

Clause 3 in Report No. 9 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on May 17, 2018.

3

Growth and Development Review 2017

Committee of the Whole recommends:

1. Receipt of the presentation by Paul Bottomley, Manager, Policy, Research and Forecasting.
 2. Adoption of the following recommendation contained in the report dated April 27, 2018 from the Commissioner of Corporate Services and Chief Planner:
 1. The Growth and Development Review 2017 be circulated by the Regional Clerk to the local municipalities for information.
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Report dated April 27, 2018 from the Commissioner of Corporate Services and Chief Planner now follows:

1. Recommendation

It is recommended that:

1. The Growth and Development Review 2017 be circulated by the Regional Clerk to the local municipalities for information.

2. Purpose

The purpose of the Growth and Development Review, 2017 (Attachment 1) is to provide Council with key development and population indicators in York Region and report on the competitiveness of York Region's economy within the Greater Toronto and Hamilton Area (GTHA), the Province and Canada.

3. Background and Previous Council Direction

Annual Growth and Development Review report provides a broad perspective on important economic indicators

Since 1995, York Region has published a Growth and Development Review report each year. The report highlights a number of key economic indicators which illustrate general trends in the economy. The 2017 report includes information on:

- Economic outlook
- Population growth
- Residential market and building activity
- Industrial, Commercial and Institutional (ICI) market and building activity, and
- Overall construction value

Data for this review is sourced from Statistics Canada, the Canada Mortgage and Housing Corporation, the Toronto Real Estate Board and private firms which publish documents summarizing key trends within the GTHA and beyond. A thorough understanding of this information provides background for effective policy development, York Region Official Plan monitoring, and economic strategy initiatives.

4. Analysis and Implications

A strong U.S. economy benefits York Region businesses

In 2017 the Global economy recorded GDP growth of 3.7% compared to 3.2% in 2016. According to the International Monetary Fund (IMF), activity is projected to pick up pace in 2018, with Global GDP expected to rise to 3.9% and U.S. GDP anticipated to increase to 2.7% from 2.3% in 2017. Recent U.S. federal tax policy changes aimed at reducing personal and business income taxes are expected to stimulate economic activity leading to the increase in U.S. GDP.

Canada recorded GDP growth of 3% in 2017, the fastest growth rate in G7 economies. The IMF forecast for Canada is slower growth in 2018 of 2.3% and 2.0% in 2019, due to concerns regarding NAFTA negotiations and U.S. protectionism, eroding competitiveness given U.S. tax cuts, softening housing markets and higher interest rates.

York Region's economy is closely related to U.S. GDP growth, as there is a strong trade relationship between Canada and the United States and the Region is a key recipient of U.S. foreign direct investment. York Region businesses export an average of \$4 billion worth of goods and services annually and

Regional businesses directly benefit from increased trade activity. The U.S. has recorded a ninth consecutive year of GDP growth and confidence in the U.S. economy can increase demand for Canadian goods such as raw building materials and manufactured products and a lower Canadian dollar promotes exports with the U.S. (Figure 1).

Figure 1
10 Year Canadian Dollar (Daily Rate in U.S. Cents)
2008 - 2018



The Bank of Canada (BoC) has increased interest rates by three basis points during the past year to 1.25% and interest rates are expected to continue to remain low in 2018, by historical standards. The BoC Governor has indicated there may be an additional rate increase by year end 2018.

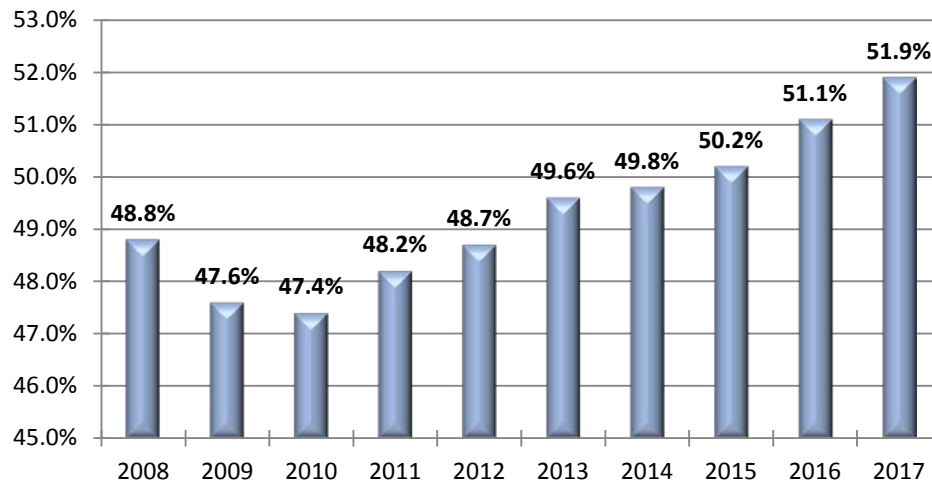
York Region’s economy continues to create jobs, with total employment increasing steadily by approximately 3% annually over the past five years. As reported in the York Region Employment and Industry report to Council on [February 8, 2018](#), from 2016 to 2017, there were approximately 19,780 jobs added for an estimated total of 620,530 jobs in York Region.

York Region’s activity rate has been increasing since 2010

The activity rate is the ratio of total employment to total population which is different from the live work ratio that measures the percent of York Region’s labour force that both live and work in the Region, as reported out in the [York Region Official Plan Monitoring Report](#). One of the objectives of the Regional Official Plan is to create high-quality employment opportunities for residents, with a goal of 1 job for every 2 residents. Balanced growth in both population and

employment contributes to a high standard and quality of life. An activity rate of 50% or a 2:1 ratio is consistent with the Regional Official Plan target. York Region's activity rate has been increasing since 2010, as shown on Figure 2, and is currently 51.9%.

Figure 2
York Region Activity Rate
2008 - 2017

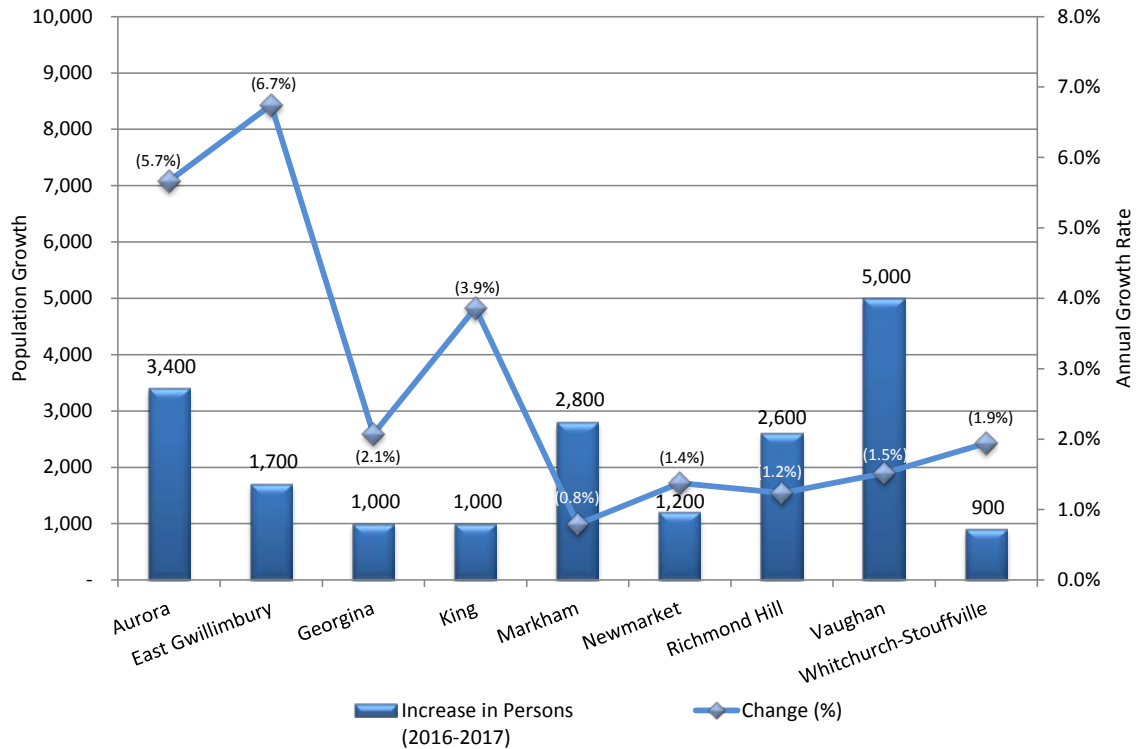


York Region's population grew by 19,600 in 2017, accounting for 15% of GTHA growth

It is estimated that York Region's population grew by 19,600 (1.7%) in 2017 to 1,206,500 people. The Growth Plan includes a forecasted population target of 1,590,000 in 2031 (mid-year). The Region was below forecast for 2017 by 28,000 people. Annual growth of 27,700 is required to reach the 2031 Growth Plan forecast. The Region's population estimate has not been adjusted to reflect the recent 2016 Census results. Staff will review the population figures once the undercount figure is released by Statistics Canada later in 2018. An undercount that typically ranges between 3% and 4% accounts for people missed during the Census.

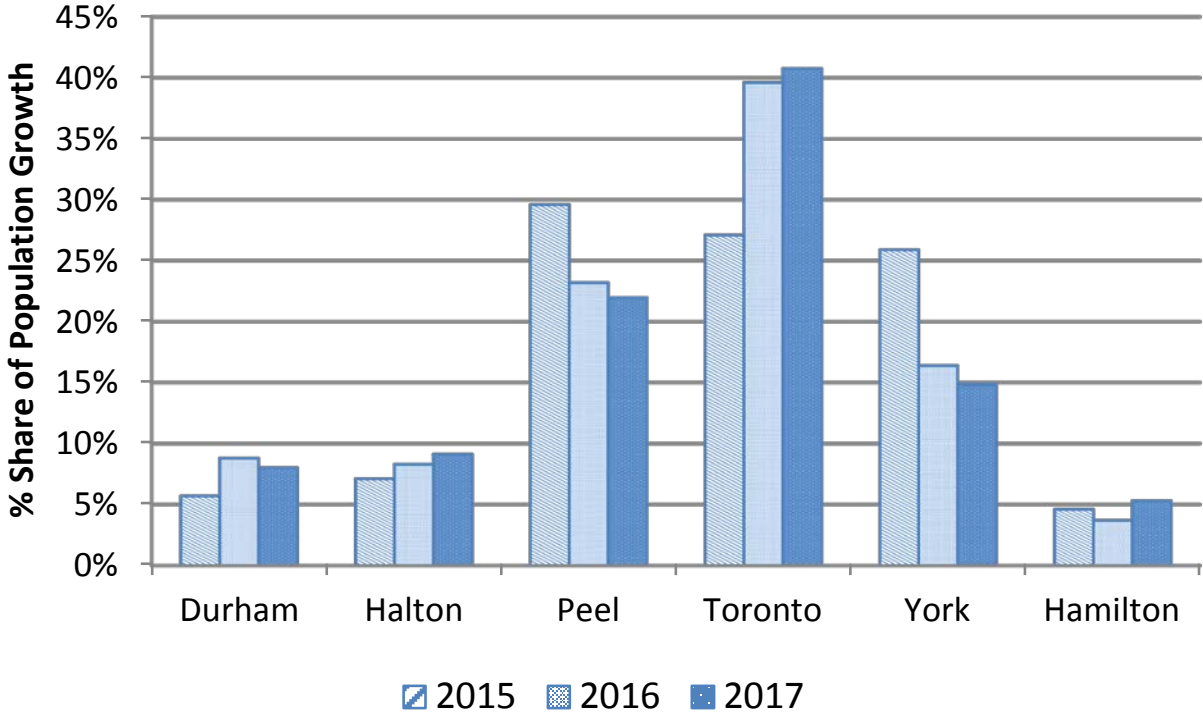
All municipalities within York Region experienced growth in 2017. Vaughan, Aurora and Markham recorded the greatest increases in population of approximately 5,000, 3,400 and 2,800 respectively (Figure 3). East Gwillimbury experienced the highest rate of growth in York Region for 2017 at 6.7%.

Figure 3
York Region 2017 Population Increase and Percentage
Rate of Growth by Local Municipality



York Region’s growth of 19,600 people represented a 14.8% share of GTHA growth in 2017 (Figure 4), which decreased from its 2016 share of 16.2%. The population growth shares for the 905 area either decreased or remained the same, while the City of Toronto’s strong population growth continued with a share of 40.8% and 12,118 apartment completions recorded in 2017. York Region’s share of the total GTHA population is approximately 16%.

Figure 4
Percentage Share of Population Growth by GTHA Municipality
2015 - 2017



Average housing prices for all resale units in York Region in 2017 exceeded \$1 million for the first time

The residential resale housing market continues to be active within York Region. In 2017, there were 15,050 resale units sold, a decrease of 32% from 2016.

Housing prices across the GTHA continue to rise. In York Region, the average cost of a resale residential unit (all dwelling types) in 2017 was \$1,061,271 (Table 1) while a resale single detached unit increased by 13.5% to \$1,326,113 compared to \$1,167,889 in 2016. York Region's average resale housing price (all dwelling types) is almost 29% higher than the Greater Toronto Area average of \$822,681 (GTHA data not available). The first two months of 2018 have seen a slower start to sales and price growth in York Region with the overall average price dropping to \$885,864 and 1,398 sales recorded to February 2018 compared to 2,523 sales by February 2017.

According to the Toronto Real Estate Board, the annual growth in average prices was driven by low listings during the first four months of the year. In the latter two-thirds of 2017, fewer sales combined with increased listings resulted in slower price growth. Home price growth in the second half of 2017 differed substantially depending on market segment.

The detached market segment – the most expensive on average – experienced the slowest pace of growth as many buyers looked to less expensive options. As a result, the condominium apartment segment experienced double-digit growth, as condominium sales accounted for a growing share of transactions.

Table 1
Total Number of Housing Resales and Average Housing Price
in York Region, 2016 and 2017 (all dwelling types)

	Housing Resales		Average Housing Price	
	2016	2017	2016	2017
Aurora	1,406	962	\$957,101	\$1,088,206
East Gwillimbury	461	442	\$783,680	\$958,309
Georgina	1,300	1,063	\$520,218	\$647,174
King	480	386	\$1,289,422	\$1,611,873
Markham	6,136	3,958	\$964,759	\$1,070,241
Newmarket	2,007	1,428	\$778,433	\$914,679
Richmond Hill	4,409	2,669	\$1,103,486	\$1,173,061
Vaughan	4,968	3,479	\$943,088	\$1,093,272
Whitchurch-Stouffville	1,045	663	\$967,210	\$1,078,438
York Region Total	22,212	15,050	\$947,484	\$1,061,271

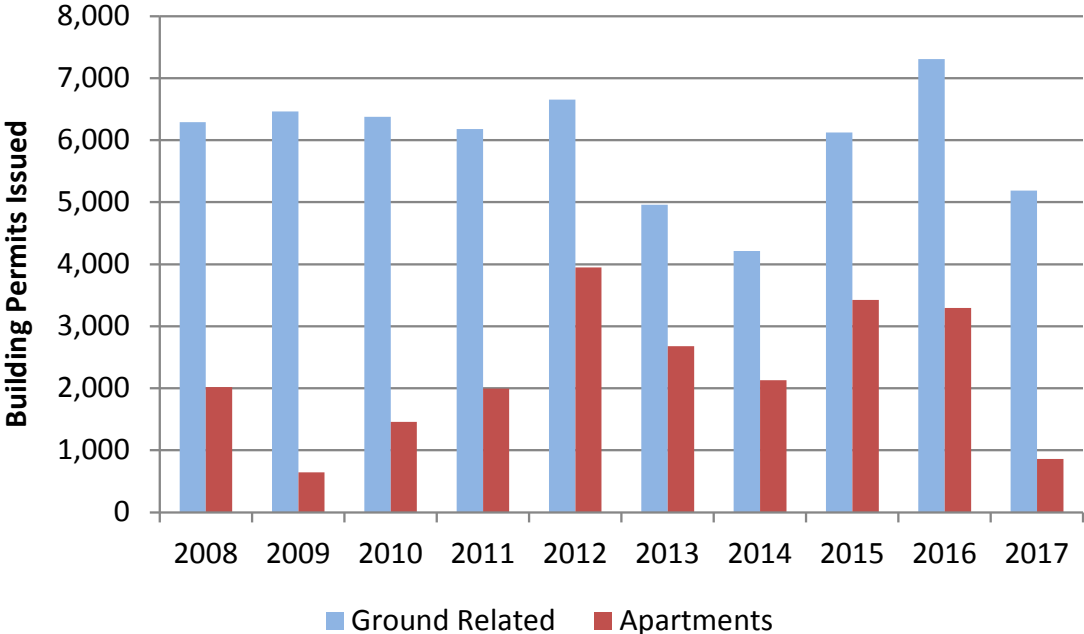
Lower residential building permits and housing completions were recorded in 2017

Trends in new housing activity can be assessed by looking at building permit activity and housing completions. Building permits show construction underway (or soon to be underway), while housing completions provide a record of units recently occupied, or ready to be occupied.

Across the GTHA, total building permits issued were down by 5.2% in 2017. In York Region, residential building permits were issued for 6,048 dwelling units in 2017, representing a 43% decrease from the 2016 total of 10,597 units. The decrease was represented across all unit types, but was most significant in apartments, where there were 3,292 units in 2016 compared to 859 in 2017.

There are more fluctuations in the apartment market from year to year compared to the ground related market, which impacts the total number of building permits issued annually. In 2017 there were 5,189 building permits issued for ground related units in York Region, whereas since 2008 the average number of permits issued was 6,060 (Figure 5). In 2017, there were only 859 apartment units with permits issued, well below the average of 2,245 during the last 10 years.

**Figure 5
York Region Residential Building Permits by Unit Type
2008 - 2017**



Vaughan, Richmond Hill and Markham accounted for approximately 62% of the total residential building permit activity in 2017 with 36%, 14% and 12% respectively.

The number of building permits issued in Whitchurch-Stouffville and Newmarket increased from 2016 levels by 261% and 145% respectively. The large increase in Whitchurch-Stouffville was due to a low number in 2016 and an increase in apartment units. In 2017, the number of building permits issued in all other municipalities decreased from 2016 levels.

Although housing completions in the Region decreased in 2017 by 15.5% to 6,535 (Figure 6) from the 2016 number of 7,738, York Region continues to be a strong contributor to GTHA development activity accounting for a 16% share of 2017 GTHA residential building permit activity (Figure 7), second only to the City of Toronto.

Figure 6
York Region Residential Building Permits and Housing Completions
2008 - 2017

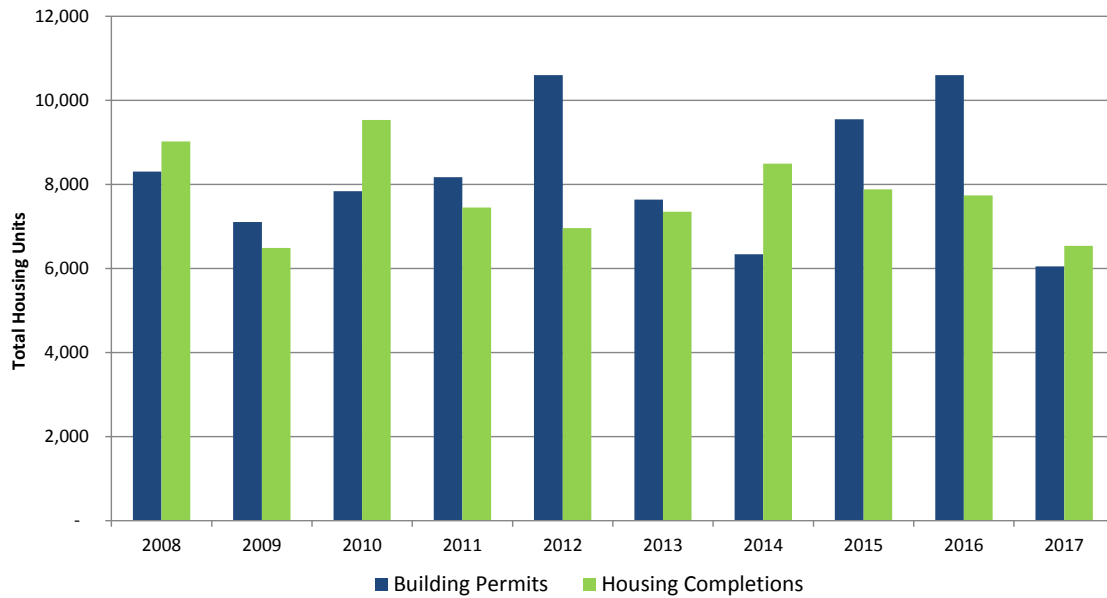
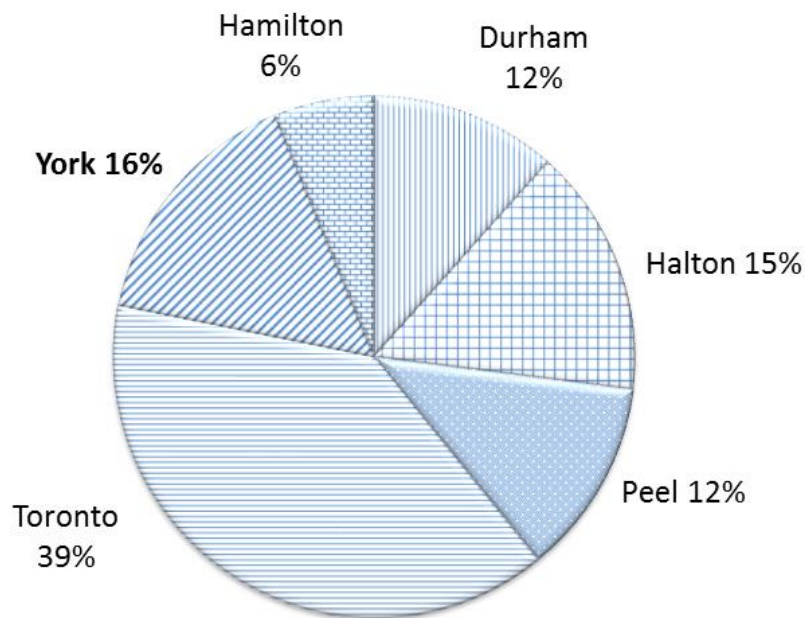


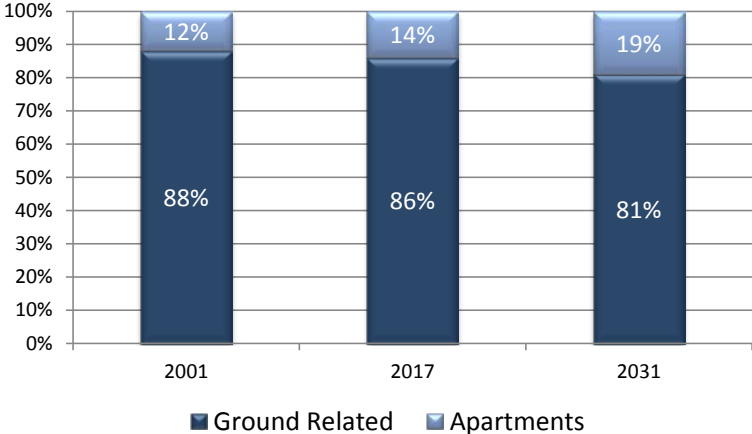
Figure 7
2017 GTHA Residential Building Permit Activity: Shares by Municipality



The 2017 breakdown of new residential building permits issued in York Region was 44% single-detached, 4% semi-detached, 38% row and 14% apartment

units. York Region’s housing mix for all unit types continues to diversify as the proportion of apartment unit dwellings has increased from 12% in 2001 to 14% in 2017, and is forecast to be 19% in 2031 (Figure 8).

Figure 8
Mix in Housing Stock in York Region
2001 - 2031



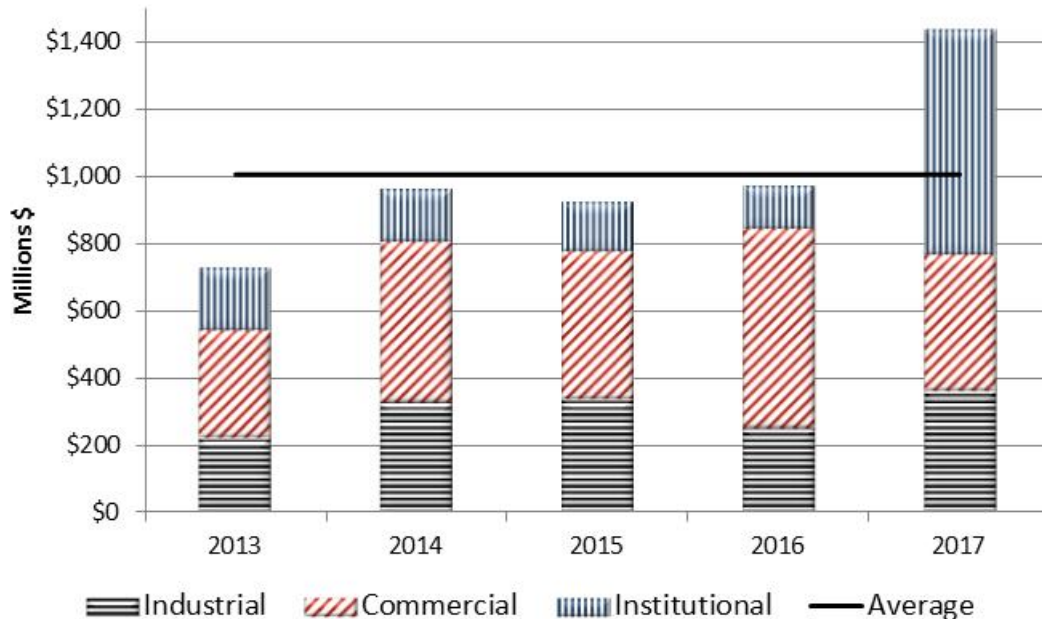
Residential development activity is projected to remain strong

As outlined in the 2017 Development Activity Summary report to Council on [April 12, 2018](#), registration of plans of subdivision and plans of condominium for 2017 has remained strong. In total, 60 plans of subdivision and condominium were issued clearances for registration, for a total of 6,697 residential units in 2017, of which 1,165 (17.4%) are apartment units. As of December 31, 2017, regional staff estimate that there are over 40,000 dwelling units of all types that are registered unbuilt and draft approved. Therefore, it is anticipated that building permit and housing completion activity will remain strong over the next few years.

Total Industrial, Commercial and Institutional construction values increased by over 47% in 2017 to the highest level ever recorded

The total Industrial, Commercial, and Institutional (ICI) construction value for 2017 was \$1.44 billion. This is well above the average ICI value of the last five years (Figure 9). Vaughan’s share of ICI construction accounted for over 70% of the total value in 2017.

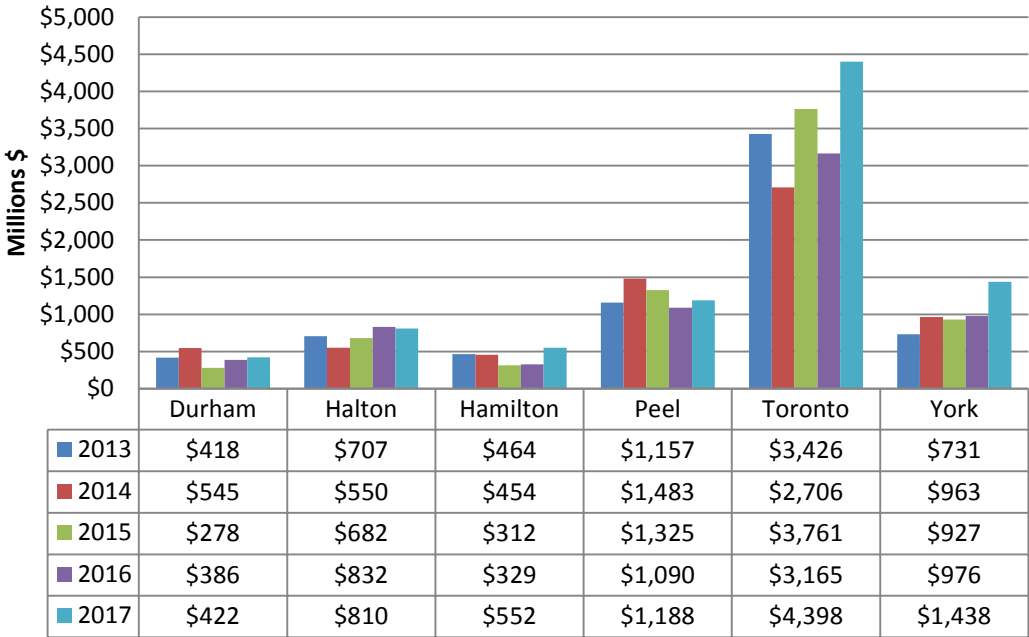
Figure 9
York Region Industrial, Commercial and Institutional
Construction Values 2013 - 2017



A high-value building permit can result in large annual fluctuations in ICI building permit values. Notable ICI projects for which building permits were issued in 2017 and contributed to the strong overall ICI permit values included the \$559 million Mackenzie Vaughan Hospital in Vaughan, a permit for an industrial complex in Vaughan’s Glen-Huntington Business Park issued for \$29 million, and a \$28 million permit for an addition to the Upper Canada Mall in Newmarket.

Within the GTHA, York Region accounted for over 16% of the total ICI construction values for 2017 (Figure 10). Overall, the GTHA recorded a 30% increase in the value of ICI construction from 2016. Only Halton Region recorded a small decrease in total ICI construction, while the remaining GTHA regional municipalities and the City of Toronto experienced increases.

Figure 10
GTHA Industrial, Commercial and Institutional
Construction Values 2013 - 2017



As investment in new ICI development has occurred, so have employment opportunities within the Region. York Region’s employment growth once again outpaced provincial (1.8%) and national (2.1%) averages in 2017, posting a gain of 3.3%.

York Region’s economic activity and population growth continues to be a significant contributor to the provincial and national economies

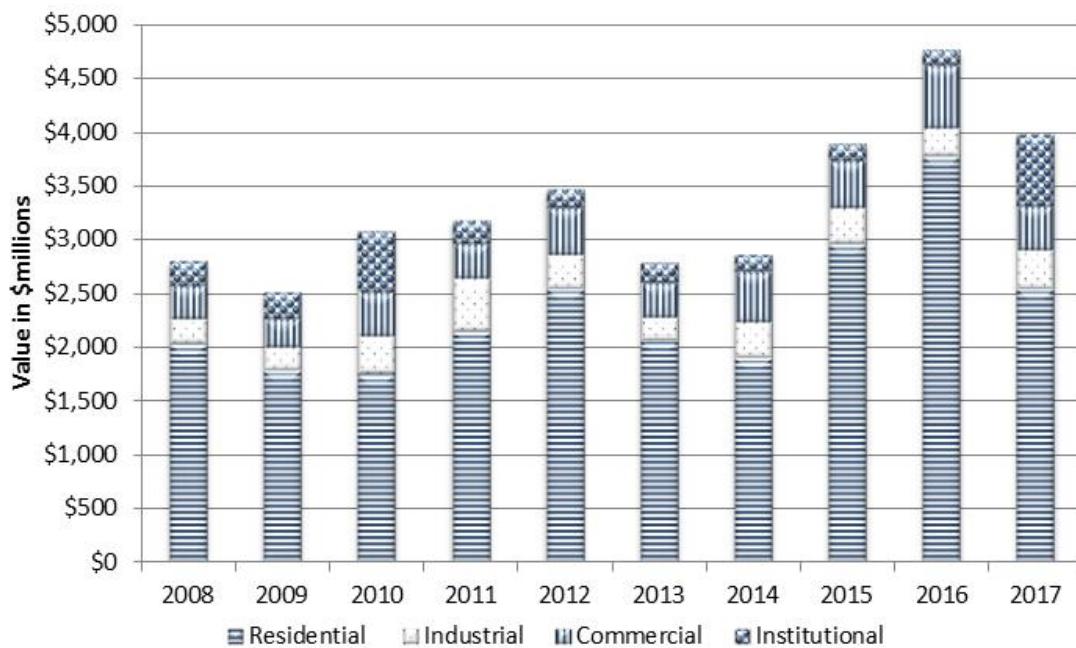
York Region ranked 6th in 2017 for the value of ICI construction across Canada, an increase from 7th the previous year. Within the GTHA, York Region ranked 2nd for the value of ICI construction behind Toronto, an increase from 3rd in 2016.

York Region continues to be one of Canada’s fastest growing municipalities in terms of both population and employment. During 2017, employment in York Region grew by 3.3%, higher than Ontario’s growth rate of 1.8%. The population growth rate for the Region was 1.7% compared to 1.6% for the entire Province. The Growth Plan forecasts indicate York Region is anticipated to accommodate the largest absolute amount of population and employment growth in all of Ontario between 2016 and 2041.

2017 total estimated value of construction of \$3.98 billion is the second highest value on record for York Region

The total estimated value of construction in 2017 was approximately \$3.98 billion, compared to \$4.76 billion recorded in 2016, a decrease of 16.3%, but still the second highest value on record for the Region (Figure 11). Total construction value, including residential and non-residential values, is important as it is correlated with the new development component of tax assessment growth over subsequent years.

Figure 11
York Region Construction Value by Type 2008 - 2017



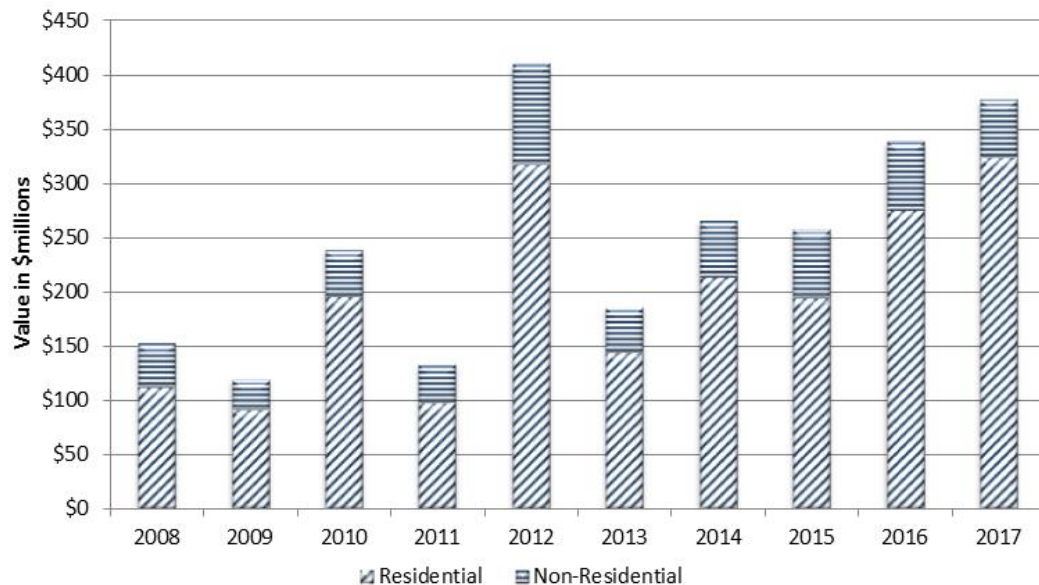
As noted above, York Region continues to experience job growth. According to a recent Cushman & Wakefield MarketBeat report, Ontario remains on track to be a growth leader in 2018, although rising interest rates, new home mortgage rules, and NAFTA uncertainty are likely to temper momentum. However, the U.S. economy is expected to remain strong, therefore the GTHA's industrial markets are expected to experience strong demand from the U.S. for goods and services, translating to further economic growth in 2018.

5. Financial Considerations

Development Charges (DCs) are a major source of funding for the Region's Capital Plan.

Regional DCs are collected when a plan of subdivision is registered and when a building permit is issued. The total Regional DCs collected in 2017 was \$376.7 million compared to \$338.5 million in 2016 (Figure 12).

Figure 12
York Region Development Charges Collected 2008 - 2017



The economic indicators presented in this report will assist Council to effectively monitor, evaluate and respond to variations in the Region's economic landscape.

6. Local Municipal Impact

Regional economic indicators are important for evaluating economic trends across the Region. The Growth and Development Review 2017 report provides local municipal economic development and planning officials with a summary of York Region's economy. The information is used as a basis for informing decision making, devising strategies, and attracting new businesses to the Region.

7. Conclusion

In 2017, York Region continued to demonstrate growth in population, employment, construction value and the housing market. York Region continues to exhibit growth in these key areas. The continued strength of the U.S. economy in 2018 should bode well for York Region businesses.

York Region continues to be a significant contributor to the provincial and national economies, ranking within the top ten municipalities in relation to:

- The Region's contribution to Canada's population
- Number of residential building permits issued
- Value of new industrial, commercial and institutional construction
- Value of total construction (ICI and residential combined)

The Growth and Development Review 2017 report monitors and reports on key performance measures and highlights York Region as a destination to live, work and play.

It is proposed that the attached Growth and Development Review 2017 report be posted on the Region's website for use by municipalities and agencies, local chambers of commerce and board of trade and the public.

For more information on this report, please contact Paul Bottomley, Manager, Policy, Research and Forecasting at 1-877-464-9675 ext. 71530.

The Senior Management Group has reviewed this report.

April 27, 2018

Attachment (1)

#8419556

Accessible formats or communication supports are available upon request.

2017 GROWTH AND DEVELOPMENT REVIEW

MAY 2018



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2017 HIGHLIGHTS

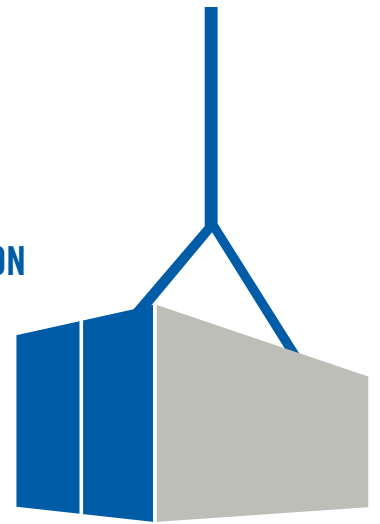
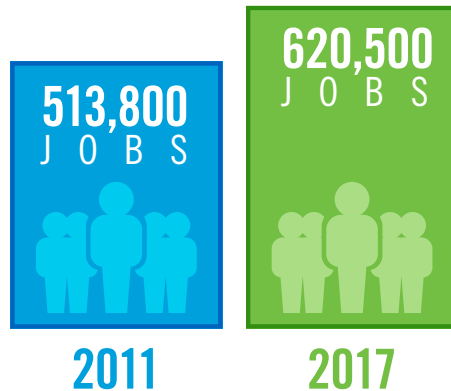
YORK REGION'S ECONOMY

continues to create jobs. From 2016 to 2017 there were **19,800 jobs** added for a total of **620,500 jobs** in the Region.

A STRONG U.S. ECONOMY BENEFITS YORK REGION BUSINESSES that EXPORT to the U.S. MARKET

The U.S. economy is anticipated to rise from 2.3 per cent in 2017 to 2.5 per cent in 2018.

YORK REGION TOTAL EMPLOYMENT - 2011 and 2017

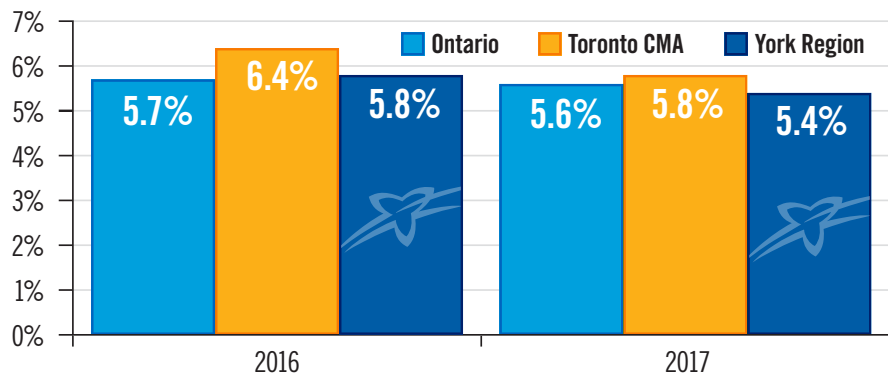


YORK REGION BUSINESSES EXPORT **\$4 BILLION** in GOODS and SERVICES to the U.S. ANNUALLY

YORK REGION'S UNEMPLOYMENT RATE

was **5.4 per cent** at year-end 2017, better than the Toronto Census Metropolitan Area (CMA) and Ontario.

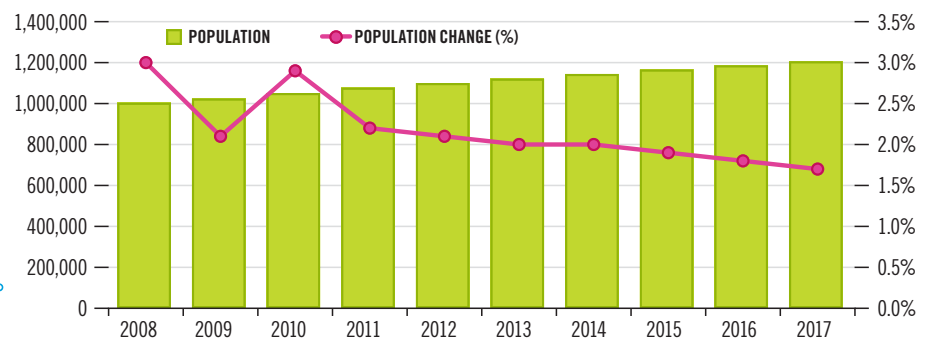
ONTARIO, TORONTO CMA and YORK REGION UNEMPLOYMENT RATES - 2016 and 2017



THE REGION'S POPULATION

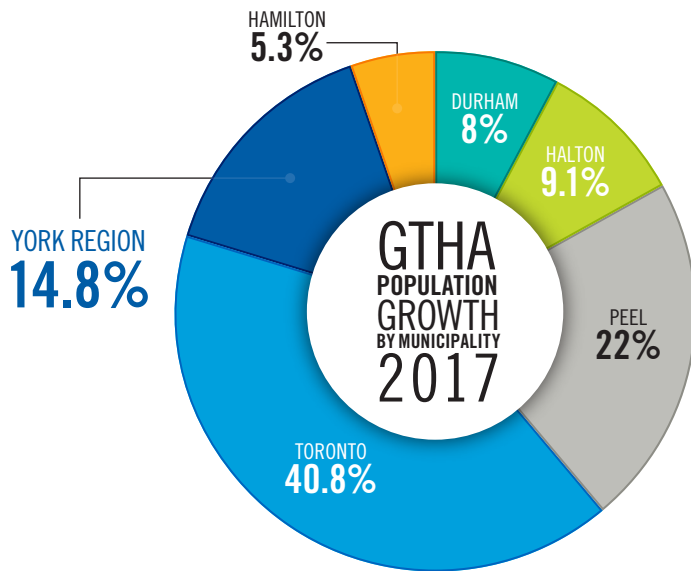
increased by approximately **19,600 persons** in 2017 to a total population of **1,206,500**.

YORK REGION ANNUAL POPULATION GROWTH - 2008 to 2017



2017 HIGHLIGHTS

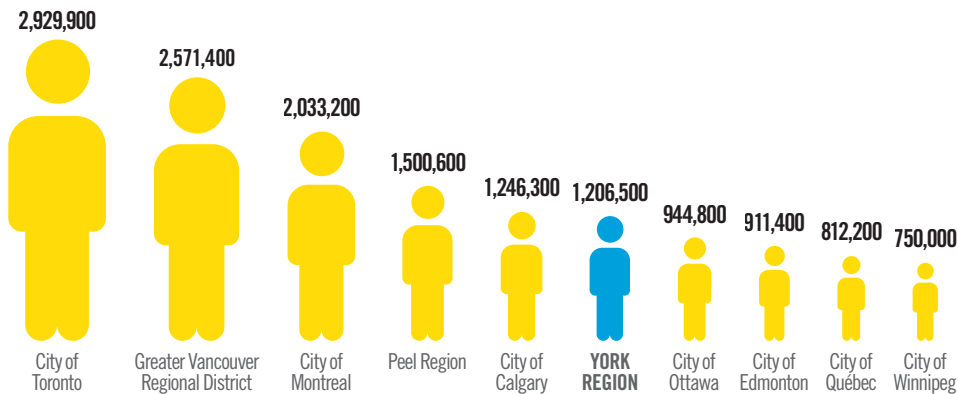
2017 GROWTH AND DEVELOPMENT REVIEW



In 2017 York Region's share of the Greater Toronto and Hamilton Area (GTHA) population growth was **14.8 per cent**.

CANADA'S LARGEST MUNICIPALITIES BY POPULATION, 2017*

*2017 Population numbers are estimated



YORK REGION was the **sixth largest municipality** in Canada by population as of year-end 2017.

ACROSS the GTHA, there were 38,712 RESIDENTIAL BUILDING PERMITS ISSUED in 2017, a decline of 5.2 PER CENT



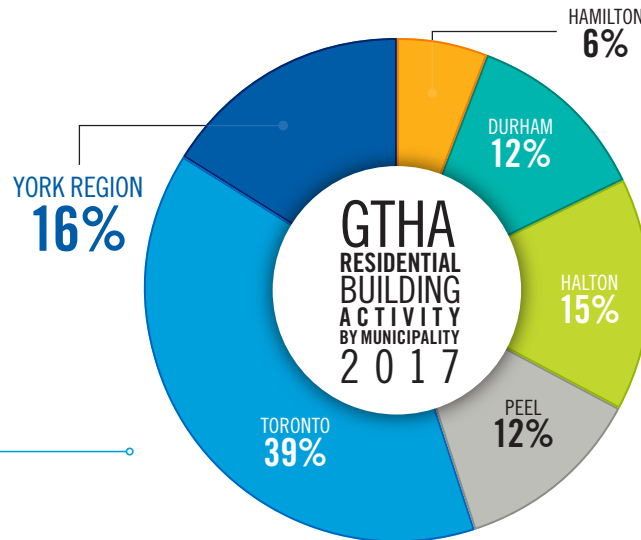
AVERAGE HOUSING PRICES FOR ALL RESALE UNITS in YORK REGION EXCEEDED \$1 MILLION FOR THE FIRST TIME in 2017

In 2017 a total of **6,048 new residential building permits** were issued in York Region, representing a decrease of **42.9 per cent** from the 2016 permit total of **10,597**. The decrease was represented by all unit types, but was most significant in apartments.

2017 HIGHLIGHTS

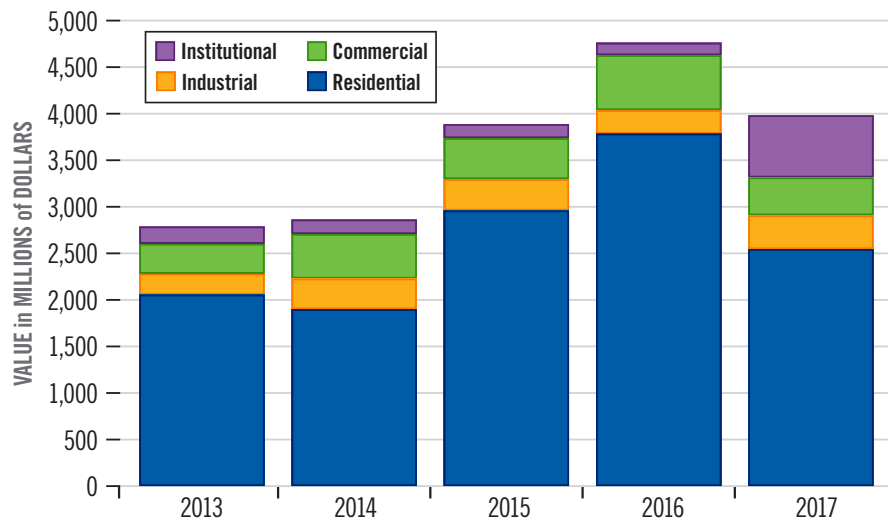
YORK REGION continues to be a strong contributor to Greater Toronto and Hamilton Area (GTHA) development activity accounting for **16 per cent** of the GTHA's residential building permit activity, second to the City of Toronto's **39 per cent** share

SHARE of GTHA RESIDENTIAL BUILDING ACTIVITY - 2017



YORK REGION'S total industrial, commercial and institutional construction values **increased** by over **47 per cent** in 2017 to the highest level ever recorded while total construction values were the second highest level ever recorded.

YORK REGION CONSTRUCTION VALUE by TYPE - 2013 to 2017



 **\$3.98 BILLION**
TOTAL CONSTRUCTION VALUE

YORK REGION continues to be a significant contributor to the provincial and national economies **ranking sixth** in 2017 for total construction value among Canadian municipalities, with a value of **\$3.98 billion**.



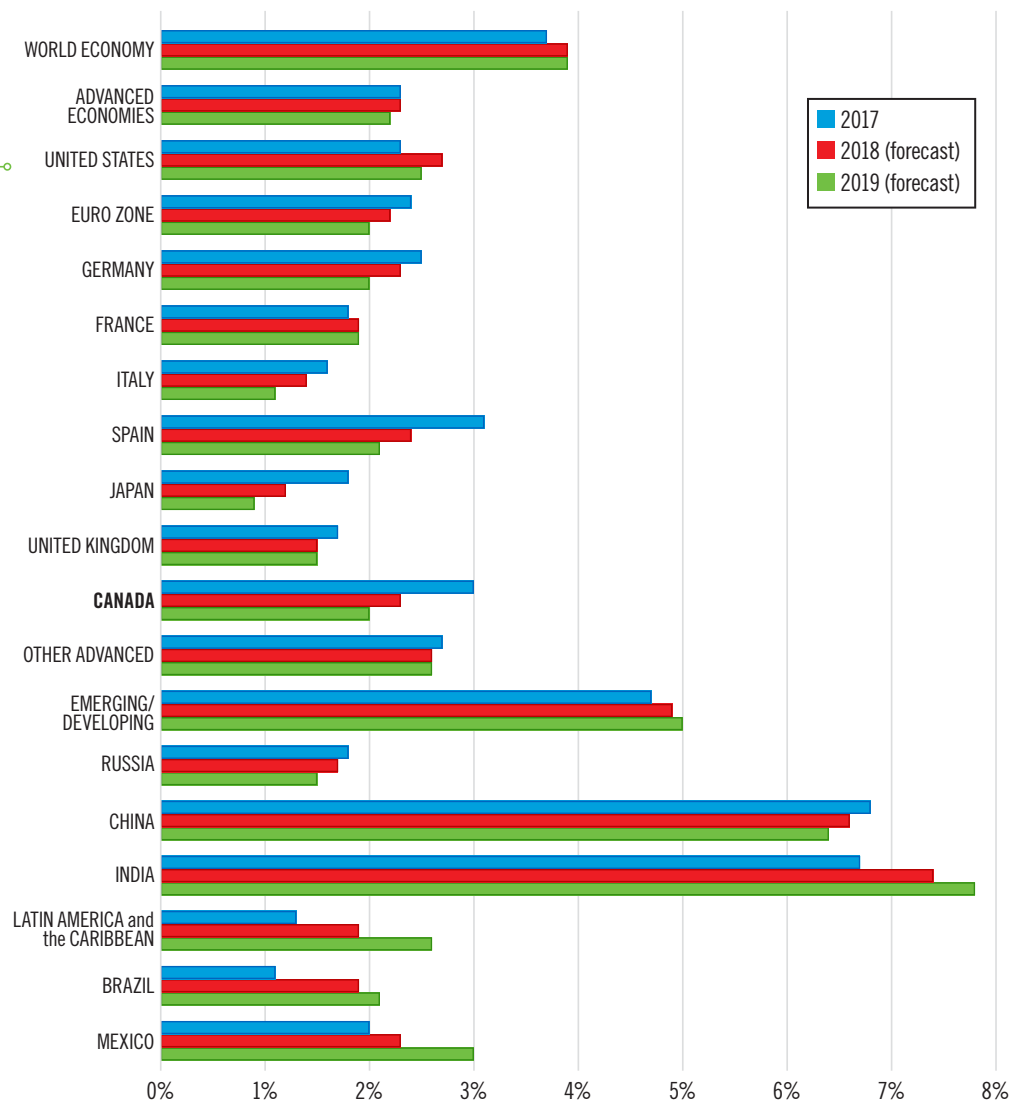
THE UNITED STATES has recorded a **ninth consecutive year** of GDP growth. U.S. GDP is anticipated to rise from **2.3 per cent** in 2017 to **2.5 per cent** for 2018. York Region's economy is related to U.S. GDP growth as York Region businesses export over **\$4 billion** worth of goods and services annually.

ECONOMIC OUTLOOK

GLOBAL and UNITED STATES GDP FORECAST to GROW in 2018

- Global economic activity is projected to rise from 3.7 per cent in 2017 to 3.9 per cent for both 2018 and 2019
- The U.S. economy is expected to grow to 2.7 per cent and 2.5 per cent for 2018 and 2019, up from 2.3 per cent in 2017
- Canada's growth output is expected to decrease from 3.0 per cent in 2017 to 2.3 per cent in 2018 and 2.0 per cent in 2019 due to concerns regarding NAFTA negotiations and U.S. protectionism, eroding competitiveness given U.S. tax cuts, softening housing markets and higher interest rates.

FIGURE 1.1: GLOBAL GROWTH FORECAST (%)



Source: World Economic Outlook (January 2017): International Monetary Fund

KEY EXTERNAL FACTORS influencing growth of the Canadian, Ontario, and York Region economies

U.S. ECONOMY (largest market for York Region businesses that export)

OIL PRICES

CANADIAN DOLLAR VALUE

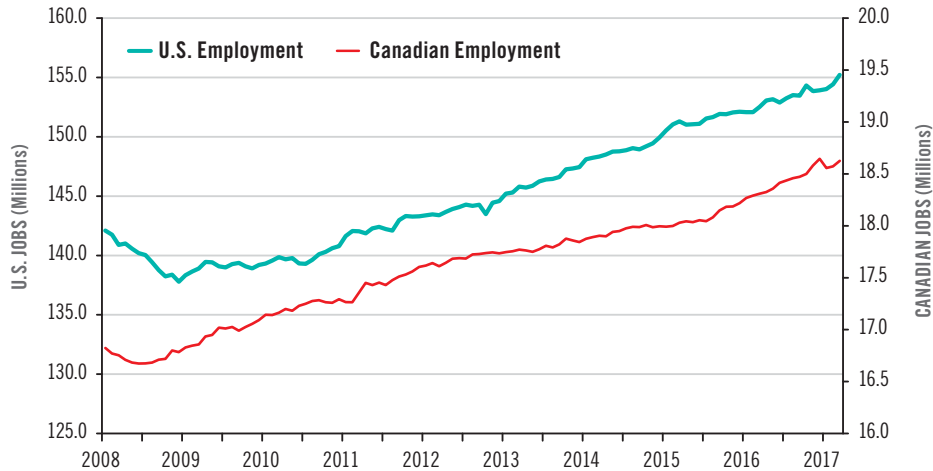
The U.S. federal reserve raised short term interest rates in 2017 to 1.5 per cent. Rates are anticipated to remain low compared to historical levels.

The Bank of Canada raised interest rates to 1.25 per cent in 2017 and a further rate increase is anticipated by year-end 2018.

ECONOMIC OUTLOOK

- U.S. job numbers increased to 154 million, adding over 1.8 million jobs in 2017, while Canadian jobs increased by 423,000 during 2017 to 18.6 million (Figure 1.2)
- A strong U.S. economy bodes well for York Region businesses that export to the U.S. market

FIGURE 1.2: U.S. JOB GROWTH TRENDS, 2008-2017

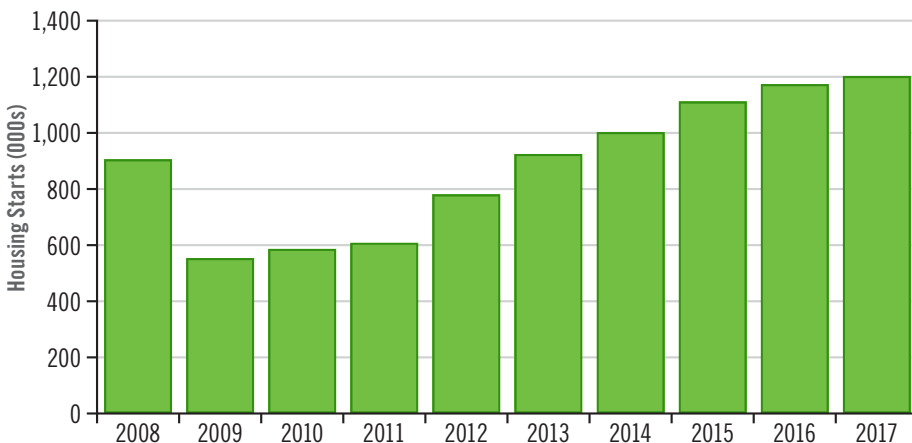


Source: U.S. Bureau of Economic Research and Statistics Canada

- Since 2011, U.S. job growth rates and annual housing starts have been showing positive growth
- U.S. housing starts recorded a 5.7 per cent increase over 2016, to a total of 1.2 million in 2017

U.S. HOME SALES reflect confidence in the U.S. economy and can increase demand for Canadian goods such as raw building materials and manufactured products.

FIGURE 1.3: U.S. ANNUAL HOUSING STARTS, 2008 to 2017



Source: U.S. Census Bureau - U.S. Department of Commerce

ECONOMIC OUTLOOK

YORK REGION BUSINESSES

export an average of **\$4 billion** worth of goods and services annually. Regional businesses directly benefit from increased trade activity.

STRONG TRADE RELATIONSHIP between CANADA and the U.S.

- A lower Canadian dollar promotes exports with the U.S. but impacts the import of U.S. goods and services

FIGURE 1.4: 10-YEAR CANADIAN DOLLAR (DAILY NOON RATE)



- The price of oil at the end of 2017 was \$61.36 per barrel, compared to \$52.62 in 2016 and \$36.26 in December of 2015

FIGURE 1.5: 10-YEAR CRUDE OIL PRICES (U.S. DOLLARS per BARREL)



OIL PRICES increased in 2017, but continue to remain well below **\$100 per barrel**, last seen in August 2014

ECONOMIC OUTLOOK

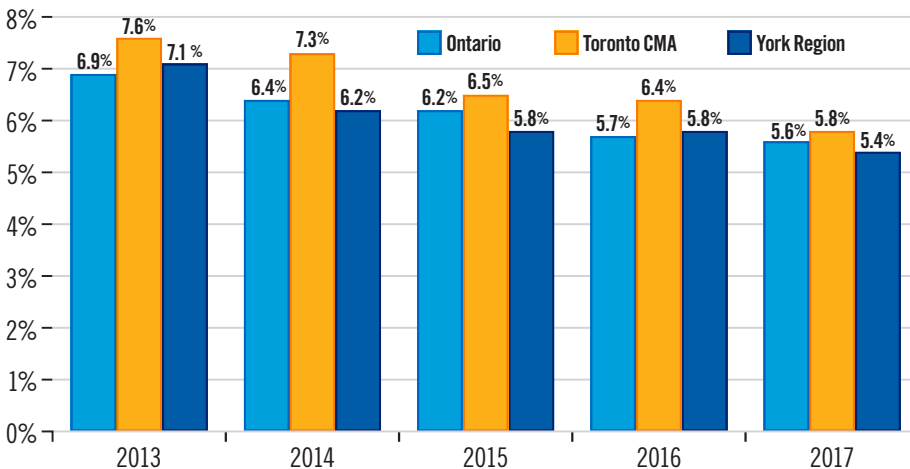
ECONOMIC ACTIVITY in ONTARIO, the TORONTO CMA and YORK REGION

- The provincial unemployment rate has been decreasing steadily since 2013, from 6.9 per cent down to 5.6 per cent in 2017
- The unemployment rate in the Toronto Census Metropolitan Area (CMA) has also been decreasing since 2013, from 7.9 per cent to 5.8 per cent in 2017
- York Region's unemployment rate was 5.4 per cent at year-end 2017, lower than both the Toronto CMA and Ontario rates

ONTARIO'S ECONOMIC OUTLOOK

Ontario's economy increased by **2.7 per cent** in 2017. GDP growth is poised to slow to around **2 per cent** in 2018 and 2019.

FIGURE 1.6: ONTARIO, TORONTO CMA and YORK REGION UNEMPLOYMENT RATES, 2013-2017

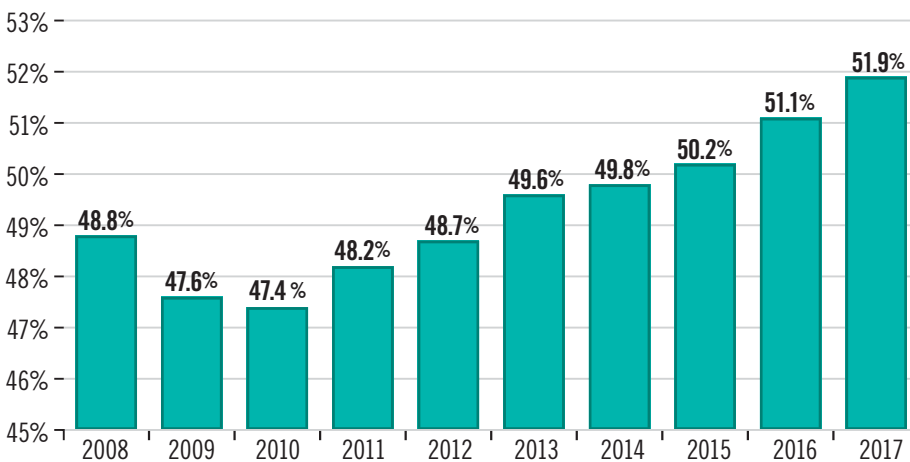


Source: Statistics Canada Note: Based on unadjusted 3-month moving averages

TOTAL ONTARIO EMPLOYMENT

In 2017, Statistics Canada recorded Ontario employment growth of **1.8 per cent** (130,000 jobs) compared to **1.2 per cent** in 2016, to reach a total of **7,172,900**

FIGURE 1.7: YORK REGION ACTIVITY RATE



ACTIVITY RATE

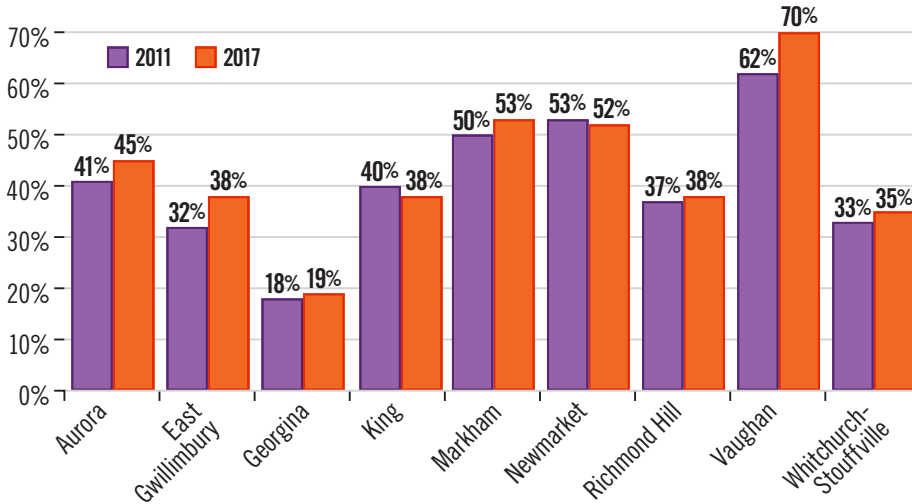
The activity rate compares total employment to total population. One of York Region's Official Plan (ROP) objectives is to create high quality employment opportunities for residents, with a goal of one job for every two residents.

An activity rate of **50 per cent** is consistent with the ROP target.

York Region's activity rate has been increasing since 2010, as shown in Figure 1.6, and is currently **51.9 per cent**.

ECONOMIC OUTLOOK

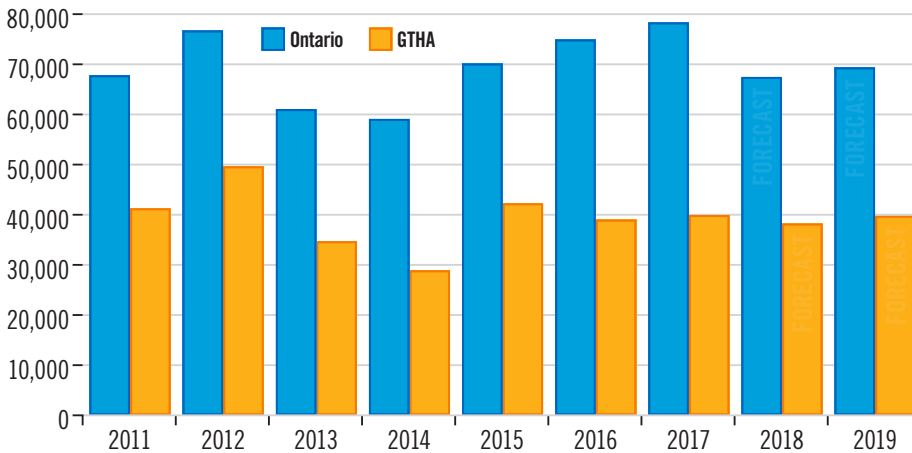
FIGURE 1.8: LOCAL MUNICIPALITY ACTIVITY RATES, 2011 and 2017



YORK REGION and LOCAL MUNICIPAL ACTIVITY RATES
 Between 2011 and 2017, the majority of local municipalities within York Region recorded increased activity rates.

- According to the Canadian Mortgage and Housing Corporation (CMHC), housing starts in the Greater Toronto and Hamilton Area (GTHA) remained stable, increasing by 1.5 per cent in 2017, to 40,900
- CMHC predicts that GTHA housing starts will remain similar in 2018 and 2019

FIGURE 1.9: ONTARIO and GTHA HOUSING STARTS, 2011-2017



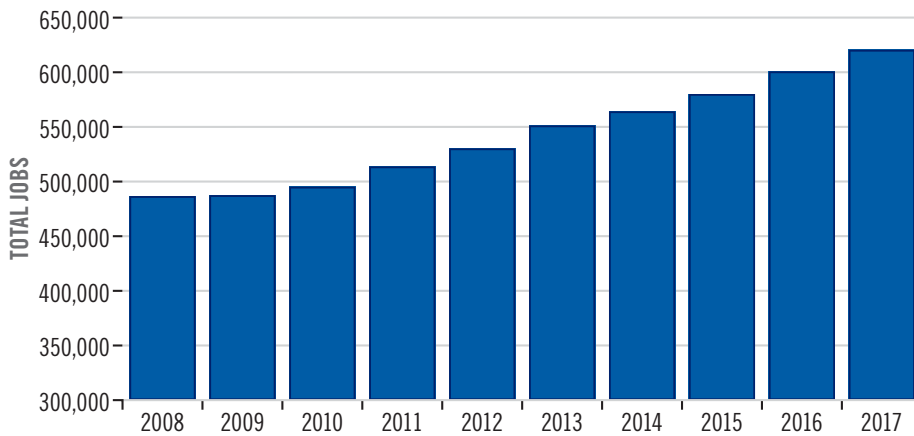
Source: Canada Mortgage and Housing Corporation

ECONOMIC OUTLOOK

YORK REGION'S ECONOMY CONTINUES to CREATE JOBS

- From 2016 to 2017, there were approximately 19,800 jobs added for an estimated total of 620,500 jobs in York Region
- Total employment within York Region continues to steadily increase, averaging a 3 per cent growth rate since 2011

FIGURE 1.10: YORK REGION TOTAL EMPLOYMENT, MID-YEAR 2008 to 2017



POPULATION GROWTH

YORK REGION'S POPULATION CONTINUES TO RISE with 1.7 PER CENT GROWTH in 2017

- The Region's population increased by approximately 19,600 persons in 2017 to a total population of 1,206,500
- The 2017 annual growth rate decreased slightly from 1.8 per cent in 2016 to 1.7 per cent (Figure 2.1)

2016 CENSUS POPULATION for YORK REGION

Statistics Canada recently released the 2016 Census population figure for York Region at **1,109,648**. This figure is not adjusted for the undercount, where approximately **3 per cent** to **4 per cent** of the population is missed.

Preliminary analysis indicates the Census population figure is lower than York Region's midyear 2016 population estimate (unadjusted for the undercount). An undercount study and revised population figure will be provided by Statistics Canada in 2018, after which time York Region will recalibrate the population figures.

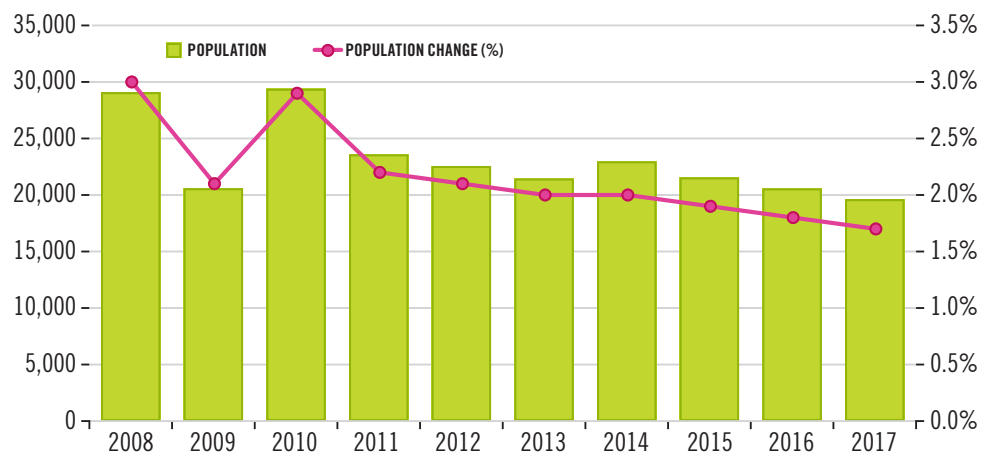
TABLE 2.1: YORK REGION POPULATION, 2016 and 2017

MUNICIPALITY	2016	2017	POPULATION GROWTH	CHANGE (%)
Aurora	60,000	63,400	3,400	5.7%
East Gwillimbury	25,200	26,900	1,700	6.7%
Georgina	48,200	49,200	1,000	2.1%
King	25,900	26,900	1,000	3.9%
Markham	353,900	356,700	2,800	0.8%
Newmarket	87,300	88,500	1,200	1.4%
Richmond Hill	210,600	213,200	2,600	1.2%
Vaughan	329,500	334,500	5,000	1.5%
Whitchurch-Stouffville	46,300	47,200	900	1.9%
York Region Total	1,186,900	1,206,500	19,600	1.7%

Source: York Region, Corporate Services, Long Range Planning Division, 2016 and 2017.
Note: Numerical data in this report has been rounded, some totals may be affected.

- Population growth within York Region has recorded slower but steady growth for the last several years averaging 1.9 per cent per year since 2011

FIGURE 2.1: YORK REGION ANNUAL POPULATION GROWTH, 2008-2017

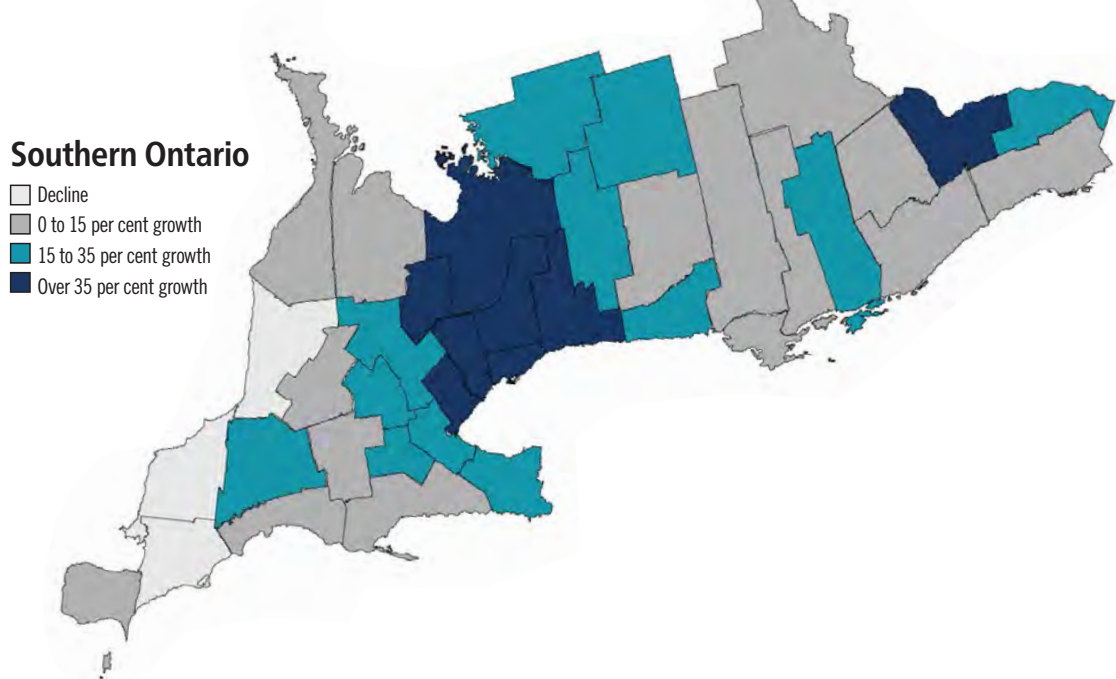


POPULATION GROWTH

ONTARIO MIGRATION PLAYS a LARGE PART in GTHA POPULATION GROWTH

- Ontario attracts the highest share of immigrants annually compared to any other province, typically in the 50 per cent to 55 per cent range
- Ministry of Finance forecasts to 2041 indicate the GTHA, Simcoe County and Ottawa region are projected to experience significant population growth of over 35 per cent, while other areas of the province are forecast to either remain stable or record a decline in population

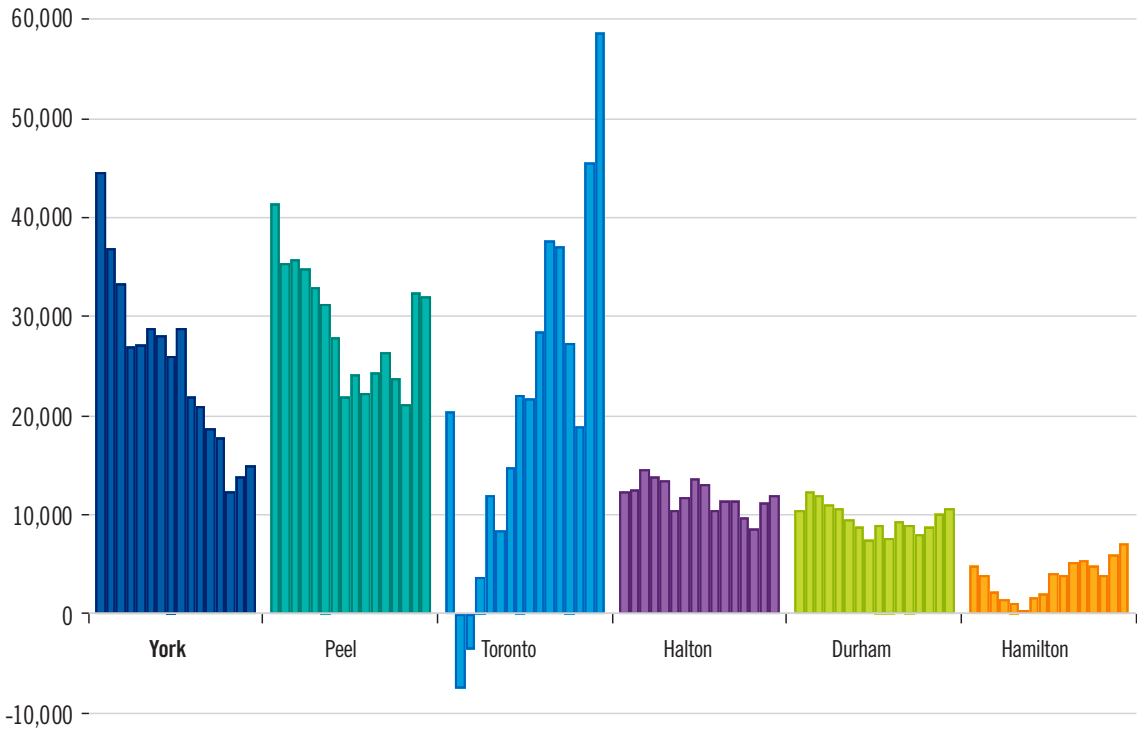
FIGURE 2.2: POPULATION GROWTH/DECLINE by CENSUS DIVISION over 2016 to 2041



- Population growth in the 905 area between 2011 and 2016 has been slower than the Growth Plan forecast by approximately 10 per cent
- Toronto captured a higher than expected share of population growth between 2011 and 2016 (36 per cent) when compared to the Provincial Growth Plan forecasts (27 per cent)

POPULATION GROWTH

FIGURE 2.3: ANNUAL POPULATION GROWTH by MUNICIPALITY in the GREATER TORONTO and HAMILTON AREA (GTHA), 2001 to 2017

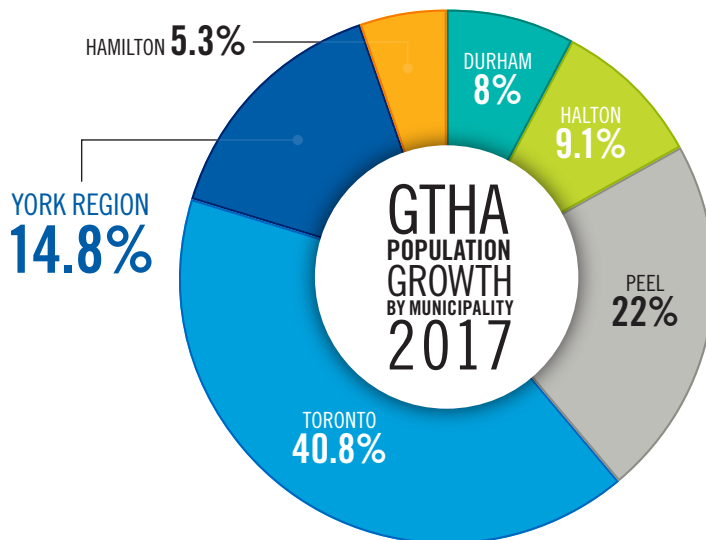


Source: Statistics Canada, CANSIM

YORK REGION'S CONTRIBUTION to GTHA GROWTH is SIGNIFICANT

- By the end of 2017, the GTHA population was estimated at 7.47 million people, an increase of approximately 132,000 or 1.8 per cent from 2016
- In 2017 York Region's share of the GTHA's population growth was 14.8 per cent

FIGURE 2.4: SHARE OF GTHA POPULATION GROWTH BY MUNICIPALITY, 2001 to 2017

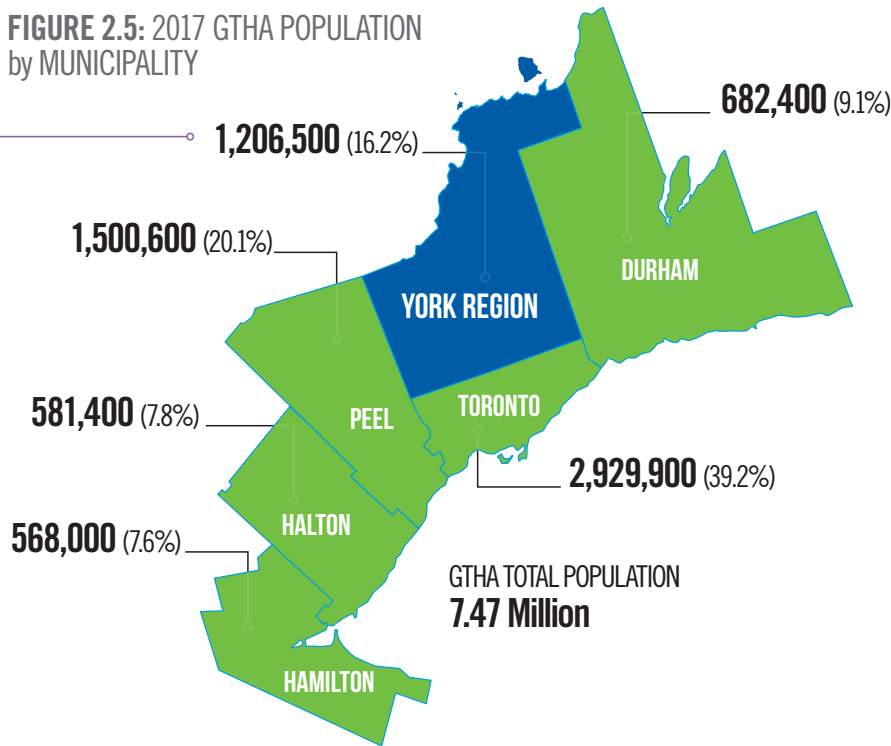


ALL YORK REGION municipalities experienced population growth. The top three municipalities by per cent change between 2016 and 2017 are:

- East Gwillimbury at **6.7 per cent**
- Aurora at **5.7 per cent**
- King at **3.9 per cent**

POPULATION GROWTH

FIGURE 2.5: 2017 GTHA POPULATION by MUNICIPALITY



YORK REGION is part of the broader Greater Toronto and Hamilton Area (GTHA) Region encompassing over **7.4 million people**

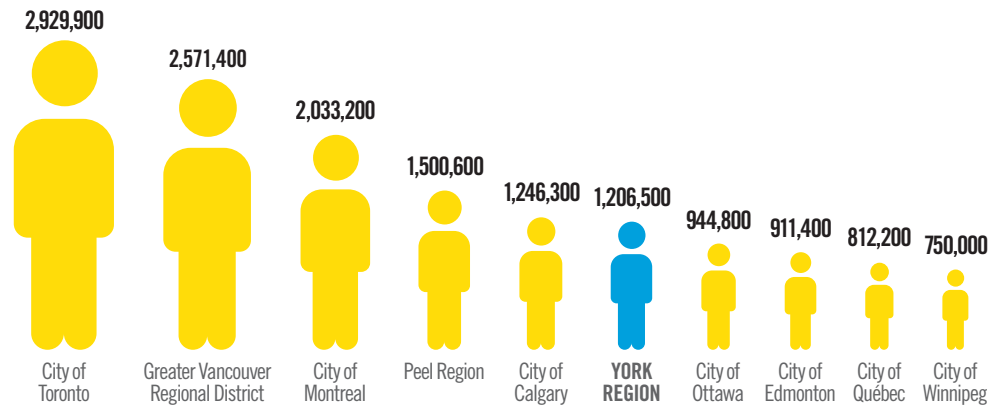
An expanding transportation network, high quality of life, vibrant diversified economy and availability of serviced land all contribute to York Region being a major growth area in the GTHA

YORK REGION is ONE of the LARGEST MUNICIPALITIES in CANADA

- As of December 2017, York Region was the sixth largest municipality in Canada in population (Figure 2.6)

FIGURE 2.6: CANADA'S LARGEST MUNICIPALITIES by POPULATION, 2017*

*2017 Population numbers are estimated



Source: Various Municipalities, 2017. Note: Includes cities, Regions, and Regional Districts as defined locally.

POPULATION GROWTH

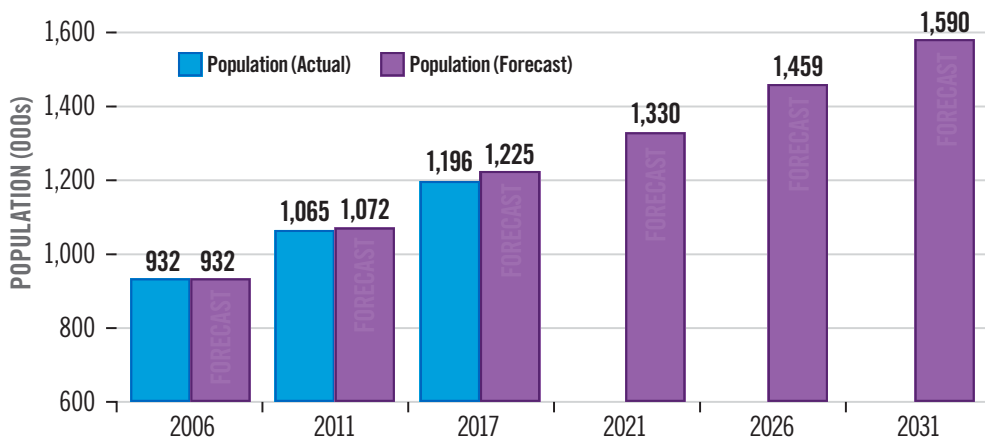
POPULATION and EMPLOYMENT FORECASTS

- York Region’s mid year 2017 population was estimated to be 1,196,700, which is 2.3 per cent (28,500) lower than the Growth Plan forecast of 1,225,200
- Annual growth of 27,700 is required to reach the 2031 Growth Plan forecast of 1,590,000

POPULATION and EMPLOYMENT FORECASTS

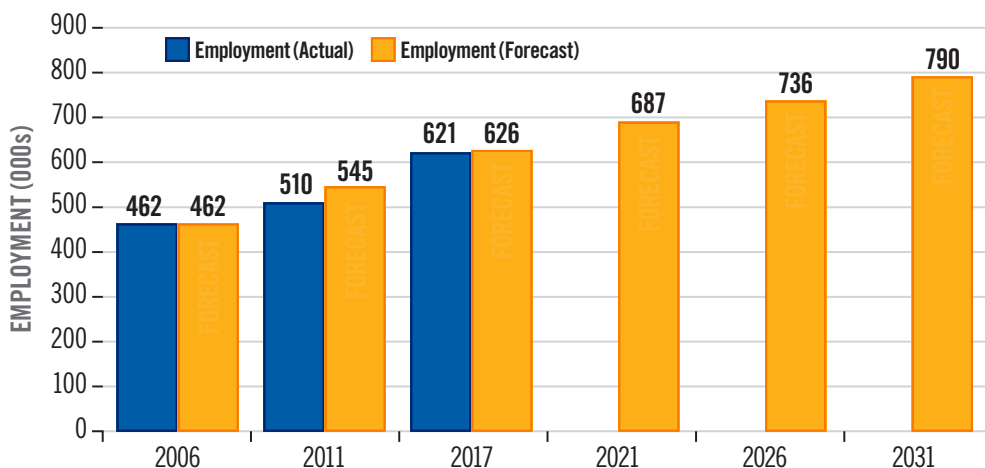
Population and employment growth forecasts form the basis for determining urban land needs, infrastructure and service planning, financial planning, and determining development charges.

FIGURE 2.7: POPULATION GROWTH (Actual and Forecast), 2006-2031



- In 2017, York Region’s employment was approximately 620,500 compared to the 2017 Growth Plan forecast of 626,200, a 5,700 difference
- Annual employment growth of 12,000 is required to meet the 2031 Growth Plan employment forecast. The Region has been growing by approximately 18,000 jobs per year during the past 5 years

FIGURE 2.8: EMPLOYMENT GROWTH (Actual and Forecast), 2006-2031





RESIDENTIAL MARKET and BUILDING ACTIVITY

NUMBER of RESIDENTIAL REALES DECREASED by 32.2 PER CENT in 2017, while HOUSING PRICES CONTINUE to RISE

- The number of residential resales in York Region during 2017 totalled 15,050 dwelling units (Figure 3.1), a decrease of 32.2 per cent (7,162 units) from 2016
- Total value of all York Region residential resales in 2017 was approximately \$15.97 billion – down from \$21.1 billion in 2016

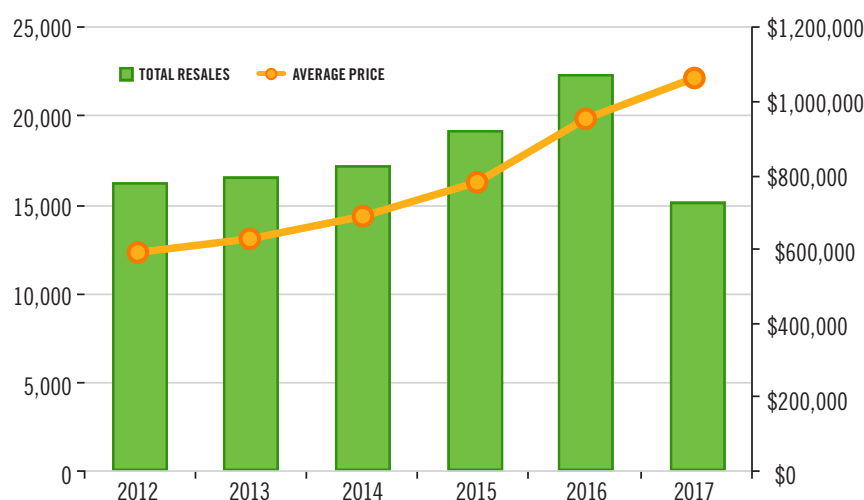
RESALE HOMES generate significant economic activity

Use of professional services including: real estate agents, lawyers, appraisers and surveyors

Generate taxes and fees

Generate associated spending on appliances, furniture, fixtures etc.

FIGURE 3.1: YORK REGION TOTAL REALES and AVERAGE PRICE, 2012 to 2017



Source: Toronto Real Estate Board, Market Watch 2012-2017.

TABLE 3.1: TOTAL NUMBER of REALES and AVERAGE PRICE (all dwelling types) by LOCAL MUNICIPALITY, 2016 and 2017

MUNICIPALITY	SALES		AVERAGE PRICE (\$)	
	2016	2017	2016	2017
Aurora	1,406	962	\$957,101	\$1,088,206
East Gwillimbury	461	442	\$783,680	\$958,309
Georgina	1,300	1,063	\$520,218	\$647,174
King	480	386	\$1,289,422	\$1,611,873
Markham	6,136	3,958	\$964,759	\$1,070,241
Newmarket	2,007	1,428	\$778,433	\$914,679
Richmond Hill	4,409	2,669	\$1,103,486	\$1,173,061
Vaughan	4,968	3,479	\$943,088	\$1,093,272
Whitchurch-Stouffville	1,045	633	\$967,210	\$1,078,438
York Region Total	22,212	15,050	\$947,484	\$1,061,271

Source: Toronto Real Estate Board, Market Watch 2016, 2017.

KEY 2017 YORK REGION RESALE HOME FACTS

Accounted for **16.3 per cent** of total number of Greater Toronto Area (GTA) resales

Accounted for **21 per cent** of total GTA resale value

Average number of days a residential dwelling was on the market - **18 days**

Average selling price - **104 per cent** of list price

RESIDENTIAL MARKET and BUILDING ACTIVITY

TOTAL SALES in the Greater Toronto Area's (GTA) residential resale market decreased by **22.4 per cent** in 2017 (92,394) compared to 113,133 in 2016

Average resale price (all dwelling types) in the GTA was **\$822,681**, an increase of **11.3 per cent** in comparison to the average of \$729,922 in 2016

2018 SALES FIGURES

The first two months of 2018 have seen a slower start to sales and price growth in York Region with the overall average price dropping to **\$885,864** and **1,398 sales** were recorded to February 2018 compared to **2,523 sales** by February 2017.

TABLE 3.2: 2017 RESALES and AVERAGE PRICES by LOCAL MUNICIPALITY and DWELLING TYPE (\$1,000s)

MUNICIPALITY	DETACHED		SEMI-DETACHED		TOWN/ROW/ATTACH		CONDO/APT	
	Sales	Avg Price	Sales	Avg Price	Sales	Avg Price	Sales	Avg Price
Aurora	580	\$1,332	81	\$805	251	\$724	50	\$547
East Gwillimbury	379	\$1,013	10	\$704	51	\$628	2	\$291
Georgina	957	\$664	26	\$547	72	\$506	8	\$268
King	329	\$1,757	1	\$930	33	\$975	23	\$486
Markham	1,984	\$1,468	261	\$922	744	\$822	969	\$486
Newmarket	946	\$1,045	182	\$697	242	\$683	58	\$439
Richmond Hill	1,420	\$1,631	84	\$934	482	\$889	683	\$450
Vaughan	1,876	\$1,437	295	\$869	592	\$824	716	\$507
Whitchurch-Stouffville	480	\$1,222	39	\$770	137	\$690	7	\$573
York Region	8,951	\$1,326	979	\$837	2,604	\$795	2,516	\$482

Source: Toronto Real Estate Board, Market Watch, 2017.

- Region wide, the average price of a resale unit increased by 12 per cent for all unit types, from \$947,484 in 2016 to \$1,061,271 in 2017 (Table 3.1)
- The average price of single detached units increased by 13.5 per cent, from \$1,167,889 in 2016 to \$1,326,113 in 2017

TABLE 3.3: YORK REGION 2017 NEW HOME PRICES (\$1,000s)

MUNICIPALITY	DETACHED	SEMI-DETACHED	ROW	CONDO/APT
Aurora	\$1.1M-\$7.3M	n/a	\$849-\$1.27M	n/a
East Gwillimbury	\$861-\$1.5M	\$612-\$835	\$598-\$651	n/a
Georgina	\$829-\$900	n/a	\$429-\$730	\$294-\$866
King	\$3.1M-\$4.0M	n/a	n/a	n/a
Markham	\$1.5M-\$2.6M	n/a	\$669-\$1.8M	\$319-\$2.31M
Newmarket	\$1.2M-\$3.7M	n/a	\$1.1M-\$1.4M	\$540-\$999
Richmond Hill	\$1.7M-\$2.8M	\$1.3M-\$1.53M	\$789-\$1.8M	\$389-\$987
Vaughan	\$909-\$4.72M	\$949-\$1.6M	\$579-\$1.85M	\$334-\$1.8M
Whitchurch-Stouffville	\$1.08M-\$1.52M	n/a	n/a	\$434-\$1.03M
York Region	\$829-\$7.3M	\$612-\$1.6M	\$429-\$1.85M	\$294-\$2.31M

Source: RealNet, March 2018

Note: New home data only provides a snapshot of projects currently for sale with the range of prices asked. Some municipalities may only have one or two projects contributing to the data.

- New prices for single-detached homes range from \$829,000 in the Town of Georgina to \$7.3 million in the Town of Aurora

RESIDENTIAL MARKET and BUILDING ACTIVITY

RESIDENTIAL BUILDING PERMITS are DOWN 43 PER CENT from 2016

- A total of 6,048 new residential building permits were issued in York Region in 2017, representing a 43 per cent decrease from the 2016 permit total of 10,597
- All unit types experienced a decline from 2016 levels, however apartment units decreased significantly, from 3,292 in 2016 to 859 in 2017
- There are more fluctuations in the apartment market from year to year compared to the ground related market, which impacts the total number of building permits issued annually

Building permit activity is an essential yardstick used to measure local investments and economic performance

TABLE 3.4: NEW RESIDENTIAL UNITS with PERMITS ISSUED in YORK REGION, 2016 and 2017

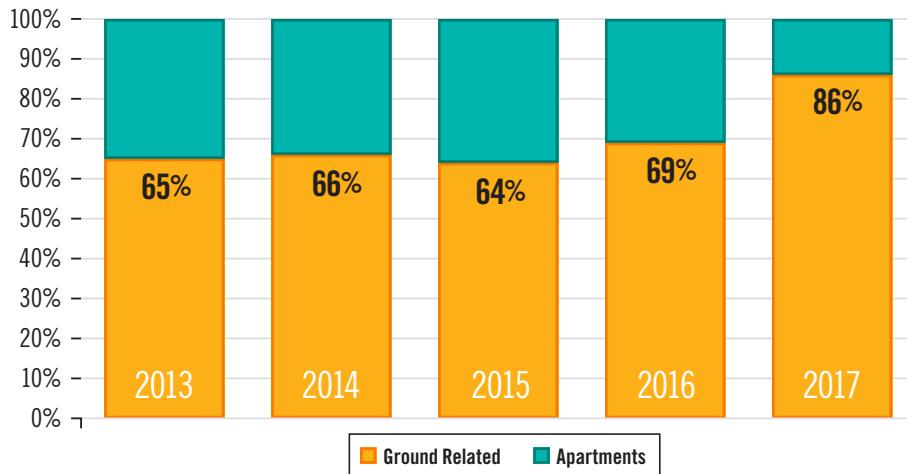
MUNICIPALITY	2016	2017	% CHANGE
Aurora	1,485	384	-74%
East Gwillimbury	1,674	950	-43%
Georgina	250	101	-60%
King	354	174	-51%
Markham	2,560	712	-72%
Newmarket	172	422	145%
Richmond Hill	2,087	876	-58%
Vaughan	1,948	2,187	12%
Whitchurch-Stouffville	67	242	261%
York Region Total	10,597	6,048	-43%

Source: Local Municipal Building Permit Reports, 2016 and 2017; York Region Corporate Services, Long Range Planning Division, 2017.

- In 2017, apartment dwellings and townhouses accounted for 52 per cent of new residential permits issued, an indication of York Region's progress towards creating a more diversified housing stock
- Markham, Richmond Hill and Vaughan accounted for approximately 62 per cent of the total residential building permit activity in 2017 (36 per cent, 14 per cent and 12 per cent respectively)

RESIDENTIAL MARKET and BUILDING ACTIVITY

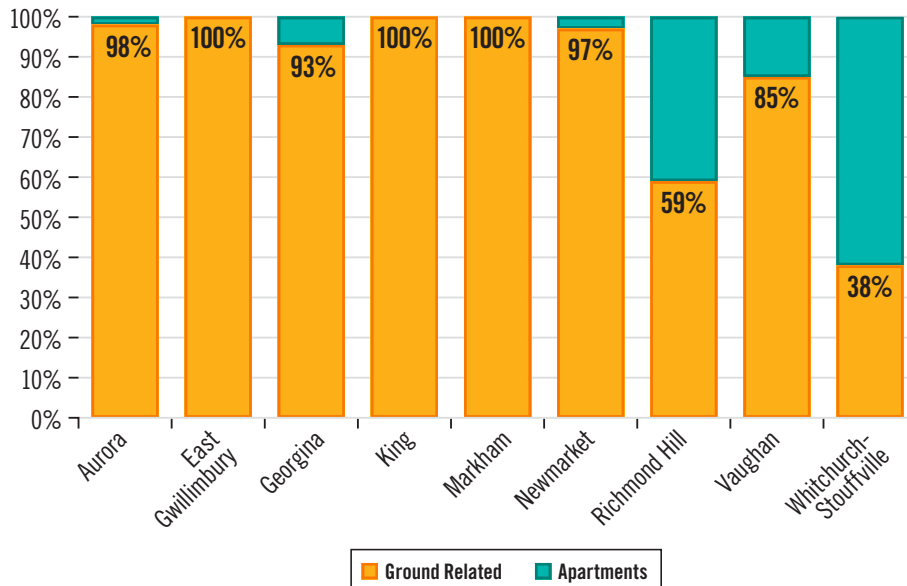
FIGURE 3.2: YORK REGION RESIDENTIAL BUILDING PERMIT MIX 2013 to 2017



Source: Local Municipal Building Permit Reports, 2016 and 2017; York Region Corporate Services, Long Range Planning Division, 2017. Note: Ground Related refers to single detached, semis and row housing.

- The 2017 breakdown of residential building permits was 41 per cent single detached, 3 per cent semi-detached, 25 per cent row and 31 per cent apartment

FIGURE 3.3: NEW RESIDENTIAL BUILDING PERMIT MIX by LOCAL MUNICIPALITY

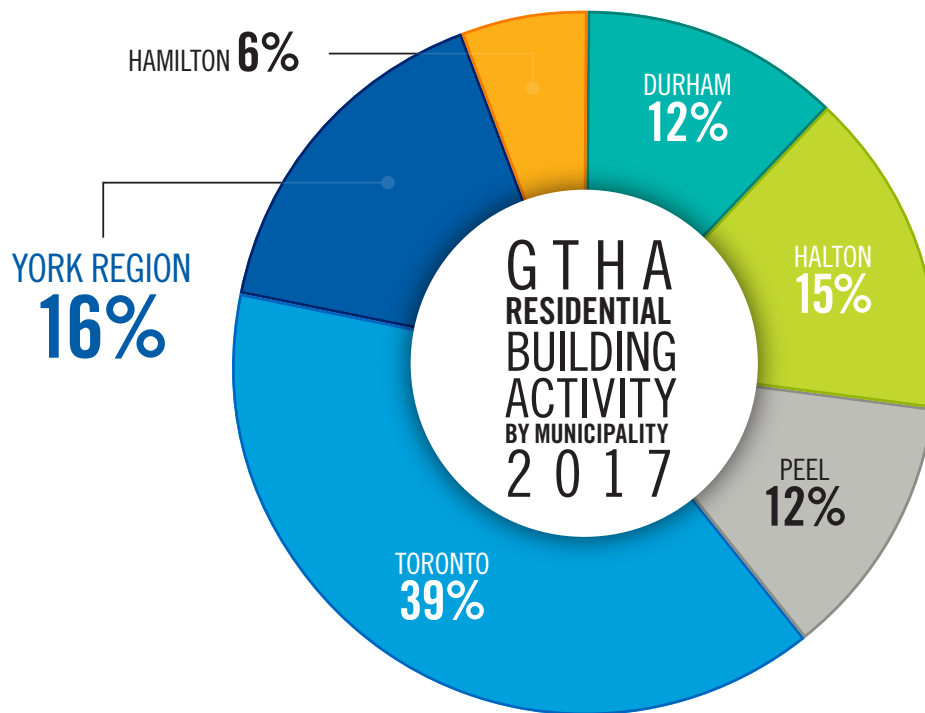


RESIDENTIAL MARKET and BUILDING ACTIVITY

YORK REGION CONTINUES to CONTRIBUTE SIGNIFICANTLY to RESIDENTIAL BUILDING PERMIT ACTIVITY in the GTHA

- In 2017, 38,712 building permits were issued for new residential units across the GTHA, a decrease from 40,822 in 2016 of approximately 5.2 per cent
- Only York Region and Peel Region experienced decreases in the total number of building permits issued in 2017
- York Region accounted for 16 per cent of the GTHA's residential building permit activity, second to the City of Toronto's 39 per cent share

FIGURE 3.4: GTHA RESIDENTIAL BUILDING ACTIVITY 2017: SHARES by MUNICIPALITY



Source: Local Municipal Building Permit Reports, 2016; Statistics Canada Table 32.2 (unpublished) 2017.

RESIDENTIAL MARKET and BUILDING ACTIVITY

YORK REGION RECORDED the 7th LARGEST NUMBER of RESIDENTIAL BUILDING PERMITS ISSUED in CANADA

- York Region continues to be a major contributor of new residential development in Canada, ranking 7th for building permits issued, declining from 5th in 2016

TABLE 3.5: CROSS CANADA COMPARISON 2017: RESIDENTIAL BUILDING PERMITS

RANK	MUNICIPALITY	NUMBER of PERMITS	% CHANGE from 2016
1	Greater Vancouver Regional District	26,058	17.0%
2	City of Toronto	15,091	11.2%
3	City of Edmonton	12,270	5.1%
4	City of Montréal	11,924	77.1%
5	City of Calgary	10,699	-8.2%
6	City of Ottawa	6,711	-4.0%
7	York Region	6,048	-42.9%
8	Halton Region	5,948	50.2%
9	City of Winnipeg	5,179	58.4%
10	Simcoe County	4,847	2.5%

Source: Statistics Canada Building Permit Reports and Table 32.2 (unpublished), 2017; York Region Corporate Services, Long Range Planning Division, 2017

RESIDENTIAL COMPLETIONS DECREASED FOR 2017

- Housing completions in the Region decreased by 15.5 per cent since 2016
- The mix of housing completions in 2017 was 56 per cent (3,666) single detached, 2 per cent (170) semi-detached units, 22 per cent (1,415) row houses and 20 per cent (1,284) apartments

TABLE 3.6: YORK REGION RESIDENTIAL COMPLETIONS 2016 and 2017

MUNICIPALITY	2016	2017	% CHANGE
Aurora	790	1,099	39%
East Gwillimbury	189	543	187%
Georgina	349	365	5%
King	334	349	4%
Markham	1,645	987	-40%
Newmarket	391	466	19%
Richmond Hill	1,534	784	-49%
Vaughan	2,122	1,561	-26%
Whitchurch-Stouffville	384	381	-1%
York Region Total	7,738	6,535	-15.5%

Source: CMHC, 2017

RESIDENTIAL MARKET and BUILDING ACTIVITY

FIGURE 3.5: BUILDING PERMIT and HOUSING COMPLETIONS, 2008 to 2017

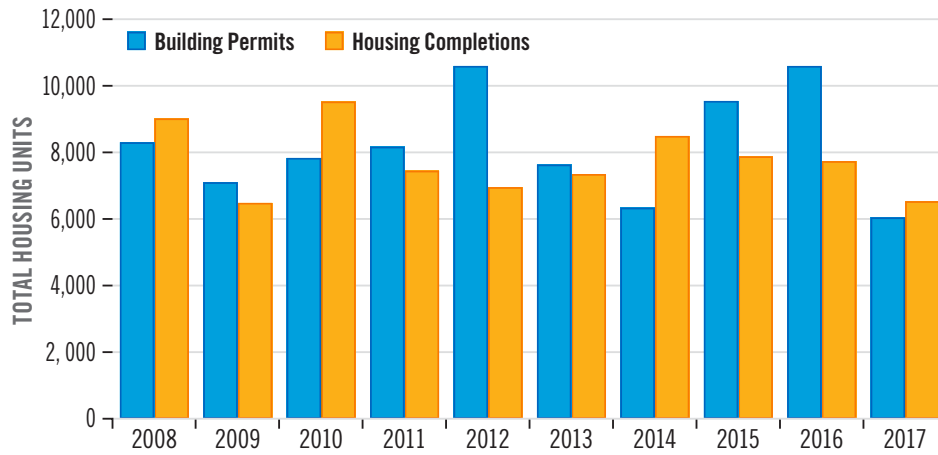
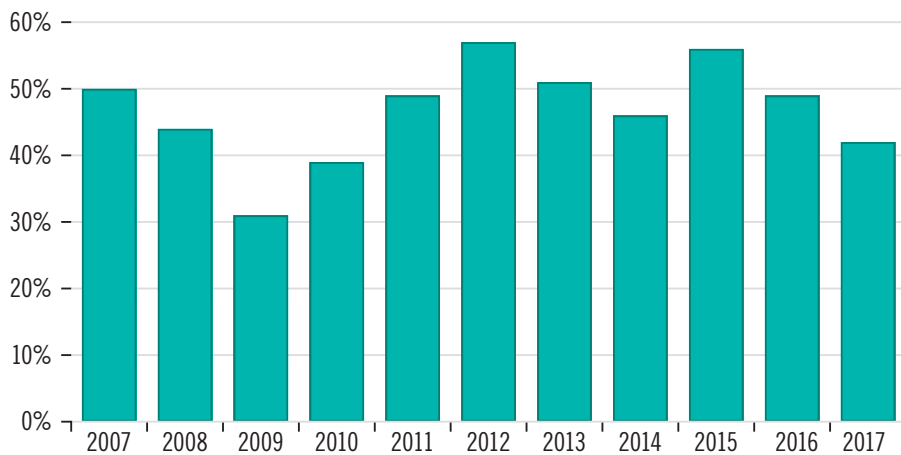


FIGURE 3.6: INTENSIFICATION within the BUILT-UP AREA, YORK REGION, 2007 to 2017



Source: Statistics Canada Building Permit Reports, 2017; York Region Corporate Services, Long Range Planning Division, 2017

- York Region’s intensification share within the built up area has ranged from 31 per cent to 61 per cent over the last 11 years, and was 42 per cent in 2017
- The continuing development of the Region’s Centres and Corridors and other intensification areas will contribute to achieving the minimum 40 per cent intensification target in the Regional Official Plan

RESIDENTIAL MARKET and BUILDING ACTIVITY

THE TOTAL HOUSING SUPPLY CONTINUES to DIVERSIFY

- While the Region’s new housing stock becomes increasingly diversified over time, the existing housing stock is composed primarily of ground related dwellings
- The proportion of apartment unit dwellings in the Region’s housing stock increased from 12 per cent in 2001 to 14 per cent in 2017
- The proportion of apartment unit dwellings is forecasted to be 19 per cent by 2031

A more diversified housing stock provides more choice in the market for both existing and future residents

Diversified housing is important for:

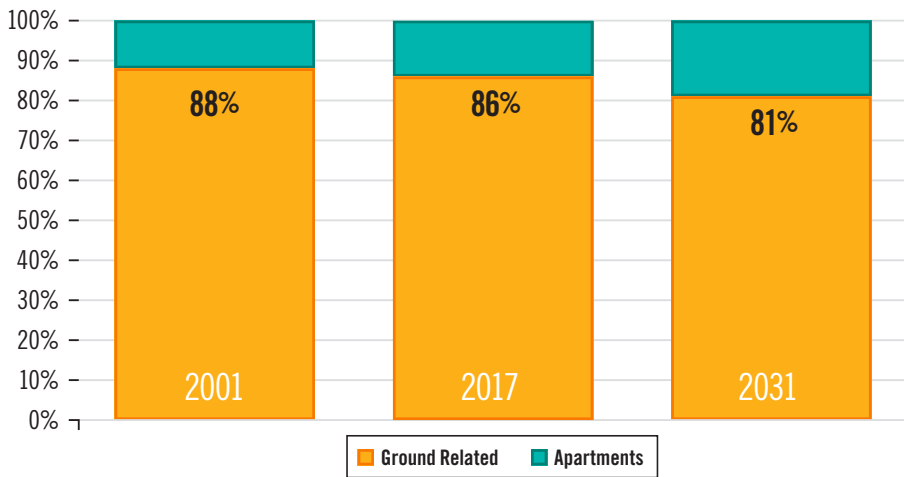
providing affordable options

housing residents at different stages in their lives

reaching the Region’s intensification targets

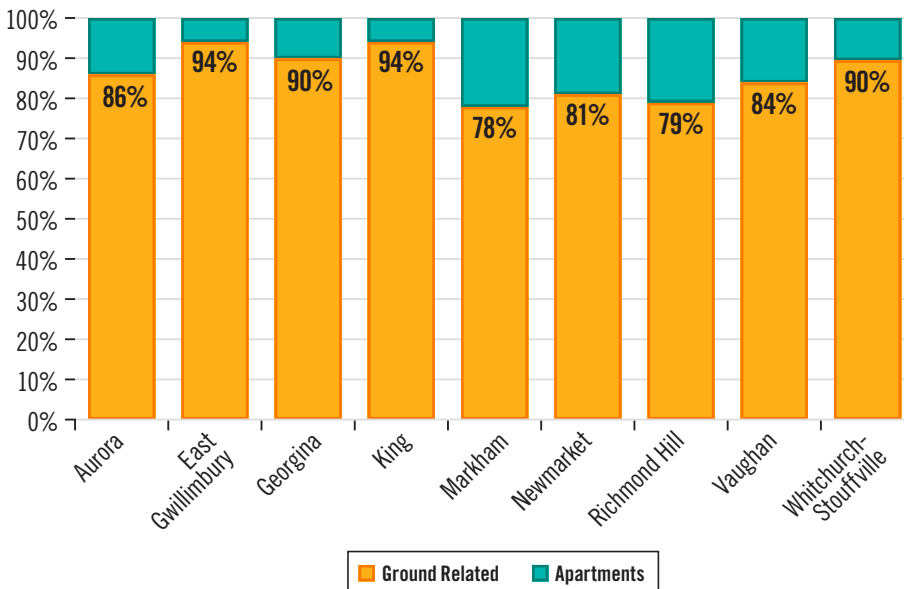
creating more compact, transit supportive development

FIGURE 3.7: MIX of HOUSING STOCK in YORK REGION



- The overall housing stock in 2017 was composed of 68 per cent single detached dwellings, 6 per cent semi-detached units, 12 per cent row house units and 14 per cent apartment units

FIGURE 3.8: MIX of TOTAL HOUSING STOCK by LOCAL MUNICIPALITY 2017



INDUSTRIAL, COMMERCIAL and INSTITUTIONAL MARKET and BUILDING ACTIVITIES

INDUSTRIAL and COMMERCIAL PROPERTY MARKET

- A low Canadian dollar value relative to the U.S. dollar, continuing low interest rates and a strong demand from the U.S economy should help businesses in Ontario to continue to grow
- Industrial development was most active in Vaughan in 2017 with 2,787,000 square feet of new supply under construction

TABLE 4.1: YORK REGION and GTA INDUSTRIAL MARKET OVERVIEW, 2017

MUNICIPALITY	VACANCY RATE	AVERAGE NET RENT	AVERAGE SALE PRICE
Aurora	1.3%	\$7.64	\$108.00
East Gwillimbury	0.3%	\$9.00	\$89.00
King	0.6%	\$6.00	\$202.00
Markham	1.9%	\$7.30	\$183.00
Newmarket	0.8%	\$6.20	\$568.00
Richmond Hill	1.7%	\$8.58	\$151.00
Vaughan	3.3%	\$6.64	\$166.00
York Region	3.0%	\$6.84	\$210.00
Greater Toronto Area	2.5%	\$6.61	\$129.00

Source: Costar 2017 Note: All dollar figures are Per Square Foot.
Note: Data not available for all nine York Region local municipalities.

- York Region's vacancy rate at the end of 2017 was 3 per cent, lower than the 5 year average of 3.3 per cent
- The Region's average industrial rent prices per square foot were \$6.84 at year-end 2017 compared to the 5 year average of \$6.08

INDUSTRIAL, COMMERCIAL and INSTITUTIONAL MARKET and BUILDING ACTIVITIES

TABLE 4.2: YORK REGION and GTA OFFICE MARKET OVERVIEW, 2017

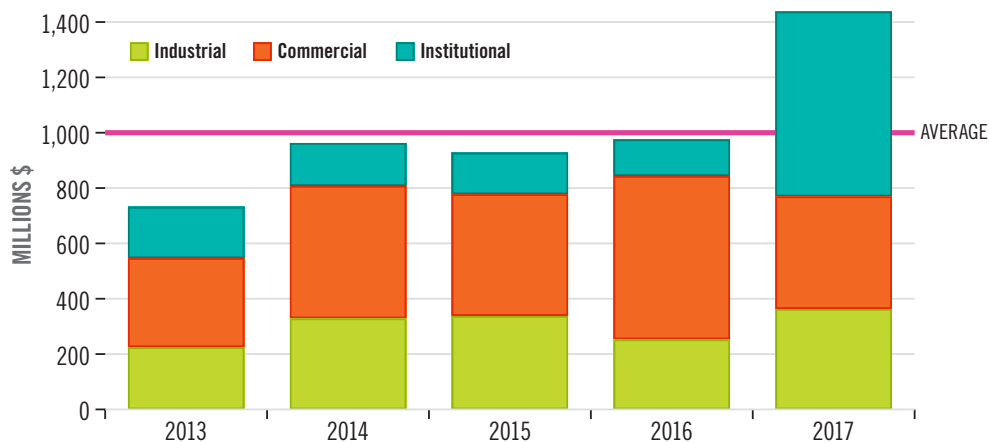
MUNICIPALITY	TOTAL INVENTORY	TOTAL VACANCY RATE	AVERAGE NET RENT
Aurora	1,573,073	0.6%	\$18.78
Markham	15,758,152	7.5%	\$17.69
Newmarket	2,913,211	2.4%	\$17.21
Richmond Hill	3,757,501	4.1%	\$16.66
Vaughan	5,944,902	4.0%	\$16.92
Whitchurch-Stouffville	333,193	1.7%	\$20.14
York Region	29,560,032	3.4%	\$17.90
Greater Toronto Area	265,669,469	6.1%	\$18.35

Source: Costar 2017 Note: Data not available for all nine York Region local municipalities.

INSTITUTIONAL, COMMERCIAL and INDUSTRIAL BUILDING ACTIVITY in YORK REGION INCREASED in 2017 to the HIGHEST LEVEL EVER RECORDED

- Total ICI construction in 2017 had a combined construction value of \$1.44 billion, an increase from the 2016 value of \$976 million (Figure 4.1)
- The Region's ICI market increased for 2017 when compared to the 2016 values and the five year average, primarily due to the Mackenzie Vaughan Hospital construction value of \$585 million
- Institutional and industrial construction values increased from 2016 levels by 407 per cent and 43 per cent respectively, while commercial values decreased by 31 per cent

FIGURE 4.1: YORK REGION ICI CONSTRUCTION VALUES 2013 to 2017



INDUSTRIAL, COMMERCIAL and INSTITUTIONAL MARKET and BUILDING ACTIVITIES

TABLE 4.3: YORK REGION INDUSTRIAL BUILDING PERMITS
with 10 HIGHEST CONSTRUCTION VALUES, 2017

PROJECT	VALUE \$000s	MUNICIPALITY
Industrial General (100 Gibraltar Road)	\$28,480	Vaughan
Warehouse/Storage (7245 Hwy 50)	\$25,728	Vaughan
Multi-Use Industrial (300 Zenway Boulevard)	\$25,000	Vaughan
Industrial General (1 Century Place)	\$22,071	Vaughan
Multi-Use Industrial (150 New Huntington Road)	\$20,908	Vaughan
Costco Warehouse	\$17,556	Vaughan
Utility Building (3150 Major Mackenzie Drive)	\$15,930	Vaughan
Industrial General (220 Hunter's Valley Road)	\$14,177	Vaughan
Warehouse/Storage (155 Mostar Street)	\$10,000	Whitchurch-Stouffville
Warehouse/Storage (2 Westmeath Lane)	\$9,455	Markham

Source: Local Municipal Building Permit Reports, 2017; Statistics Canada Building Permit Reports, 2017.

TABLE 4.4: YORK REGION COMMERCIAL BUILDING PERMITS
with 10 HIGHEST CONSTRUCTION VALUES, 2017

PROJECT	VALUE \$000s	MUNICIPALITY
Upper Canada Mall - Expansion	\$28,000	Newmarket
Pfaff Porsche	\$16,000	Vaughan
Grand & Toy	\$16,000	Vaughan
Markville Shopping Centre	\$14,176	Markham
Movati Athletic	\$14,000	Richmond Hill
Commercial (21 Eric T Smith Way)	\$12,274	Aurora
Commercial (6262 Hwy 7)	\$11,749	Vaughan
Microtel Inn & Suites - Aurora	\$9,585	Aurora
Holy Cross Catholic Cemetery & Funeral Home	\$6,685	Markham
Markville Shopping Centre	\$5,358	Markham

Source: Local Municipal Building Permit Reports, 2017; Statistics Canada Building Permit Reports, 2017.

INDUSTRIAL, COMMERCIAL and INSTITUTIONAL MARKET and BUILDING ACTIVITIES

TABLE 4.5: YORK REGION INSTITUTIONAL BUILDING PERMITS with 10 HIGHEST CONSTRUCTION VALUES, 2017

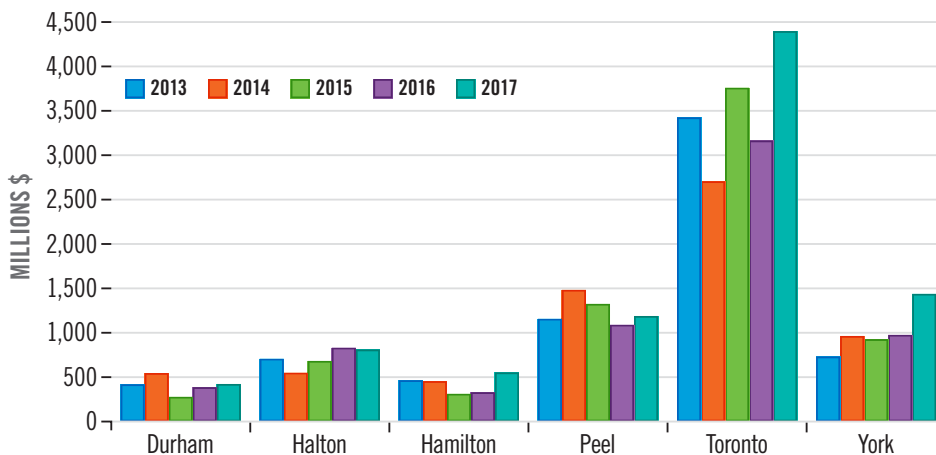
PROJECT	VALUE \$000s	MUNICIPALITY
Mackenzie Vaughan Hospital	\$558,822	Vaughan
King Township Municipal Office	\$13,000	King
Victoria Square Elementary School	\$11,500	Markham
Kingsway Arms Aurora Retirement Residence	\$7,960	Aurora
Aaniin Community Centre	\$5,200	Markham
Charles Howitt Public School	\$4,500	Richmond Hill
Ed Sackfield Arena and Fitness Studio	\$4,000	Richmond Hill
Chabad Romano Centre	\$3,816	Vaughan
Ontario Provincial Police Detachment Station	\$3,548	Vaughan
Markham Wesley Centre	\$3,336	Markham

Source: Local Municipal Building Permit Reports, 2017; Statistics Canada Building Permit Reports, 2017.

GREATER TORONTO and HAMILTON AREA (GTHA) CONSTRUCTION

- York Region accounted for 16.3 per cent of the GTHA's total ICI construction value in 2017, an increase from 14.4 per cent in 2016

FIGURE 4.2: GTHA ICI CONSTRUCTION VALUES by MUNICIPALITY 2013 to 2017



INDUSTRIAL, COMMERCIAL and INSTITUTIONAL MARKET and BUILDING ACTIVITIES

- Overall, the GTHA recorded a 30 per cent increase in the value of ICI construction from 2016
- York, Durham, Hamilton, Toronto and Peel all recorded increases in total ICI construction, while only Halton experienced a small decrease
- York Region ranked sixth across Canada for the value of its ICI construction in 2017 (Table 4.6). This is an improved ranking from seventh position in 2016

TABLE 4.6: 2017 CROSS CANADA COMPARISON: VALUES of ICI CONSTRUCTION (\$MILLIONS)

RANK	MUNICIPALITY	TOTAL VALUE	% CHANGE FROM 2016
1	City of Toronto	\$4,398	38.9%
2	Greater Vancouver Regional District	\$2,633	29.8%
3	City of Montréal	\$2,503	23.1%
4	City of Calgary	\$2,489	4.8%
5	City of Edmonton	\$1,869	-13.4%
6	York Region	\$1,438	47.4%
7	Peel Region	\$1,188	8.9%
8	City of Ottawa	\$858	-10.1%
9	City of Winnipeg	\$855	-10.5%
10	Halton Region	\$810	-2.7%

Source: Local Municipal Building Permit Reports, 2017; Statistics Canada Building Permit Reports, 2017.
 Note: List includes cities, Regions, and Regional Districts as defined locally.



OVERALL CONSTRUCTION VALUE in YORK REGION

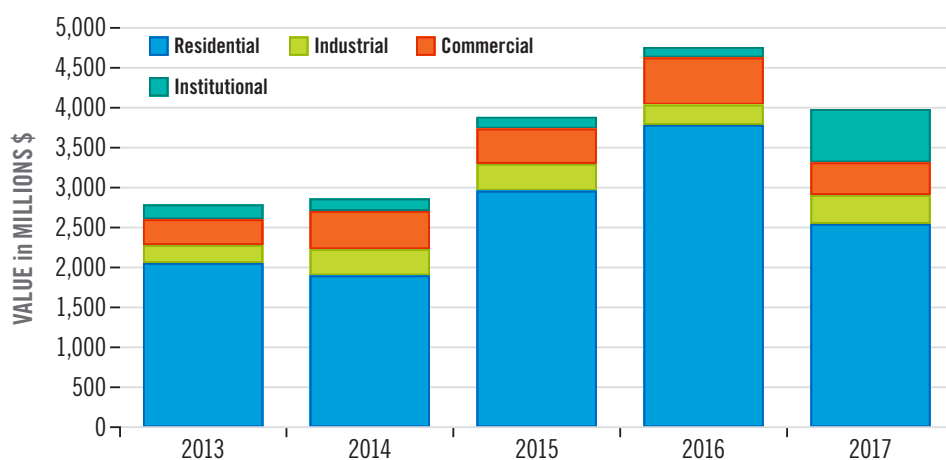
An ICI share of total construction value within the range of 30 per cent means that job opportunities continue to be provided to match the growth in the Region's labour force

In 2017, York Region's ICI share of total construction value was 36 per cent

The 5 year ICI share average for York Region is 28 per cent

- Total estimated value of construction in 2017 was approximately \$3.98 billion, compared to \$4.76 billion recorded in 2016, a decrease of 16.3 per cent
- The 2017 total construction value of \$3.98 billion is the second highest ever recorded value for York Region

FIGURE 5.1: YORK REGION CONSTRUCTION VALUE by TYPE, 2013 to 2017



Source: Local Municipal Building Permit Reports, 2013- 2017

Note: *Agricultural permits are included under the industrial category

- Overall construction value is important as it is correlated with the new development component of tax assessment growth over subsequent years

TABLE 5.1: ESTIMATED VALUE of TOTAL CONSTRUCTION (RESIDENTIAL and ICI) by LOCAL MUNICIPALITY 2016 and 2017 (\$MILLIONS)

MUNICIPALITY	2016	2017	% CHANGE
Aurora	\$1,047	\$280	-73%
East Gwillimbury	\$436	\$268	-39%
Georgina	\$94	\$53	-43%
King	\$334	\$213	-36%
Markham	\$807	\$492	-39%
Newmarket	\$263	\$259	-2%
Richmond Hill	\$613	\$364	-41%
Vaughan	\$1,122	\$1,961	75%
Whitchurch-Stouffville	\$43	\$91	111%
York Region Total	\$4,760	\$3,983	-16.3%

Source: Local Municipal Building Permit Reports, 2016 and 2017; Corporate Services, Long Range Planning Division, 2017

OVERALL CONSTRUCTION VALUE in YORK REGION

TABLE 5.2: ESTIMATE of VALUE (in \$MILLIONS) of CONSTRUCTION*
by LOCAL MUNICIPALITY 2016 and 2017

MUNICIPALITY	RESIDENTIAL		INDUSTRIAL**		COMMERCIAL		INSTITUTIONAL		TOTAL	
	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017
Aurora	\$1,003	\$214	\$18	\$14	\$25	\$43	\$1	\$9	\$1,047	\$280
East Gwillimbury	\$409	\$259	\$8	\$5	\$8	\$3	\$12	\$0	\$436	\$268
Georgina	\$80	\$46	\$10	\$2	\$3	\$5	\$1	\$1	\$94	\$53
King	\$254	\$179	\$8	\$2	\$11	\$17	\$61	\$15	\$334	\$213
Markham	\$571	\$358	\$27	\$32	\$201	\$77	\$8	\$24	\$807	\$492
Newmarket	\$50	\$187	\$11	\$10	\$13	\$52	\$188	\$11	\$263	\$259
Richmond Hill	\$515	\$297	\$60	\$9	\$22	\$40	\$17	\$19	\$613	\$364
Vaughan	\$868	\$940	\$119	\$268	\$116	\$165	\$19	\$587	\$1,122	\$1,961
Whitchurch-Stouffville	\$34	\$64	\$2	\$21	\$5	\$5	\$2	\$1	\$43	\$91
York Region Total	\$3,785	\$2,545	\$263	\$363	\$404	\$407	\$308	\$668	\$4,760	\$3,983

Source: Local Municipal Building Permits Reports, 2016 & 2017; Statistics Canada Building Permits Reports, 2016 & 2017; York Region Corporate Services, Long Range Planning Division, 2017. Note: *Estimated values of construction include additions, demolitions, renovations, temporary structures and new construction **Agricultural permits are included under the industrial category

CONSTRUCTION ACTIVITY - NATIONAL COMPARISONS

- York Region ranked sixth in total construction value among Canadian municipalities, with a value of \$3.98 billion (Table 5.3)

TABLE 5.3: CROSS CANADA COMPARISON 2017: VALUES of TOTAL CONSTRUCTION (\$MILLIONS)

RANK	MUNICIPALITY	TOTAL VALUE	% CHANGE FROM 2016
1	Greater Vancouver Regional District	\$9,351	15.2%
2	City of Toronto	\$8,835	21.8%
3	City of Calgary	\$5,762	1.0%
4	City of Edmonton	\$5,179	-5.1%
5	City of Montréal	\$5,080	41.9%
6	York Region	\$3,983	-16.3%
7	Halton Region	\$3,052	42.5%
8	Peel Region	\$2,839	-18.8%
9	City of Ottawa	\$2,649	1.7%
10	City of Winnipeg	\$2,000	11.4%

Source: Local Municipal Building Permit Reports, 2017; Statistics Canada Building Permit Reports, 2017.
Note: List includes cities, Regions, and Regional Districts as defined locally.

CONCLUSION

The Growth and Development Review provides a snapshot of key development and population indicators in York Region and reports on the competitiveness of York Region's economy within the Greater Toronto and Hamilton Area (GTHA), the Province and Canada.

In 2017, there were an estimated 620,530 jobs and 1,206,500 residents in the Region.

York Region is one of Canada's fastest-growing large urban municipalities and is forecast to reach a population of 1.79 million and employment of 900,000 by 2041. The Region is an attractive location to live and invest and is committed to attracting and retaining employers and residents, as well as making significant infrastructure investments to support growth.

2017 **GROWTH** AND **DEVELOPMENT** REVIEW

For more information on growth and
development in York Region please contact:

PLANNING SERVICES

1-877-464-9675 Extension 71508



GROWTH AND DEVELOPMENT REVIEW 2017

PRESENTATION TO COMMITTEE OF THE WHOLE

Paul Bottomley
Planning and Economic Development,
Corporate Services
May 10, 2018



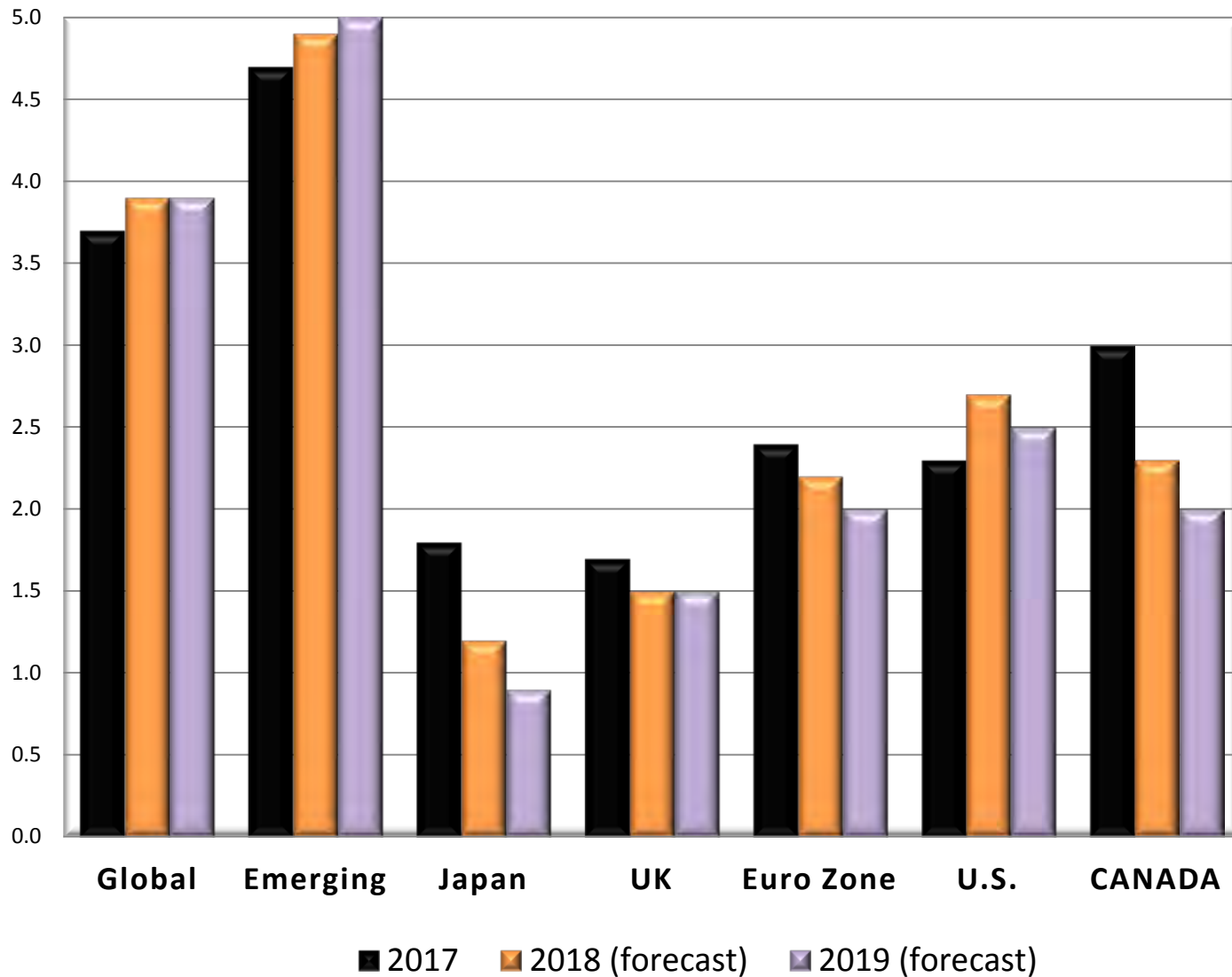
PRESENTATION OUTLINE

- Economic Outlook
- York Region Population and Employment Growth
- Building Activity
- Centres and Corridors
- Conclusions

ECONOMIC OUTLOOK



GLOBAL GDP GROWTH (3.7%) EXPANDED AT ITS FASTEST PACE IN SIX YEARS AND IS SET TO RISE TO 3.9% FOR 2018/2019



OIL PRICES HAVE RISEN TO \$67.55 U.S. BY APRIL 2018

10-YEAR CRUDE OIL PRICES (U.S. DOLLARS PER BARREL)

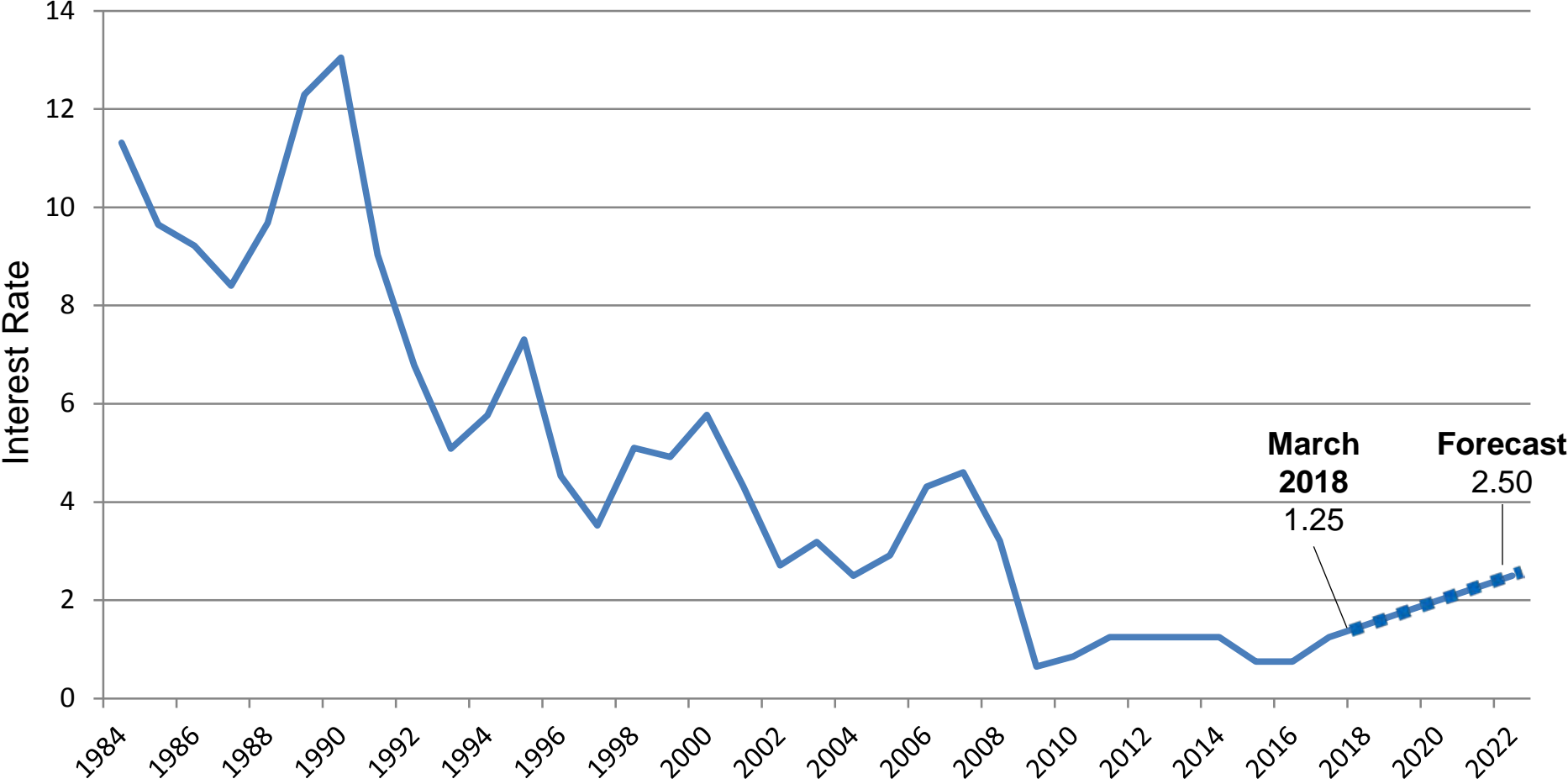


\$1 CANADIAN WAS EQUAL TO 78 U.S. CENTS IN APRIL 2018

10-YEAR CANADIAN DOLLAR (DAILY NOON RATE IN U.S. CENTS)

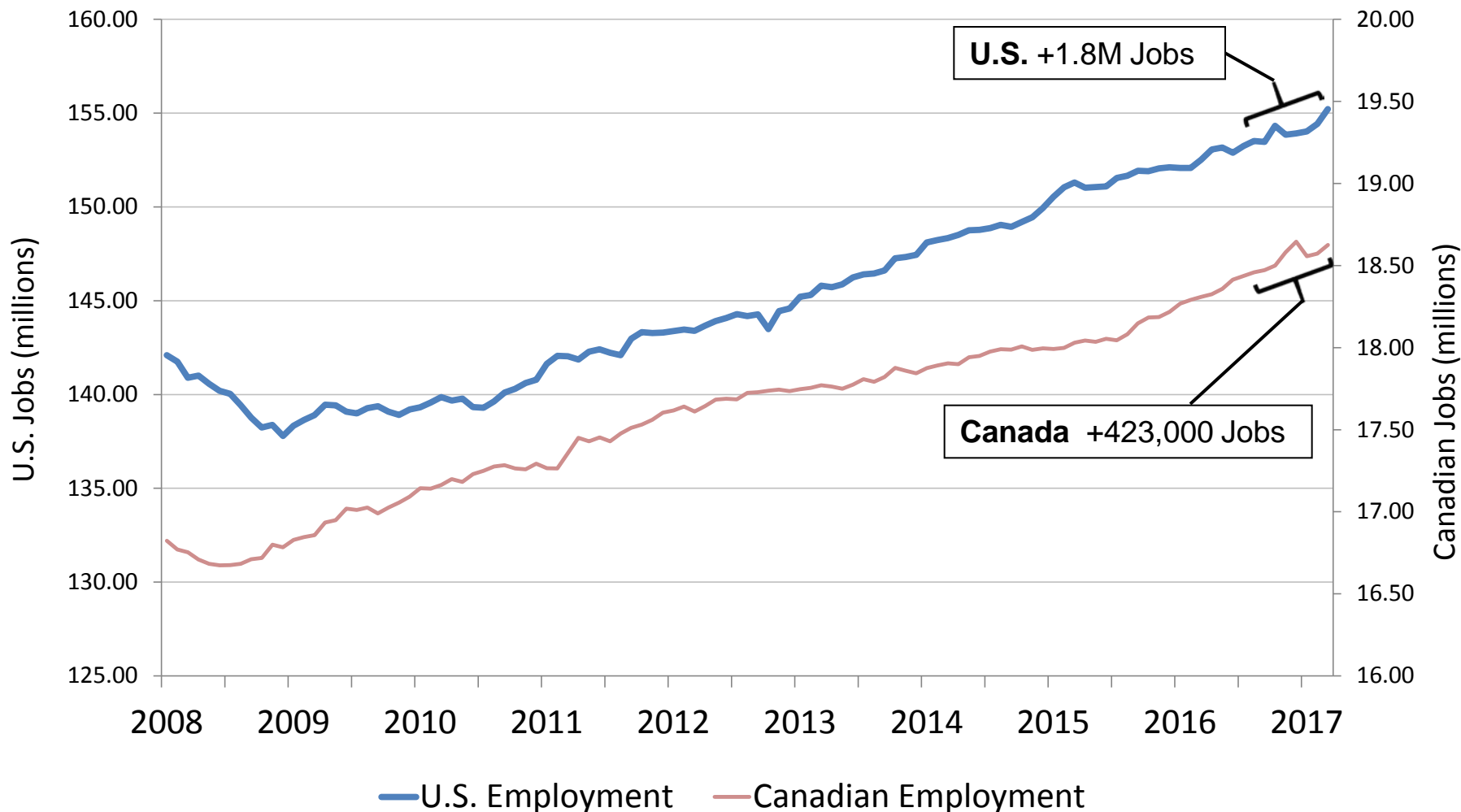


CANADIAN INTEREST RATES REMAIN NEAR HISTORIC LOWS



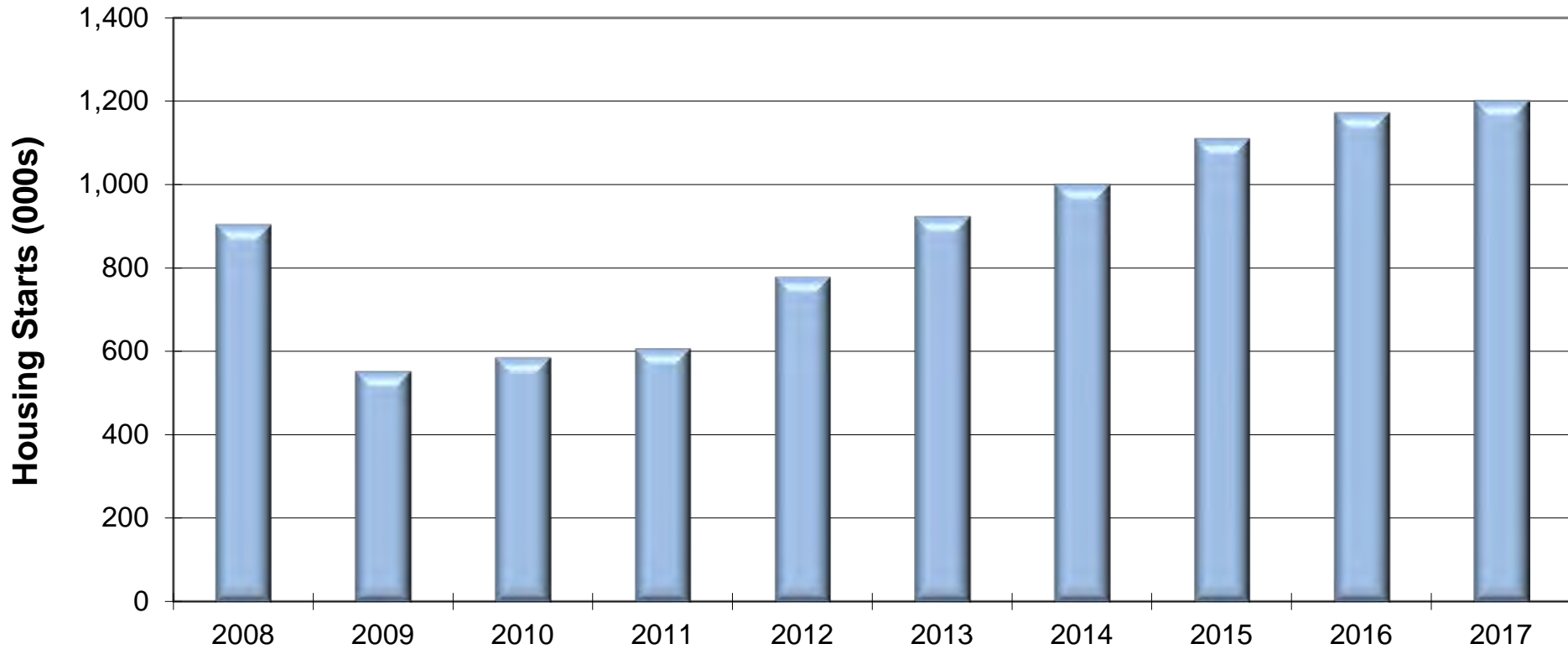
THE U.S. ADDED OVER 1.8 MILLION JOBS WHILE CANADIAN JOBS INCREASED BY 423,000

U.S. and Canadian Total Employment 2008-2017 (millions)



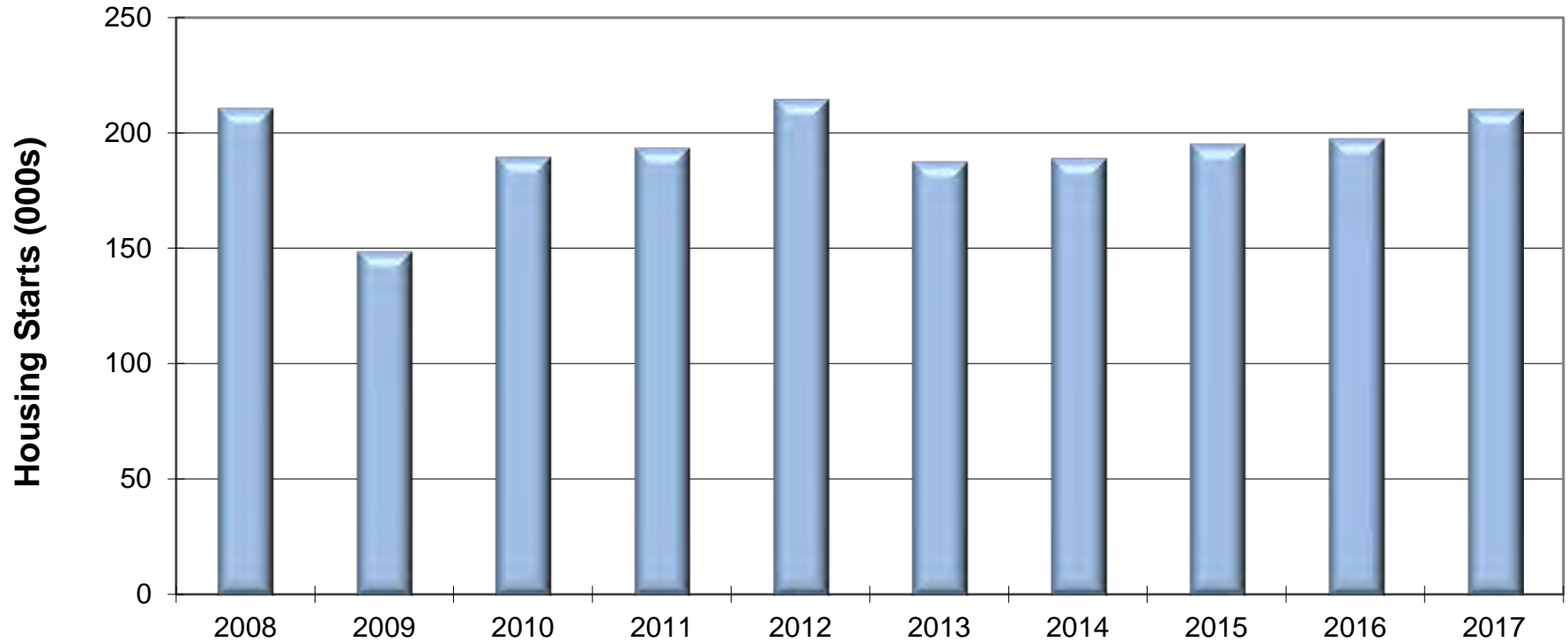
U.S. HOUSING STARTS SHOW STRONG GROWTH

U.S. Annual Housing Starts 2008 - 2017



CANADIAN HOUSING STARTS REMAIN STEADY

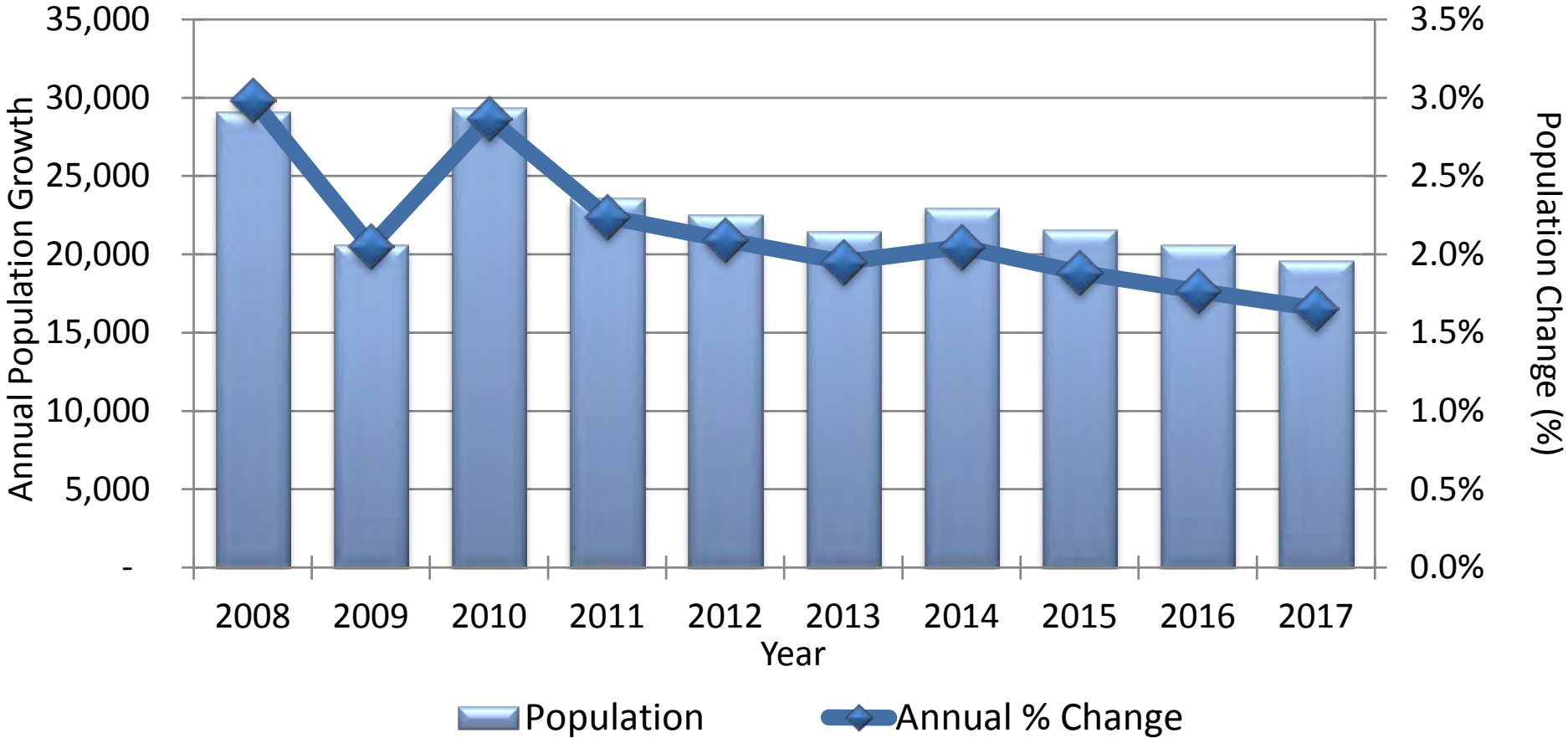
Canadian Annual Housing Starts 2008 - 2017



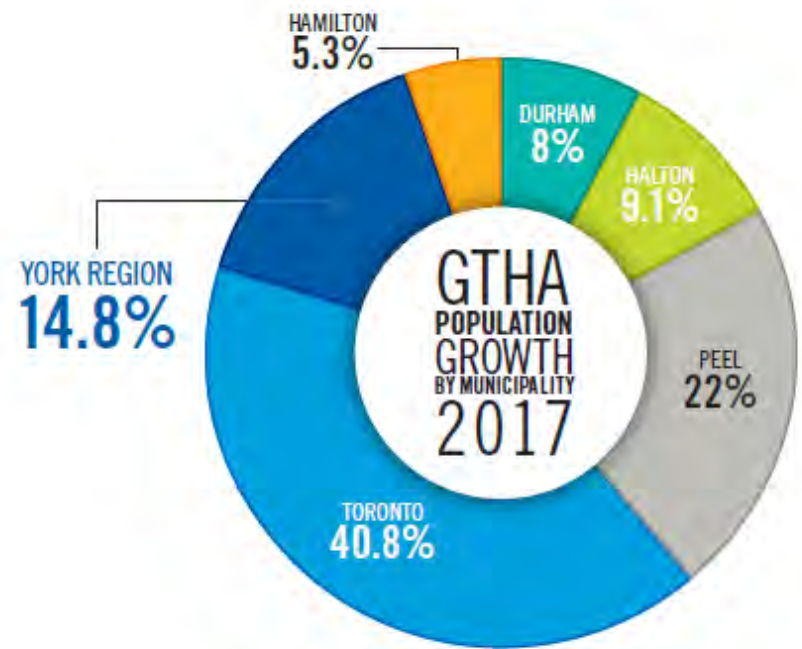
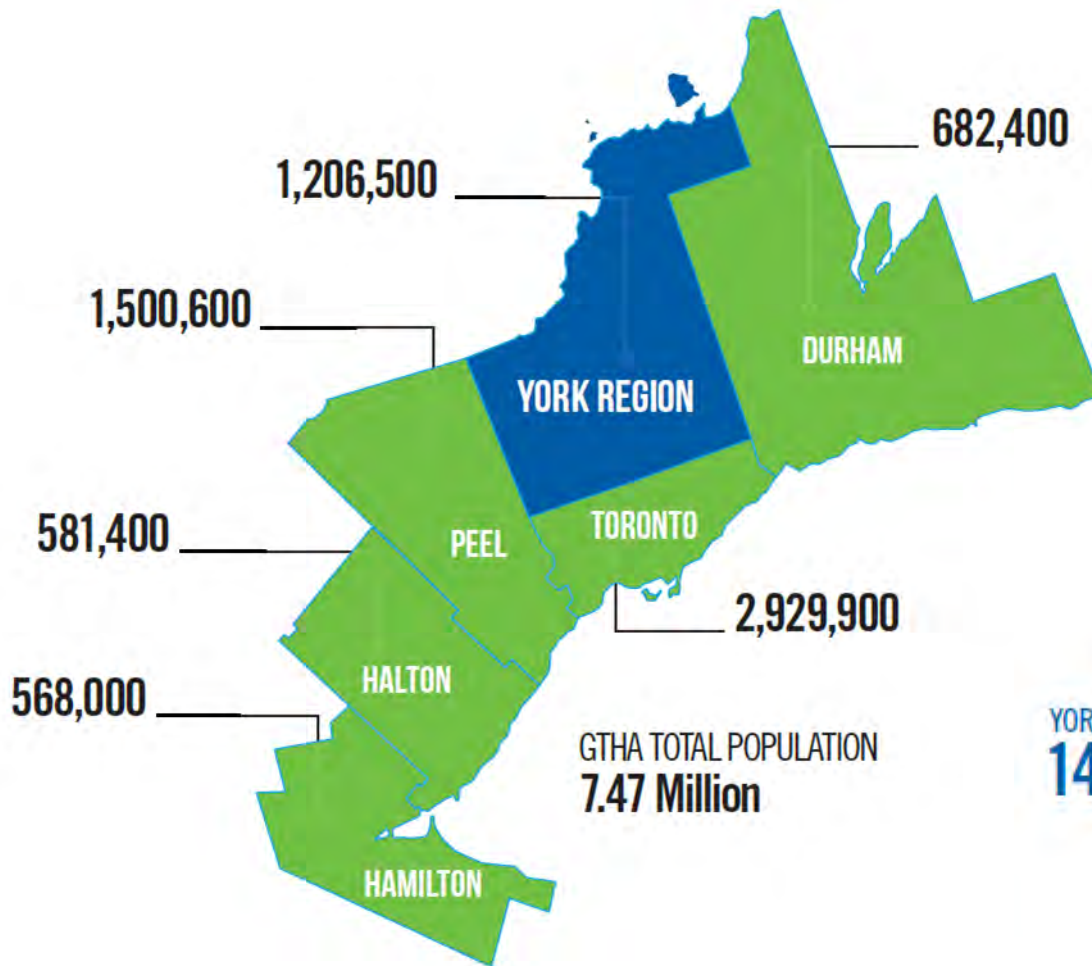
YORK REGION POPULATION AND EMPLOYMENT GROWTH



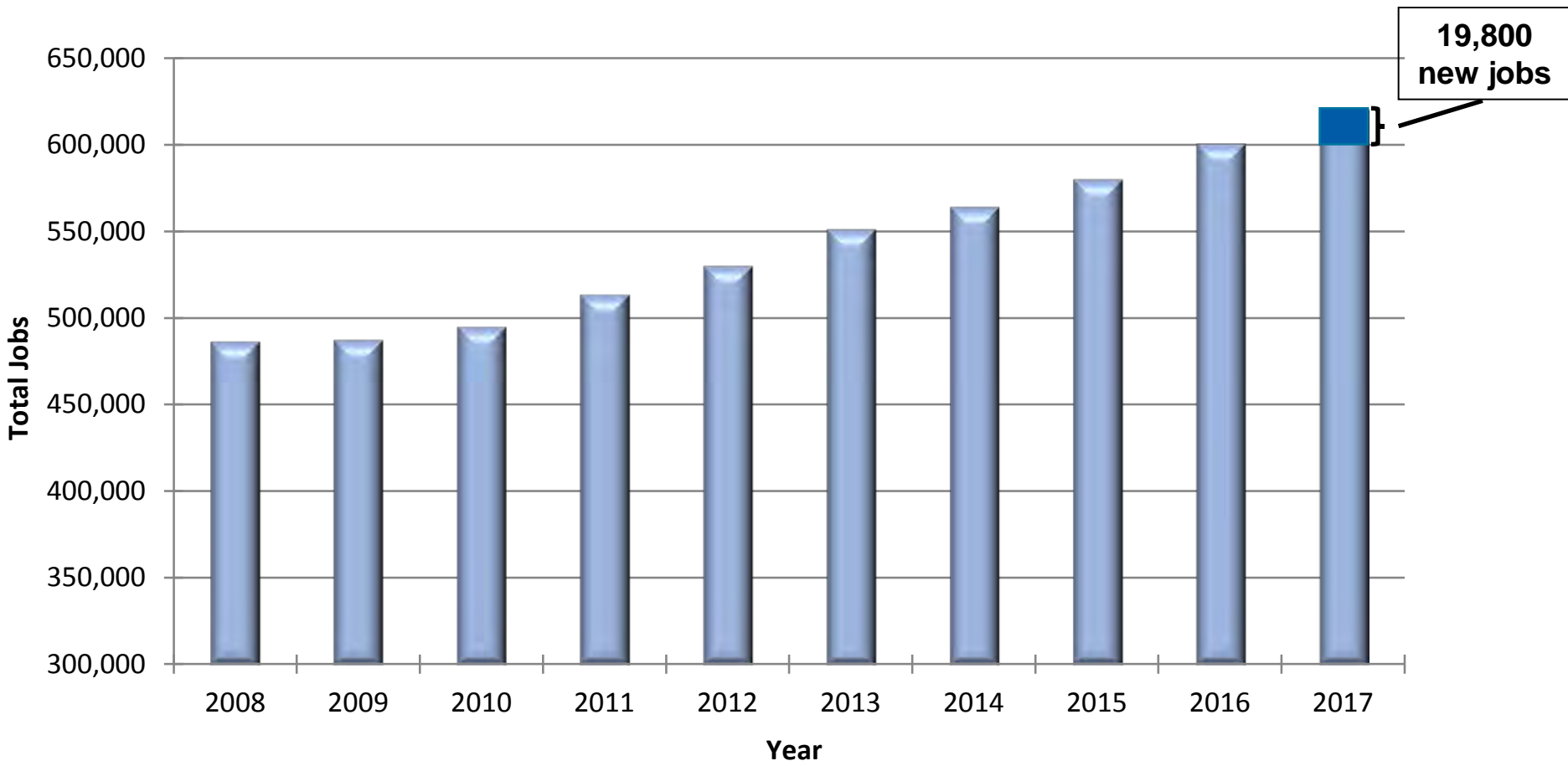
POPULATION ESTIMATED AT 1.21 MILLION



TOTAL GTHA POPULATION ESTIMATED TO BE 7.47 MILLION

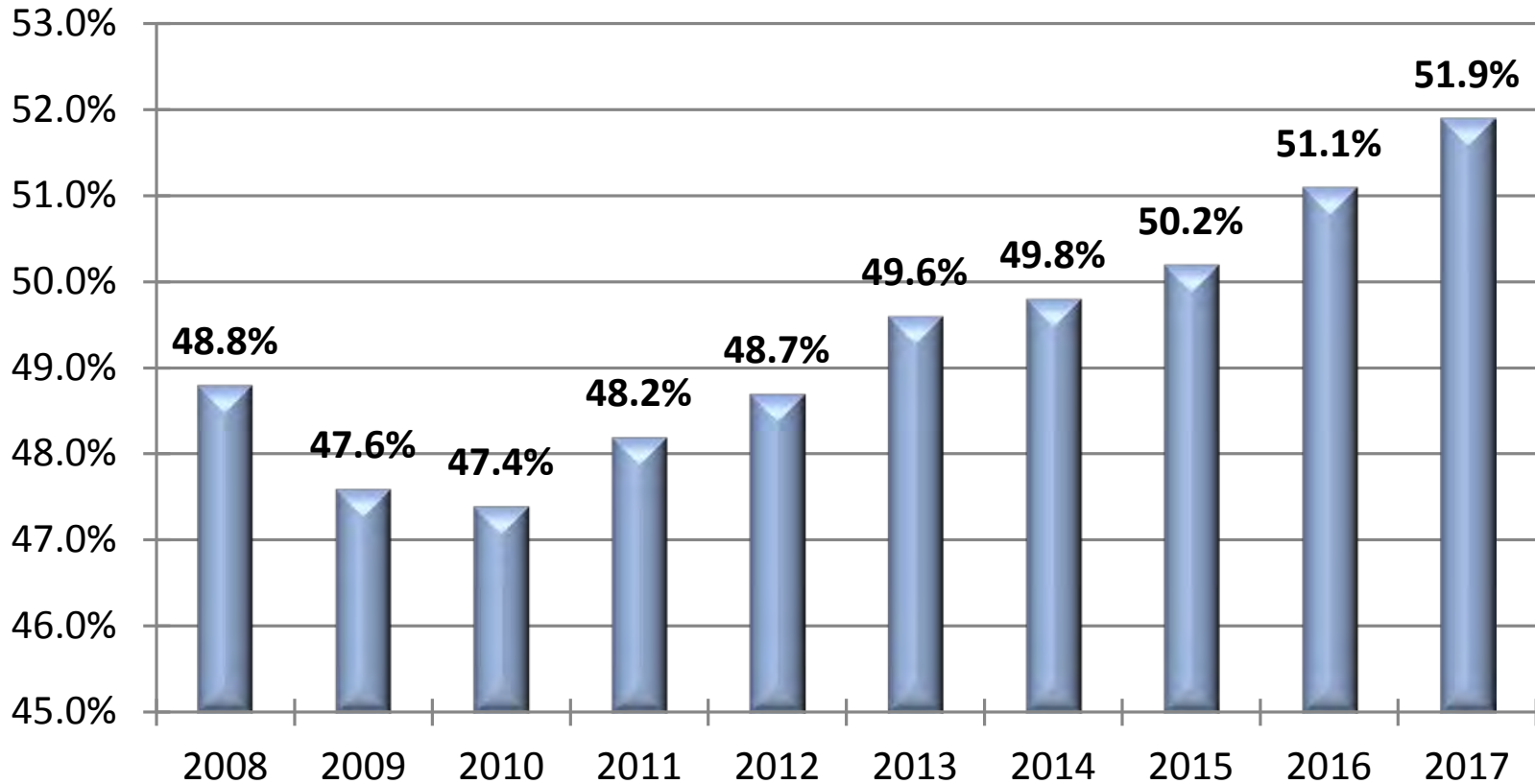


YORK REGION'S ECONOMY CONTINUES TO CREATE JOBS ADDING 19,800 IN 2017



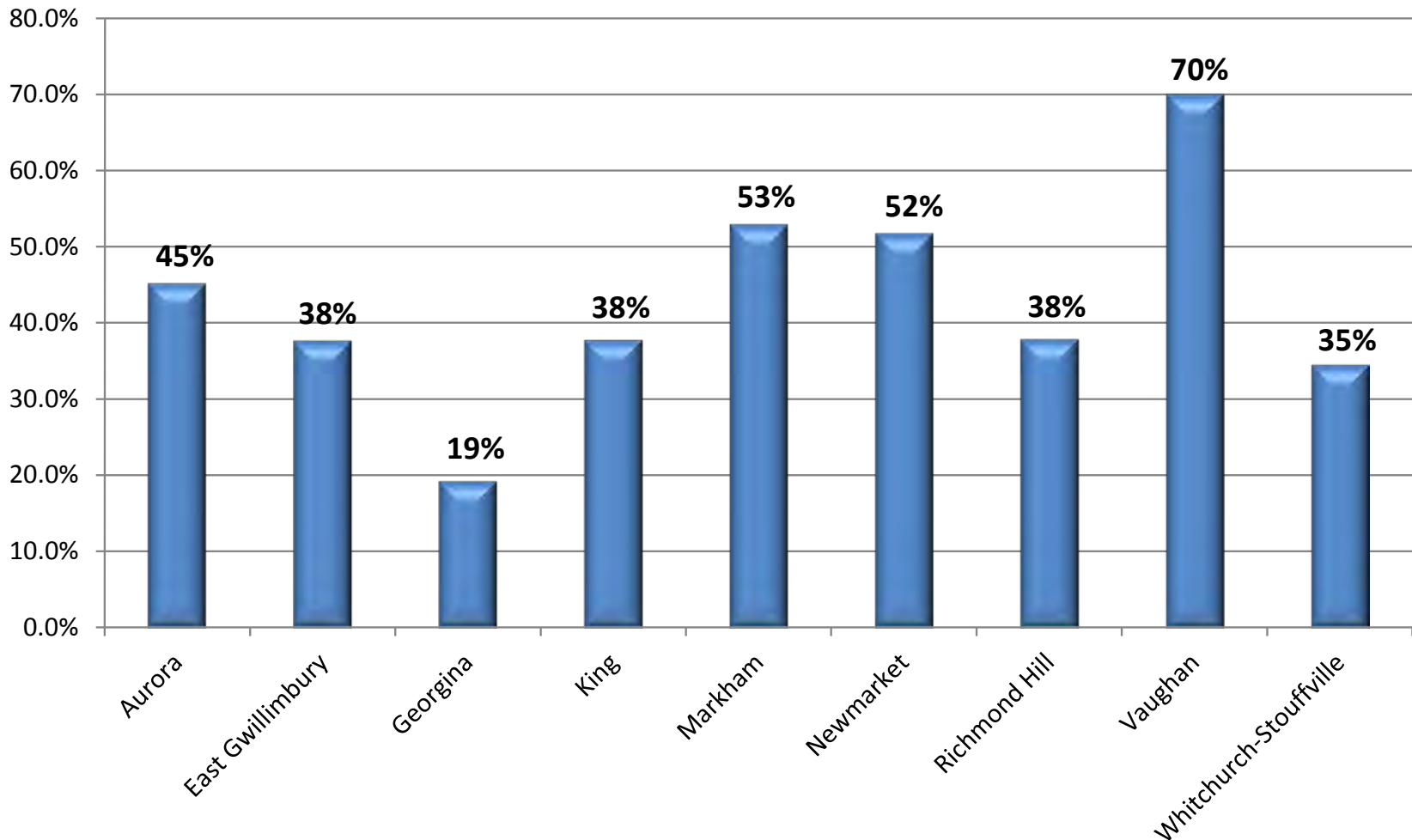
York Region's 2017 unemployment rate of 5.4% is lower than both the GTA (5.8%) and Ontario (5.6%) rates

YORK REGION'S ACTIVITY RATE HAS BEEN INCREASING SINCE 2010



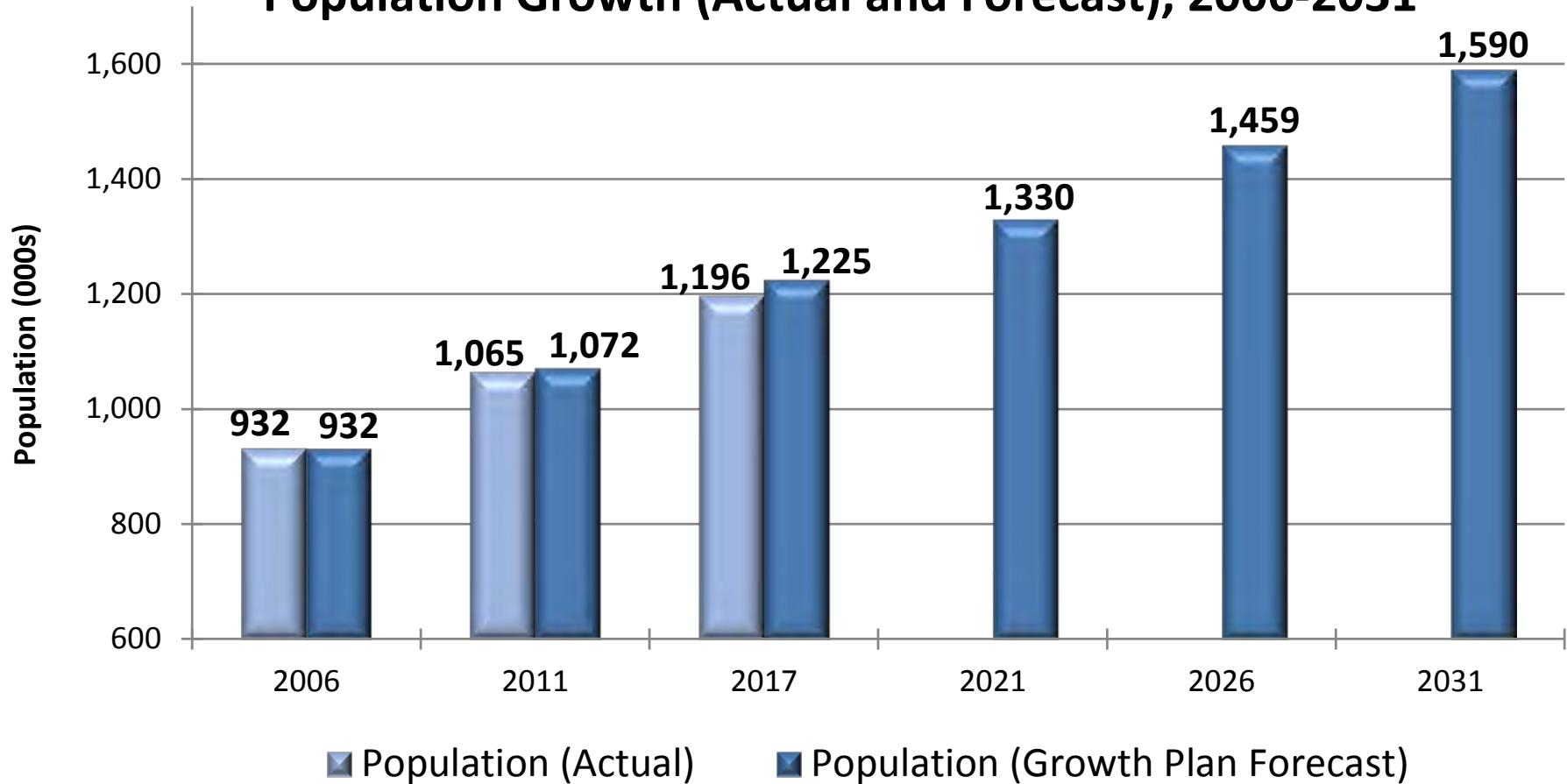
YORK REGION IS A LARGE DIVERSE AREA WITH A VARIETY OF ECONOMIC CHARACTERISTICS

2017 Local Municipal Activity Rates



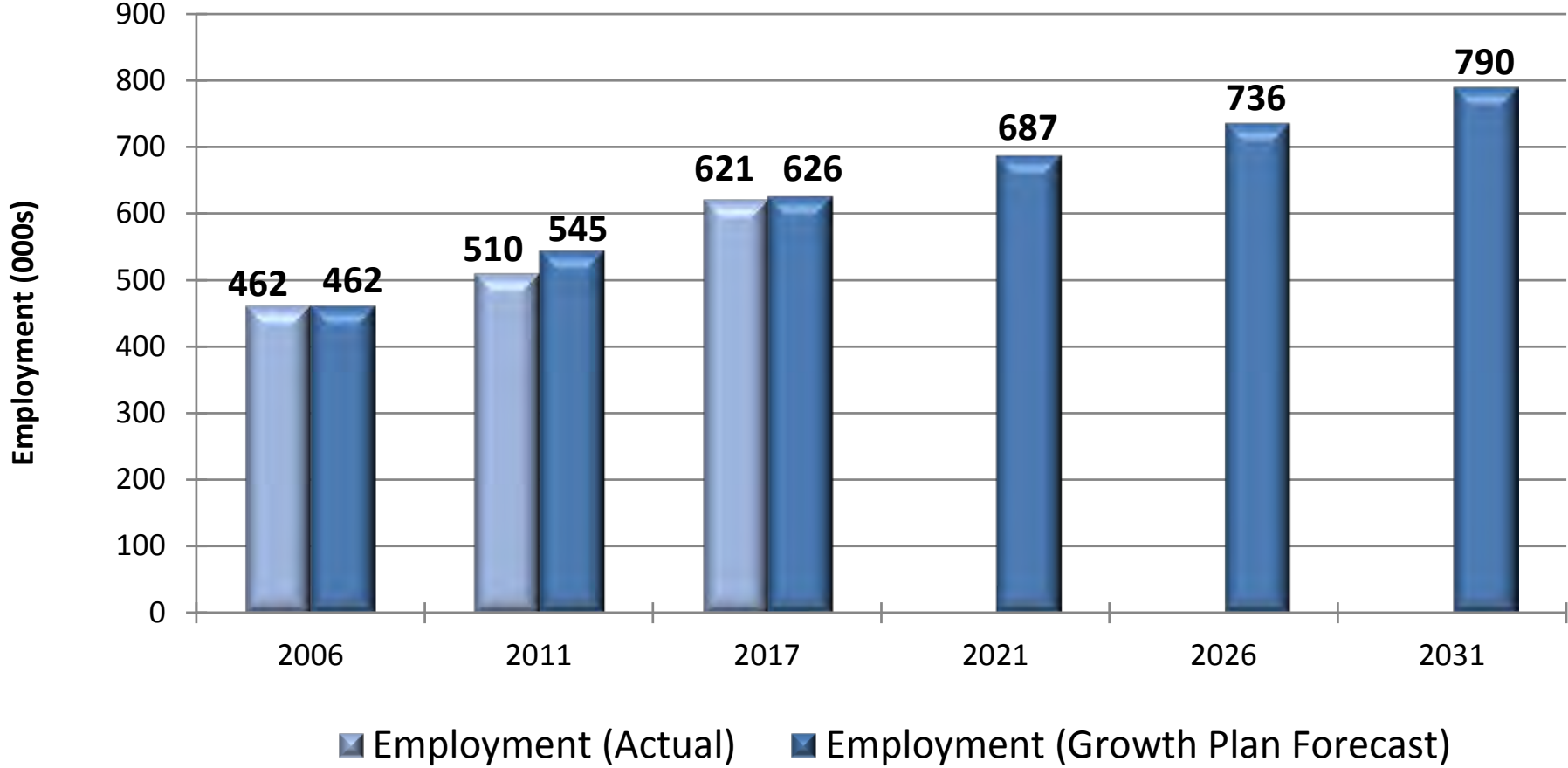
POPULATION GROWTH IS BELOW THE 2031 GROWTH PLAN FORECAST

Population Growth (Actual and Forecast), 2006-2031

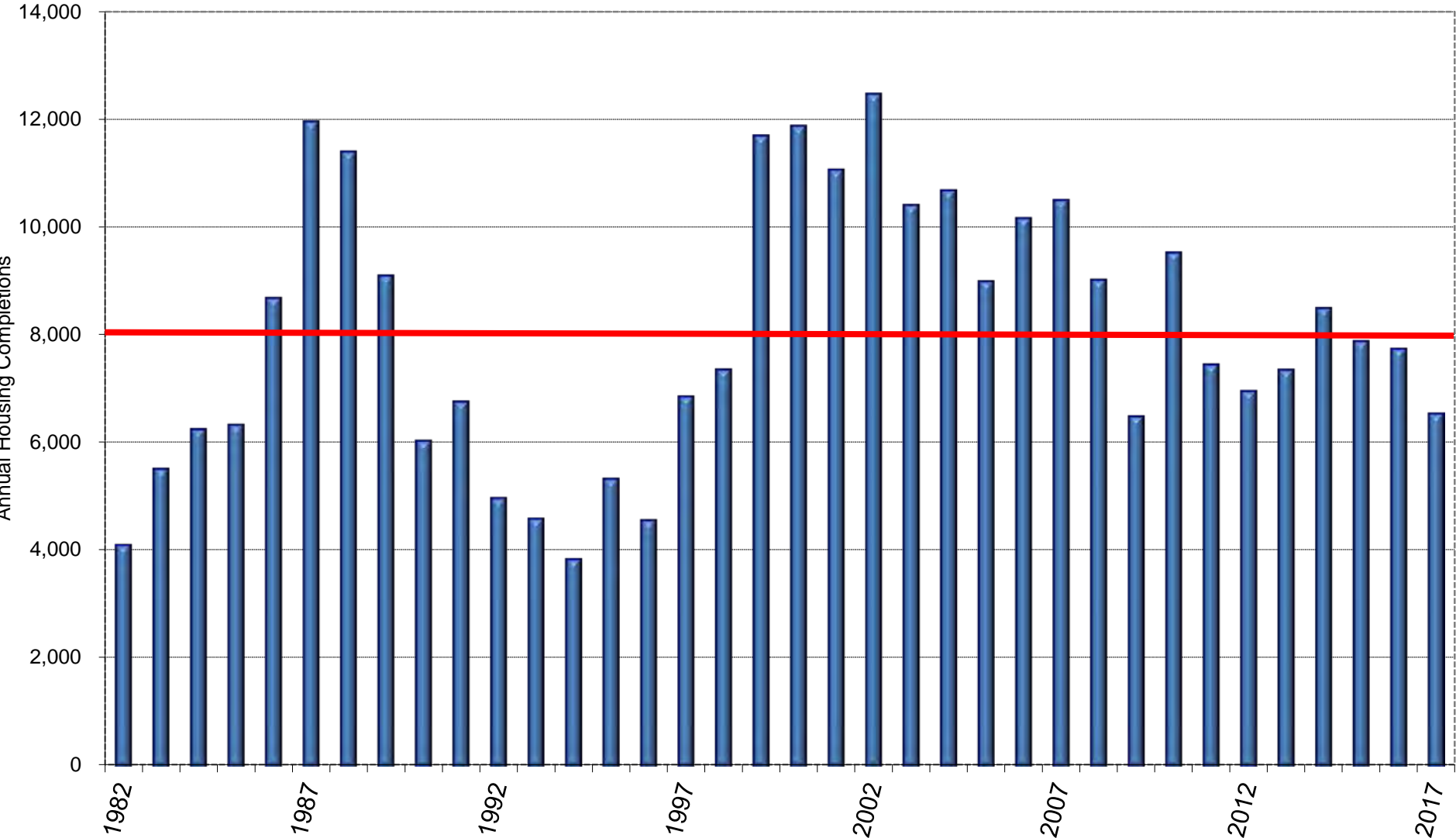


EMPLOYMENT GROWTH IS ON TRACK TO REACH THE 2031 GROWTH PLAN FORECAST

Employment Growth (Actual and Forecast), 2006-2031



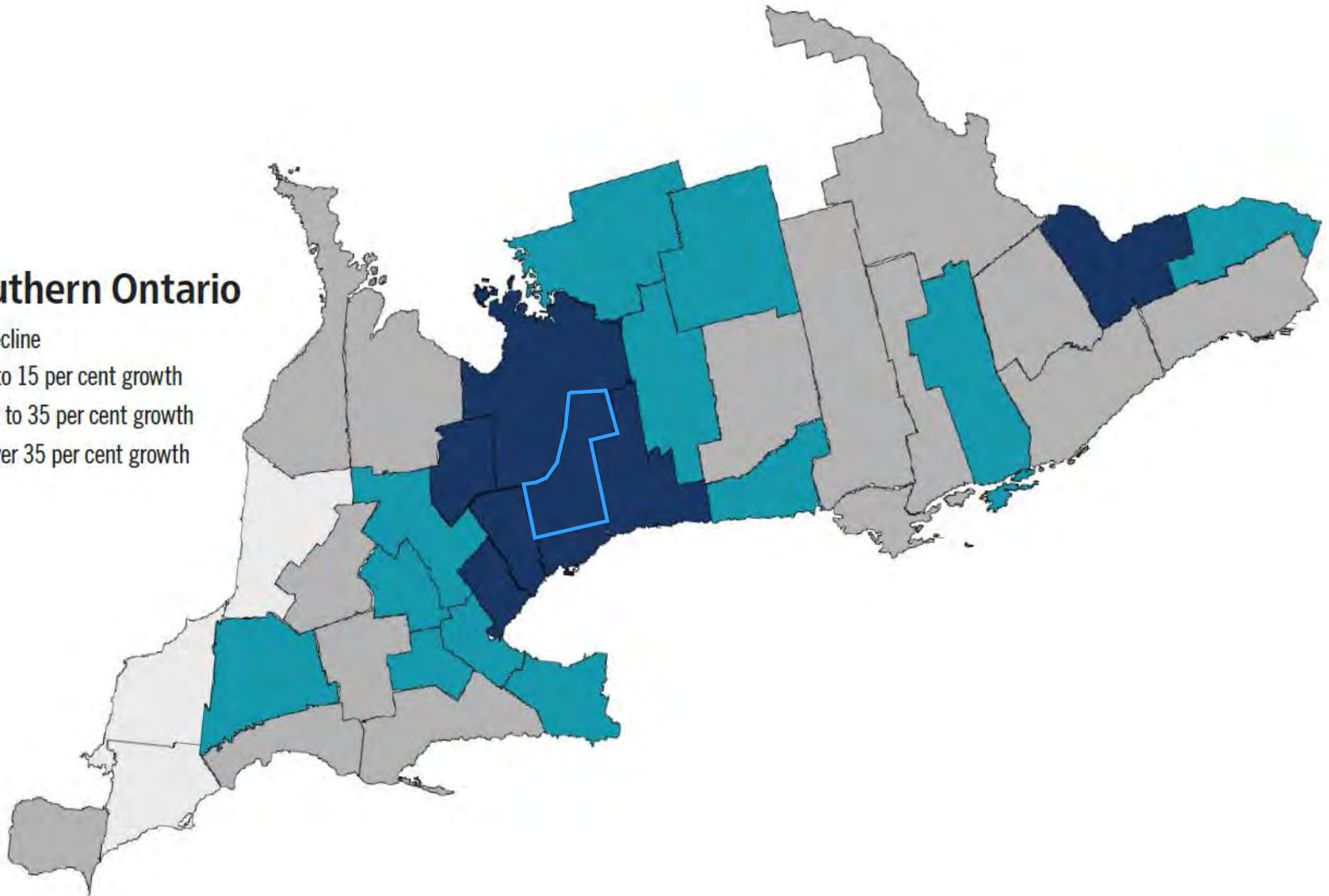
GROWTH IS HIGHLY CORRELATED TO ECONOMIC CYCLES



YORK REGION IS FORECAST TO ACCOMMODATE THE LARGEST AMOUNT OF GROWTH IN ALL OF ONTARIO

Southern Ontario

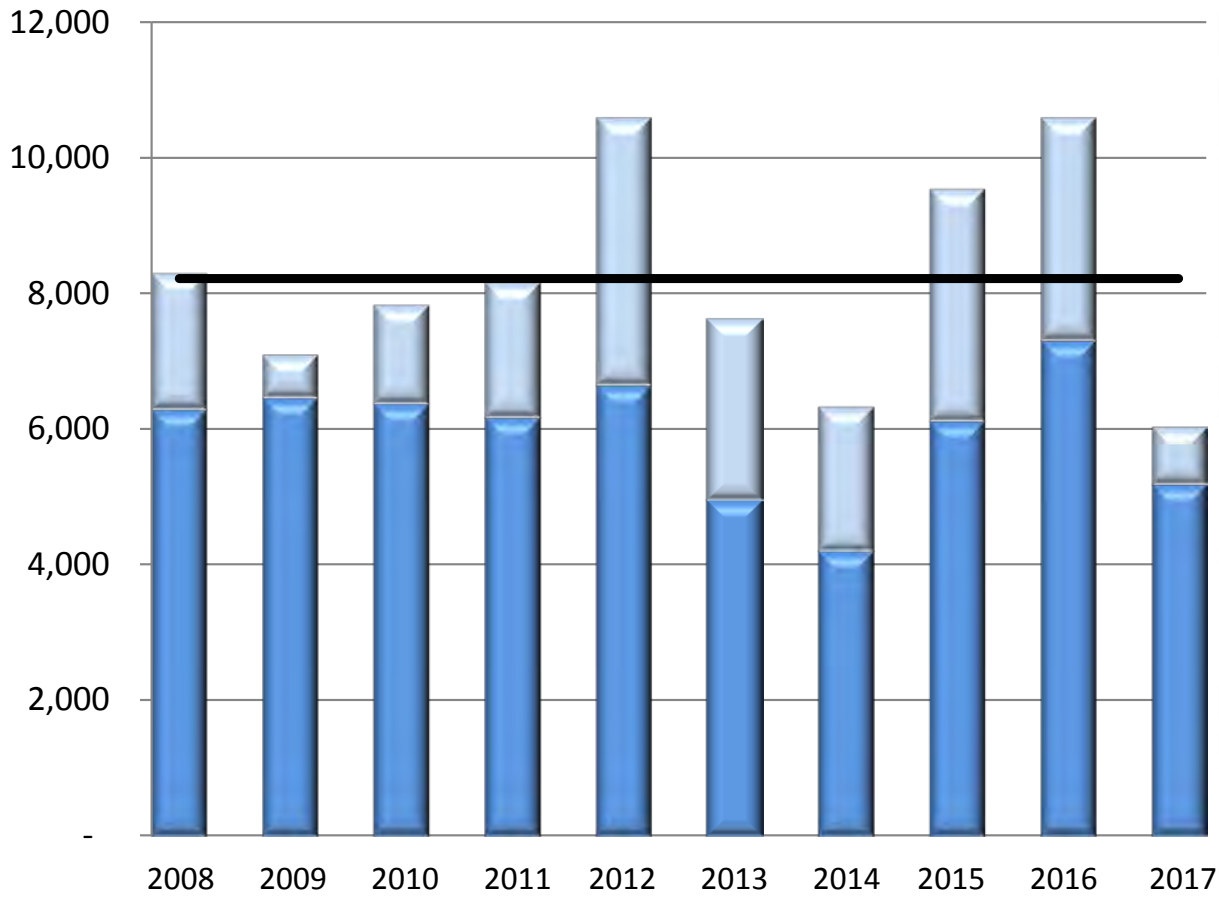
- Decline
- 0 to 15 per cent growth
- 15 to 35 per cent growth
- Over 35 per cent growth



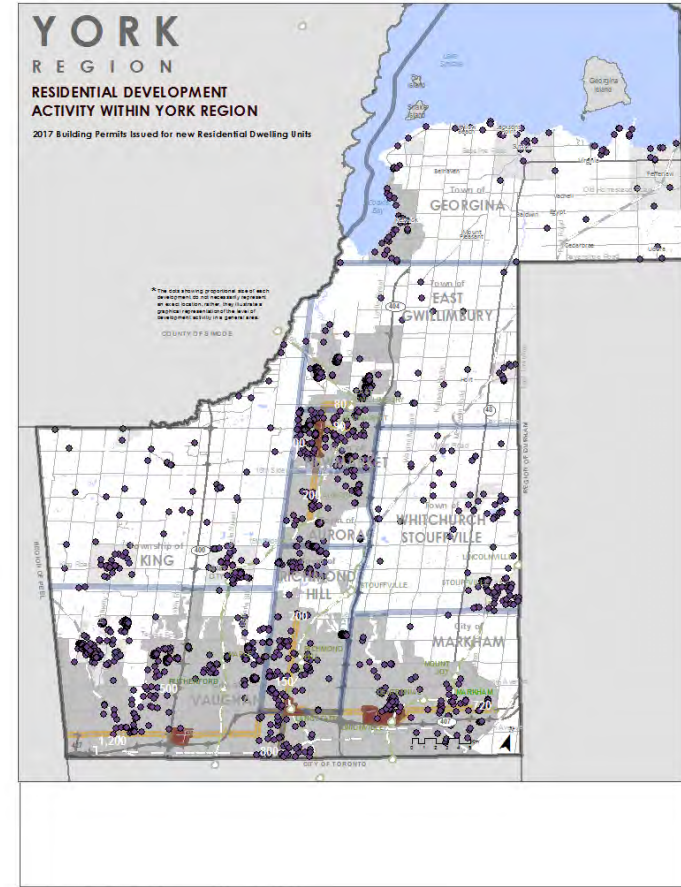
BUILDING ACTIVITY



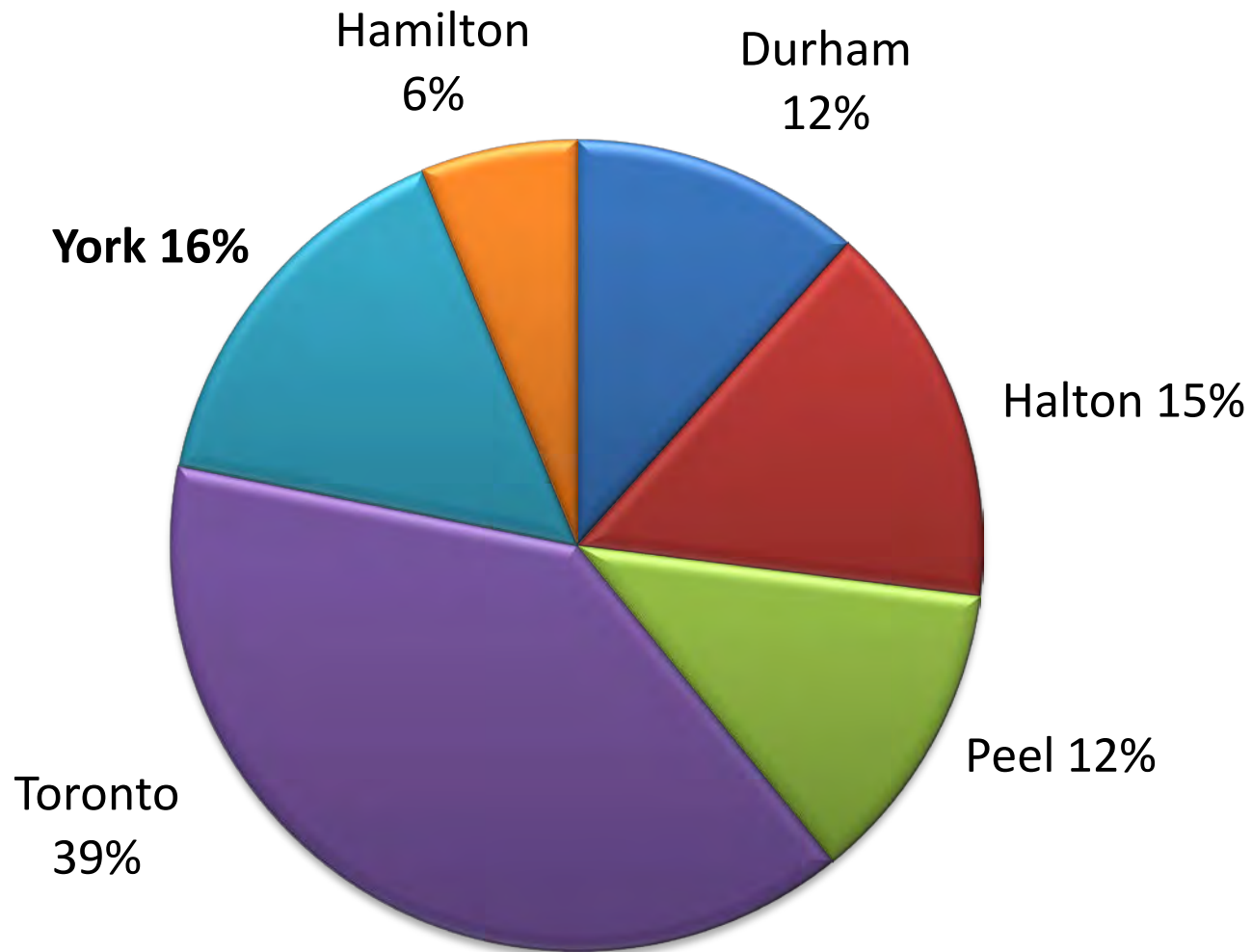
BUILDING PERMITS ISSUED FOR 6,048 NEW RESIDENTIAL UNITS



■ Ground Related
 ■ Apartments
 — Average (for last 10 years)



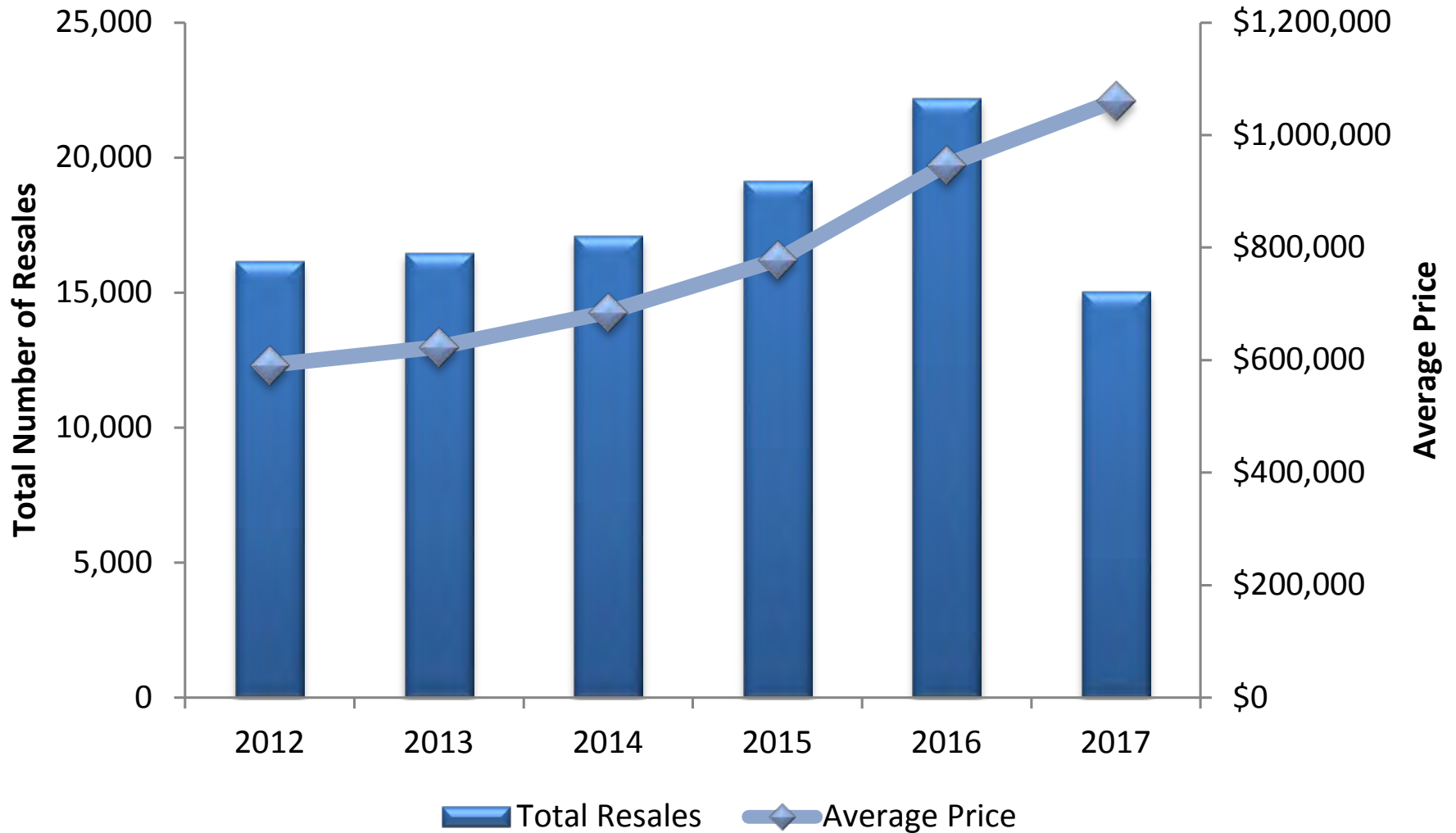
YORK REGION RETAINS THE SECOND HIGHEST SHARE OF BUILDING ACTIVITY IN THE GTHA



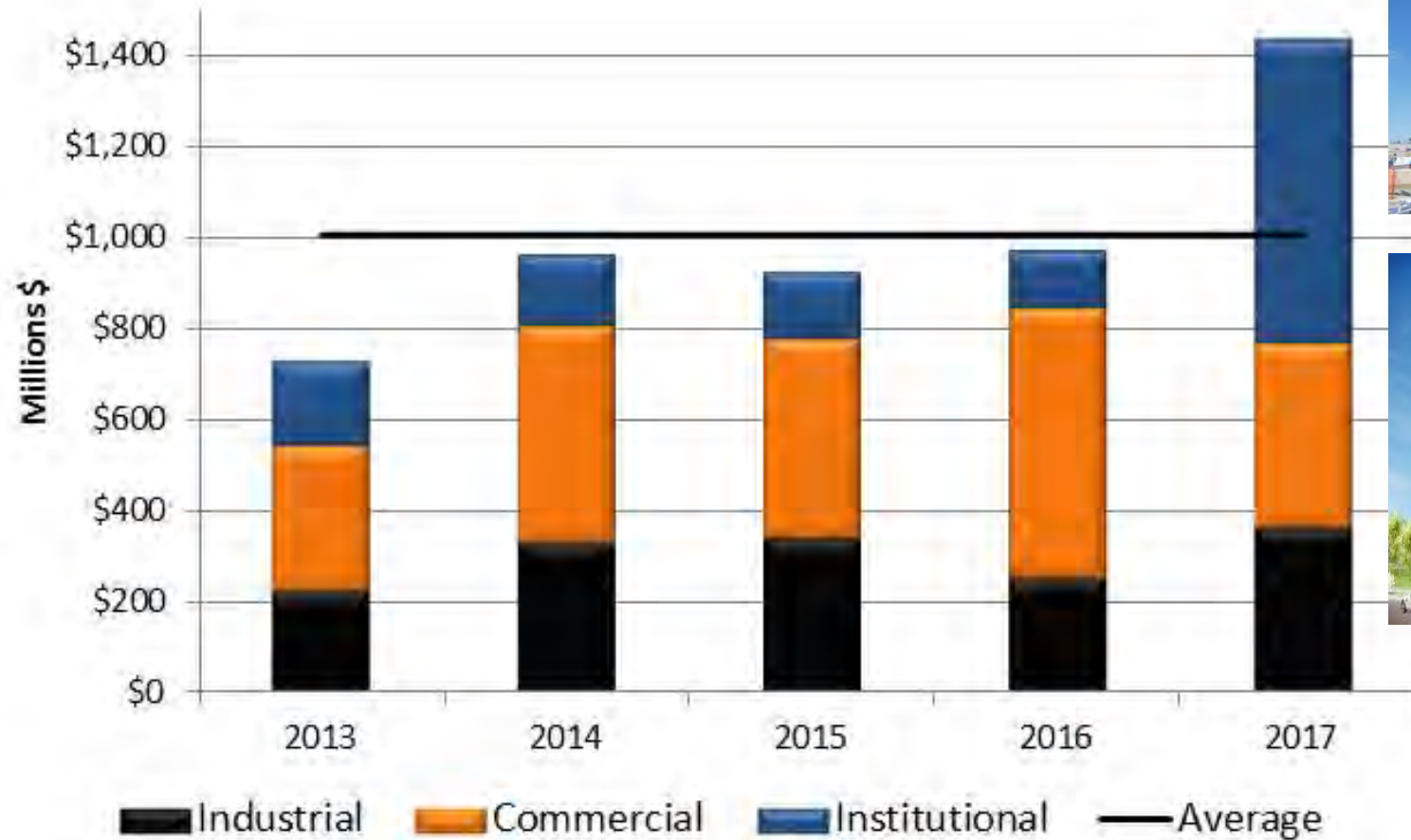
ACROSS CANADA, YORK REGION IS 7TH FOR RESIDENTIAL BUILDING PERMITS ISSUED

Rank	Municipality	# of Permits
1	Greater Vancouver Regional District	26,058
2	City of Toronto	15,091
3	City of Edmonton	12,270
4	City of Montréal	11,924
5	City of Calgary	10,699
6	City of Ottawa	6,711
7	York Region	6,048
8	Halton Region	5,948
9	City of Winnipeg	5,179
10	Simcoe County	4,847

AVERAGE RESALE PRICES EXCEEDED \$1 MILLION FOR THE FIRST TIME IN 2017



ICI CONSTRUCTION VALUE HIGHEST LEVEL EVER RECORDED

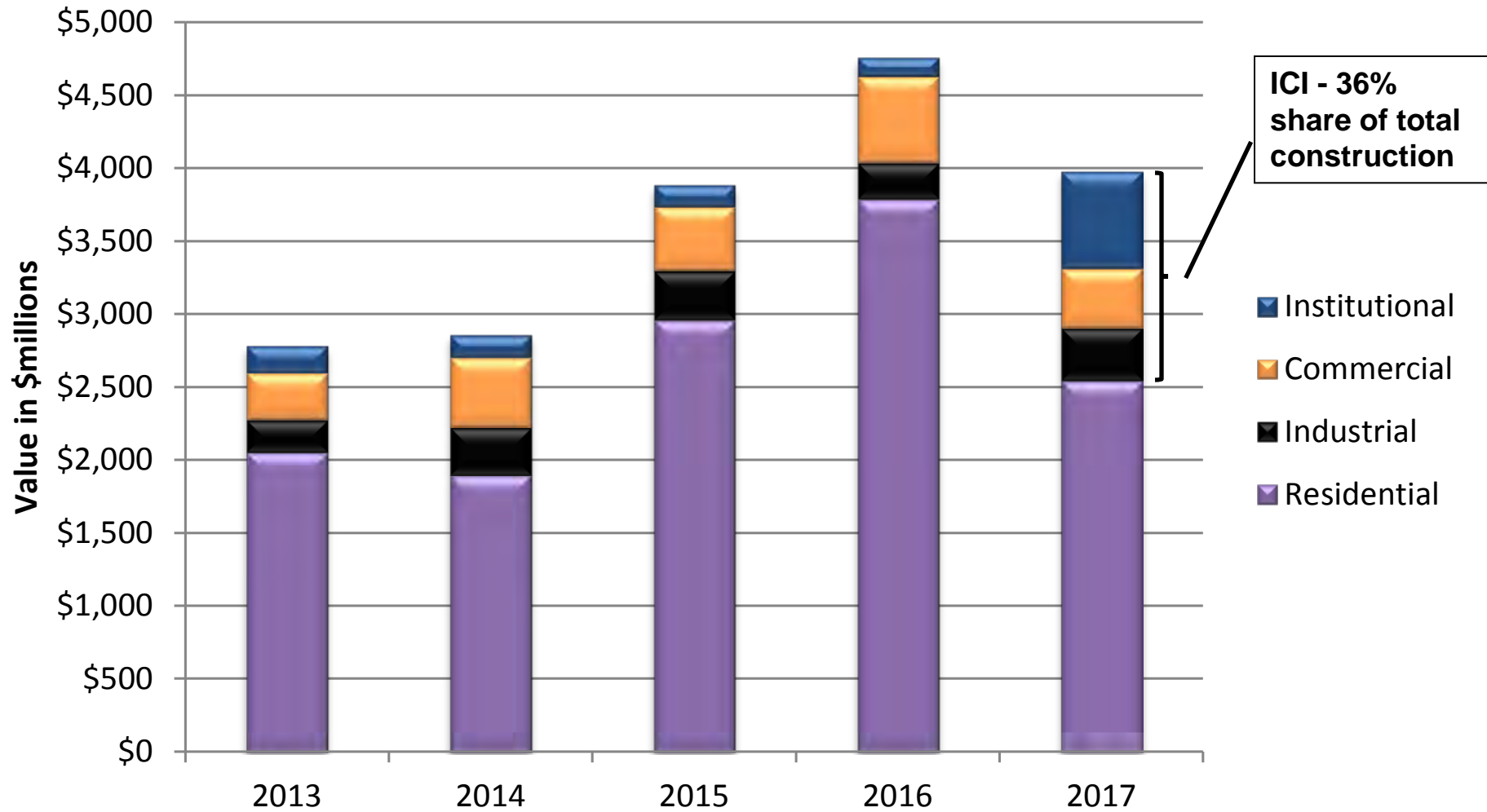


ACROSS CANADA, YORK REGION IS 6TH IN ICI CONSTRUCTION VALUE

Rank	Municipality	Total Value
1	City of Toronto	\$4,397,815
2	Greater Vancouver Regional District	\$2,633,059
3	City of Montréal	\$2,502,646
4	City of Calgary	\$2,489,442
5	City of Edmonton	\$1,869,212
6	York Region	\$1,437,765
7	Peel Region	\$1,187,880
8	City of Ottawa	\$858,447
9	City of Winnipeg	\$854,804
10	Halton Region	\$810,376

York Region recorded 47% ICI growth, largest % increase across Canada

2017 TOTAL CONSTRUCTION VALUE IS THE SECOND HIGHEST EVER RECORDED IN YORK REGION



CENTRES AND CORRIDORS



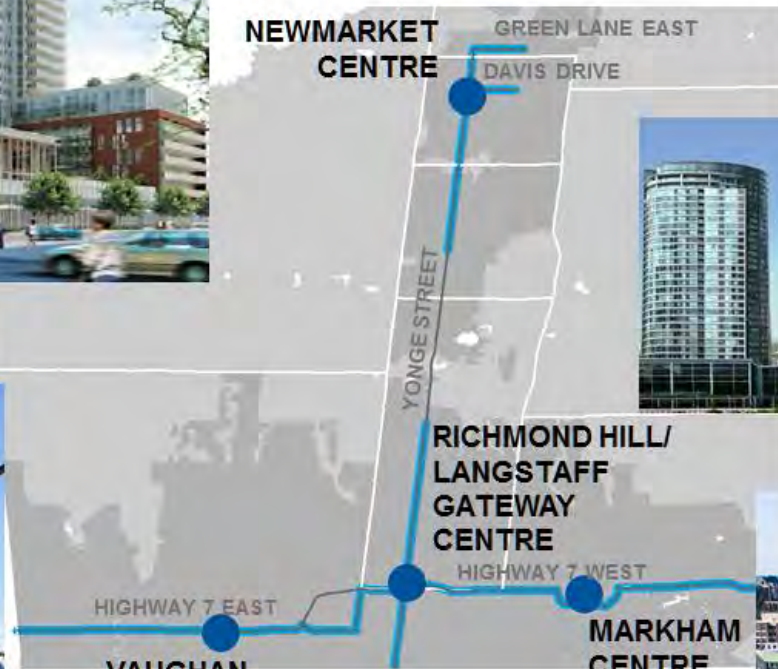
CENTRES AND CORRIDORS CONTINUE TO BE THE FOCUS OF THE REGION'S CITY BUILDING INITIATIVES



33,000 residents
32,000 jobs



25,000 residents
11,500 jobs



48,000 residents
31,000 jobs



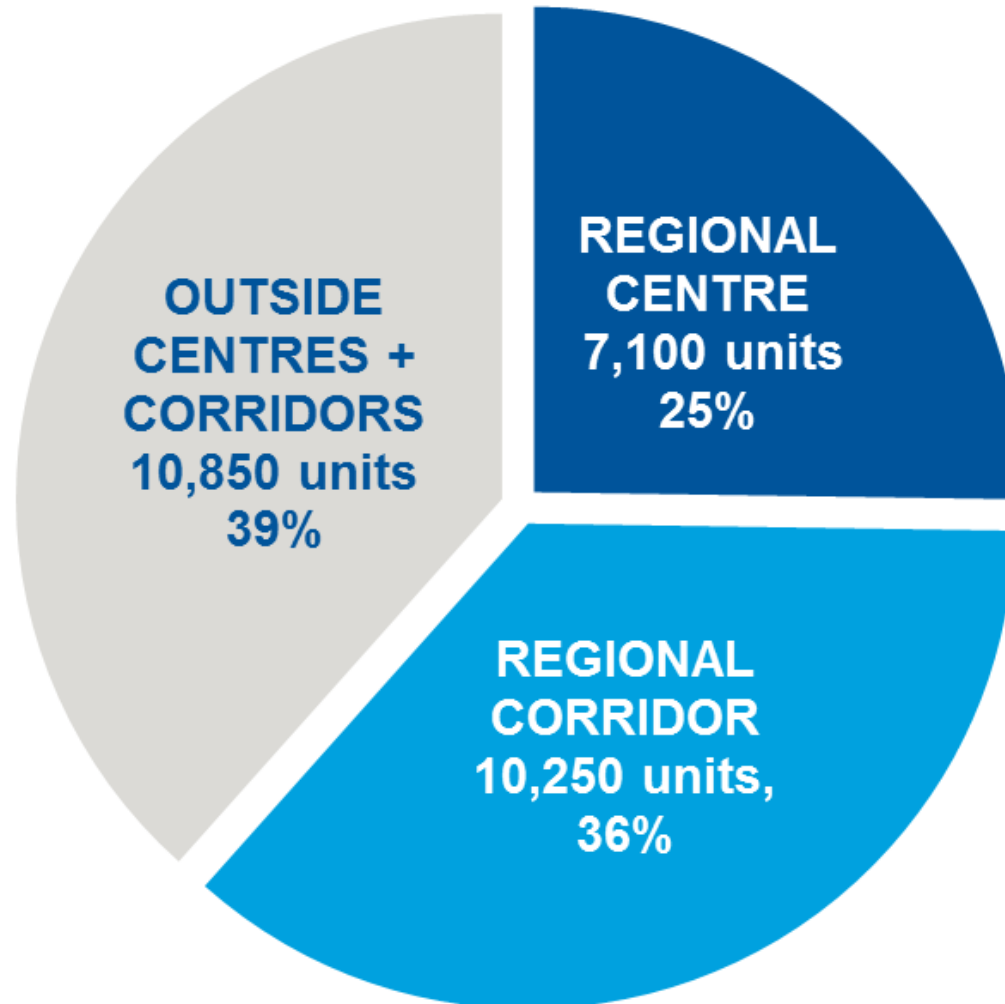
41,000 residents
39,000 jobs

THE PLANNED VISION FOR TRANSIT ORIENTED DEVELOPMENT IS BEING REALIZED

Richmond Hill Yonge Street Corridor

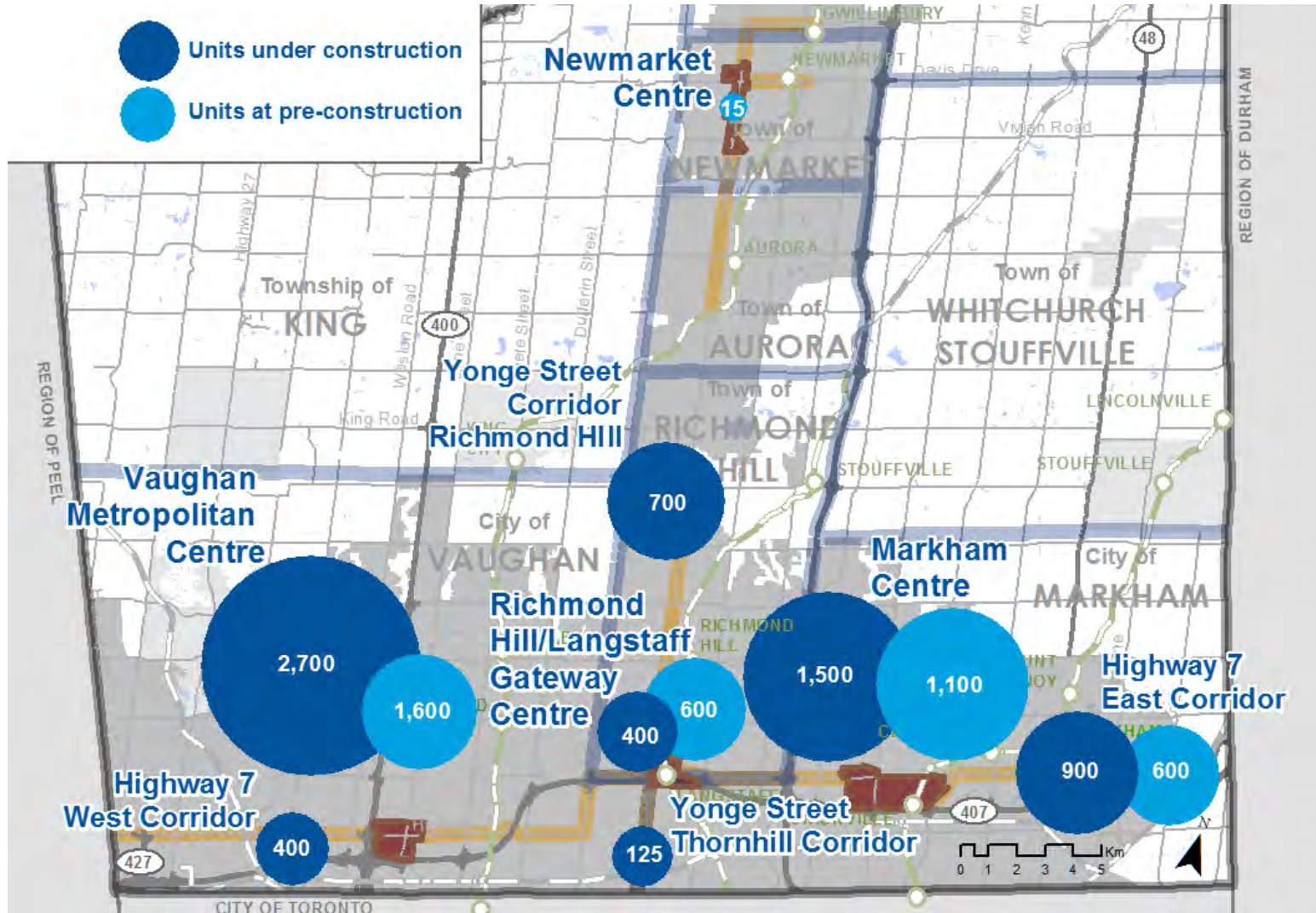


2006-2017 Multi-Storey Apartment Permits in York Region



26 BUILDINGS CURRENTLY UNDER CONSTRUCTION

Multi-Storey Residential Units Under Construction and at Preconstruction By Centre and Corridor



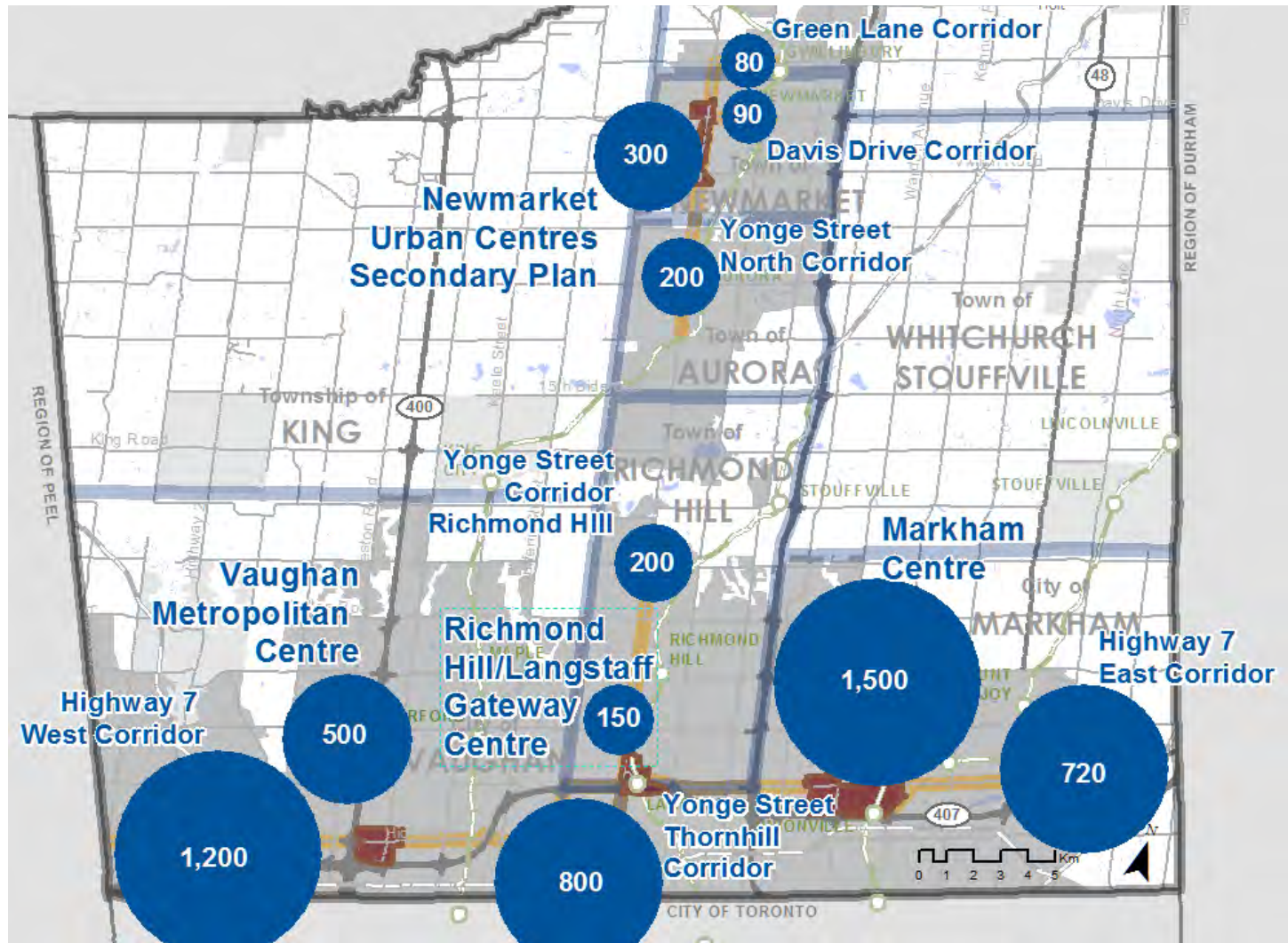
YORK REGION REMAINS SUCCESSFUL IN ATTRACTING NEW OFFICE ACTIVITY IN THE CENTRES AND CORRIDORS

**York University Campus
Markham Centre**
400,000 sq ft, 10 storey office
building



EMPLOYMENT IN CENTRES AND CORRIDORS GREW BY 4.3% (5,350 JOBS) IN 2017

Total Job Increase in Centres and Corridors 2016-2017



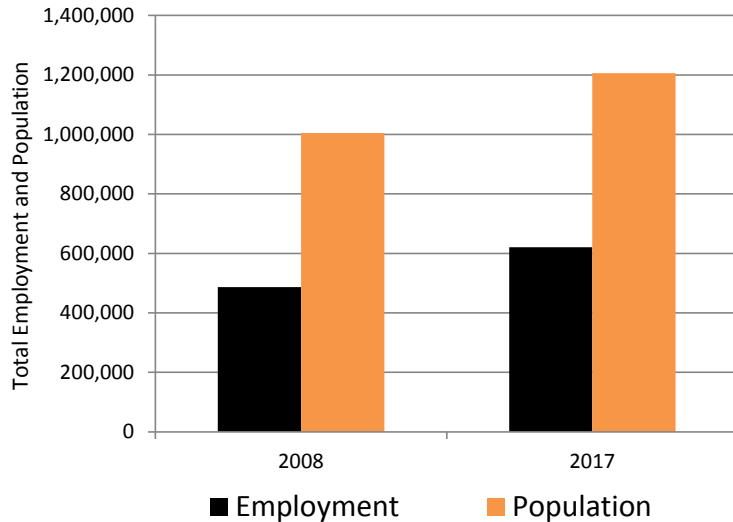
SUBWAY SERVICE IN VAUGHAN METROPOLITAN CENTRE HAS BEEN TRANSFORMATIONAL



CONCLUSIONS

202,000 people and 133,800 new jobs since 2008

York Region Total Employment and Population
2008 and 2017



U.S. GDP growth continues to benefit GTHA economy



\$3.4 Billion transit investment in York Region
Centres and Corridors continue to thrive



STAFF RECOMMENDS THE REPORT BE CIRCULATED TO THE LOCAL MUNICIPALITIES FOR INFORMATION

- Report will be available on the corporate website.



THANK YOU

For more information
Contact Paul Bottomley
Paul.Bottomley@york.ca x71530

