

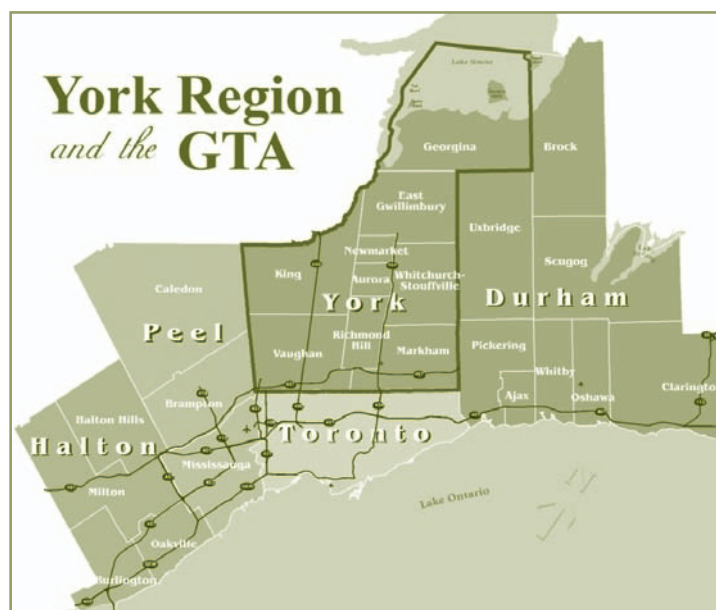
Economic & Development Review Mid-Year 2006



Markham · Vaughan · Richmond Hill · Newmarket · Aurora
Georgina · Whitchurch-Stouffville · East Gwillimbury · King

REPORT *Highlights*

- The Region is committed to creating a competitive and adaptable economic environment that encourages investment and a diverse mix of employment opportunities.
- The Region was home to approximately 933,400 people in June 2006, representing a 15,000 person increase over year-end 2005. The Region continues to be viewed as an attractive place to settle within the Greater Toronto Area (GTA) and Canada.
- The Region's unemployment rate in June 2006 was estimated at 5.3% (below the GTA rate of 6.3%).
- The Region's total estimated construction value for the first six months of 2006 was \$1.47 billion, 20.6% higher than the total construction value recorded in the first half of 2005.
- Industrial, Commercial, and Institutional (ICI) construction values grew by 16.7% compared to the same period last year. This is a demonstration of the continuing strength of the Region's economy.
- A vibrant York Region economy is a key component of the Region's long-term sustainability vision that takes a long term holistic view in all decisions and initiatives integrating the three elements of environment, economy and healthy communities.



CONTENTS

1. POPULATION	2
York Region's Population Growth	2
2. ECONOMIC ACTIVITY	2
Labour Market Conditions	2
3. PROPERTY MARKET	3
Residential Property	3
Industrial Property	4
Commercial/Office Property	4
4. BUILDING ACTIVITIES	5
Building Permits	5
Construction Value	5
Housing Starts	7
Housing Completions	7
Housing Diversity	8

The Regional Municipality of York
17250 Yonge Street
Newmarket, ON L3Y 6Z1
Telephone: (905) 830-4444 Ext. 1550
Toll-Free: 1-877-464-9675
Fax: (905) 895-3482
Email: strategicplanning@york.ca
Website: www.york.ca

1. POPULATION AND ECONOMY

York Region's Population Growth

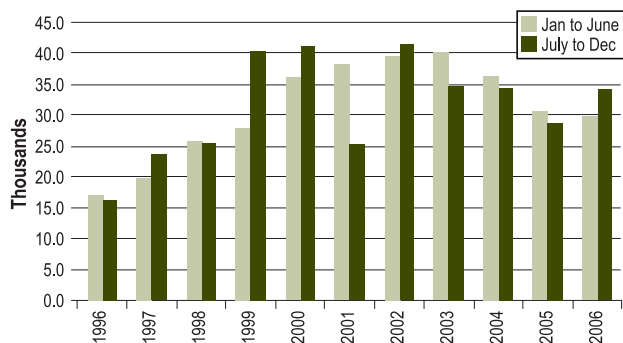
In the thirty-five plus years since its creation, York Region's population has grown dramatically from 169,000 people in 1971 to 933,400 people by mid-year 2006 (Table 1). The Region grew by approximately 15,000 people since year-end 2005. As illustrated in Figure 1, population growth during the first half of 2006 was on track with growth in recent years. Based on this rate of growth, the Region appears to be within range of the Regional forecast for 2006 of approximately 952,000 people by year end.

**York Region Population 2005 - 2006 Mid-Year
6 Months Growth
(TABLE 1)**

	Year End 2005	2006	Population Increase	Change (%)
Aurora	49,100	49,150	50	0.1%
East Gwillimbury	22,400	22,420	20	0.1%
Georgina	45,100	45,620	520	1.2%
King	20,200	20,330	130	0.6%
Markham	268,500	273,810	5,310	2.0%
Newmarket	77,100	78,250	1,150	1.5%
Richmond Hill	169,300	173,940	4,640	2.7%
Vaughan	241,400	243,730	2,330	1.0%
Whitchurch-Stouffville	25,300	26,150	850	3.4%
York Region Total	918,400	933,400	15,000	1.6%

Source: York Region Planning and Development Services Department, 2006.
Note: Data in this report has been rounded up and therefore some totals may be affected

**York Region Population Growth 1996-2006
(Figure 1)**

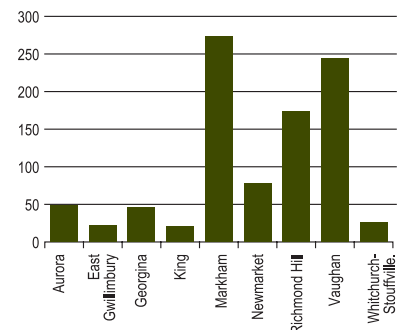


*July to Dec. 2006 values are based on population forecasts

While all nine area municipalities have been growing (Figure 2), the majority of growth is concentrated in the southern part of the Region and along the Yonge street corridor. In mid-year 2006, the largest population growth was in Markham (5,300 people), followed by Richmond Hill (4,600 people) and Vaughan (2,400 people) (Figure 3).

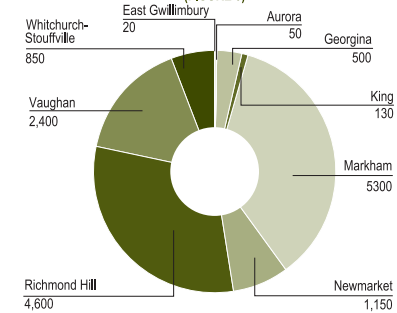
Historically, the highest average annual growth rate in York Region was 7.6%, which occurred over a five-year period between 1986-1991. However, the recession of the early 1990's triggered a sharp decline in the Region's average annual growth rate (a low of 3.3%) between 1991 and 1996.

**York Region Population 2006 Mid-Year
(Figure 2)**



Source: York Region Planning and Development Services Department, 2006

**York Region Population Increase
Jan to June 2006
(FIGURE 3)**



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

Since that time, economic conditions have improved, resulting in the average annual growth rate increasing to 4.4% between 1996 and 2000 and up to 5.7% in 2000-01 (an additional 40,000 people per year).

Over the last five years, the Region has grown by approximately 35,000 people per year with 2004 and 2005 annual growth rates of 4.0% and 3.2%, respectively. For the first 6 months of 2006, the Region's population grew by 15,000 people and while its rate of growth has slowed slightly, the population is forecasted to be over 1 million people by the end of 2008.

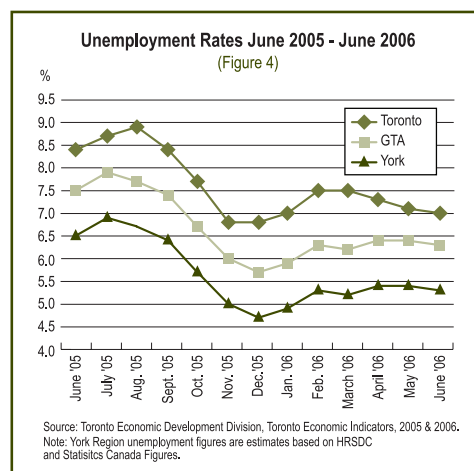
2. ECONOMIC ACTIVITY

Labour Market Conditions

Statistics Canada estimates that Canada produced 216,000 (predominantly full-time) jobs between January and June 2006. Canada's unemployment rate in June 2006 was 6.1%, an improvement over the 6.7% recorded one year earlier. The Canadian unemployment rate is one of the lowest national rates in almost 3 decades.

Ontario's June 2006 unemployment rate remained relatively steady at 6.0% and was on par with the national average. Toronto's unemployment rate has made a significant decline by 1.4% to 7.0% and the GTA rate has also dropped by 1.2% to 6.3% since June 2005.





Human Resources and Skills Development Canada estimates that York Region's

unemployment rate is historically 1.0 - 2.0% lower than the GTA's. Based on these estimates, the unemployment rate in York Region in June 2006 was approximately 5.3%, a slight decrease from the June 2005 figure of 5.4% (Figure 4).

York Region's low unemployment rate may be viewed as an indication of a strong and diverse economy.

3. PROPERTY MARKET

Residential Property

The Toronto Real Estate Board's Market Watch Report states that the 2006 home resales in York Region were only marginally behind both the 2005 resale numbers and the record-breaking pace set in 2004. Between January and June 2006, resales of residential units totalled over 7,500 with a value of just under \$3 billion (Table 2).

to the previous year due to increased selling prices.

Consistent with the overall trend, the resale of multi-family units in York Region is up slightly by 0.4% (11 units) from last year's mid-year period. Multi-family units (semi-detached, condominium apartments and town/row/attached houses) remained steady at 34% of York Region's total resale housing mix. In mid-year 2006, approximately 2,700 multi-family units were sold, a minor increase from 2005.

Table 3 outlines the number of resales and average price of single detached homes for each municipality in York Region over the first six months of 2006. The number of resales for this period was less than 1% lower than for mid-year 2005 and the 2006 average price has increased by 5.7%.

Total Number of Resales and Average Price of Single Family Detached Dwellings by Area Municipality January to June 2005 & 2006

(TABLE 3)

	Sales		Average Price	
	2005	2006	2005	2006
Aurora	309	328	\$459,645	\$475,043
East Gwillimbury	161	167	\$383,154	\$391,878
Georgina	470	430	\$230,169	\$250,465
King	127	136	\$540,562	\$633,556
Markham	1,423	1,454	\$430,593	\$460,452
Newmarket	472	455	\$358,679	\$381,922
Richmond Hill	1,224	1,226	\$490,045	\$511,140
Vaughan	1,026	965	\$465,019	\$482,394
Whitchurch-Stouffville	143	189	\$509,457	\$488,553
York Region Total	5,355	5,350	\$431,813	\$456,616

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

Total Number of Resales and Average Prices for All Dwelling Types by Area Municipality January to June 2006

(TABLE 2)

	Detached		Semi		Town		Apartment	
	Sale	Price	Sale	Price	Sale	Price	Sale	Price
Aurora	328	\$475,043	54	\$284,350	106	\$311,283	10	\$225,440
East Gwillimbury	167	\$319,878	2	\$229,000	18	\$238,550	2	\$157,000
Georgina	430	\$250,465	12	\$236,758	32	\$201,282	5	\$120,800
King	136	\$636,556	0	\$0	2	\$403,000	0	\$0
Markham	1,454	\$460,452	202	\$320,681	362	\$299,744	161	\$249,797
Newmarket	455	\$381,922	103	\$264,302	138	\$254,498	39	\$233,230
Richmond Hill	1,226	\$511,140	104	\$334,166	356	\$324,042	320	\$216,978
Vaughan	965	\$482,394	229	\$338,437	275	\$321,596	192	\$253,018
Whitchurch-Stouffville	189	\$488,553	1	\$268,000	13	\$304,815	0	\$0
York Region Total	5,350	\$456,616	707	\$315,669	1,302	\$304,090	729	\$233,879

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

While the total number of units sold decreased slightly by 6% compared to mid-year 2005 (8,081 units), the total value of resales remained close

Vacancy Rates and Total Inventory of Industrial Buildings in York Region, 2005-2006 Mid-Year

(TABLE 4)

	1st Qtr. 2005		2nd Qtr. 2005		3rd Qtr. 2005		4th Qtr. 2005		1st Qtr. 2006		2nd Qtr. 2006	
	Inventory	Vac. Rate	Inventory	Vac. Rate	Inventory	Vac. Rate	Inventory	Vac. Rate	Inventory	Vac. Rate	Inventory	Vac. Rate
Aurora	6,035	5.8%	6,082	9.1%	Not Available		6,198,708	5.0%	6,198,708	5.7%	6,198,708	5.1%
Markham	34,418	4.2%	34,685	4.4%	Not Available		34,821,294	4.8%	35,083,242	5.2%	35,181,679	4.9%
Newmarket	6,034	3.5%	6,152	3.3%	Not Available		6,235,284	3.7%	6,235,284	2.3%	6,289,694	2.2%
Richmond Hill	11,936	4.5%	11,900	4.0%	Not Available		11,958,650	3.8%	12,257,512	4.9%	12,589,259	4.6%
Vaughan	78,376	4.0%	78,890	4.1%	Not Available		79,189,316	4.2%	79,684,091	3.5%	80,342,304	3.6%
York Region Total	136,798	4.2%	137,709	4.3%	Not Available		138,403,252	4.3%	139,458,837	4.1%	140,601,644	4.0%

Source: Royal LePage, Industrial Market Update 2005 & 2006.

Industrial Property

Royal LePage tracks the industrial market in five of the nine area municipalities in York Region including Aurora, Markham, Newmarket, Richmond Hill and Vaughan. According to Royal LePage, in the second quarter of 2006 the total inventory of industrial buildings increased compared to the same period in 2005, while the Region's vacancy rates fell slightly from 4.3% to 4.0% (Table 4).

Commercial/Office Property

The three office nodes in York Region tracked by CB Richard Ellis Ltd had vacancy rates that ranged from 8.4% in Markham North & Richmond Hill to 4.5% in Vaughan. Each of these vacancy rates have fallen during the first half of 2006 as the office market has increased in stride with greater economic activity in the Region. In comparison, the vacancy rate for the Greater Toronto Area was 9.1% in the 2nd quarter of 2006 (Table 5).

For the remainder of 2006, it is anticipated that the Region's office market will continue to see more new construction and increasing activity resulting from expected corporate expansions following economic recovery. The lease rates per square foot in York Region were between \$13.71 and \$13.38 (a small reduction from 2005), with a lease rate of \$15.07 for the GTA (an increase of \$0.61 from 2005) (Table 6).

Selected Office Market Vacancy Rates (%) 2004-2006 Mid-Year

(TABLE 5)

		2004				2005				2006	
Office Nodes	2006 Mid-Year Inventory Total	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr
Markham North & Richmond Hill	6,698,864	16.6	16.5	14.2	14.7	15.5	11.8	12.0	9.9	8.40	8.40
Steeles Woodbine	2,724,032	12.1	11.4	11.9	9.4	8.2	7.3	9.1	9.1	7.80	7.20
Vaughan	1,473,395	7.9	6.4	5.9	10.7	11.1	6.4	7.2	6.5	4.60	4.50
GTA Total/Average	139,072,505	15.4	15.2	14.5	14.4	13.8	12.5	11.9	10.1	9.20	9.10

Source: CB Richard Ellis, Office Market Review, 2004 - 2006.

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

(TABLE 6)

		2004				2005				2006	
Office Nodes	2006 Mid-Year Inventory Total	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr
Markham North & Richmond Hill	6,698,864	15.35	15.05	14.34	14.71	14.12	14.68	14.34	15.26	14.38	13.71
Steeles Woodbine	2,724,032	10.97	10.96	11.17	11.99	12.03	12.30	12.40	12.93	13.23	13.64
Vaughan	1,473,395	11.67	11.77	11.20	13.74	13.45	14.31	14.77	14.21	13.60	13.38
GTA Total/Average	139,072,505	15.93	16.09	15.60	14.91	14.41	14.46	14.76	15.03	15.05	15.07

Source: CB Richard Ellis, Office Market Review, 2004 - 2006.



4. BUILDING ACTIVITIES

Building Permits

Building permit activity is a standard indicator of local investment and economic performance. In the first half of 2006, York Region experienced strong activity in the residential construction sector, representing a 12.6% increase over mid-year 2005 (Table 7).

Building permits were issued for almost 23,000 new residential units in the GTA between January and June 2006 (Table 8). York Region accounted for 27% of these permits, increasing their share from 21% in 2005 making the Region the largest contributor of building permits in the GTA, with the exception of Toronto. The shares of other regions including Durham (14%), Halton (10%), Peel (19%), and the City of Toronto (30%) are displayed in Figure 5.

York Region is ranked in the top 6 for the number of new residential units with permits issued across Canada in June 2006 (Table 8). This is the same position that the Region finished in December of 2005. Almost all of the municipalities among the top ten saw positive growth compared with January to June 2005 with the exception of the Regions of Halton and Durham. It is important to note that cities across Canada are organized in different ways. This list includes cities, regions and regional districts as defined locally.

Construction Value

Construction value in the Region experienced a 20.6% increase in June 2006, more than doubling over the same period in 2005. Table 9 shows that both residential and non-residential sectors experienced positive growth. While the value of residential permits increased by 22.3%, the ICI (Industrial, Commercial and Institutional) values were also up by 16.7% between January to June 2006. This strong ICI construction accounted for 29.3% of the total construction value, which is a slight decrease from 30.4% in June 2005. The current mid-year percentage is lower than the 2005 year-end, a predictable position considering that historically ICI is stronger in the second half of the year.

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

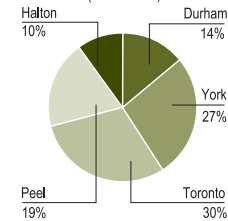
(TABLE 7)

Municipality	2005		2006
	Jan-June	July-Dec	Jan-June
Aurora	32	13	309
East Gwillimbury	26	12	93
Georgina	190	136	138
King	81	11	15
Markham	1,654	2,194	1,617
Newmarket	149	556	113
Richmond Hill	1,459	1,487	729
Vaughan	931	934	1,757
Whitchurch-Stouffville	63	456	391
York Region Totals	4,585	5,799	5,162

Source: Area Municipality Building Permit Reports, 2005 & 2006.

York Region's Share of GTA Building Activity 2006 Mid-Year

(FIGURE 5)



Source: Statistics Canada and Area Municipality Building Permits 2006

Comparative Residential Building Permit Figures Across Canada 2006 Mid-Year

(TABLE 8)

Rank	Municipality	# of permits
1	Greater Vancouver Regional District	10,164
2	City of Calgary	10,132
3	City of Toronto	9,202
4	City of Edmonton	8,446
5	City of Montréal	5,229
6	York Region	5,162
7	City of Ottawa	4,113
8	Peel Region	3,182
9	Durham Region	3,063
10	Halton Region	1,928

Source: Area Municipality Building Permit Reports, 2006.

York Region Estimated Value (\$000's) of Construction* January to June 2005 and 2006

(TABLE 9)

Municipality	Residential		Industrial**		Commercial		Institutional		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Aurora	\$13,663	\$69,891	\$4,608	\$1,292	\$12,067	\$7,049	\$2,718	\$2,097	\$33,055	\$80,329
East Gwillimbury	\$10,455	\$22,029	\$16,421	\$65	\$242	\$107	\$310	\$18	\$27,429	\$22,219
Georgina	\$36,197	\$29,553	\$570	\$350	\$861	\$350	\$1,280	\$387	\$38,908	\$30,640
King	\$20,090	\$9,542	\$3,053	\$255	\$192	\$925	\$3,746	\$6,166	\$27,081	\$16,887
Markham	\$282,828	\$314,129	\$16,521	\$15,422	\$44,262	\$129,927	\$19,754	\$32,138	\$363,365	\$491,616
Newmarket	\$21,729	\$18,036	\$2,614	\$3,587	\$8,853	\$27,187	\$177	\$12,893	\$33,373	\$61,703
Richmond Hill	\$248,130	\$139,867	\$3,804	\$5,436	\$30,380	\$24,975	\$28,876	\$2,550	\$311,190	\$172,827
Vaughan	\$201,610	\$364,066	\$84,778	\$66,466	\$48,143	\$75,945	\$3,385	\$3,341	\$337,916	\$509,818
Whitchurch-Stouffville	\$17,383	\$75,083	\$15,764	\$593	\$1,475	\$13,057	\$15,953	\$0	\$50,575	\$88,734
York Region Total	\$852,085	\$1,042,195	\$148,133	\$93,466	\$146,475	\$279,521	\$76,199	\$59,589	\$1,222,892	\$1,474,772

Source: York Region Planning and Development Services Department, Area Municipal Building Permits Reports, and Statistics Canada Building Permits Publication, 2005 & 2006.

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

**Agricultural permits are included under the industrial category



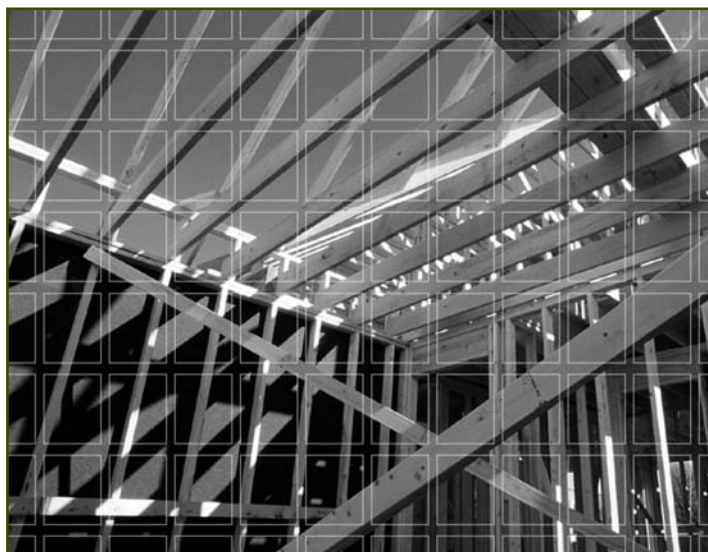
York Region has been involved in a number of large scale construction projects thus far in 2006 compared to the first half of 2005. The list of the top 20 building permits (Table 10) includes many public and private sector projects demonstrating the health and diversity of York Region's economy. Five local municipalities and every sector are represented, meaning that the construction industry is not reliant upon a single economic sector nor is all the construction occurring in a single area of the Region.

Building Permits with the Highest Construction Values in York Region 2006 Mid-Year

(TABLE 10)

Project	Value \$000's	Use	Municipality
Rental Apartment Building (Thornhill)	34,505	Residential	Markham
Condo. Apartment Building	34,466	Residential	Vaughan
Residential Apartment	28,142	Residential	Richmond Hill
Secondary School (Unnamed)	25,875	Institutional	Markham
Office Building (Thornhill)	25,000	Commercial	Markham
Storage Garage	23,178	Commercial	Markham
Shopping Centre	22,875	Commercial	Newmarket
Condo. Apartment Building	21,689	Residential	Vaughan
Condo. Apartment Building	19,800	Residential	Vaughan
Manufacturing Use Unit	18,406	Industrial	Vaughan
Rental Apartment Building (Thornhill)	17,253	Residential	Markham
Office Building	16,723	Commercial	Markham
Office Building	16,723	Commercial	Markham
Multi-Use (Comm. Speculative)	8,600	Commercial	Whitchurch-Stouffville
Government Building (Newmarket)	8,500	Institutional	Newmarket
Office Building	7,929	Commercial	Markham
Office Building	7,929	Commercial	Markham
Single Use Industrial	6,734	Commercial	Vaughan
National Golf Club of Canada	6,633	Commercial	Vaughan
Multi-Use (Ind. Speculative)	6,192	Industrial	Vaughan

Source: Area Municipality Building Permit Reports, 2006.



Housing Starts

Total housing starts have grown by 25.6% in mid-year 2006, increasing from 4,193 in 2005 to 5,267 in 2006 (Table 11). This is in line with the Region's Housing Supply Strategy which encourages the diversification of the York Region's housing mix. A rising trend in the number of multi-family housing units is evident throughout the Region with 54.1% of all starts falling into this category. This is a change from an almost even split between multi-family and single family dwelling units in 2005 (49.3 % multi-family versus 50.7% single family).

**Housing Starts by Municipality in York Region
January to June 2005 & 2006**

(TABLE 11)

Aurora	2005	2006	Newmarket	2005	2006
Singles	33	82	Singles	60	119
Semis	0	0	Semis	6	96
Rows	0	129	Rows	19	114
Apts	0	0	Apts	0	0
Total	33	211	Total	85	329

East Gwillimbury	2005	2006	Richmond Hill	2005	2006
Singles	17	40	Singles	751	325
Semis	0	0	Semis	142	0
Rows	27	0	Rows	456	129
Apts	0	0	Apts	171	408
Total	44	40	Total	1,520	912

Georgina	2005	2006	Vaughan	2005	2006
Singles	108	143	Singles	319	617
Semis	24	4	Semis	108	180
Rows	0	0	Rows	114	207
Apts	0	0	Apts	256	81
Total	132	147	Total	797	1,085

King	2005	2006	Whitchurch-Stouffville	2005	2006
Singles	5	15	Singles	80	221
Semis	0	0	Semis	0	8
Rows	0	0	Rows	0	61
Apts	0	0	Apts	0	0
Total	5	15	Total	80	290

Markham	2005	2006	York Region	2005	2006
Singles	751	857	Singles	2,214	2,419
Semis	302	356	Semis	582	694
Rows	402	406	Rows	1,060	1,046
Apts	42	619	Apts	427	1,108
Total	1,497	2,238	Total	4,193	5,267

Source: Canada Mortgage and Housing Corporation – Local Housing Report 2005 & 2006.

**Housing Completions by Municipality in York Region
January to June 2005 & 2006**

(TABLE 12)

Aurora	2005	2006	Newmarket	2005	2006
Singles	63	8	Singles	163	210
Semis	4	0	Semis	120	108
Rows	151	6	Rows	120	28
Apts	0	0	Apts	0	0
Total	218	14	Total	403	346

East Gwillimbury	2005	2006	Richmond Hill	2005	2006
Singles	28	12	Singles	605	803
Semis	0	0	Semis	28	112
Rows	27	0	Rows	271	262
Apts	0	0	Apts	215	332
Total	55	12	Total	1,119	1,509

Georgina	2005	2006	Vaughan	2005	2006
Singles	106	174	Singles	742	504
Semis	0	6	Semis	144	38
Rows	0	0	Rows	134	102
Apts	0	0	Apts	0	32
Total	106	180	Total	1,020	676

King	2005	2006	Whitchurch-Stouffville	2005	2006
Singles	20	16	Singles	24	221
Semis	0	0	Semis	0	16
Rows	0	0	Rows	0	63
Apts	0	65	Apts	0	0
Total	20	81	Total	24	300

Markham	2005	2006	York Region	2005	2006
Singles	849	1,070	Singles	2,612	3,018
Semis	440	106	Semis	662	386
Rows	379	335	Rows	862	796
Apts	82	0	Apts	115	429
Total	1,750	1,511	Total	4,251	4,629

Source: Canada Mortgage and Housing Corporation – Local Housing Report 2005 & 2006.

Housing Completions

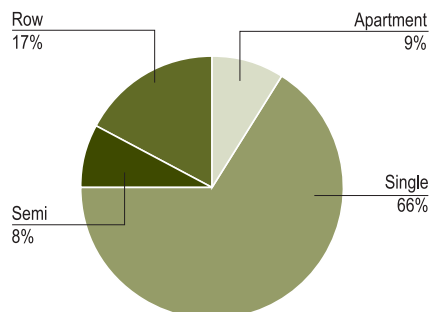
York Region housing completions experienced an increase of 8.9% from mid-year 2005 (Table 12). A total of 4,629 houses were completed in the Region in the first six months of 2006, as compared to 4,251 houses in the first half of 2005 (Table 12).



Multi-family dwellings (semi, row, & apartment) totalled 34.8% of completions in the first half of 2006 compared to 39.8% for 2005 mid-year (Figure 6).

York Region Housing Completion Mix January to June 2006

(FIGURE 6)



Source: Canada Mortgage and Housing Corporation - Local Housing

Housing Diversity

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

In the last ten years, for example, single detached homes has fallen from 80% of the total housing stock to 72%. This figure varies considerably across the area municipalities from highs of 93% and 90% in King and East Gwillimbury respectively to 63% in Newmarket. (Table 13).

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



Percentage of Dwellings by Structural Type
York Region Housing Stock As of 2006 Mid-Year

(TABLE 13)

Municipality	% Singles	% Multiples
Aurora	67%	33%
East Gwillimbury	90%	10%
Georgina	85%	15%
King	93%	7%
Markham	72%	28%
Newmarket	63%	37%
Richmond Hill	65%	35%
Vaughan	74%	26%
Whitchurch-Stouffville	84%	16%
York Region Total	72%	28%

Source: Statistics Canada data and CMHC Housing Completion data.
Multiples: includes semis, rows and apartments.

York Region Residential Building Permit Activity
January to June 2005 & 2006

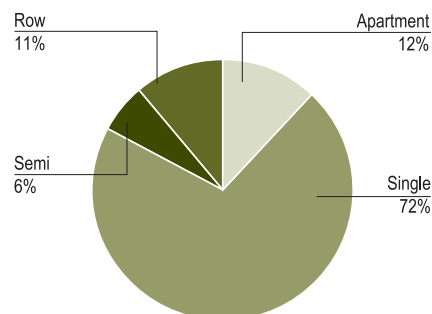
(TABLE 14)

	2005	2006
New Residential Permits	4,585	5,162
Housing Starts	4,193	5,267
Housing Completions	4,251	4,629

Source: Canada Mortgage and Housing Corporation –
Local Housing Report, 2005 & 2006.

York Region Existing Mix of Housing Stock
as of 2006 Mid-Year

(FIGURE 7)



Source: York Region Planning and Development Services Department &
Canada Mortgage and Housing Corporation - Local Housing Report, 2006