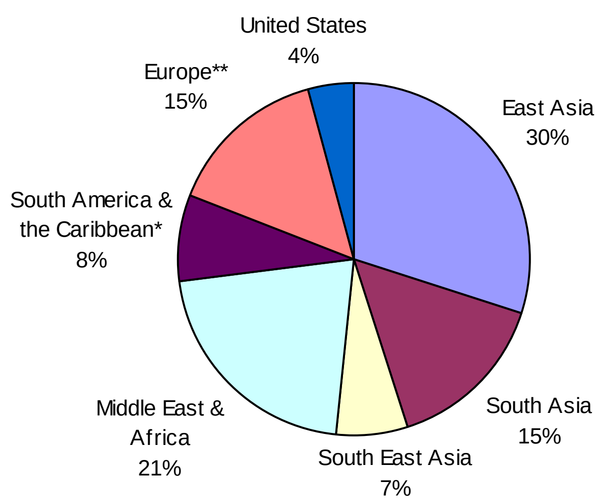
Source: York Region Planning and Development Services Department, 2009; Various Municipalities, 2009.

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

Immigration

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

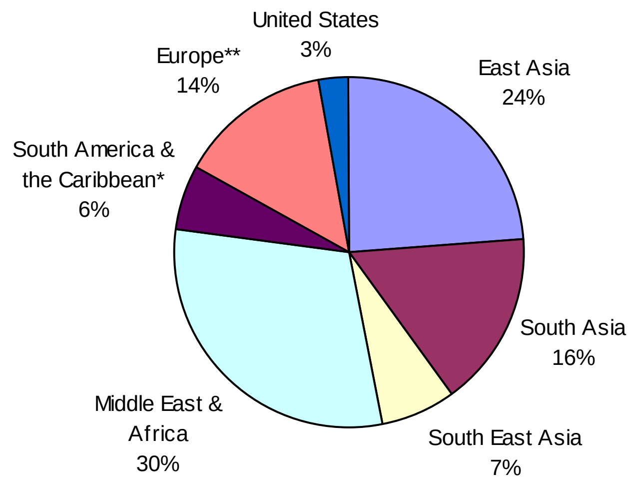
York Region Immigrant Arrivals 1997 - 2001
(Figure 1.7a)



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

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

York Region Immigrant Arrivals 2002 - 2006
(Figure 1.7b)



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

2. ECONOMIC ACTIVITIES

Provincial, National & North American Context

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

Due to the recent economic downturn, the Canadian economy struggled during the first three quarters of 2009. However, the fourth quarter of 2009 saw a significant increase from the previous quarter. The final three months of 2009 saw the fastest quarterly growth since 2002, with Canada's economy posting a 5% annualized gain. RBC Economics forecasts a positive outlook for 2010, aided by government stimulus spending, historically low interest rates and improved credit market conditions.

In 2009, Canada's Real Gross Domestic Product (GDP) declined by 2.6%, but is forecasted to increase through 2010 and into 2011 (Table 2.1). Employment in Canada last peaked in October 2008 and since then, employment levels have dropped by 1.9% (or approximately 330,000 jobs). Toronto's Economic Indicators Report cited Canada's year-end unemployment rate to be 7.8%.

GDP Growth
(Table 2.1)

	2008	2009	2010f	2011f
Ontario	-0.2	-3.2	3.1	2.5
Canada	0.5	-2.6	3.0	2.8
United States	1.1	-2.4	3.6	2.6

Source: Scotia Bank Economics, RBC Economics, BMO, 2010.
Note: f = forecast

While Canada has not been immune to what's happened around the world, the nation entered into this economic downturn on a much more solid footing than many other markets around the globe, reports DTZ Barnicke, a leading Canadian real estate advisor company. This is partially due to the fact that Canada's banks have exhibited far more conservative lending practices on both the residential and commercial sides; lessons learned from the last major downturn of the early 1990s.

Going forward into 2010, RBC Economics predicts that overall employment growth will begin to stabilize as conditions in the auto industry and rising commodity prices improve. However, the significant losses seen over the past few years will cause the manufacturing sector to continue to struggle and is likely to only be partially recouped. The established recovery in Canada's housing market can been seen through the second half of 2009 and into 2010. The Harmonized Sales Tax (HST), which will increase taxes for Ontario and British Columbia, has acted as a catalyst for increased sales activity and generated a rush to purchase new homes before the HST is implemented on July 1, 2010.

With hints of the recent global recession coming to an end, Canadian consumer confidence improved slightly in the last quarter of 2009 and continued this trend in the beginning of 2010. According to the Conference Board of Canada, while consumers exhibited signs of concern during the first half of 2009, confidence is anticipated to improve over the next 2 years.

CMHC reports that housing starts in Canada began to improve towards the end of 2009; a trend that they say is likely to continue throughout 2010, as the market re-aligns with demographic demand. Canadian housing starts in 2009 totalled 149,081 units and have dropped below the 200,000 unit mark for the first time in eight years. Housing starts for 2010 are expected to be in the range of 152,000 to 189,300 units, while 2011 expects to see 156,400 to 205,600 units.

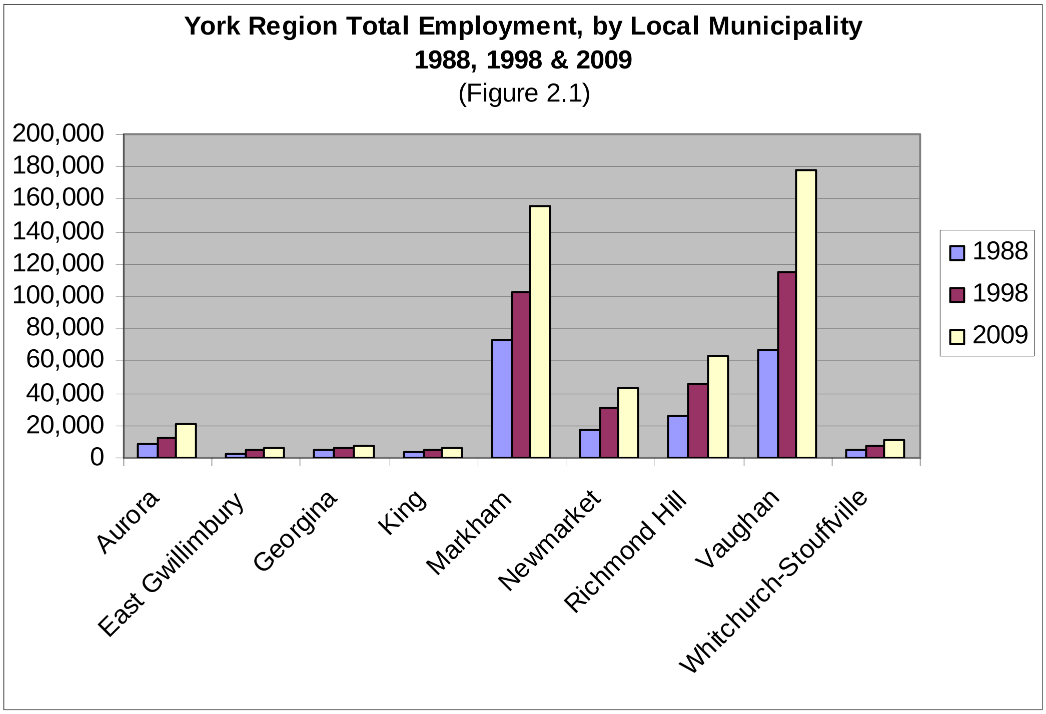
According to the Canada Mortgage and Housing Corporation, Canadian housing resale activity strengthened steadily through 2009 and was roughly 3% higher than 2008. A strong buyers market is starting to give way to a sellers market and this is expected to persist throughout 2010.

Overall, the economic indicators for York Region, the GTA, Ontario and Canada appear to be recovering from the recent recession and anticipate being positive for 2010. According to RBC Economics, Canada's economy is set to experience positive growth in 2010 as a result of a variety of promising economic indicators, including historically low interest rates and improved credit market conditions, combined with strong momentum in Canada's housing market.

Employment Growth

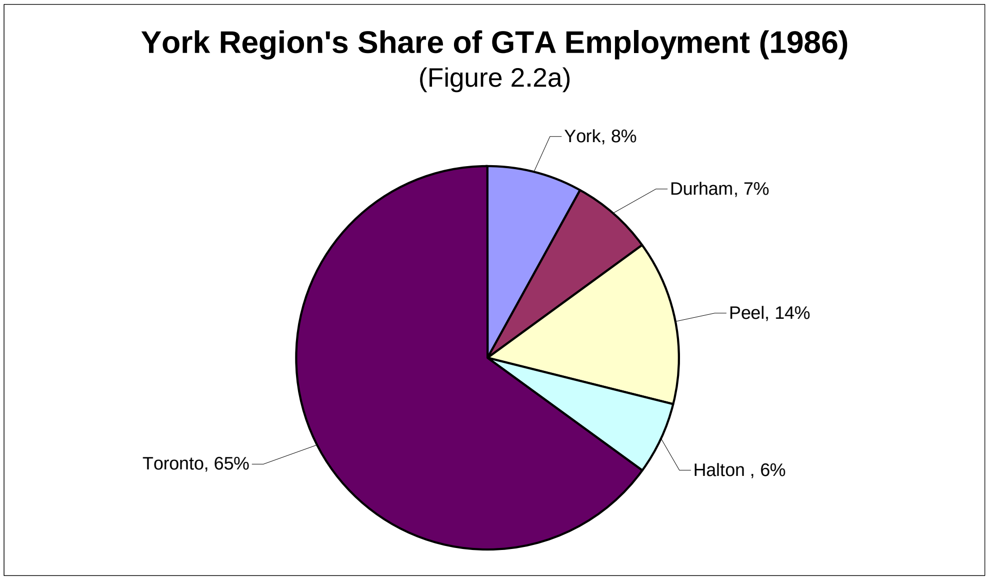
With approximately 493,000 jobs in York Region (year-end 2009), the number of jobs has increased by approximately 160,000 in the last 11 years (Figure 2.1). In the past few years, growth has been particularly strong in the business service and personal service sectors. There are now an estimated 28,000 businesses in York Region.

Despite feeling some of the recent global economic downturn, employment in York Region increased slightly from 2008 (+1,000 jobs). Over the last 3 years, York Region has lost approximately 18,800 manufacturing jobs..

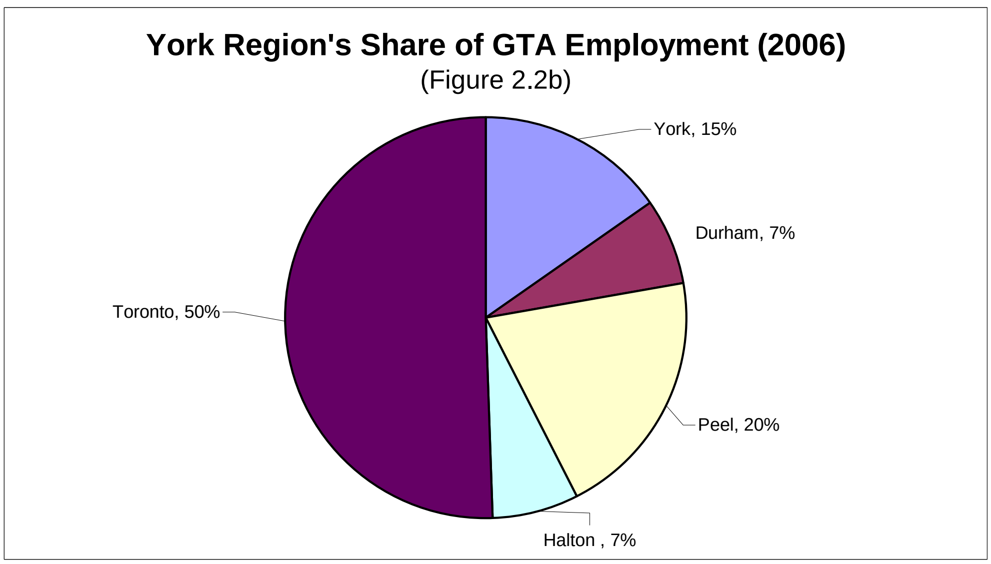


Source: York Region Planning and Development Services Department, 2009.

In the 35-year span between 1971 – 2006, York Region's employment growth has on average, increased at a higher rate than its population growth. This is an indication of the strength of the Region's rapidly expanding economy. In the most recent five year Census period, between 2001 – 2006, the Region's average annual employment growth (4.3%) was slightly lower than its population growth (4.5%). However, this is not an indication that the Region's economy has declined. However, in absolute terms, the Region's employment growth from 2001 to 2006 is consistent with the average of 15,000 new jobs created annually since 1981. As the Region's employment increased, its share of the GTA's employment also increased. In 1986, York Region accounted for 8% of all jobs within the GTA (Figure 2.2a). In 2006, that percentage grew to 15% (Figure 2.2b). The Region is forecast to have 780,000 jobs in 2031.



Source: Statistics Canada, 1986 Census Data.



Source: Statistics Canada, 2006 Census Data.

Small Business in York Region

York Region's small businesses are significant contributors to the economy with a major impact on jobs, investment, trade, innovation and prosperity. According to the Region's Small Business Centres, more than 2,000 new small businesses are started each year as regional entrepreneurs respond to market opportunities. In 2009, 85 per cent of the jobs in York Region were located in businesses with less than twenty employees. York Region offers many services to small businesses to advance business creation, innovation and growth. These include consulting, education and networking through the four small business enterprise centres in York Region (for businesses with less than 10 employees); guidance from the York Export Development Program to help innovative companies towards globalization; and encouragement from the International Investment Program for new business investment in the Region. It is forecasted that by 2031, York Region will have approximately 780,000 jobs. York Region's Economic Strategy contains a number of key directions to help attract and retain these jobs, including creating an environment to share information and ideas, sustaining a high quality workforce and strengthening entrepreneurship and industry clusters.

Top Private Sector Employers

As of mid-year 2009, there were approximately 43 private sector companies in York Region with 500 or more employees. This is almost twice the number that existed 11 years ago, as only 23 private sector employers with 500 or more employees were reported in 1998. Table 2.2 is a summary of the largest private sector employers in the Region. The list is comprised of a 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 that are not included in the table. These include Southlake Regional Health Care, York Central Hospital, the Town of Markham, the City of Vaughan, Markham-Stouffville Hospital and York Region.

Top Private Sector Employers in York Region 2009

(Table 2.2)

Rank	Name	Location	# of Employees	Industry Description
1	IBM Canada Inc.	Markham	8,600	Computer Systems Design and Related Services
2	Magna International Inc.	York Region	7,000*	Manufacturer of Automotive Components and Systems
3	AMEX Canada Ltd.	Markham	4,100	Management Consulting Services
4	Canada's Wonderland	Vaughan	3,650**	Amusement and Theme Parks
5	CGI Information Systems	Markham	2,000	Computer Systems Design and Related Services
6	United Parcel Service Canada Ltd.	Vaughan	1,900	Couriers
7	AMD Technologies	Markham	1,750	Computer and Peripheral Equipment Manufacturing
8	TD Waterhouse Inc.	Markham	1,650	Investment Banking and Securities Dealing
9	Royal Group Inc.	Vaughan	1,500*	Manufactures of Home Improvement, Consumer & Construction Products
10	The Miller Group	Markham	1,350*	Road Construction, Engineering Services, Paving & Manufacture Asphalt
11	Con Drain Co. (1983) Ltd.	Vaughan	1,350	Water and Sewer Line and Related Structures Construction
12	State Farm Insurance - Head Office	Aurora	1,200	Insurance Agencies and Brokerages
13	Allied International Credit	Newmarket	1,050	Collection Agencies
14	Ganz	Vaughan	1,000	Giftware Wholesaler-Distributor
15	Canadian National Railways	Vaughan	950	Rail Transportation
16	Adastra Corportaion	Markham	950	Computer Systems Design and Related Services
17	Showbiz Marketing	Markham	800	Advertising Agencies
18	Worldcolor	Aurora, Richmond Hill, Vaughan	800	Printing
19	Sears Canada National Service Centre	Vaughan	750	Warehouse Distribution
20	Allstate Insurance	Markham	750	Insurance Agencies and Brokerages
21	Canadian Automobile Association	Markham	750	Support Activities for Transportation
22	Nova Services Group Inc.	Vaughan	700	Janitorial Services
23	Grand & Toy	Vaughan	700	Distribution Centre for Office Supplies
24	MMM Group	Markham	700	Engineering Services
25	The Linkage Group Inc.	Markham	700	Advertising Material Distribution Services
26	Apotex	Richmond Hill	700	Pharmaceutical and Medicine Manufacturing
27	AC Nielsen Canada	Markham	700	Marketing Research and Public Opinion Polling
28	Bonfield Construction	Vaughan	700	Commercial and Institutional Building Construction
29	MDS Analytical Technologies	Vaughan	650	Navigational, Measuring, Medical and Control Instruments Manufacturing
30	Rogers Cable	Richmond Hill	600	Wired Telecommunications Carriers
31	Acklands Grainger	Richmond Hill	550	Distributor of Industrial, Fleet and Safety Products
32	Anton Manufacturing	Vaughan	550	Manufacturer of Automotive Components and Systems
33	The Toronto Star Press Centre	Vaughan	550	Internet Publishing and Broadcasting
34	Toromont Industries Ltd.	Vaughan	550	Construction and Forestry Machinery Wholesaler-Distributors
35	Wal-Mart	Richmond Hill	550	Retail Department Stores
36	Wal-Mart Supercentre	Vaughan	500	Retail Department Stores
37	407 ETR	Vaughan	500	Toll-Highway Operator
38	Giesecke & Devrient Security Card Systems	Markham	500	Security Systems Services
39	Homelife Bayview Realty Inc.	Markham	500	Real Estate Agents and Brokers
40	Kohl & Frisch Ltd.	Vaughan	500	Pharmaceuticals and Pharmacy Supplies Wholesaler-Distributors
41	Angus Glen Golf Club	Markham	500**	Golf Courses and Country Clubs
42	Clintar Groundskeeping Services	Markham	500**	Landscaping Services
43	Ceridian	Markham	500	Accounting, Tax Preparation, Bookkeeping and Payroll Services

Source: York Region Planning and Development Services Department, 2009.

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

*Includes employees of subsidiary companies located in York Region.

**Includes seasonal employees.

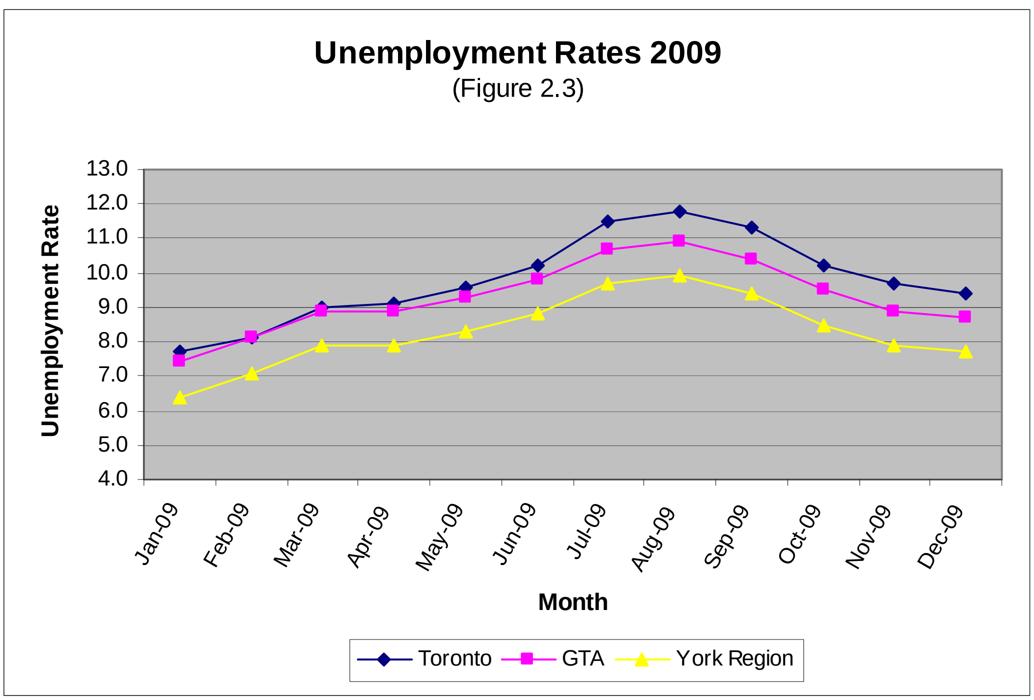
Labour Market Conditions

Unemployment Rate

2009 marks the first year in sixteen years where Canada has seen overall employment losses. Based on data from Statistics Canada's Labour Force Survey, approximately 230,000 jobs were lost from December 2008 to December 2009. These losses were chiefly due to the recent economic downturn experienced across the globe. However, despite these losses, Canada's overall unemployment rate faired better in 2009 than 2008. The year-end 2009 employment rate was 7.8%, nearly 2% higher than the 6.0% experienced at year-end 2008. In addition, Statistics Canada notes signs of recovery, with job gains of nearly 65,000 since December 2009 (+43,000 jobs in January and +21,000 jobs in February).

Ontario's unemployment rate at year-end 2009 was 8.3%. During the 2006 to 2008 period, the year-end unemployment rate remained consistent at 6.4%. Both Toronto and the GTA's unemployment rates were higher than the previous year-end, increasing from 7.3% and 6.7% in 2008 to 9.4% and 8.7%, respectively, at year-end 2009.

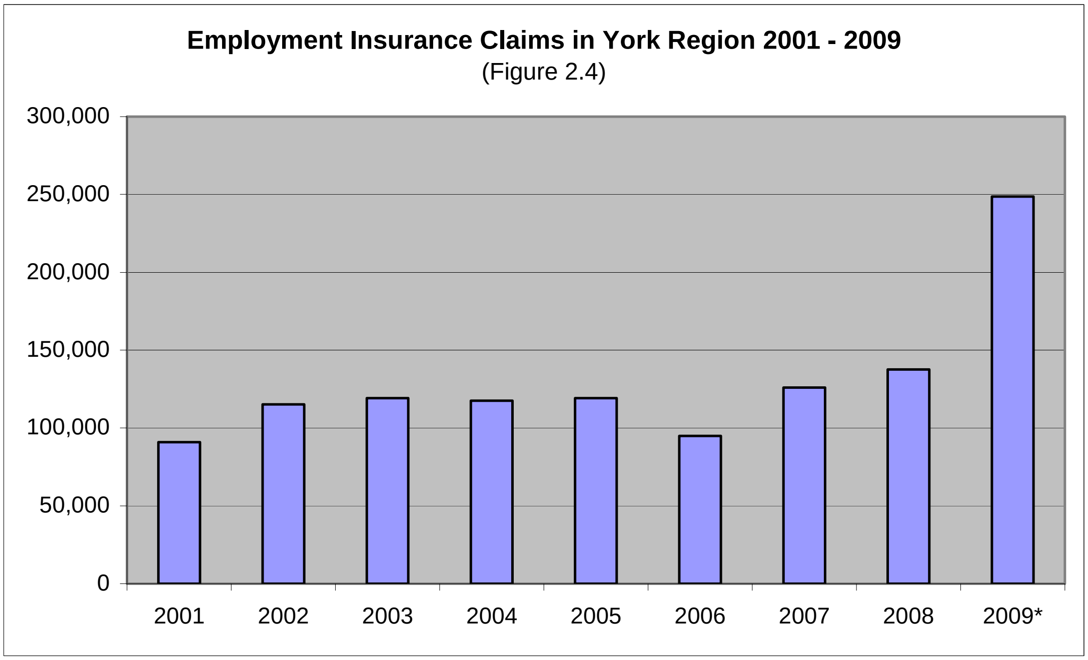
Human Resources and Social Development Canada (HRSDC) estimates put York Region's unemployment rate at 1.0 – 2.0% lower than the GTA's unemployment rate (Figure 2.3). Thus, York Region's unemployment rate in December 2009 was approximately 7.7%, higher than the 5.7% recorded at year-end 2008. It should be noted that York Region figures are general estimates based on HRSDC and Statistics Canada figures and are not seasonally adjusted. York Region's low unemployment rate, when compared to the other unemployment rates cited above, may be viewed as an indication of a strong and diverse economy.



Source: Toronto Economic Development Division, Toronto Economic Indicators, 2009.
Note: Based on unadjusted 3-month moving averages; York Region unemployment figures are estimates.

Employment Insurance

Between January and October of 2009, York Region's Services Canada Centres received 248,687 Employment Insurance claims. At the time of writing this report, data from November and December 2009 was not available. Despite missing the last two months of 2009, the number of claims received by October far exceeded the total number of claims received in 2008 (137,621). This increase is consistent with the overall trend from previous years, and amplified by the recent economic downturn (Figure 2.4). During 2009, the number of workers on Employment Insurance ranged from a high of 29,409 in August, to a low of 18,230 in January. The average number of workers on Employment Insurance during the 10 months available in 2009 was 24,869 per month. By comparison, the monthly average for claims in 2008 was 11,468.



Source: Human Resources and Social Development Canada, Service Canada, 2001 - 2009.
*Note: Data only includes Jan - Oct, 2009. At the time of compiling this report, Nov and Dec were unavailable.

Ontario Works

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

Financial Assistance

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

Employment Assistance

Ontario Works provides integrated employment assistance to support individuals to gain employment and financial independence. Ontario Works staff help individuals develop and operationalize action plans to enhance their ability to find work and become financially independent. An individual action plan may include employment assistance activities such as basic education, training, job search and funding to assist with employment related costs such as transportation, work related clothing, training and child care.

Monitoring Employment Outcomes

York Region Ontario Works is committed to assisting participants to prepare for and obtain ongoing employment. The Provincial Ontario Works Employment Outcomes Planning and Funding Model includes measures to monitor participant job related earnings and employment activities.

In 2009, a monthly average of 6,727 participants were engaged in employment assistance support activities. Over 1,200 Ontario Works participants found paid employment and no longer required financial assistance.

More than 280 participants received specialized employment training to support their skill development and employment goals in areas such as grocery and retail, coffee and vending, security, culinary operations, business office skills, dental reception and dental office management.

Approximately 130 newcomers received specialized one-on-one employment coaching on Canadian workplace culture, job searching and navigating the work related accreditation process. An additional 22 internationally trained individuals received language and sector specific training in accounting, bookkeeping and the culinary industry.

The Learning, Earning and Parenting Program (LEAP) was introduced in 1999 for young parents in receipt of financial assistance between the ages of 16 and 25. The LEAP program encourages participants to complete their high school education, learn about child development and acquire parenting and employment skills. In 2009, approximately 60 young parents participated in LEAP.

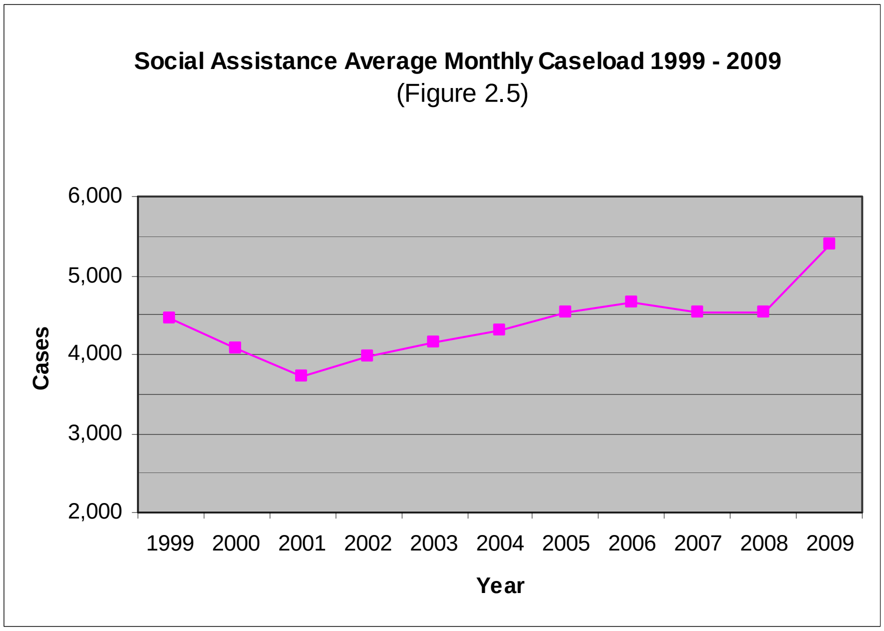
Ontario Works Caseload

In 2009, York Region's Ontario Works caseload averaged 5,399 cases per month, consisting of 9,601 individual beneficiaries (approximately 0.9 per cent of the population). This represents a 19% increase over the 2008 monthly average caseload of 4,535 cases (Figure 2.5).

Between 1999 and 2002, a strong local economy contributed to a decline in the Ontario Works caseload. Since 2002, the caseload has increased incrementally in line with population growth, levelling off in 2007 and remaining relatively stable in 2008. Towards the end of 2008, the Ontario Works caseload began to rise as more individuals experienced the effects of the economic downturn.

In 2009, the caseload continued to rise through the first quarter, resulting in a monthly average increase of 521 cases over 2008. Throughout the remainder of 2009, the caseload rose at a slower pace, with monthly increases ranging between 0.5% and 1.5%.

The Ontario Works caseload is projected to rise in 2010 as a result of population growth and the uncertainty of current economic conditions. The caseload will continue to be closely monitored.



Source: York Region Community and Health Services Department, 2009.

3. PROPERTY MARKET

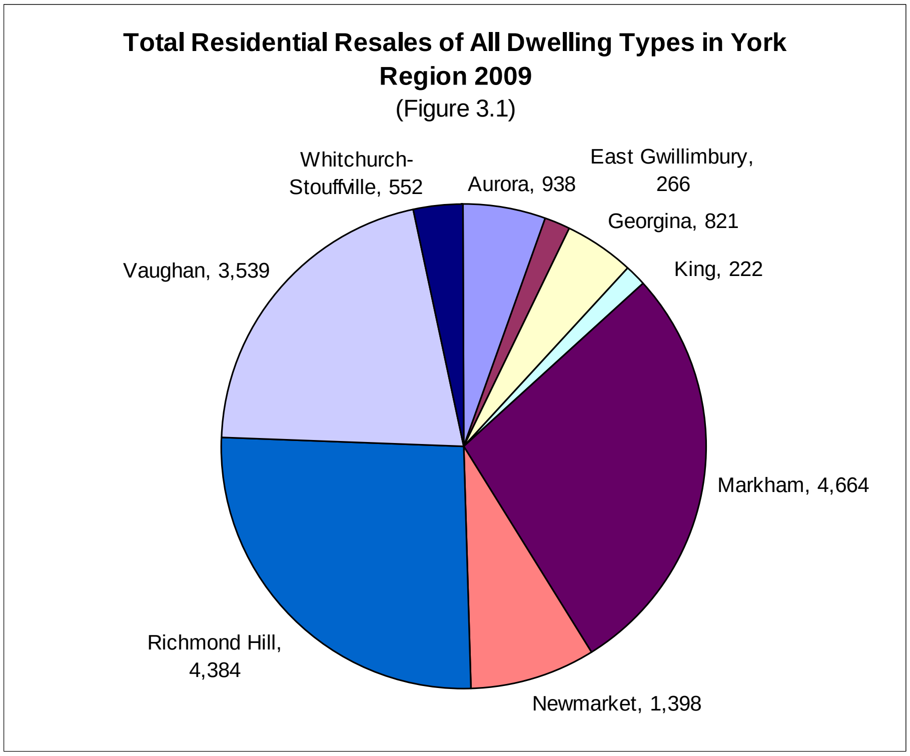
Residential Property Market

While concerns of a declining market were experienced in 2008, real estate markets in Ontario have staged a noteworthy turnaround in the past year. According to a recent RBC Economics Housing Affordability Report, the Ontario housing market has demonstrated a noteworthy turnaround over the past year. Resembling the U.S. market, concerns of a market collapse in Ontario were apparent during 2009, but have since been diminished. RBC Economics states "More recent worries have been at the opposite end of the spectrum – that possibly excessive demand is heating things up too much. To be sure, resale activity has more than fully recovered from the losses during last year's downturn, lately reaching record levels."

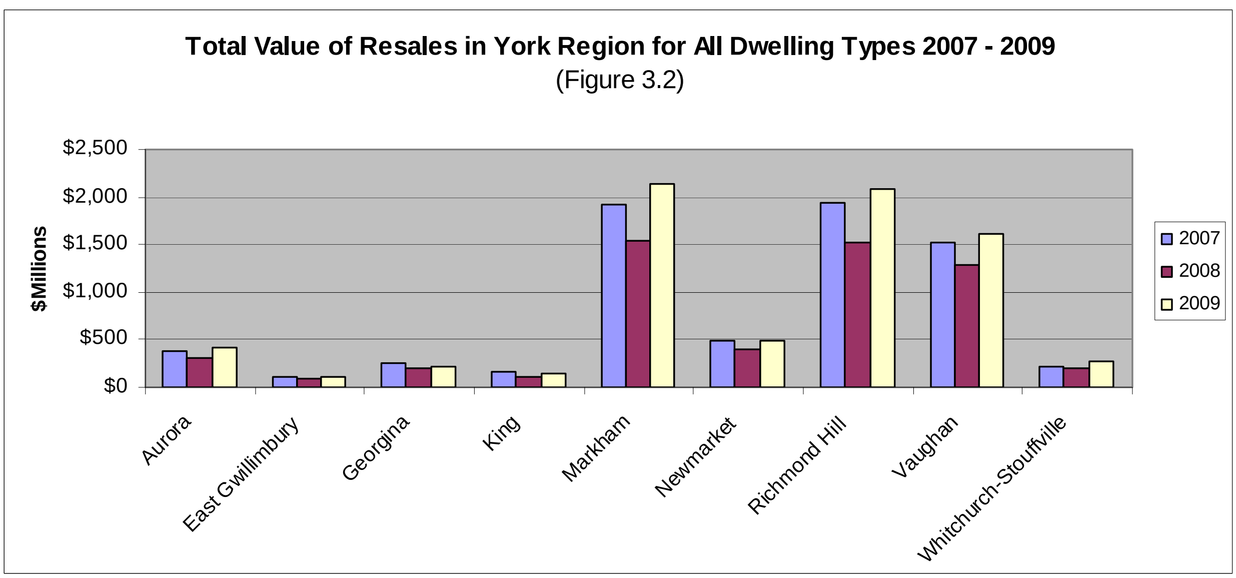
The GTA's resale market improved slightly in 2009, while the average price of residential dwellings rose 4% to reach $395,460 (all dwelling types for the entire GTA). The Toronto Real Estate Board (TREB) reported 87,308 resales in the GTA during 2009. This figure shows an increase of approximately 17% from the 2008 total of 74,552 resales.

The Toronto Real Estate Board reports that after a slow start in 2009, existing home sales rebounded during the second half of the year. Consumer confidence also improved as many households moved to take advantage of affordable home ownership opportunities in the GTA. In early 2010, sales largely increased, partially due to the cost of home ownership remaining at affordable levels. It is expected that strong annual growth rates for existing home sales will emerge through 2010 with a greater supply of listings, which will allow for home prices to grow at a sustainable level.

According to TREB's Market Watch Report, the number of residential resales in York Region during 2009 totalled 16,784 dwelling units (Figure 3.1). This represents an increase of 28.5% (3,719 units) from 2008 resales. The total value of all residential resales in 2009 was approximately $7.5 billion – an increase from 2008's $5.7 billion. This increase in total value is most pronounced in the southern three municipalities – Markham, Richmond Hill, and Vaughan (Figure 3.2).



Source: Toronto Real Estate Board, Market Watch, 2009.



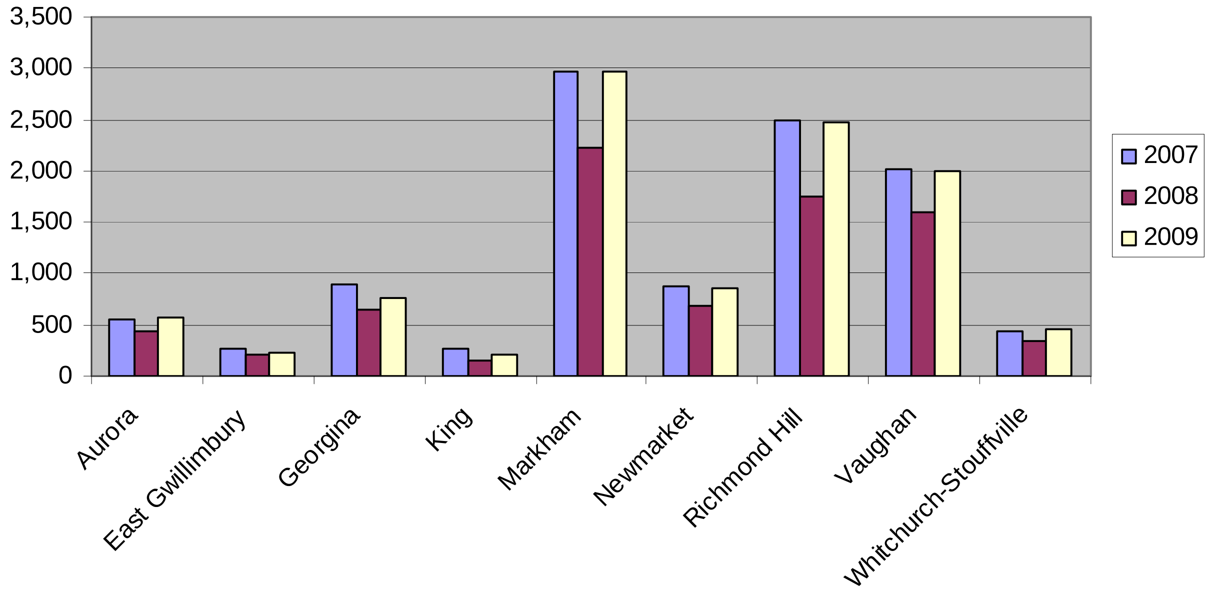
Source: Toronto Real Estate Board, Market Watch, 2007 - 2009.

The average resale price of single detached dwellings has steadily increased in recent years (Table 3.1). The average resale price is calculated by using the actual price that homes were sold for during this time period – not the assessed value of housing in each community. In 2009, the average resale price rose to $520,895 – an increase of 2.3% from 2008. The number of resales for single detached dwellings increased across all municipalities (Figure 3.3).

Single Detached Dwellings: Total Number of Resales and Average Price by Local Municipality 2007 - 2009 (Table 3.1)						
	Sales			Average Price		
	2007	2008	2009	2007	2008	2009
Aurora	555	440	565	$485,660	$508,790	$523,367
East Gwillimbury	247	200	235	$393,867	$421,084	$406,674
Georgina	889	649	754	$267,813	$276,505	$275,518
King	247	161	209	$676,712	$703,008	$700,499
Markham	2,955	2,220	2,972	$488,131	$517,765	$530,821
Newmarket	869	685	849	$389,153	$395,397	$397,000
Richmond Hill	2,478	1,754	2,474	$547,570	$582,302	$595,488
Vaughan	2,003	1,601	1,991	$523,616	$549,195	$551,811
Whitchurch-Stouffville	413	336	457	$501,359	$514,654	$526,390
York Region Total	**10,656**	**8,046**	**10,506**	**$484,741**	**$508,892**	**$520,895**

Source: Toronto Real Estate Board, Market Watch, 2007 - 2009.

Total Number of Resales of Single Detached Dwellings in York Region 2007 - 2009
(Figure 3.3)



Source: Toronto Real Estate Board, Market Watch, 2009.

Table 3.2 outlines the number of resales and average price of each residential type in York Region's municipalities. Multiple unit dwellings include semi-detached, town/row/attached houses, and condominiums and apartments. In 2009, there were a total of 6,278 multiple unit dwelling resales in York Region. This is an increase of 25.1% from 2008, which had 5,019 resales. Although the average resale price of multiple unit dwellings varied between municipalities, there was an overall increase in their average resale prices.

York Region Resales & Average Prices All Dwelling Types 2009
(Table 3.2)

	Detached		Semi		Town/Row/Attach		Condo/Apt	
	Sales	Avg Price	Sales	Avg Price	Sales	Avg Price	Sales	Avg Price
Aurora	565	$523,367	91	$315,007	243	$342,618	39	$290,933
East Gwillimbury	235	$406,674	0	$0	30	$248,727	1	$173,000
Georgina	754	$275,518	12	$249,808	48	$212,556	7	$138,143
King	209	$700,499	0	$0	5	$338,600	8	$227,225
Markham	2,972	$530,821	340	$370,849	860	$337,166	492	$291,285
Newmarket	849	$397,000	192	$285,143	295	$280,364	62	$234,724
Richmond Hill	2,474	$595,488	244	$385,136	857	$368,702	809	$248,457
Vaughan	1,991	$551,811	465	$380,030	551	$354,828	532	$280,499
Whitchurch-Stouffville	457	$526,390	37	$327,789	57	$278,521	1	$579,000
York Region	**10,506**	**$520,895**	**1,381**	**$358,664**	**2,946**	**$340,342**	**1,951**	**$268,055**

Source: Toronto Real Estate Board, Market Watch, 2009.

From January to December of 2009, York Region accounted for 19.2% of the total number of residential resales within the GTA. When examining the total value of residential resales within the GTA, the Region accounted for 21.7%. The Region's proportion of the GTA's total value is larger than its proportion of the number of units sold because of the higher housing prices within the Region. The average resale price for all residential dwelling types in York Region ($446,464) was 12.9% higher than in the GTA ($395,460).

As indicated by the Toronto Real Estate Board, the average number of days that a residential dwelling in York Region was on the market in 2009 was 40 days. On average, properties in York Region sold at 97% of their listed price.

Royal LePage tracks residential resale values in five nodes across southern York Region: Markham, Richmond Hill, Thornhill, Unionville and Woodbridge (Table 3.3). Senior Executive homes in Unionville averaged the highest resale price within these nodes in both 2008 and 2009, at $770,000 and $780,000 respectively. Woodbridge was the only area that did not register an increase in average resale value in all housing categories between 2008 and 2009.

York Region Average Resale Prices 2008 and 2009

(Table 3.3)

Standard Condominium Apt.		
	2008	2009
Markham	$260,000	$280,000
Richmond Hill	$245,000	$260,000
Thornhill	$275,000	$280,000
Unionville	$340,000	$360,000
Woodbridge	$272,000	$274,000

Standard Two-Storey		
	2008	2009
Markham	$440,000	$450,000
Richmond Hill	$360,000	$395,000
Thornhill	$480,000	$495,000
Unionville	$535,000	$550,000
Woodbridge	$348,000	$347,000

Luxury Condominium Apt.		
	2008	2009
Markham	$340,000	$350,000
Richmond Hill	$275,000	$280,000
Thornhill	$298,000	$310,000
Unionville	$430,000	$460,000
Woodbridge	$262,000	$266,000

Executive Detached Two-Storey		
	2008	2009
Markham	$520,000	$535,000
Richmond Hill	$425,000	$435,000
Thornhill	$590,000	$615,000
Unionville	$620,000	$630,000
Woodbridge	$473,000	$472,000

Standard Townhouse		
	2008	2009
Markham	$260,000	$350,000
Richmond Hill	$280,000	$290,000
Thornhill	$245,000	$250,000
Unionville	$350,000	$390,000
Woodbridge	$293,500	$296,000

Senior Executive		
	2008	2009
Markham	$575,000	$600,000
Richmond Hill	$495,000	$505,000
Thornhill	$635,000	$675,000
Unionville	$770,000	$780,000
Woodbridge	$468,000	$470,000

Detached Bungalow		
	2008	2009
Markham	$450,000	$460,000
Richmond Hill	$335,750	$375,000
Thornhill	$600,000	$620,000
Unionville	$525,000	$550,000
Woodbridge	$426,000	$425,000

Source: Royal LePage, Survey of Canadian House Prices, 2008 and 2009.

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

Industrial & Commercial Property Market

Industrial Land

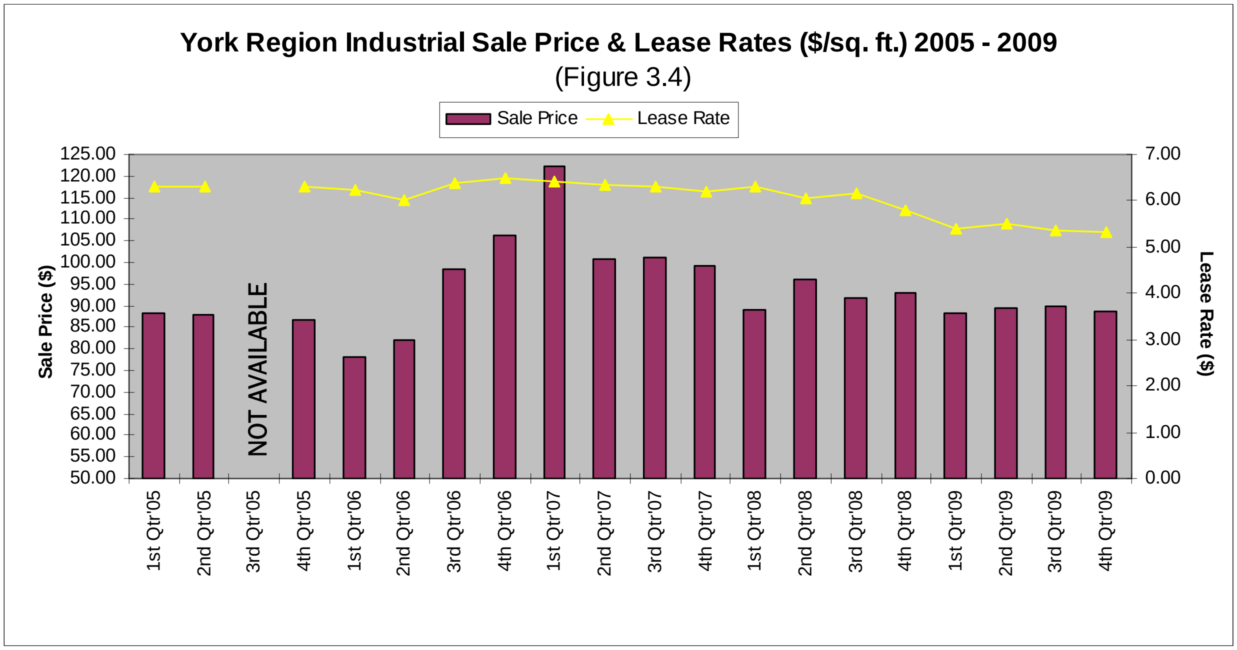
The GTA industrial market, with approximately 838 million square feet of inventory, is favourably located to serve both Canadian and U.S. markets. However, according to CB Richard Ellis Ltd., the uncertainty of the U.S. economy has had, and will continue to have, a significant impact on the GTA.

The overall vacancy rate in the GTA ranged from 6.7% to 7.1% during 2009. According to Cushman & Wakefield LePage, vacancy rates in the industrial market are expected to continue to hover close to, or below, the 7% mark for the better part of 2010. Future demand for large spaces in the GTA's West and North regions will have a positive impact on absorption in 2010, and although the industrial market shows signs of improvement, there is still downward pressure on lease rates. In York Region, vacancy rates dropped 0.5% from 7.2% in the 1st quarter to 6.7% in the 4th quarter.

Colliers International follows the industrial market for six of the nine municipalities in York Region: Aurora, Markham, Newmarket, Richmond Hill, Vaughan, and Whitchurch-Stouffville. Combined, these six municipalities account for 17.7% of the GTA's industrial inventory and have the third largest supply of new industrial lands in the GTA, following the GTA West and GTA Central.

Industrial Buildings

Cushman & Wakefield LePage track the industrial market in five of the nine municipalities in York Region: Aurora, Markham, Newmarket, Richmond Hill and Vaughan. In the last quarter of 2009, the average lease rate for industrial buildings in these municipalities was $5.32 per sq. ft. By comparison, the average lease rate was $5.80 per sq. ft. in the last quarter of 2008 (Figure 3.4). Industrial sale prices per sq. ft. were recorded at $88.16 in the first quarter of 2009 and $88.52 by year-end. In York Region, the fourth quarter industrial vacancy rate was 6.7% in 2009, compared to 7.2% in 2008 (Table 3.4).



Source: Cushman & Wakefield LePage, MarketBeat: Greater Toronto Industrial Report, 2005 - 2009.
Note: North area includes Aurora, Markham, Newmarket, Richmond Hill and Vaughan.

Vacancy Rates and Total Inventory of Industrial Buildings in York Region 2009
(Table 3.4)

	1st Qtr. 2009		2nd Qtr. 2009		3rd Qtr. 2009		4th Qtr. 2009	
	Inventory (sq.ft.)	Vacancy Rate	Inventory (sq.ft.)	Vacancy Rate	Inventory (sq.ft.)	Vacancy Rate	Inventory (sq.ft.)	Vacancy Rate
Aurora	6,235,892	9.0%	6,235,892	7.6%	6,252,186	9.1%	6,274,532	10.8%
Markham	35,728,680	6.6%	35,829,984	8.0%	35,885,334	7.0%	35,542,216	8.0%
Newmarket	6,633,658	5.9%	6,658,480	7.2%	6,716,350	5.7%	6,778,032	5.2%
Richmond Hill	13,935,070	4.5%	13,808,877	6.1%	13,848,127	5.2%	13,893,384	4.8%
Vaughan	88,294,987	7.8%	88,352,533	7.6%	88,688,334	7.3%	89,475,386	6.3%
Total	**150,828,287**	**7.2%**	**150,885,766**	**7.6%**	**151,390,331**	**7.1%**	**151,963,550**	**6.7%**

Source: Cushman & Wakefield LePage, Marketbeat: Greater Toronto Industrial Report, 2009.

According to Cushman & Wakefield LePage, Markham reported the highest market share for sale transactions, while Richmond Hill reported the highest market share for lease transactions in York Region for 2009. Within the GTA industrial property market, Markham maintained the highest market share for sale transactions, whereas the City of Toronto displayed the highest share for lease transactions.

Commercial/Office Properties

CB Richard Ellis Ltd. tracks office market activity within three York Region nodes: Markham North & Richmond Hill, Steeles Woodbine, and Vaughan. Throughout 2009, the vacancy rates in these three nodes ranged from 9.8– 12.9% in Markham North & Richmond Hill, 8.6 – 9.7% in Steeles Woodbine and 6.6 – 8.6% in Vaughan. In comparison, the vacancy rate for the GTA ranged from 7.7 – 9.4% during the year (Table 3.5). Between the three tracked office nodes, the highest average lease per sq. ft. occurred in Vaughan during the second quarter, at $18.64. The lowest average lease rate per sq. ft. occurred in the Steeles Woodbine node during the fourth quarter, at $13.51. All three nodes finished 2009 with lease rates between $13.51 and $18.29 per sq. ft. Comparatively, the GTA finished 2009 with a lease rate of $17.35 per sq. ft. (Table 3.6).

Selected Office Market Vacancy Rates 2006 - 2009

(Table 3.5)

Office Nodes	2006 1st Qtr	2006 2nd Qtr	2006 3rd Qtr	2006 4th Qtr	2007 1st Qtr	2007 2nd Qtr	2007 3rd Qtr	2007 4th Qtr	2008 1st Qtr	2008 2nd Qtr	2008 3rd Qtr	2008 4th Qtr	2009 1st Qtr	2009 2nd Qtr	2009 3rd Qtr	2009 4th Qtr
Markham North & Richmond Hill	8.4%	8.4%	9.1%	11.0%	10.8%	10.2%	9.3%	8.4%	9.2%	8.7%	7.8%	8.8%	9.8%	11.1%	12.5%	12.9%
Steeles Woodbine	7.8%	7.2%	7.2%	6.6%	7.3%	9.5%	8.9%	7.8%	7.6%	5.4%	7.7%	8.2%	8.6%	9.1%	9.1%	9.7%
Vaughan	4.6%	4.5%	3.9%	5.3%	6.0%	5.5%	5.9%	5.1%	8.4%	6.5%	6.7%	4.5%	6.6%	6.9%	8.6%	7.8%
GTA Total/Average	**9.2%**	**9.2%**	**9.7%**	**8.9%**	**8.2%**	**8.2%**	**7.6%**	**7.2%**	**6.8%**	**6.7%**	**6.6%**	**6.8%**	**7.7%**	**8.4%**	**9.1%**	**9.4%**

Source: CB Richard Ellis, Office Market Review, 2006 - 2009.

Selected Office Market Lease Rates ($/sq.ft.) 2006 - 2009

(Table 3.6)

Office Nodes	2006 1st Qtr	2006 2nd Qtr	2006 3rd Qtr	2006 4th Qtr	2007 1st Qtr	2007 2nd Qtr	2007 3rd Qtr	2007 4th Qtr	2008 1st Qtr	2008 2nd Qtr	2008 3rd Qtr	2008 4th Qtr	2009 1st Qtr	2009 2nd Qtr	2009 3rd Qtr	2009 4th Qtr
Markham North & Richmond Hill	10.32	13.71	14.60	13.75	14.09	14.02	15.53	14.51	15.63	15.41	15.19	14.81	15.22	14.86	15.68	15.63
Steeles Woodbine	14.38	13.64	10.65	11.58	12.31	13.24	12.81	13.32	13.47	13.29	14.25	14.41	14.24	13.78	13.62	13.51
Vaughan	13.60	13.38	12.59	13.79	13.86	13.81	14.64	14.58	16.42	17.56	17.46	16.58	18.54	18.64	18.37	18.29
GTA Total/Average	**15.05**	**15.02**	**15.05**	**14.81**	**14.91**	**15.00**	**15.92**	**16.46**	**16.62**	**16.75**	**16.62**	**16.77**	**16.93**	**16.24**	**17.31**	**17.35**

Source: CB Richard Ellis, Office Market Review, 2006 - 2009.

Taxable Assessment

2009 Taxable Assessment for 2010 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. In determining the Taxable Assessment, Municipal Property Assessment Corporation (MPAC) provides municipalities with a Current Value Assessment (CVA) that represents the fair market value of a property as of a certain date. In 2009, the CVA for taxable properties in York Region for the 2010 taxation year totalled $153 billion, an 8.1% increase over 2008 ($142 billion). This increase includes both growth from new development, and reassessments of existing properties.

Reassessment Cycle

There have been a number of changes affecting Ontario's property value reassessment cycle in the past few years. Starting in 2006, province-wide reassessments were scheduled to occur annually as of January 1 of the preceding year. However, in June 2006, the Minister of Finance announced that property tax reassessments would be cancelled for the 2007 and 2008 taxation years to allow for the implementation of the Ontario Ombudsman's recommendations with respect to MPAC. In response to the Ombudsman's report, the Province announced changes to the property assessment system to enhance the fairness and predictability of assessments for property owners.

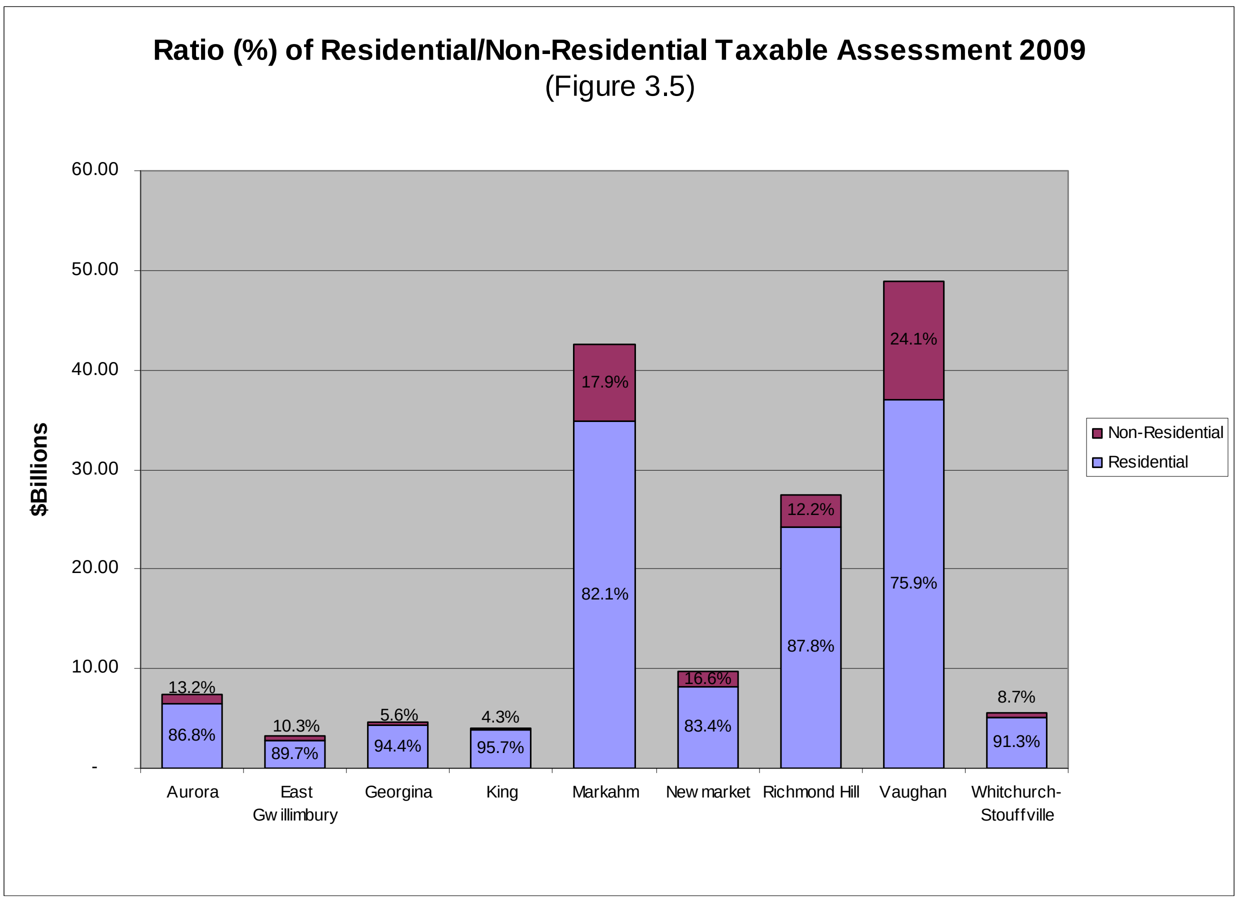
For the 2009 taxation year, properties in Ontario were reassessed on a four year phase in cycle, with the property valuation date set for January 1, 2008. If the assessed value of a property has increased due to general reassessment, the change in the assessed value will be phased in over four years in equal annual increments to reach the total reassessed value by 2012. However, if the assessed value of a property decreases due to general reassessment, the change in assessed value will be fully realized in 2009. Table 3.7a summarizes the reassessment cycle.

Reassessment Cycle 2006 - 2013 (Table 3.7a)	
Taxation Year	**Assessed Value**
2006, 2007 and 2008	January 1, 2005
2009	January 1, 2008
2013 and every four years thereafter	January 1 of preceeding year

Source: York Region Finance Department, 2009.

Residential to Non-Residential Assessment Ratio

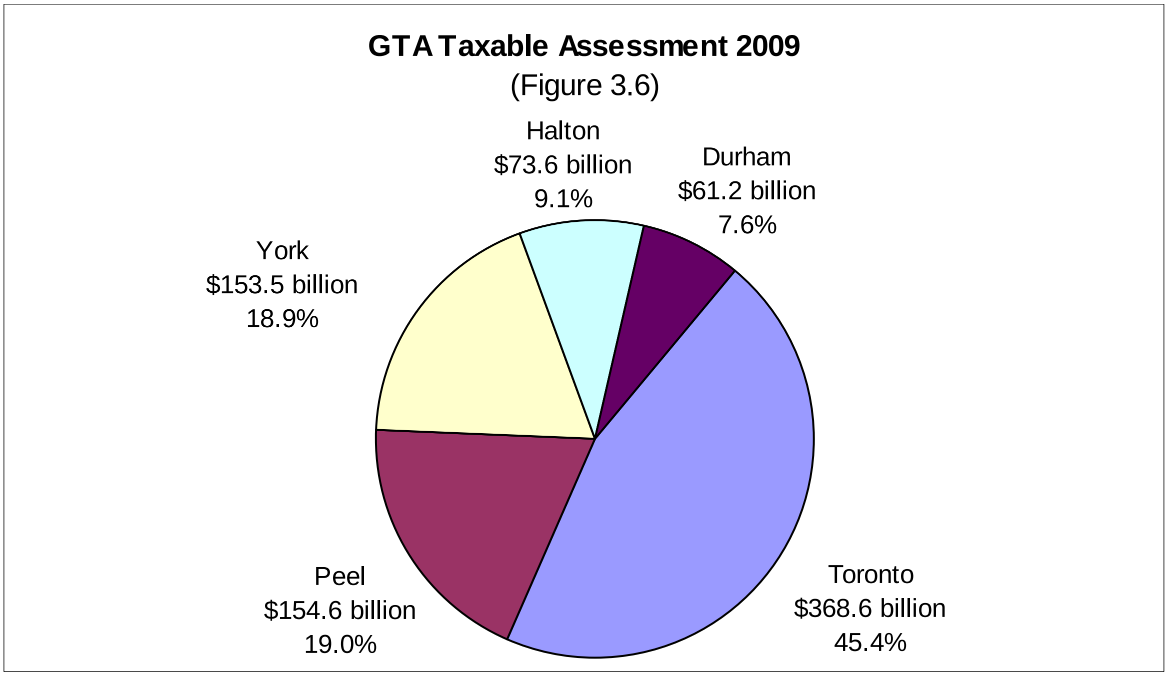
The overall ratio of residential to non-residential assessment in York Region was 82.7% to 17.3% in 2009. All the York Region local municipalities had at least 80% assessment values in the residential category, except for the City of Vaughan which had 75.9% (Figure 3.5).



Source: York Region Finance Department, 2009.

York Region Share of GTA Taxable Assessment

York Region's assessment growth was 2.7% in 2009 (Table 3.7b). A comparison of taxable assessment for York Region with the rest of the GTA is illustrated in Figure 3.6. As shown, York Region shared 18.9% of the GTA's total assessment of $812 billion in 2009.



Source: York Region Finance Department, 2009.
Note: 2009 figures are based on information provided by the Municipal Property Assessment Corporation for GTA municipalities and do not include PIL and exempt properties.

York Region Assessment Growth 1998 - 2009
(Table 3.7b)

Year	Growth %
1998	3.8
1999	4.4
2000	4.1
2001	5.1
2002	3.8
2003	3.8
2004	4.9
2005	3.7
2006	3.2
2007	2.7
2008	2.7
2009	2.7

Source: York Region Finance Department, 2009.

Development Charges

Development charges are used to fund needed infrastructure improvements and to recover costs incurred to service new development. The total development charges collected by the Region since 1998 are illustrated in Table 3.8. Collections in 2009 were 21% lower than in 2008 and have been declining since 2007. Development charge collections have been influenced by economic conditions. Furthermore, 2007 Development Charge collections were also influenced by payments received prior to the rate increase associated with the Development Charge By-Law update in June 2007. Non-discounted rates were fully phased-in for single dwellings, semis and multiple unit dwellings in September and apartments in December of 2007. Non-discounted retail and industrial/office/institutional rates will be fully phased in by June 2010.

Total Development Charges for New Development in York Region 1998-2009
(Table 3.8)

Year	$ Millions
1998	108.2
1999	92.5
2000	90.1
2001	89.5
2002	108.4
2003	153.1
2004	74.6
2005	142.3
2006	114.3
2007	189.8
2008	152.2
2009	119.9

Source: York Region Finance Department, 2009.

4. BUILDING ACTIVITIES

Building Permits

Building permit activity is an essential yardstick that is used to measure local investments and economic performance. A total of 7,105 new residential building permits were issued in 2009 (Table 4.1). This represents a decrease of 14.4% from the 2008 numbers.

Number of Permits Issued for New Residential Units in York Region 2008 & 2009

(Table 4.1)

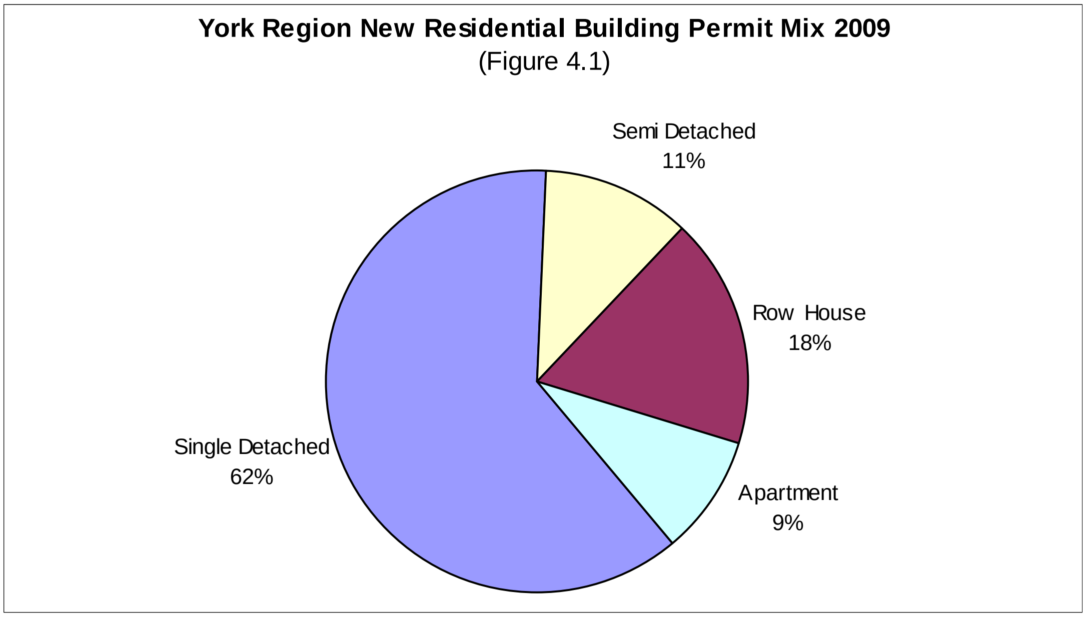
Municipality	2008	2009	% Change
Aurora	531	525	-1%
East Gwillimbury	103	166	61%
Georgina	127	112	-12%
King	23	117	409%
Markham	2,473	1,221	-51%
Newmarket	582	381	-35%
Richmond Hill	981	968	-1%
Vaughan	2,639	2,605	-1%
Whitchurch-Stouffville	846	1,010	19%
York Region Total	**8,305**	**7,105**	**-14.4%**

Source: Local Municipal Building Permit Reports, 2008 and 2009; York Region Planning and Development Services Department, 2009.

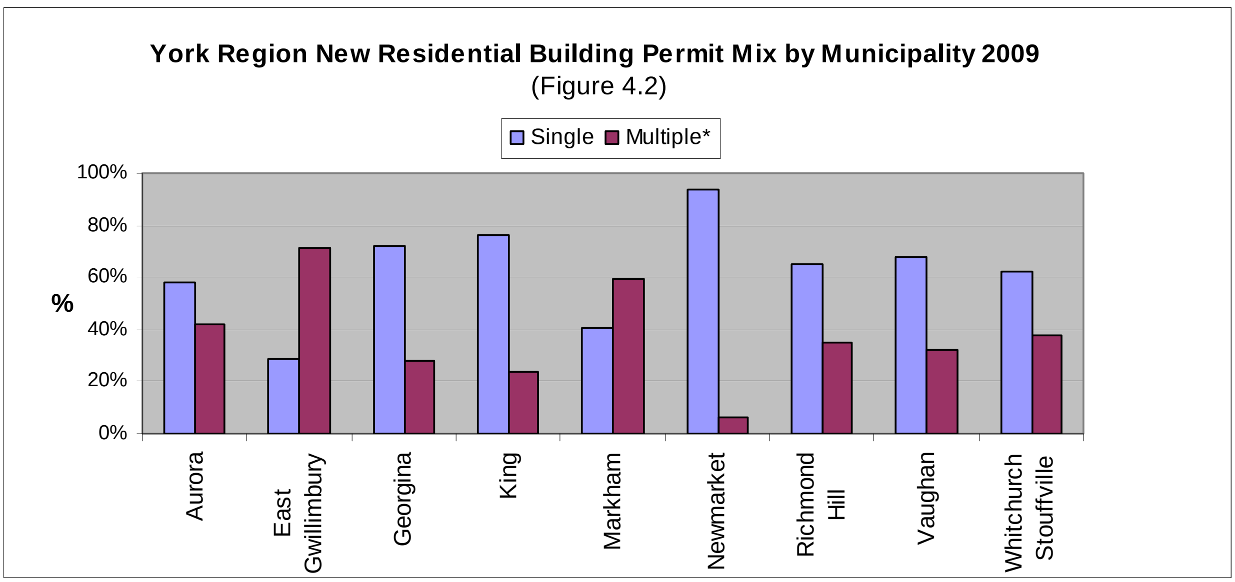
In 2006, the Province released its Growth Plan for the Greater Golden Horseshoe, "*Places to Grow*". Within this document, the Province forecasted that by 2031, York Region will have a population of 1.5 million – an increase of approximately 467,000 from year-end 2009 figures. It is important that York Region continue to broaden the array of housing choice available in the Region. The Region's Official Plan calls for the production of an average of over 9,000 new housing units annually. Since 1998, local municipalities in the Region have issued building permits at an average of 10,455 units annually – 1,455 units above the Official Plan target.

The three southern municipalities of Vaughan, Markham and Richmond Hill accounted for approximately 67.5% of the total residential building permit activity in 2009. Individually, these municipalities accounted for approximately 36.7%, 17.2%, and 13.6%, respectively, of the Region's residential building activity.

With regards to building type, multiple unit dwellings accounted for approximately 38% of all new residential permits issued. Seven years ago, in 2002, the proportion of new residential permits for multiple unit dwellings was 32%. The subsequent increase in 2009 is an indication of the progress the Region is making towards creating a more balanced housing stock. In particular, the Region has experienced strong growth in apartment dwellings, which increased from 9% in 2005 to 24% of 2008's new residential permits. In 2009, apartment dwellings returned back to the 2005 levels (Figure 4.1). The City of Vaughan issued the greatest number of building permits for multiple unit dwellings, with 840 units in 2009 (Figure 4.2).



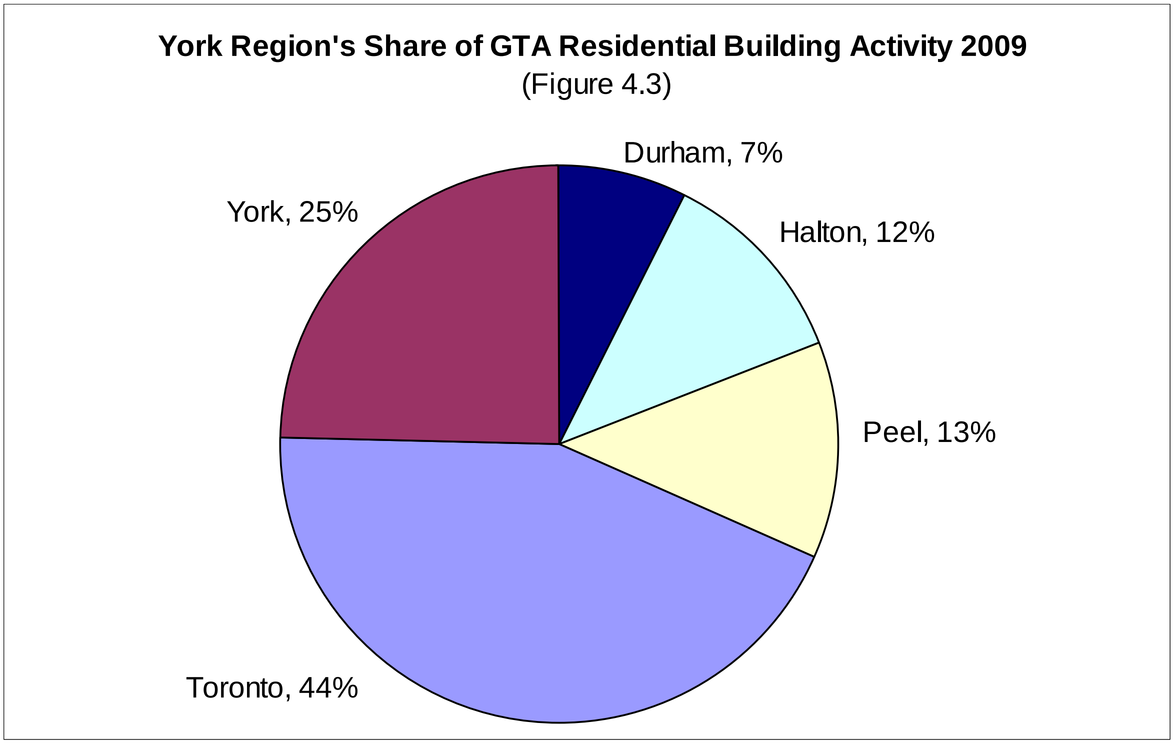
Source: Local Municipal Building Permits Reports, 2009; York Region Planning and Development Services Department, 2009.



Source: York Region Planning and Development Services Department, 2009.
Note: *Multiples include semi-detached, row, and apartment units.

Building Permit Activity in the GTA

Building permits were issued for 28,824 new residential units across the GTA in 2009. During this period, York Region accounted for approximately 25% of the GTA's building permit activity – second to the City of Toronto's 44% share. This number represents a 2% increase for York Region from the 2008 proportion. The Region of Peel had the third largest share of building permits in the GTA at 13%, followed by Halton Region (12%) and Durham Region (7%) (Figure 4.3).



Source: Local Municipal Building Permit Reports, 2009; Statistics Canada Table 32.2 (unpublished), 2009.

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

Cross Canada Comparison 2009: Residential Building Permits
(Table 4.2)

Rank	Municipality	# of Permits
1	City of Toronto	12,575
2	Greater Vancouver Regional District	10,019
3	**York Region**	**7,105**
4	City of Ottawa	6,866
5	City of Québec	6,604
6	City of Calgary	5,944
7	City of Montréal	5,258
8	City of Edmonton	4,640
9	Peel Region	3,658
10	Halton Region	3,335

Source: Statistics Canada Building Permit Reports and Table 32.2 (unpublished), 2009;
York Region Planning and Development Services Department, 2009.
Note: List includes cities, Regions, and Regional Districts as defined locally.

Construction Value

The total estimated value of construction for York Region in 2009 was approximately $2.52 billion. This value represents a 10% decrease from the values recorded in 2008 ($2.80 billion). Table 4.3 displays the total construction value for all of the nine local municipalities in both 2008 and 2009. The largest decrease in absolute value was seen in Markham, while East Gwillimbury and Georgina increased significantly. Overall, the Region's decrease in value of construction can be attributed to both the residential and industrial/commercial/institutional (ICI) sectors.

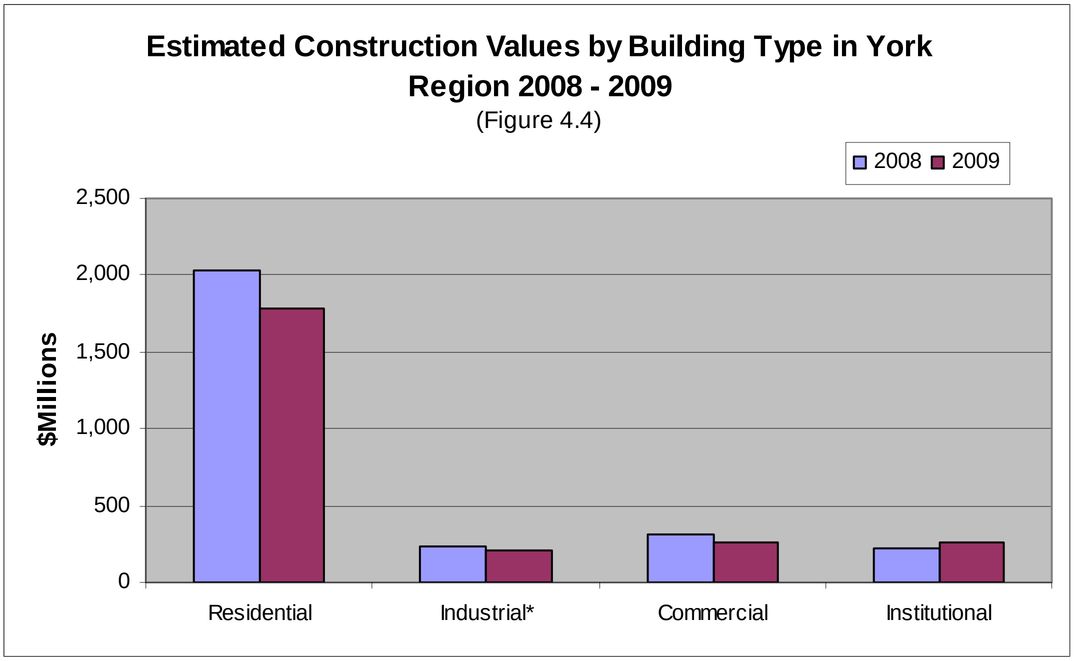
Estimated Value of Total Construction in York Region 2008 - 2009
(Table 4.3)

Municipality	2008 ($000's)	2009 ($000's)	% Change
Aurora	$239,137	$256,150	7%
East Gwillimbury	$21,840	$37,937	74%
Georgina	$45,201	$78,610	74%
King	$34,642	$39,839	15%
Markham	$852,848	$430,207	-50%
Newmarket	$129,417	$159,002	23%
Richmond Hill	$258,637	$268,271	4%
Vaughan	$1,026,305	$1,050,518	2%
Whitchurch-Stouffville	$193,343	$197,085	2%
York Region Total	**$2,801,370**	**$2,517,620**	**-10%**

Source: Local Municipal Building Permit Reports, 2008 and 2009; York Region Planning and Development Services Department, 2009.

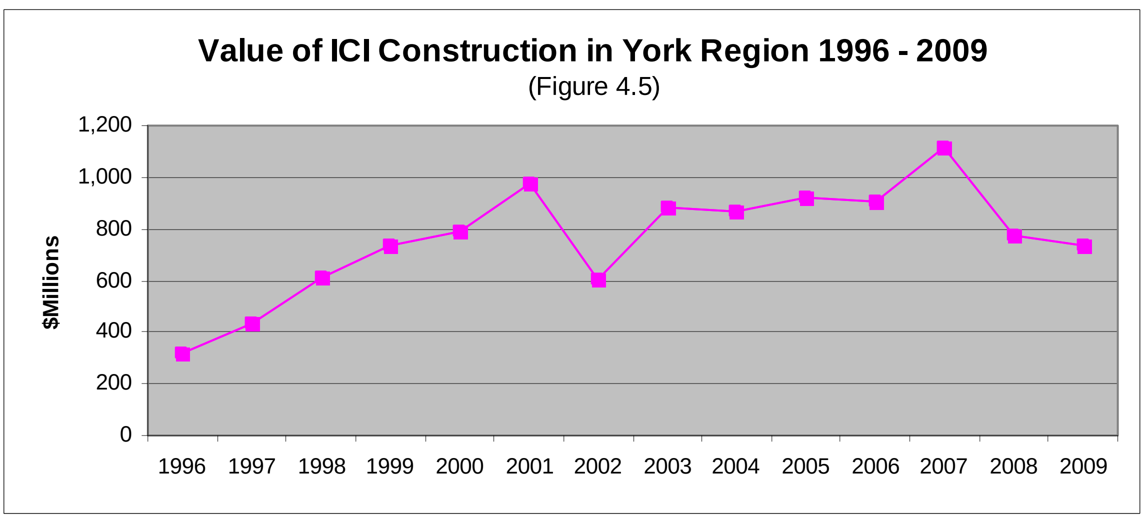
As noted earlier in this chapter, York Region experienced a decrease in the number of new residential building permits issued in 2009. Consistent with this decrease, the Region's value of residential construction decreased by 12% from $2.0 billion in 2008 to $1.8 billion in 2009 (Table 4.4).

Residential building activity continues to be the dominant construction type in the market, accounting for 70.8% of the Region's total value of construction (Figure 4.4). Seven years ago, in 2002, a very strong residential market in combination with a noticeable decline in ICI construction resulted in residential construction accounting for 78% of the Region's total value of construction. Since that time, the value of residential construction has remained between 66% and 72.5%. This trend reaffirms the overall strength of all types of construction within the Region.



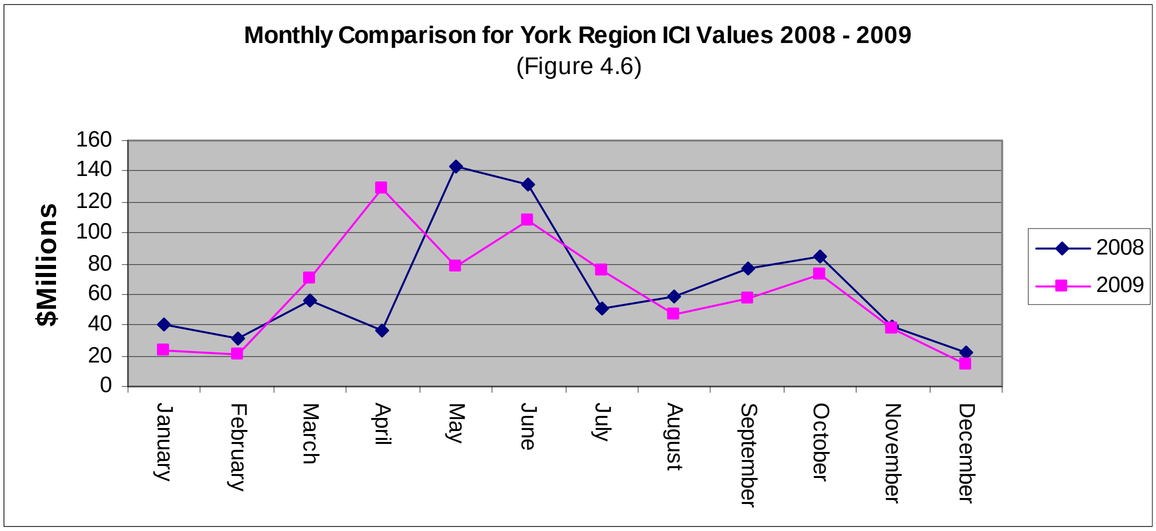
Source: Local Municipal Building Permit Reports, 2008 & 2009; York Region Planning and Development Services Department, 2009.
Note: *Agricultural permits are included under the industrial category.

York Region experienced a decline in ICI construction in 2009, with a combined construction value of $735 million – a decrease of 4.6% from 2008's $770 million. Historically, trends in ICI values have remained fairly consistent. Notable exceptions occur in 2002, 2008 and 2009, where an economic slowdown caused ICI values to decrease (Figure 4.5). Historically, the annual value of total ICI construction has more than doubled – from $316 million in 1996 to $735 million in 2009. This increase reaffirms York Region's strong industrial, commercial, and institutional performance, and indicates that construction in York Region is becoming more diversified. In the long run, this will stimulate increased job creation in York Region.



Source: York Region Planning and Development Services Department, 2009.

Figure 4.6 represents the monthly values of ICI construction in York Region over 2008 and 2009. Monthly variations are likely due to the Region's weather patterns, as that often defines the duration of the building season, as well as trends in the economy.



Source: York Region Planning and Development Services Department, 2009.

Five municipalities (King, Markham, Richmond Hill, Vaughan and Whitchurch-Stouffville) experienced ICI sector decreases in their value of construction in 2009 (Table 4.4). The value of commercial construction experienced the largest decrease (16.2%) in 2009, resulting in a value of $263.2 million. However, it should be noted that this sector, in particular, has experienced a large amount of fluctuation throughout the years. The value of industrial construction declined to $213.7 million, a 7.7% decrease from 2008's $231.5 million. Institutional construction increased by 14.8% to $257.9 million in 2009.

York Region Estimated Value ($000's) of Construction* 2008 - 2009
(Table 4.4)

	Residential		Industrial**		Commercial		Institutional		Total	
Municipality	**2008**	**2009**	**2008**	**2009**	**2008**	**2009**	**2008**	**2009**	**2008**	**2009**
Aurora	153,338	139,507	7,573	6,172	25,626	44,800	52,601	65,672	239,137	256,150
East Gwillimbury	19,967	28,256	914	1,278	739	2,793	221	5,610	21,840	37,938
Georgina	30,592	25,579	100	39,541	6,479	2,260	8,030	11,230	45,201	78,610
King	20,885	27,262	1,941	2,088	4,262	8,645	7,555	1,845	34,642	39,839
Markham	656,300	308,093	68,919	43,487	79,938	46,562	47,691	32,065	852,848	430,207
Newmarket	109,695	86,363	2,956	22,818	14,974	11,431	1,792	38,390	129,417	159,002
Richmond Hill	157,518	187,481	20,212	25,094	35,393	31,020	45,513	24,676	258,637	268,271
Vaughan	725,005	792,507	119,487	72,576	143,383	110,297	38,430	75,137	1,026,305	1,050,518
Whitchurch-Stouffville	157,604	187,775	9,364	617	3,447	5,373	22,927	3,320	193,343	197,085
York Region Total	**2,030,903**	**1,782,824**	**231,466**	**213,671**	**314,241**	**263,181**	**224,760**	**257,945**	**2,801,370**	**2,517,621**

Source: Local Municipal Building Permits Reports, 2008 & 2009; Statistics Canada Building Permits Reports, 2008 & 2009; York Region Planning and Development Services Department, 2008 & 2009.

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

**Agricultural permits are included under the industrial category

Table 4.5 represents the 25 largest construction projects that occurred in York Region during 2009. The table indicates that large projects existed in all sectors. In particular, some of the projects included apartment and condominium buildings, schools and other institutional facilities. There has been a notable increase in the number of large apartment building projects in the past few years. The median construction value for the Region's 25 largest projects was $14.9 million in 2009, compared to $17.8 million in 2008.

Building Permits with the 25 Highest Construction Values in York Region 2009 (Table 4.5)			
Project	**Value $000s**	**Use**	**Municipality**
Government Building (York Region)	$55,000	Institutional	Aurora
Condominium Apartment Building (Woodbridge Gates Inc)	$44,694	Residential	Vaughan
Retirement Residence	$32,000	Institutional	Newmarket
Water Treatment Facility (York Region)	$30,000	Industrial	Georgina
Parking Garage (GO Transit)	$27,000	Commercial	Aurora
Condominium Apartment Building (Ridgewood Developments Inc)	$22,000	Residential	Aurora
Retirement Residence (DCMS GP Dufferin Steeles Inc)	$20,734	Institutional	Vaughan
Multi-Use Industrial Facility (Newmarket South Development)	$19,736	Industrial	Newmarket
Condominium Apartment Building	$18,323	Residential	Markham
Office Building (Roybridge Holdings Inc)	$16,646	Commercial	Vaughan
Single Use Industrial Addition (Hewlett Packard Canada)	$16,013	Industrial	Markham
Single Use Industrial (Oxford Properties Group Inc)	$15,560	Industrial	Vaughan
Single Use Industrial Addition (City of Toronto)	$14,868	Industrial	Markham
Apartment Building (Kennison Properties Inc)	$14,685	Residential	Markham
Dufferin Street Reservoir (City of Toronto)	$14,500	Institutional	Vaughan
Administrative Building (York Region District School Board)	$10,978	Institutional	Richmond Hill
Multi-Use Commercial Facility (First Capital Asset Management Corp)	$10,000	Commercial	Vaughan
Government Building (York Region)	$10,000	Institutional	Aurora
Elementary School (York Region District School Board)	$8,702	Institutional	Vaughan
Elementary School (York Region District School Board)	$8,654	Institutional	Markham
Elementary School (York Region District School Board)	$8,080	Institutional	Georgina
Elementary School (York Region District School Board)	$8,000	Institutional	Richmond Hill
Multi-Use Industrial Facility (Compugen Real Estate Holdings Inc)	$8,000	Industrial	Richmond Hill
Water Treatment Facility (York Region)	$8,000	Industrial	Georgina
Multi-Use Industrial Facility (Balco Development Ltd)	$7,500	Industrial	Richmond Hill

Source: Local Municipal Building Permit Reports, 2009.

Construction Activity - National Comparisons

To help gauge the level of York Region's construction activity against the rest of Canada, a comparison was conducted to determine the ten Canadian municipalities with the highest value of construction for 2009. When considering the total value of construction, York Region ranked fourth among Canadian municipalities, with a value of $2.5 billion (Table 4.6).

Cross Canada Comparison 2009: Values of Total Construction ($000's) (Table 4.6)		
Rank	**Municipality**	**Total Value**
1	City of Toronto	5,028,307
2	Greater Vancouver Regional District	3,890,516
3	City of Calgary	3,641,516
4	**York Region**	**2,517,621**
5	City of Edmonton	2,425,121
6	City of Ottawa	1,792,874
7	City of Québec	1,742,556
8	City of Montréal	1,719,534
9	Peel Region	1,347,342
10	Waterloo Region	1,130,089

Source: Local Municipal Building Permit Reports, 2009; Statistics Canada Building Permit Reports and Table 32.2 (unpublished), 2009.

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

York Region was ranked third in Canada for its value of residential construction in 2009 (Table 4.7), consistent with the 2008 level.

Cross Canada Comparison 2009: Values of Residential Construction ($000's) (Table 4.7)		
Rank	**Municipality**	**Residential Value**
1	City of Toronto	2,608,229
2	Greater Vancouver Regional District	2,425,950
3	**York Region**	**1,782,824**
4	City of Calgary	1,446,498
8	City of Edmonton	1,299,316
9	City of Québec	1,092,259
6	City of Ottawa	978,321
10	City of Montréal	813,017
7	Peel Region	796,966
5	Halton Region	719,612

Source: Local Municipal Building Permit Reports, 2009; Statistics Canada Building Permit Reports and Table 32.2 (unpublished), 2009.
Note: List includes cities, Regions, and Regional Districts as defined locally.

York Region ranked seventh across Canada for the value of its ICI construction in 2009 (Table 4.8). While consistent with the ranking in 2008, this is a drop from being ranked fifth in 2007 and sixth in 2006. Within the GTA itself, York Region accounted for 16.3% of the GTA's total ICI construction value.

Cross Canada Comparison 2009: Values of ICI Construction ($000's) (Table 4.8)					
Rank	**Municipality**	**Industrial**	**Commercial**	**Institutional**	**Total**
1	City of Toronto	259,681	1,766,754	393,643	2,420,078
2	City of Calgary	73,455	1,075,345	1,046,218	2,195,018
3	Greater Vancouver Regional District	94,321	971,751	398,494	1,464,566
4	City of Edmonton	83,614	762,002	280,189	1,125,805
5	City of Montréal	88,036	537,316	281,165	906,517
6	City of Ottawa	102,030	475,235	237,288	814,553
7	**York Region**	**213,671**	**263,181**	**257,945**	**734,797**
8	City of Québec	46,150	499,143	105,004	650,297
9	Peel Region	128,913	254,799	166,664	550,376
10	Waterloo Region	92,685	243,859	153,295	489,839

Source: Local Municipal Building Permit Reports, 2009; Statistics Canada Building Permit Reports and Table 32.2 (unpublished), 2009.
Note: List includes cities, Regions, and Regional Districts as defined locally.

Housing Starts and Completions

Residential units can be tracked throughout their construction cycle (Table 4.9). York Region experienced a decrease in the number of housing starts during 2009 – 30.9% below 2008 numbers. A total of 6,343 units were started in 2009, compared with 9,184 units in 2008 (Table 4.10).

York Region Residential Building Permit Activity 2008 - 2009

(Table 4.9)

	2008	2009
New Residential Permits	8,305	7,105
Housing Starts	9,184	6,343
Housing Completions	9,021	6,486

Source: Canada Mortgage and Housing Corporation, Local Housing Market Report, 2008 and 2009
York Region Planning and Development Services Department, 2009.

Housing Starts by Municipality in York Region 2008 - 2009

(Table 4.10)

Municipality		
Aurora	**2008**	**2009**
Singles	355	235
Semis	14	118
Rows	17	0
Apts.	0	153
Total	**386**	**506**
East Gwillimbury	**2008**	**2009**
Singles	37	30
Semis	68	26
Rows	48	41
Apts.	0	0
Total	**153**	**97**
Georgina	**2008**	**2009**
Singles	119	66
Semis	0	0
Rows	0	29
Apts.	0	0
Total	**119**	**95**
King	**2008**	**2009**
Singles	21	48
Semis	0	12
Rows	0	0
Apts.	0	0
Total	**21**	**60**

Municipality		
Markham	**2008**	**2009**
Singles	1,554	508
Semis	366	112
Rows	324	269
Apts.	893	138
Total	**3,137**	**1,027**
Newmarket	**2008**	**2009**
Singles	363	378
Semis	30	28
Rows	59	98
Apts.	0	0
Total	**452**	**504**
Richmond Hill	**2008**	**2009**
Singles	263	492
Semis	14	78
Rows	55	144
Apts.	679	0
Total	**1,011**	**714**

Municipality		
Vaughan	**2008**	**2009**
Singles	1,621	1,587
Semis	206	256
Rows	271	149
Apts.	858	563
Total	**2,956**	**2,555**
Whitchurch-Stouffville	**2008**	**2009**
Singles	494	470
Semis	88	102
Rows	367	213
Apts.	0	0
Total	**949**	**785**
York Region	**2008**	**2009**
Singles	4,827	3,814
Semis	786	732
Rows	1,141	943
Apts.	2,430	854
Total	**9,184**	**6,343**

Source: Canada Mortgage and Housing Corporation, Local Housing Market Report, 2008 and 2009.

Housing completions in the Region declined by 28.1%. A total of 6,486 houses were completed by the end of 2009 (Table 4.11). Of these housing completions, 3,704 (57%) were single detached dwellings, 666 (10%) were semi-detached units, 967 (15%) were row houses and 1,149 (18%) were apartments. As seen in Figure 4.7, the yearly proportion of completed single detached to multiple unit dwellings has fluctuated over the past fourteen years. The overall trend shows that the number of multiple unit dwellings created each year is approaching the number of single detached units.

Housing Completions by Municipality in York Region 2008 - 2009
(Table 4.11)

Municipality		
Aurora	**2008**	**2009**
Singles	357	329
Semis	0	54
Rows	80	17
Apts.	0	0
Total	**437**	**400**

Municipality		
Markham	**2008**	**2009**
Singles	1481	810
Semis	296	186
Rows	365	359
Apts.	889	572
Total	**3,031**	**1,927**

Municipality		
Vaughan	**2008**	**2009**
Singles	1,723	1,349
Semis	292	268
Rows	456	125
Apts.	473	356
Total	**2,944**	**2,098**

East Gwillimbury	**2008**	**2009**
Singles	17	44
Semis	0	64
Rows	53	34
Apts.	0	0
Total	**70**	**142**

Newmarket	**2008**	**2009**
Singles	323	412
Semis	22	22
Rows	144	32
Apts.	71	0
Total	**560**	**466**

Whitchurch-Stouffville	**2008**	**2009**
Singles	687	447
Semis	90	48
Rows	100	363
Apts.	0	0
Total	**877**	**858**

Georgina	**2008**	**2009**
Singles	189	70
Semis	0	0
Rows	0	6
Apts.	0	0
Total	**189**	**76**

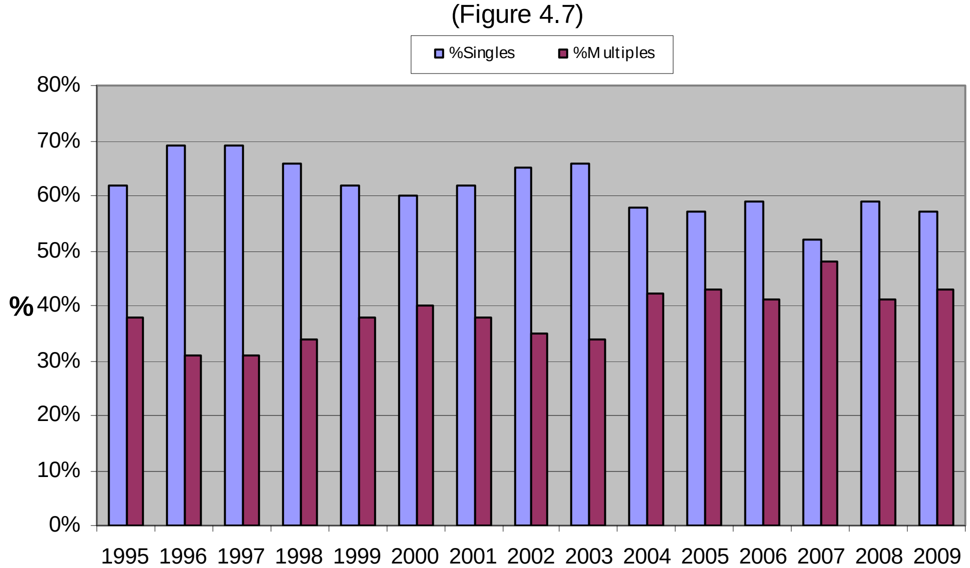
Richmond Hill	**2008**	**2009**
Singles	514	230
Semis	26	24
Rows	148	31
Apts.	205	221
Total	**893**	**506**

York Region	**2008**	**2009**
Singles	5,311	3,704
Semis	726	666
Rows	1,346	967
Apts.	1,638	1,149
Total	**9,021**	**6,486**

King	**2008**	**2009**
Singles	20	13
Semis	0	0
Rows	0	0
Apts.	0	0
Total	**20**	**13**

Source: Canada Mortgage and Housing Corporation, Local Housing Market Report, 2008 and 2009.

York Region Residential Completion History 1995 - 2009
(Figure 4.7)

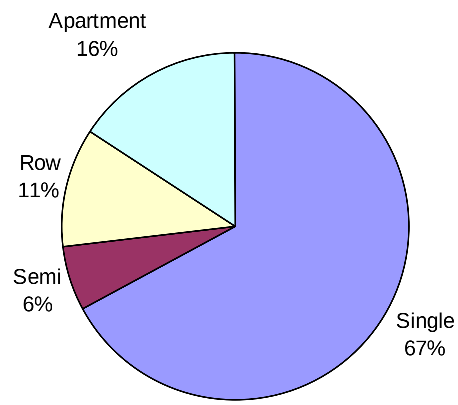


Source: Canada Mortgage and Housing Corporation, Local Housing Market Report 1995 - 2009.
Note: *Multiples include semi-detached, row, and apartment units.

Diversity of Housing Supply

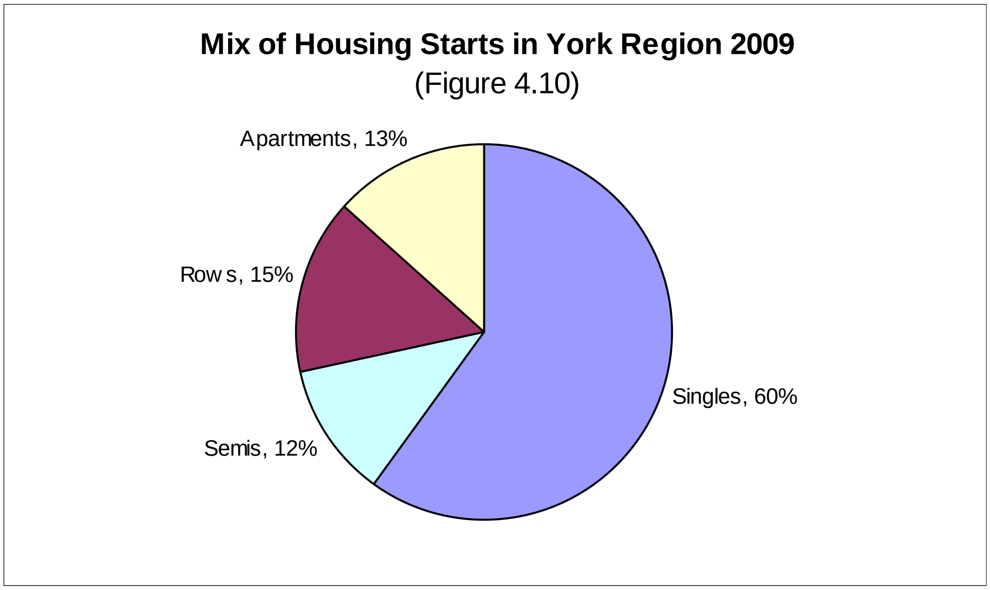
As outlined in York Region's Housing Supply Strategy, one of the Region's key goals is to encourage the further diversification of its housing stock to ensure that the needs of the Region's workers and residents are met. Although the Region's housing stock is comprised primarily of single detached dwellings, the stock has become increasingly diversified over time. In 1991, the proportion of multiple unit dwellings in York Region's housing stock was approximately 20%. By 1998, that number had increased to 24%. In 2009, this has further increased to 33%. The overall housing stock in 2009 was comprised of 67% single detached dwellings, 6% semi-detached units, 11% row house units, and 16% apartment units (Figure 4.8).

Mix of Total Housing Stock in York Region 2009
(Figure 4.8)



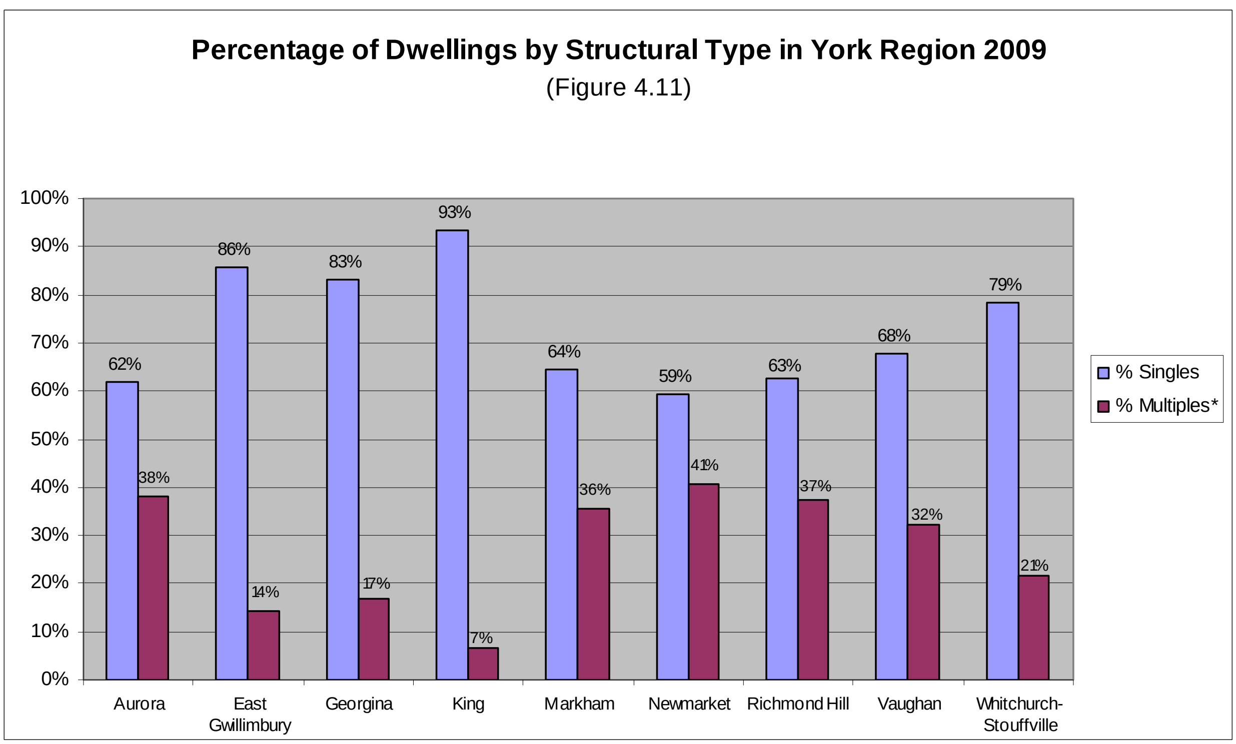
Source: York Region Planning and Development Services Department, 2009.

The composition of the housing types started each year provides a glimpse into the future of York Region's housing stock. Figure 4.10 represents the mix of housing types started in 2009. At 40%, the proportion of multiple unit dwellings started in 2009 is higher than the proportion that exists within the total current housing stock. This trend of higher proportions of compact multiple dwelling units is expected to continue into the future. This is seen as a positive change, as a balanced ratio between single detached and multiple unit dwellings helps increase housing diversity.



Source: Canada Mortgage and Housing Corporation, Local Housing Market Report, 2009.

The overall proportion of compact multiple unit dwellings in York Region's housing stock is 33%, however there is still variation between the nine local municipalities. In 2009, Newmarket had the largest proportion of multiple unit dwellings, with 41% of its total housing stock. King Township, on the other hand, had the lowest proportion of multiple unit dwellings, with only 7% of its total housing stock (Figure 4.11).



Source: York Region Planning and Development Services Department, 2009.
Note: *Multiples include semi-detached, row, and apartment units.

Persons Per Unit

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

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

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

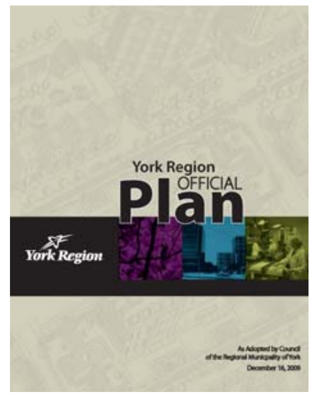
Municipality	1971	1991	1996	2001	2006
Aurora	3.68	3.08	3.09	3.05	3.00
East Gwillimbury	3.41	3.22	3.16	3.09	2.99
Georgina	3.41	2.8	2.86	2.81	2.74
King	3.76	3.14	3.06	3.05	3.03
Markham	3.81	3.5	3.5	3.43	3.38
Newmarket	3.53	3.14	3.1	3.05	2.92
Richmond Hill	3.71	3.12	3.23	3.18	3.17
Vaughan	3.66	3.71	3.58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

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

5. PLANNING ACTIVITIES

Throughout 2009, the Regional Planning and Development Services Department delivered a number of integral planning tools and programs, such as a Regional Official Plan update. In addition, Regional planning staff continued their participation on a number of Technical Advisory Committees and working groups, working in conjunction with local municipalities and other stakeholders. Maintaining a productive working relationship with local municipalities on development planning activities and strategic policy initiatives continues to produce positive results.

York Region
Regional Official Plan Update



The Planning Act requires Official Plan Reviews to occur every five years. The latest update to the Regional Official Plan (ROP) incorporates recent Provincial plans and changes in planning legislation affecting York Region. This includes, amongst others: the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan. The updated ROP promotes a sustainable approach to planning and development within the Regional context.

In June of 2009, Regional Council released the Draft ROP for public review. Public consultation sessions were held in the summer and early fall of 2009, with a mandatory statutory meeting held on October 22, 2009. York Region staff worked with the public, stakeholders, local municipalities and various special interest groups to create a better plan for York Region.

At its December 16, 2009 meeting, Regional Council adopted the ROP. York Region's Official Plan, as adopted by Regional Council Dec 16, 2009 is available in electronic format on the York Region website (www.york.ca). The ROP is currently awaiting approval by the Province.

York Region
Sustainable Home Incentive Program

In 2009, Regional planning staff continued to advance plans for green building in York Region. The Sustainable Home Incentive Program (SHIP), which was endorsed by Regional Council in April 2009, provides development proposals with a supplementary servicing allocation of 10% or 20%. The program promotes the construction of energy efficient homes and a reduction in water consumption across the Region.

In September 2009, Council approved an implementation guide for the SHIP program. The implementation guide was developed to assist the development industry in participating in the SHIP program.

York Region
Richmond Hill/Langstaff Gateway Urban Growth Centre

The Richmond Hill/Langstaff Gateway is one of 25 urban growth centres designated in 2006 as part of the Provincial Growth Plan for the Greater Golden Horseshoe. The Richmond Hill/Langstaff Gateway is also the only growth centre located across two local municipalities: the Towns of Markham and Richmond Hill. In 2009, Regional staff, with the participation of their local municipal counterparts and York Region Rapid Transit Corporation, established a Regionally-led planning co-ordination process for the Richmond Hill/Langstaff urban growth centre. The purpose of this process was to promote unified and coordinated development within the urban growth centre. Guided by a set of mutually-agreed upon shared principles, this ongoing process is aimed at fostering a common understanding and the development of innovative policies on physical infrastructure, planning and urban design, community facilities and services, and financial tools and models.

6. PROCESSING OF DEVELOPMENT APPLICATIONS

Plans of Subdivision and Condominium

In 2009, the Region received 18 new subdivision applications and an additional 8 applications for plans of condominium. These applications consisted of 5,008 and 1,194 dwelling units, respectively. In addition, 6 subdivision applications with 420 dwelling units, and 5 condominium applications with 320 dwelling units, received draft plan approval by the local municipalities. A total of 41 subdivisions, consisting of 74.3 ha of commercial/industrial land and 4,146 dwelling units were registered in 2009 (Table 6.1).

York Region Subdivision and Condo Activity 2009
(Table 6.1)

	Subdivision			**Condominium**		
	Applications	Dwelling Units	Com/Ind (ha)	Applications	Dwelling Units	Com/Ind (ha)
Applications	18	5,008	5.0	8	1,194	0.6
Draft Approved	6	420	13.6	5	320	2.7
Registered	41	4,146	74.3	7	899	2.9

Source: York Region Planning and Development Services Department, 2009.

These new applications will help to create a balanced, diverse range within York Region's housing. Among the new applications received in 2009, 42% of the proposed dwelling units were single-detached, 3% were semi-detached, 29% were row houses and 26% were apartments (Table 6.2).

York Region Dwelling Unit Breakdown in New Subdivisions and Condos 2009
(Table 6.2)

	Single	**Semi**	**Row**	**Apartment**
Applications	42%	3%	29%	26%
Draft Approved	25%	0%	9%	66%
Registered	54%	12%	17%	18%

Source: York Region Planning and Development Services Department, 2009.

As of December 31, 2009, there were 30,118 dwelling units awaiting registration from the Region and local municipalities. Of these units, 25,520 are ground-related supply. This represents approximately a 3.2 year supply of draft approved units available for registration. In addition, there was also an approximate 1 year inventory of registered-unbuilt units.

The Provincial Policy Statement, 2005 requires that municipalities maintain a 3 year supply of serviced residential lands which are appropriately zoned, draft approved or registered. A 4 year supply can be serviced based on the completion and implementation of new infrastructure upgrades to the Duffin Creek Water Pollution Control Plant and flow control measures in the York-Durham Sanitary Sewer, which are on track for completion in the fourth and second quarter of 2010, respectively.

Economic and Development Review 2009

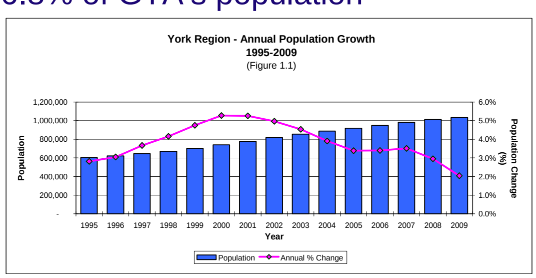
Presentation to Planning and Economic Development Committee

Paul Bottomley

May 5, 2010

Population increased by over 20,000

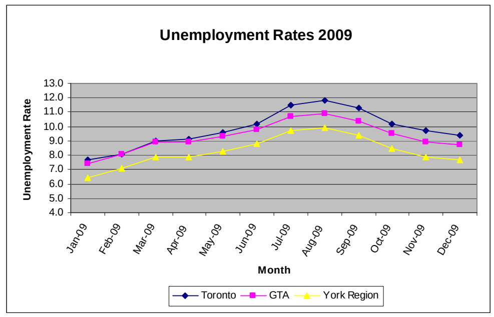
- As of December 2009:
  - 1,032,650 total residents
  - 20,650 new residents in the past year
  - 2.0% increase over year-end 2008
  - 16.8% of GTA's population



Source: York Region Planning and Development Services Department, 1995 - 2009.

York Region's Unemployment Rate Increased from 2008 levels

- Approx. 493,000 jobs within the Region
  - 1,000 job increase from 2008 to 2009 compared to 14,000 increase from 2007 to 2008
- Approx. 160,000 new jobs over the last 11 years
- December 2009 unemployment rates:
  - York Region: 7.7%
  - GTA: 8.7%

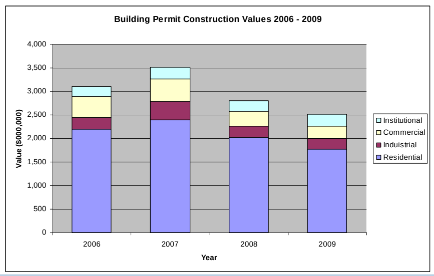


Continued Strength in Resale Residential Property Market

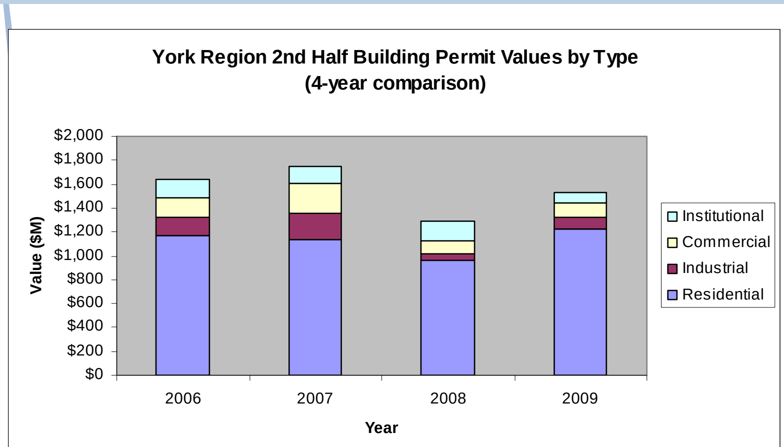
- York Region's total residential resales (16,784) valued at $7.5 billion
- Average resale prices:
  - $520,895 (single detached) – Up $12K
  - $268,055 (condo/apartment) – Up $11K
- Average residential resale price ($446,464) 12.9% higher than GTA

Building Permit Construction Values Remain over $2.5 Billion

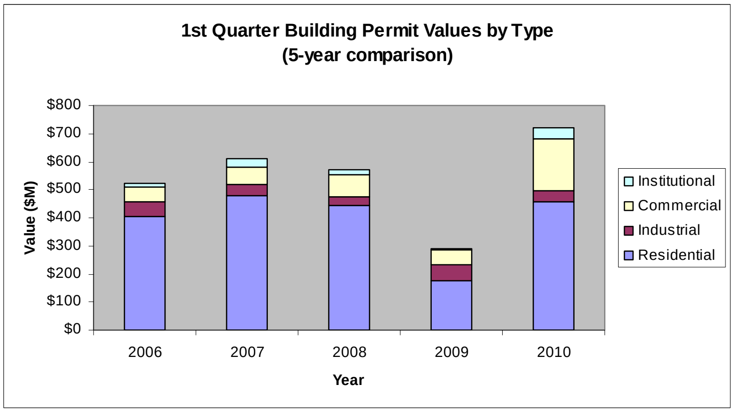
- Total construction value in 2009 declined to $2.5 billion from $2.8 billion (2008)
- York Region's total construction value ranked 4th among top Canadian municipalities
- 29.2% of the total construction value generated by ICI Sectors



Construction Values increased 18% in the 2nd half of 2009

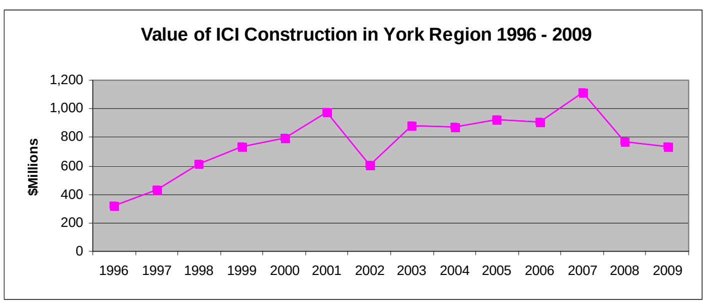


1st quarter 2010 values up 150 %

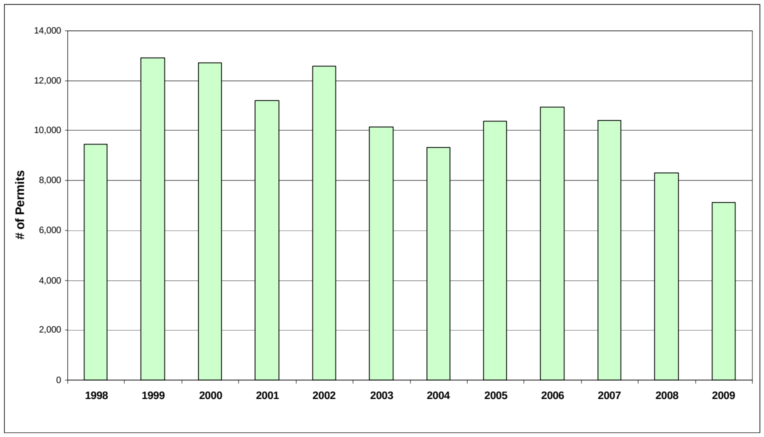


Value of ICI Construction Declined

- ICI values declined 4.6% to $735 million in 2009.



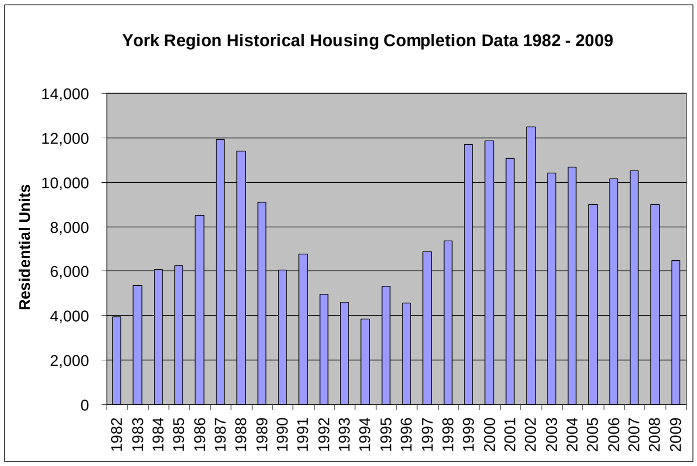
Building Permits Issued for 7,105 New Residential Units



Residential Building Permits: Top Canadian Municipalities

Rank	Municipality	# of Permits
1	City of Toronto	12,575
2	Greater Vancouver Regional District	10,019
3	**York Region**	**7,105**
4	City of Ottawa	6,866
5	City of Québec	6,604
6	City of Calgary	5,944
7	City of Montréal	5,258
8	City of Edmonton	4,640
9	Peel Region	3,658
10	Halton Region	3,335

Housing Completions Declined



Key Points for 2009

- Population increased by 20,650 to reach 1,032,650
- Number of jobs estimated at 493,000
- Continued strength in residential resale market
- York Region's total value of construction was \$2.5 billion, down from \$2.8 billion
  - ICI construction accounted for 29.2% of total construction value
- Building Permits issued for 7,105 new residential units

Staff Recommends Publication & Circulation of EDR 2009

- Circulate published EDR 2009 (printed and digital copies) to public, local municipalities, and agencies.
- Make available on corporate website.