

Clause 4 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.

4

2017 Regional Centres and Corridors Update

Committee of the Whole recommends:

1. Receipt of the presentation by Paul Bottomley, Manager, Policy, Research and Forecasting.
 2. Adoption of the following recommendations contained in the report dated April 27, 2018 from the Commissioner of Corporate Services and Chief Planner:
 1. Council continue to seek Federal and Provincial assistance to provide critical infrastructure for the Yonge Subway Extension, required to support levels of growth and intensification within Regional centres and corridors forecasted by the Provincial Growth Plan.
 2. The Regional Chair forward this report to the Provincial Minister of Municipal Affairs and Housing and York Region Members of Federal and Provincial Parliament as an example of the Region's continued commitment to focusing growth within centres and corridors.
 3. The Regional Clerk forward this report to the local municipalities for information.
-

Report dated April 27, 2018 from the Commissioner of Corporate Services and Chief Planner now follows:

1. Recommendations

It is recommended that:

1. Council continue to seek Federal and Provincial assistance to provide critical infrastructure for the Yonge Subway Extension, required to support levels of growth and intensification within Regional centres and corridors forecasted by the Provincial Growth Plan.

2. The Regional Chair forward this report to the Provincial Minister of Municipal Affairs and Housing and York Region Members of Federal and Provincial Parliament as an example of the Region's continued commitment to focusing growth within centres and corridors.
3. The Regional Clerk forward this report to the local municipalities for information.

2. Purpose

This report provides an annual update on development activity and transit investments that occurred within the Regional centres and corridors in 2017. It highlights ongoing initiatives that continue to drive the Region's city building initiatives forward and emphasizes Council's commitment to planning for transit oriented complete communities.

3. Background

Centres and Corridors are the focus of York Region's city building initiatives

Beginning with York Region's first Official Plan in 1994, a system of Regional centres and corridors was established to guide transit investment and provide a focus for residential and commercial growth.

The Region's centres and corridors help implement the Growth Plan's goal of focusing growth in urban areas. The Provincial Growth Plan designates York Region's four Regional Centres as Provincial Urban Growth Centres:

- Newmarket Centre (Yonge Street and Davis Drive)
- Markham Centre (Highway 7 and Warden Avenue)
- Richmond Hill/Langstaff Gateway (Highway 7 and Yonge Street)
- Vaughan Metropolitan Centre (Highway 7 and Jane Street)

Urban Growth Centres are planned for the highest, most intense concentrations of development within the Region and are expected to accommodate a significant share of the Region's future population and employment growth. Together with the Regional corridors (Yonge Street, Highway 7, portions of Davis Drive and Green Lane), these areas are transforming into highly active urban areas, serviced by rapid transit.

Figure 1
York Region Centres and Corridors



4. Analysis and Implications

The planned vision for transit oriented development in the centres and corridors is being realized

Centres and corridors continue to evolve into highly active areas serviced by rapid transit. One area that has experienced rapid growth is the Richmond Hill Yonge Street Corridor. Between 2010 and 2016 over 1,800 units were added to the Yonge Street corridor in Richmond Hill. Figure 2 illustrates how the Yonge Street corridor is transforming into a high-density, mixed use, transit-oriented corridor.

Figure 2
Richmond Hill Yonge Street Corridor

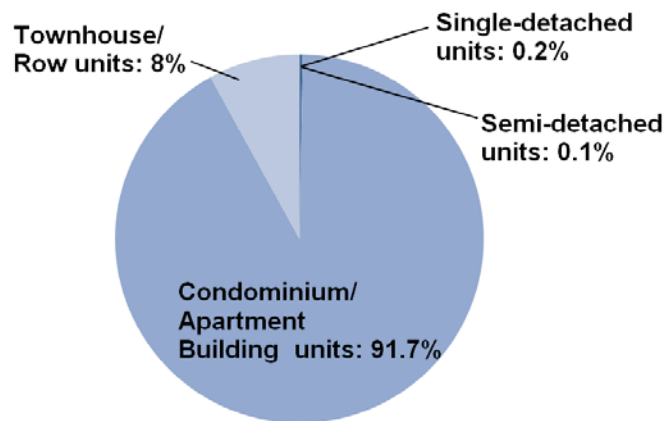


This figure shows Yonge Street, looking south from Harding Boulevard toward Richmond Hill Centre.

New residential development has been predominantly high density in centres and corridors

Over the past five years, 91.7% of new development in the centres and corridors has been condominium/apartment building units. Over the same period, townhouse units in centres and corridors have accounted for 8%. Figure 3 shows the percentage of new units in the centres and corridors by unit type from 2013 to 2017. This trend indicates that the centres and corridors remain the focus for high density residential development in the Region.

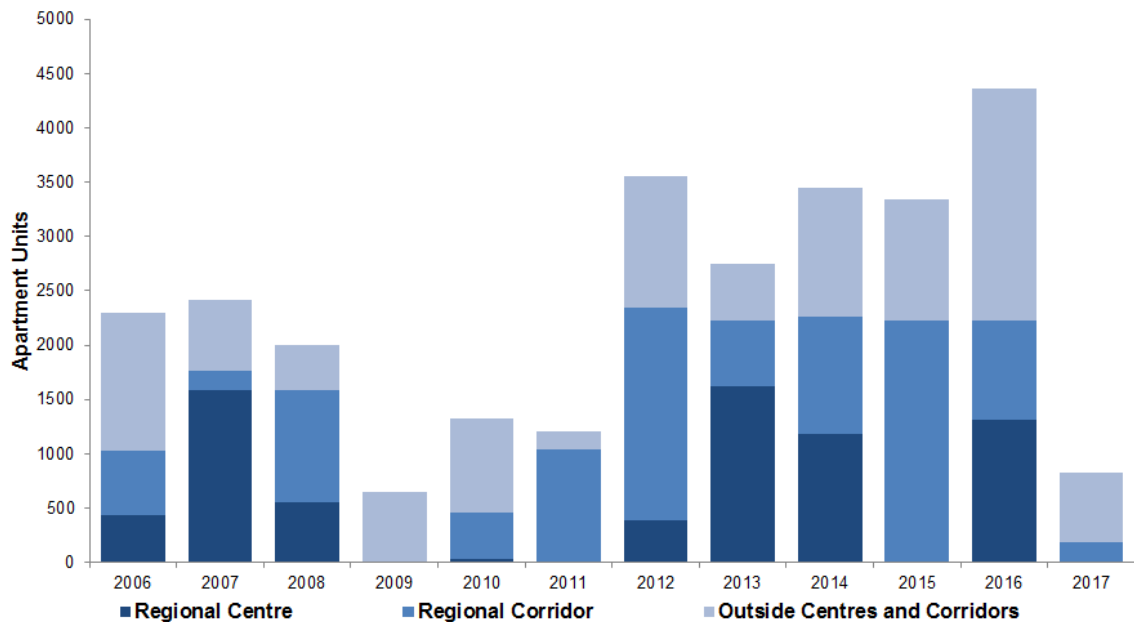
Figure 3
New Units in Centres and Corridors by Type
2012 to 2017



Building permit activity in 2017 shows that approximately 35% (190 units) of all new high density residential units in York Region were located within Regional centres and corridors. This is in contrast to 2016 where high density residential in

centres and corridors accounted for 51% (2,230 units) of total apartment units in York Region. Yearly fluctuation is more commonly observed in apartments than in other housing types as they can take a longer time to build and are tied to individual projects. Figure 4 shows the number of building permits for 2017 multi-storey apartment units in the Regional centres and corridors and all other areas of the Region.

Figure 4
2006-2017 Multi-Storey Apartment Permits in York Region



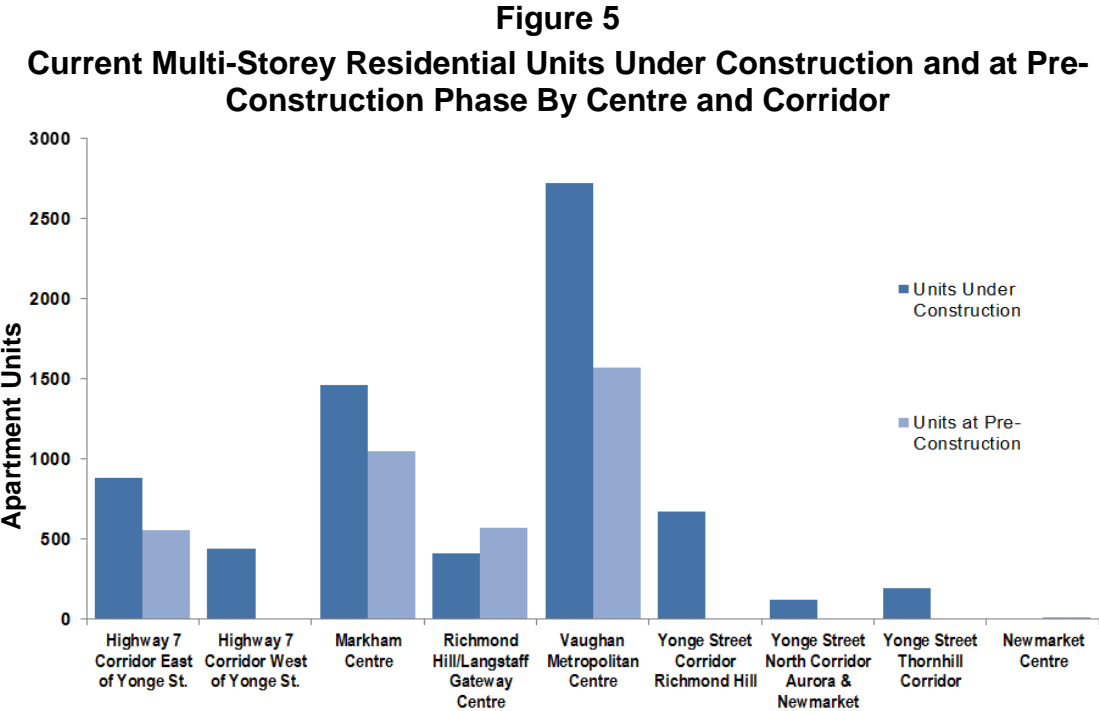
In 2017, 9% of all residential building permits in York Region were located in centres and corridors. New high density residential permits (860 units) were lower than the past 5 year average (2,000 to 2,500 units) across the Region as a whole (Figure 4). The majority of growth in the centres and corridors in 2017 was in townhouse units, accounting for 65% (354 units) of all new residential units in centres and corridors, compared to 11% (261 units) in 2016.

26 multi-storey residential and mixed-use buildings are currently under construction in the centres and corridors

Despite a low year for building permits in 2017, current and future residential development remains strong. There are currently 26 multi-storey residential and mixed-use buildings under construction in the Region's centres and corridors. This represents 77% (6,900 units) of all 2017 high-rise building activity in the Region, of which 98% of the units are sold. Another 14 multi-storey buildings (3,770 units) are also at the pre-construction stage of development, of which 80% (3,020 units) have been sold (Source: Altus Group Data Solutions Inc.). This

shows current and upcoming construction activity remains strong, and a clear sign of increasing growth in the centres and corridors.

Figure 5 identifies both under construction and pre-construction units by Regional centre and corridor, based on data from Altus Group Data Solutions. Preconstruction units are defined as development that is approved or under site plan application that has not started construction, but is close to coming to market.



Source: Altus Group Data Solutions Inc.

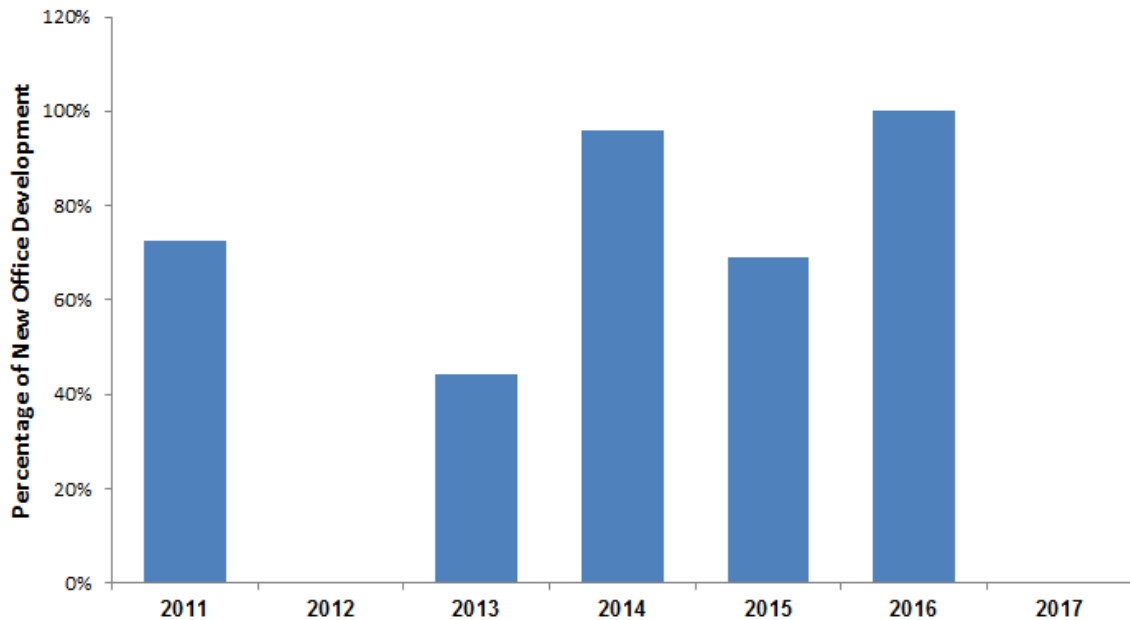
Vaughan Metropolitan Centre currently has the most development activity with 2,700 units under construction and 1,570 units at pre-construction (Figure 5). This is followed by Markham Centre with 1,500 units under construction and 1,050 units at pre-construction. The Richmond Hill/Langstaff Gateway Centre and Yonge Street Corridor Richmond Hill are close behind Markham Centre in construction activity with a combined 1,100 units under construction. This demonstrates that intensification is continuing to evolve in the Region’s centres and corridors.

York Region remains successful in attracting new office activity in the centres and corridors

While there were no building permits issued for new office buildings in 2017 (Figure 6), a number of new companies moved into existing office space in the centres and corridors. There are also a number of active development applications in the centres and corridors with 980,000 sq. ft. of proposed office/commercial space, including 860,000 sq. ft. of proposed office/commercial

space in Vaughan Metropolitan Centre alone. Since 2013, building permits have been issued for approximately 1.29 million sq. ft. of office space in the Region's centres and corridors.

Figure 6
2011-2017 Percent of York Region New Office Building Permits Located In Centres and Corridors*



*Yearly fluctuation is commonly observed in office development

Key current office development applications include:

- York University Campus in Markham Centre (Figure 7)
 - Site plan application for 400,000 sq. ft. 10-storey office building
- Oskar Group - 514 Davis Drive in Newmarket Centre
 - Site plan application for 100,000 sq. ft. 5-storey office building
- Transit City – Vaughan Metropolitan Centre
 - Site Plan application for a 9-storey building including office, YMCA, Library, and daycare adjacent to three 55 storey Transit City residential buildings also at the Site Plan stage

Figure 7
Future York University Campus in Markham Centre



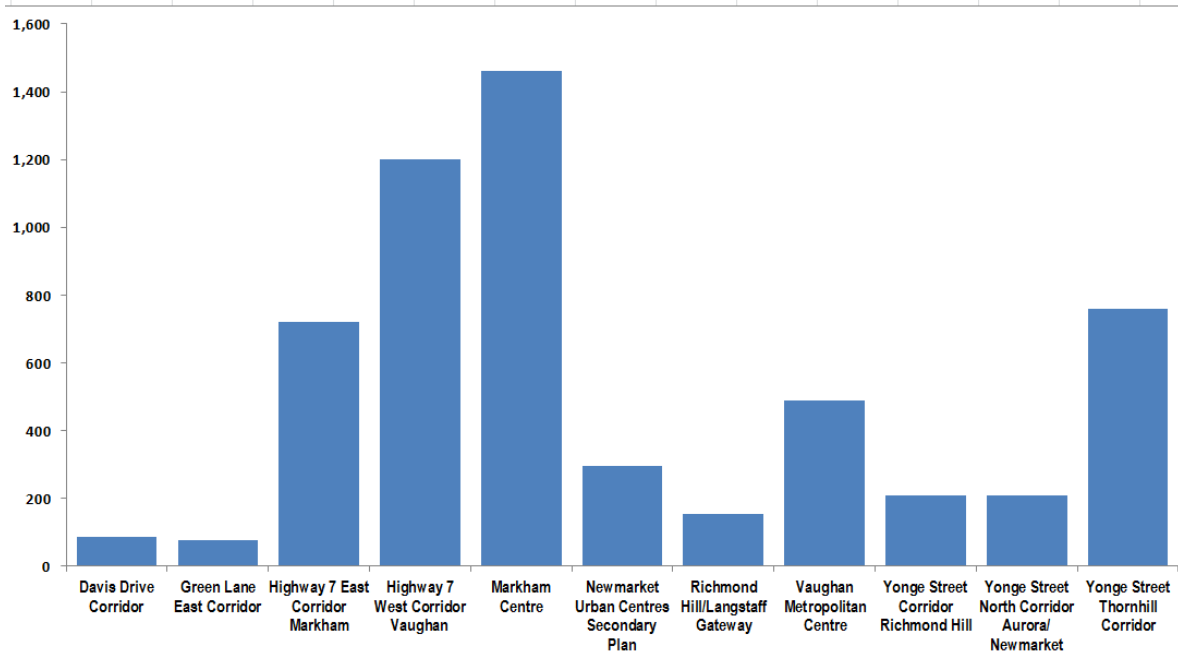
Source: York University

Employment in centres and corridors grew by 4.3 percent (5,350 jobs) in 2017

Surveyed employment shows 123,200 jobs exist in the centres and corridors. Including 2017, employment has grown in the centres and corridors by 17,410 jobs in the past 5 years, an increase of 16.5% over that time period. From mid-year 2016 to mid-year 2017, 5,350 new jobs were added in the centres and corridors. This represents an increase of 4.3%, and higher than the 3.3% job increase observed Region-wide. Employment in centres and corridors now accounts for 20% of all jobs in York Region.

Markham Centre experienced the greatest amount of growth (1,460 new jobs) in 2017. Aviva Insurance, Under Armour Canada, and Morneau Shepell all opened new offices in Markham Centre last year. The Highway 7 West Corridor in Vaughan experienced the second-highest increase (1,202 jobs). This was aided in part by the opening of the new Telecon office in this corridor. Figure 8 shows the distribution of new jobs by centre and corridor.

Figure 8
Total Job Increase in Centres and Corridors
2016-2017



York University campus in Markham Centre is expected to open in 2021

In 2015, the Province announced Markham Centre as the location for a new post-secondary education campus supporting over 4,000 students. A site plan application has been submitted for the first phase of the York University Markham Campus and will include construction of a 10 storey office building (400,000 square feet) at Enterprise Boulevard and Ravis Road. It is expected to open in September 2021 (Figure 7).

Marketing through York Link continues to facilitate attraction of office employers in York Region

Since the beginning of the York Link office attraction campaign in 2016, the centres and corridors program has continued to promote the relationship between city building and economic development through the marketing and communications strategy.

The centres and corridors program has continued its partnership with the York Link website at www.yorklink.ca/citybuilding and the York Link economic development marketing strategy. Updates in 2017 included interactive mapping that showcased activities in and around the centres and corridors, and directions to navigate by transit.

Subway service in Vaughan Metropolitan Centre has been transformational

The Toronto-York Spadina Subway officially opened in December 2017 and provides key connections to:

- Vaughan Metropolitan Centre Vivastation on Highway 7
- York Region Transit's Smartcentres Place Bus Terminal (opening later this year) (Figure 9)
- Highway 407 Bus Terminal

Figure 9
York Region Transit Smartcentres Place Bus Terminal



York Region Transit Smartcentres Place Bus Terminal

Investment in transit is having a positive impact on growth and development in the Vaughan Metropolitan Centre (VMC). The opening of the subway extension to the VMC, has resulted in a significant increase in development proposals (Figure 10). Current proposed, approved, and built residential development applications in the Vaughan Metropolitan Centre represent 94% (23,600) of the 2031 population target of 25,000 people.

Figure 10
Construction activity in the Vaughan Metropolitan Centre, April 2018



Yonge Subway Extension remains a critical missing link needed to connect to the Richmond Hill/Langstaff Gateway Centre

The Yonge Subway Extension remains the number one rapid transit priority for York Region. The project proposes 5 subway stations extending from Finch Station in the City of Toronto to Richmond Hill/Langstaff Gateway Centre north of Highway 7.

The increase in development proposals in the Vaughan Metropolitan Centre (VMC) resulting from the Toronto-York Spadina subway extension shows how subway expansion can significantly stimulate development of an Urban Growth Centre. To help realize similar development potential, achieve the planned vision of the Richmond Hill/Langstaff Gateway Centre and provide a critical transit link, the Yonge Subway extension is needed.

In 2016, the Yonge Subway extension received \$91 million in funding from the Province of Ontario (\$55 million) and the Government of Canada (\$36 million) to proceed with the preliminary design and engineering phase of the subway extension. The further development and subsequent delivery of the Yonge Subway extension builds on the \$3.4 billion investment made to date by senior governments in York Region's rapid transit and aligns with Federal, Provincial and Municipal priorities to stimulate the economy, reduce greenhouse gas emissions, and realize the full development potential within the Richmond

Hill/Langstaff Gateway Urban Growth Centre (Figure 11). Further Federal and Provincial investment in rapid transit infrastructure will be required to support the Region's complete, healthy, transit oriented communities.

Figure 11
Future Richmond Hill/Langstaff Gateway Centre



VivaNext rapidway construction continues to expand rapid transit infrastructure

Ongoing planning and delivery of further rapid transit infrastructure will support York Region's city building strategy.

- VivaNext bus rapidways are currently under construction in the Yonge Street North Corridor in Newmarket from Savage-Sawmill to Davis Drive and along Yonge Street in Richmond Hill from Richmond Hill Centre to 19th Avenue – Gamble Road
- Construction also continues along the Highway 7 West Corridor in Vaughan from Wigwoss-Helen to Vaughan Metropolitan Centre, and from Dufferin Street in Vaughan to Richmond Hill Centre.

Viva rapid transit service has shown to be a positive effect on high rise development. Following the opening of Viva service in the centres and corridors from December 2005 to January 2006, the Region observed an increase in development activity. From 2006 to 2010 building permits were issued for almost 5,000 high rise residential units in centres and corridors, more than double the number of permits issued (2,400 high rise residential units) in the previous five years. Annual growth has averaged 1,300 high rise residential units every year

along Viva BRT routes, compared to 490 units per year prior to the opening of Viva BRT transit service.

Figure 12
Town Centre Boulevard Vivastation, Markham



Other Activities and Initiatives

The Region's Municipal Comprehensive Review will build on current city building initiatives

Following the release of final Provincial Plans in May 2017, the Region resumed the Municipal Comprehensive Review (MCR). The 2017 Growth Plan has identified new density targets assigned to Major Transit Station Areas. New minimum density targets are:

- 200 combined residents and jobs per hectare for subway stations
- 160 combined residents and jobs per hectare for Bus Rapid Transit / Light Rail Transit stops
- 150 combined residents and jobs per hectare for GO rail stations

The results of the Municipal Comprehensive Review studies will be reported to Council as part of the MCR over the next 2 years.

Staff continue to inform residents and promote the vision for centres and corridors through public events

Planning and Economic Development staff continue to attend events in York Region communities throughout the year to educate and inform residents about the Region's city building initiatives and Centres and Corridors program. Through these community events (Aurora Street Festival and Taste of Richmond Hill), staff engage in discussions about city planning, intensification, transit, and growth with York Region residents.

The Centres and Corridors update monitors development activity to ensure the goals and objectives of Vision 2051 and the Official Plan are being met

The 2017 Regional Centres and Corridors Update report highlights development activity, ongoing initiatives, and transit investment that occurred over the past year. Continued development activity in centres and corridors supports the Region's Strategic Plan objectives of "encouraging growth along Regional centres and corridors" and "focusing on networks and systems that connect people, goods, and services" by ensuring we plan for complete communities where people can live, work, and play.

Vision 2051 recognizes that centres and corridors will help maintain economic competitiveness by encouraging major office, institutional, cultural, and entertainment facilities with a goal of achieving a balance of employment and residential opportunities. The activities and initiatives of the centres and corridors program support the Vision 2051 goal of creating livable cities and complete communities.

5. Financial Considerations

Growth and development in centres and corridors promotes economic development and optimizes infrastructure investment

Urban development and growth within the centres and corridors optimizes investment in capital infrastructure. The strong policy support provided by the Province, Region, and local municipalities to encourage growth and development in the centres and corridors is providing economic growth and employment opportunities in these areas supported by transit.

6. Local Municipal Impact

Regional staff continue to be actively engaged with our local municipal partners in planning initiatives and programs to support implementation and development of centres and corridors. Local municipal staff are actively engaged in planning efforts to support the Regional Municipal Comprehensive Review and city building initiatives.

7. Conclusion

Development of the Region's centres and corridors is a long-term strategy to drive intensification and city-building efforts forward in York Region. The centres and corridors form the foundation of York Region's city building initiatives.

Centres and corridors continue to evolve into highly active areas serviced by rapid transit. Despite a low year for high rise building permits in 2017, residential development remains strong in the centres and corridors with 26 multi storey residential and mixed-use buildings (6,900 units) currently under construction in the centres and corridors, more than twice as many than the rest of York Region combined. Another 14 multi storey buildings (3,770 units) are in the pre-construction phase. Current development applications include close to 1 million sq. ft. of office space.

A balance of population and jobs is now being realized as the centres and corridors continue to evolve. Employment levels in the centres and corridors increased by 4.3% in 2017 with 5,350 added jobs, the highest in the past 5 years at nearly 2,000 more than the 5-year annual average.

The continued investment in rapid transit infrastructure is enabling intensification opportunities in the centres and corridors. The opening of the Toronto-York Spadina Subway in December 2017 had a positive impact on development in the Vaughan Metropolitan Centre. The Yonge Subway extension is needed to help realize similar development potential and achieve the planned vision of the Richmond Hill/Langstaff Gateway Centre. This subway extension is the number one rapid transit priority for York Region. Further Federal and Provincial investment to construct the Yonge Subway extension will be required to support the Region's mixed-use, healthy, vibrant, compact, complete, transit oriented communities.

For more information on this report, please contact Jeff Hignett, Senior Planner at 1-877-464-9675 ext. 71515.

2017 Regional Centres and Corridors Update

The Senior Management Group has reviewed this report.

April 27, 2018

Attachment (1)

#8419557

Accessible formats or communication supports are available upon request

York Region's Centres and Corridors Program is a city-building initiative and the foundation of York Region's planned urban structure. It combines the planning for urban pedestrian friendly/walkable communities with construction of new rapid transit corridors and stations that connect York Region and the Greater Toronto Area. The Centres and Corridors urban structure is defined by the York Region Official Plan. Key goals are to provide travel options, conserve resources, and create lively sustainable communities within walking distance of transit and other services. It is also about choice by providing a range of housing options, places to work, and ways to get there.

Progress towards the planned population and job targets for each of the four Regional Centres continues to support Regional priorities to encourage growth in Regional Centres and Corridors. By the end of 2017, subway service on the TTC Spadina line had begun in York Region providing a key connection to other transit service at the Vaughan Metropolitan Centre. 26 multi-storey residential apartment buildings were also under construction in the Centres and Corridors accounting for 77 per cent of high rise units under construction in all of York Region in 2017. Over the five year period from 2012 to 2017 92 per cent of all new units built in the Centres and Corridors have been condominium or rental apartment units. This trend indicates that the Centres and Corridors remain the focus for high density residential development in the Region.

What are the BENEFITS of PLANNING for CENTRES and CORRIDORS?

- A variety of housing options for all ages and incomes
- Walkable transit oriented communities promote active and healthy lifestyles
- Improved access to jobs to support a highly skilled workforce
- More high quality public spaces
- Preserves natural features and agricultural land in the Region and beyond
- Growing smarter by redeveloping land with existing infrastructure
- Convenient access to rapid transit services to connect people with where they want to go

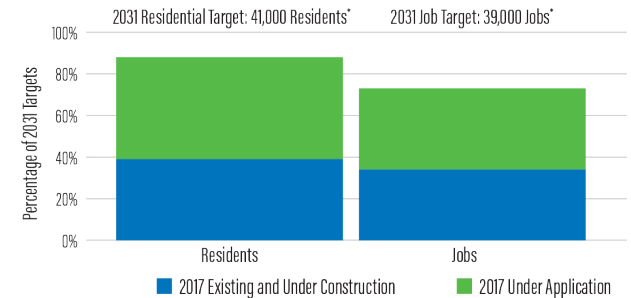
Subway
opened to VMC
DECEMBER
2017

~7,000
units in total
Strong Construction Activity
26 buildings under construction
Data from Altus Group Data Solutions Inc.

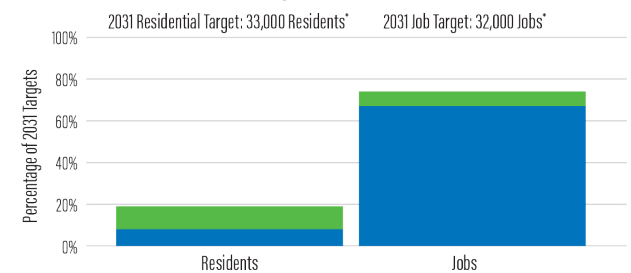
123,200 JOBS currently exist in the CENTRES and CORRIDORS

Progress Towards Growth Targets in the Regional Centres

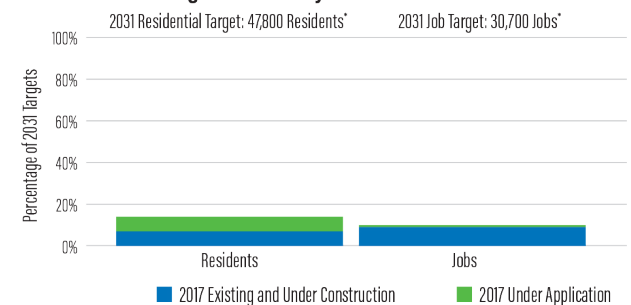
Markham Centre



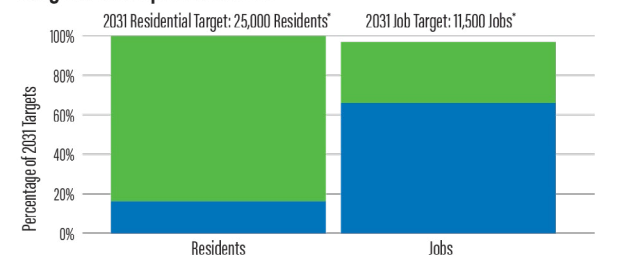
Newmarket Centre Secondary Plan



Richmond Hill/Langstaff Gateway



Vaughan Metropolitan Centre



* Population and employment targets subject to Secondary Plan approvals in Markham, Newmarket, Richmond Hill and Vaughan

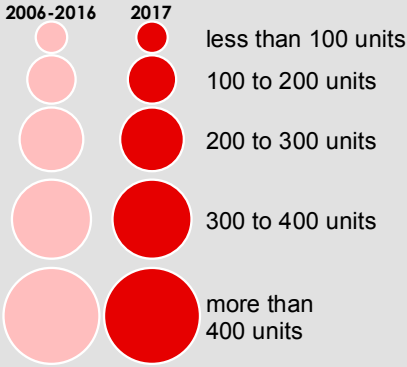
Since 2006 of **all** new multi-storey residential apartment units have been located in Centres and Corridors

62%

YORK REGION

RESIDENTIAL & OFFICE DEVELOPMENT ACTIVITY WITHIN CENTRES & CORRIDORS

Residential Dwelling Units Constructed in:



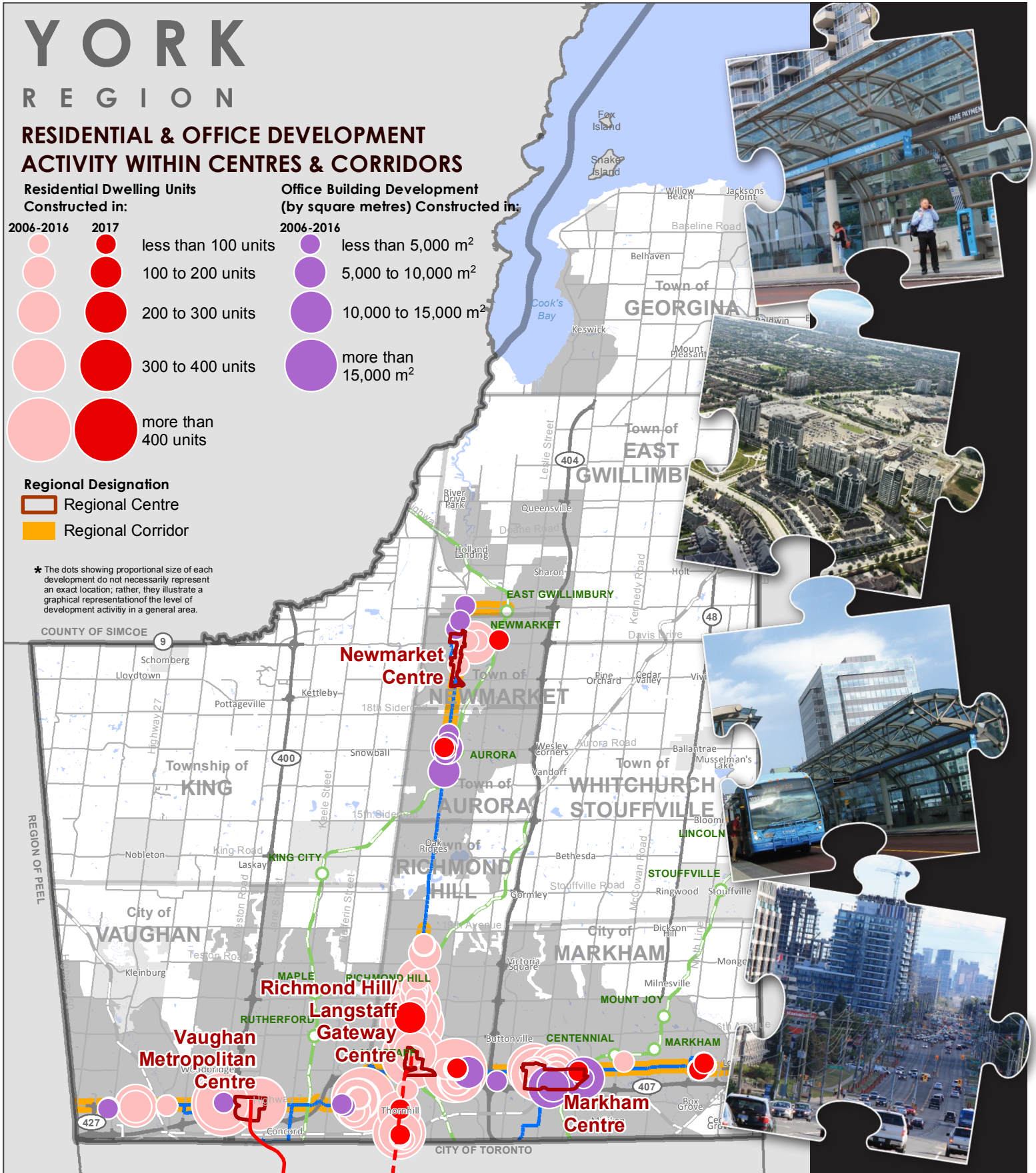
Office Building Development (by square metres) Constructed in:



Regional Designation

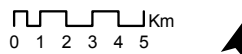
- Regional Centre
- Regional Corridor

* The dots showing proportional size of each development do not necessarily represent an exact location; rather, they illustrate a graphical representation of the level of development activity in a general area.



BASE MAP INFORMATION

- Provincial Freeway
- Provincial Highway Road
- Railway
- GO Rail Commuter Line
- Subway
- Proposed Subway Extension
- York Viva Bus Rapid Transit System
- Municipal Boundary
- Regional Boundary
- Town or Village
- Urban Area



Produced by:
The Regional Municipality of York
Planning and Economic Development Branch
Corporate Services Department
April 2018

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See York.ca for disclaimer information.



WHERE TALENT AND OPPORTUNITY INTERSECT

GROWTH AND DEVELOPMENT REVIEW 2017

PRESENTATION TO COMMITTEE OF THE WHOLE

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



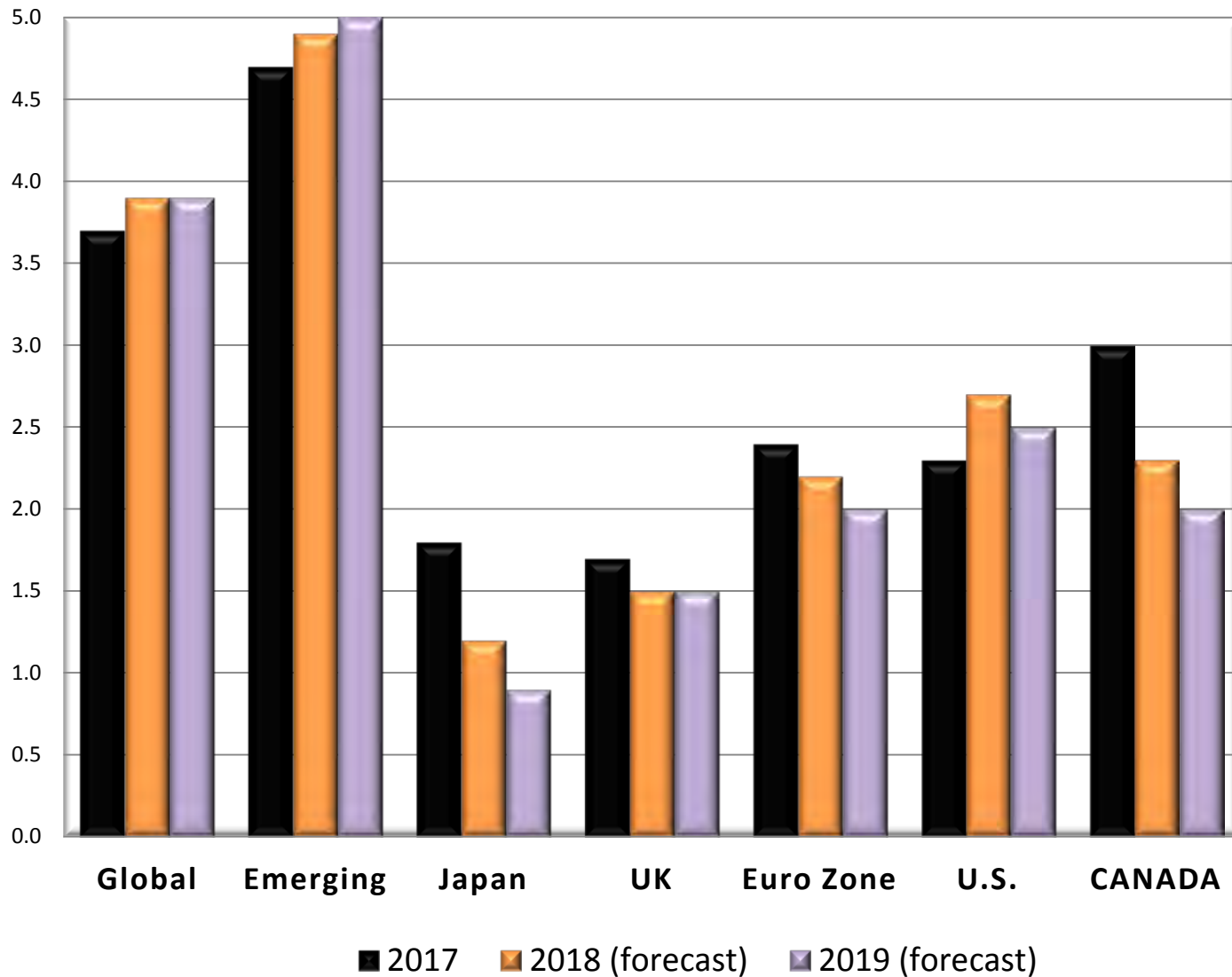
PRESENTATION OUTLINE

- 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)

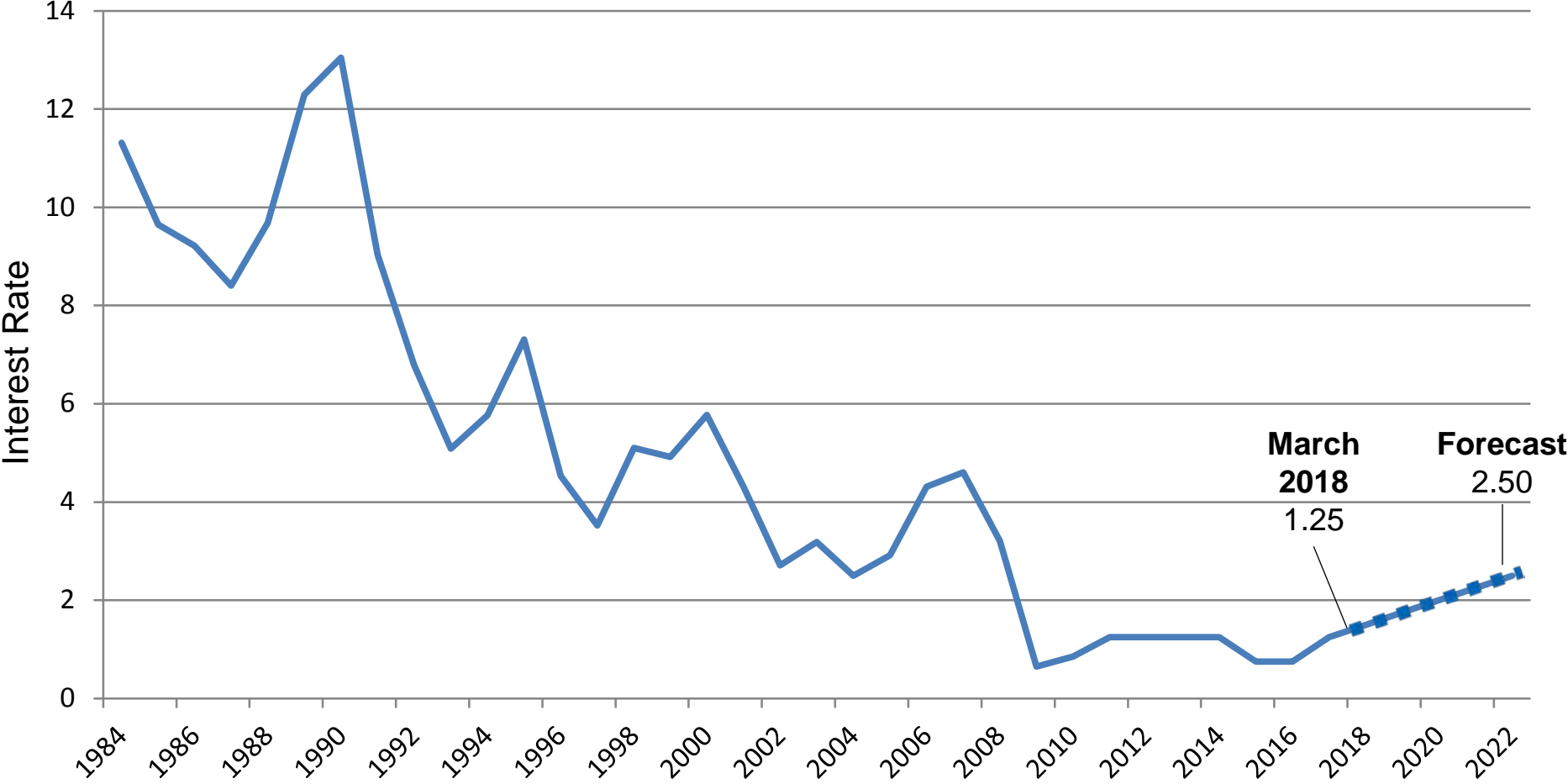


\$1 CANADIAN WAS EQUAL TO 78 U.S. CENTS IN APRIL 2018

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

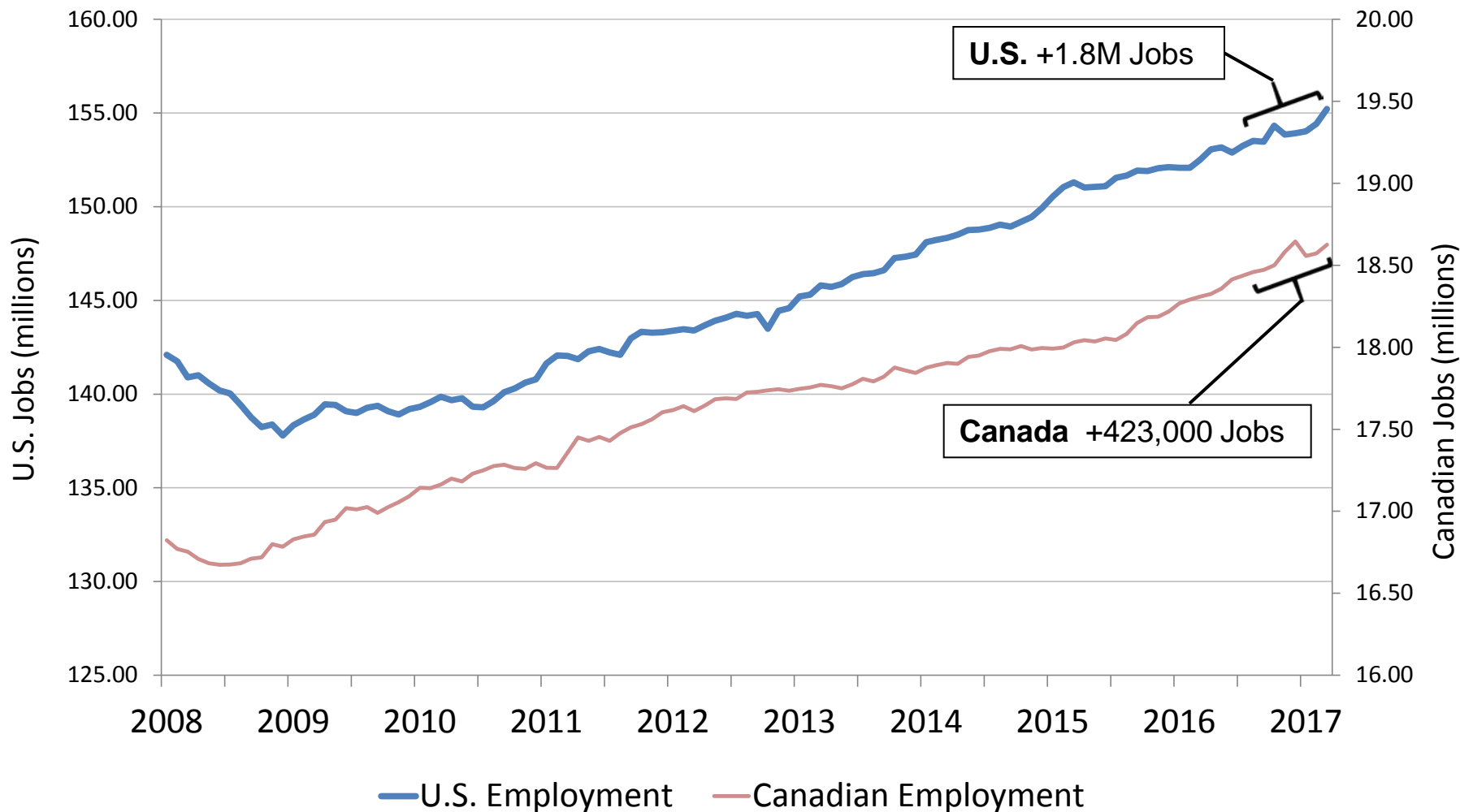


CANADIAN INTEREST RATES REMAIN NEAR HISTORIC LOWS



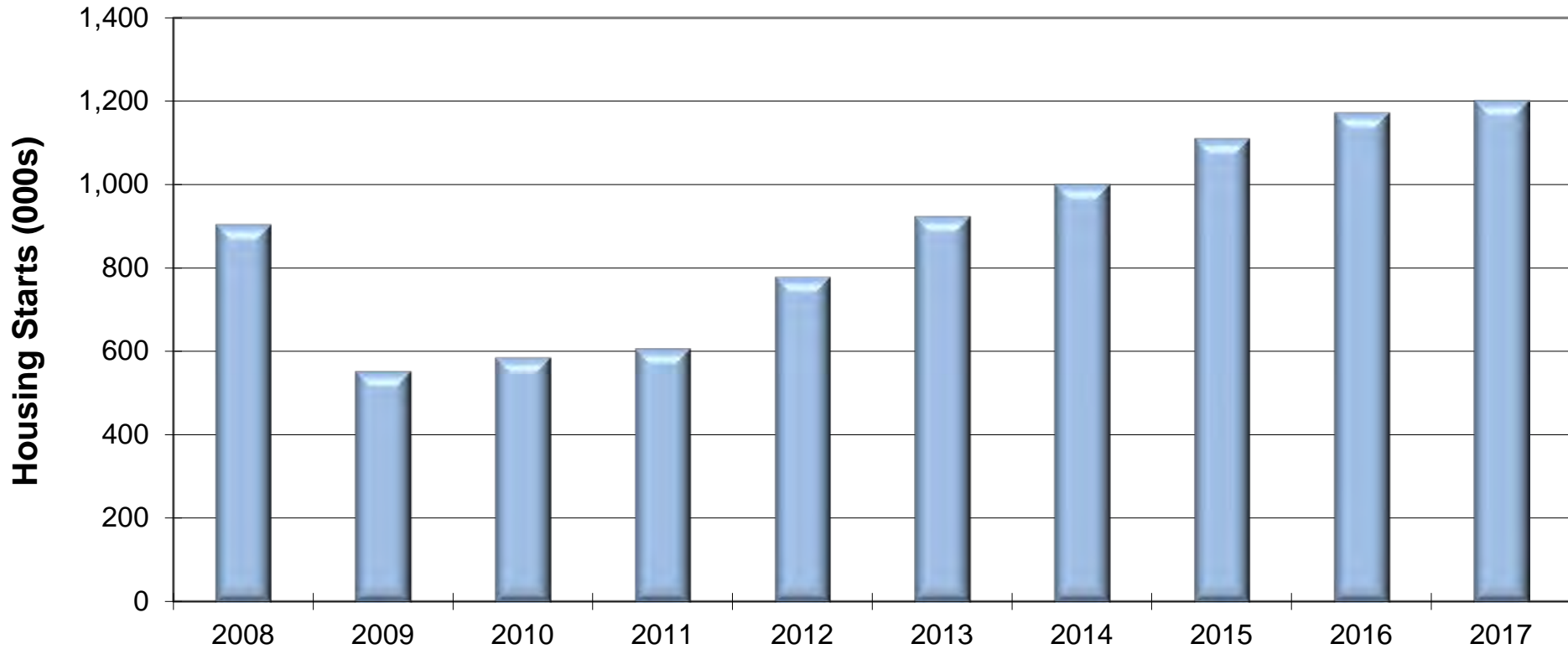
THE U.S. ADDED OVER 1.8 MILLION JOBS WHILE CANADIAN JOBS INCREASED BY 423,000

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



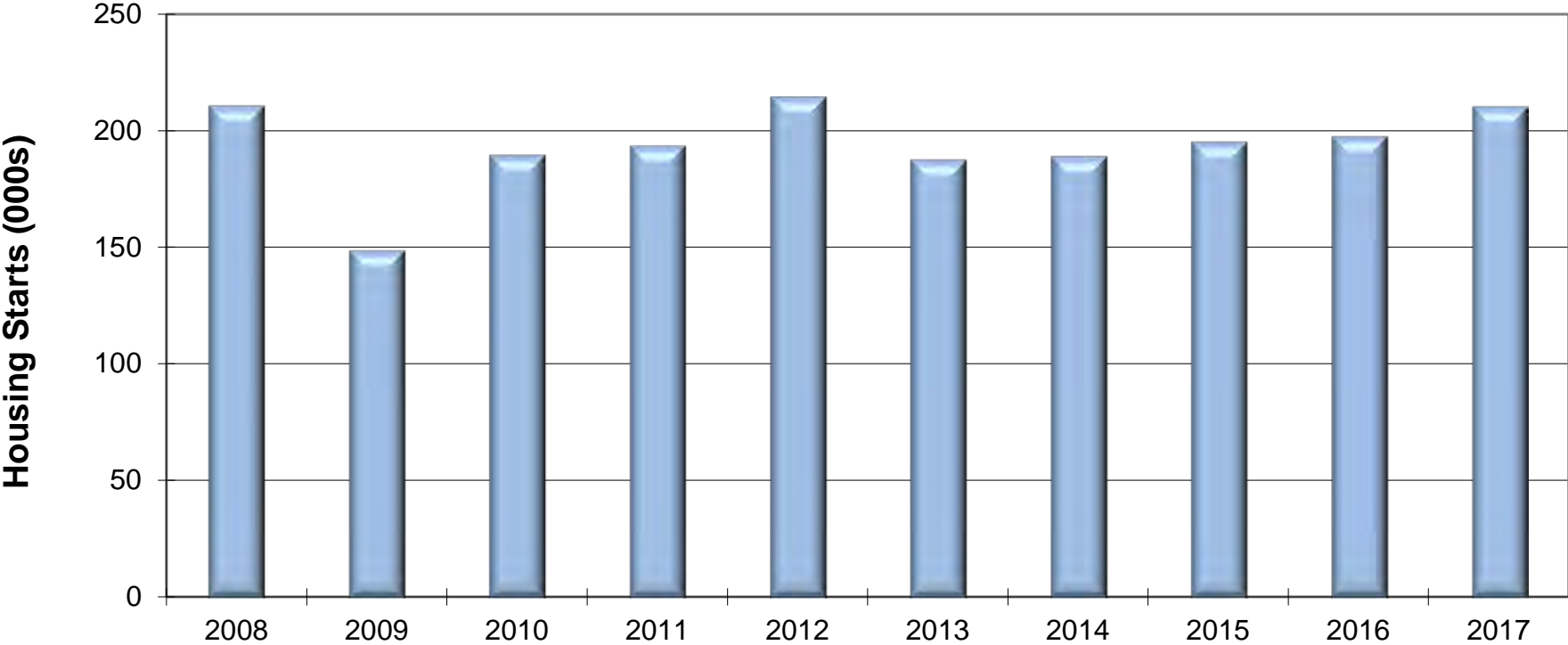
U.S. HOUSING STARTS SHOW STRONG GROWTH

U.S. Annual Housing Starts 2008 - 2017



CANADIAN HOUSING STARTS REMAIN STEADY

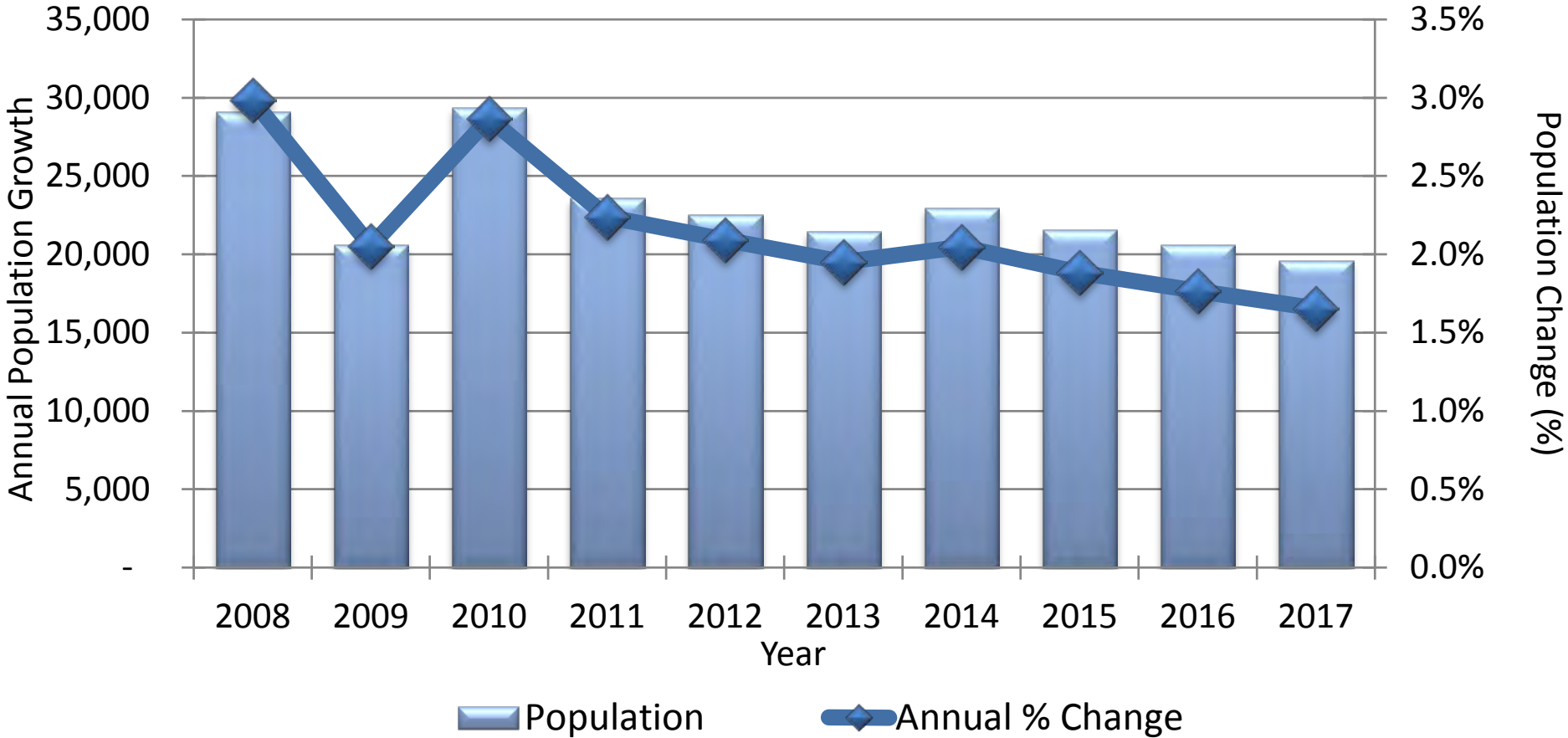
Canadian Annual Housing Starts 2008 - 2017



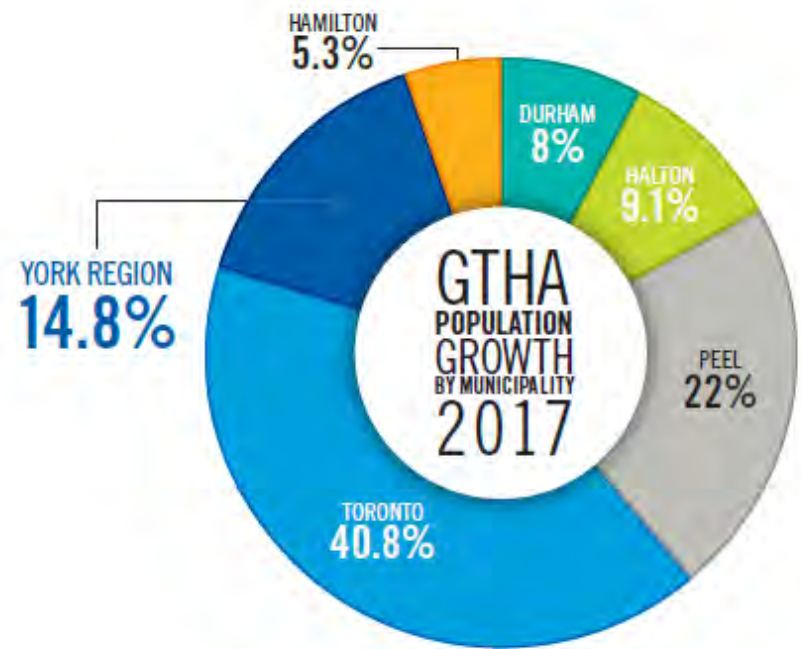
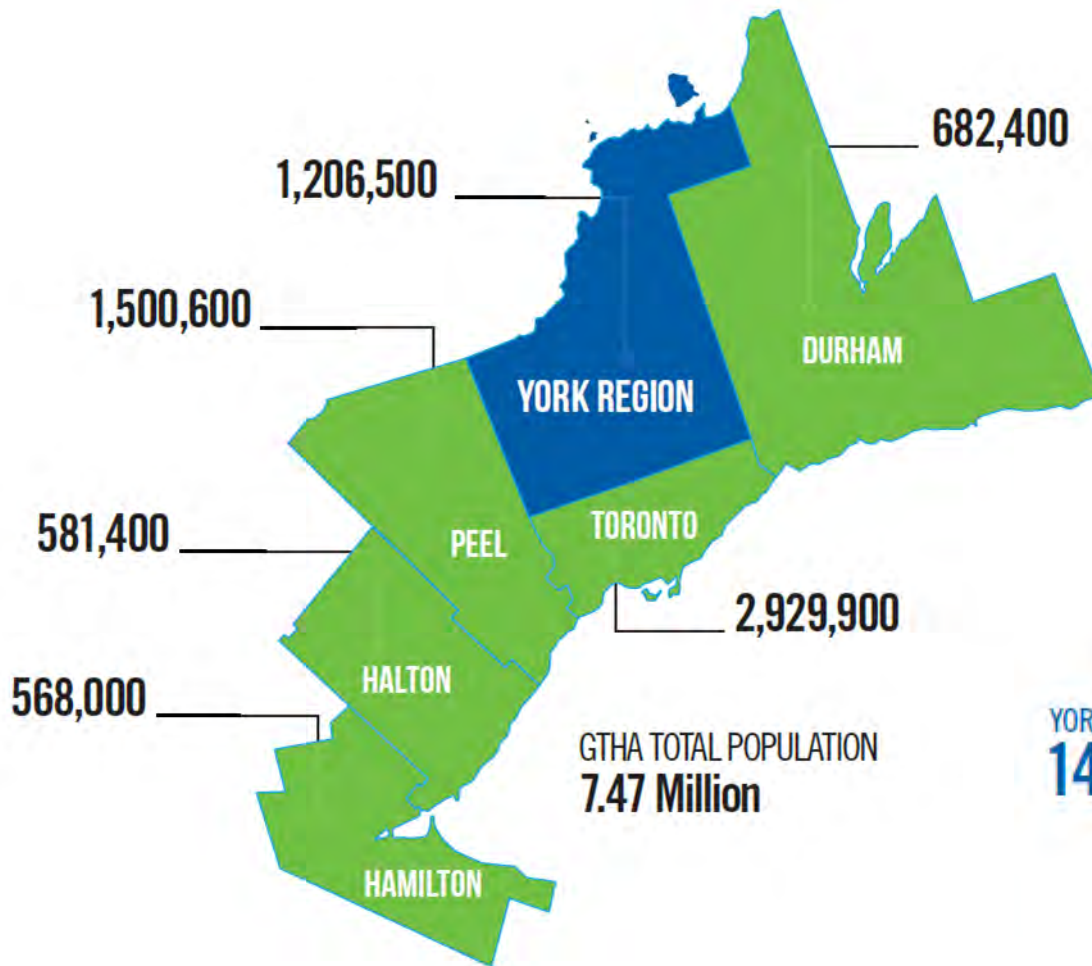
YORK REGION POPULATION AND EMPLOYMENT GROWTH



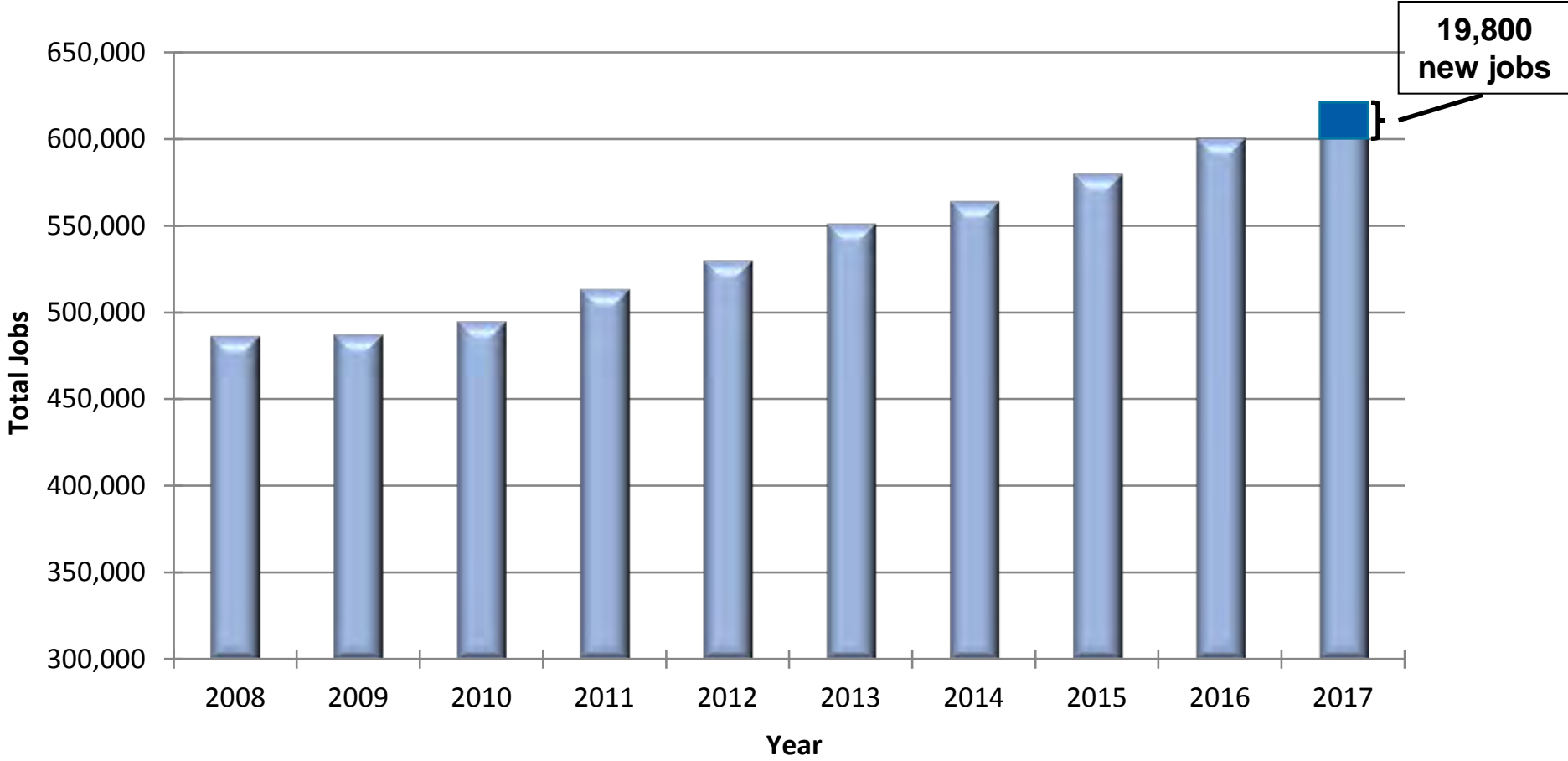
POPULATION ESTIMATED AT 1.21 MILLION



TOTAL GTHA POPULATION ESTIMATED TO BE 7.47 MILLION

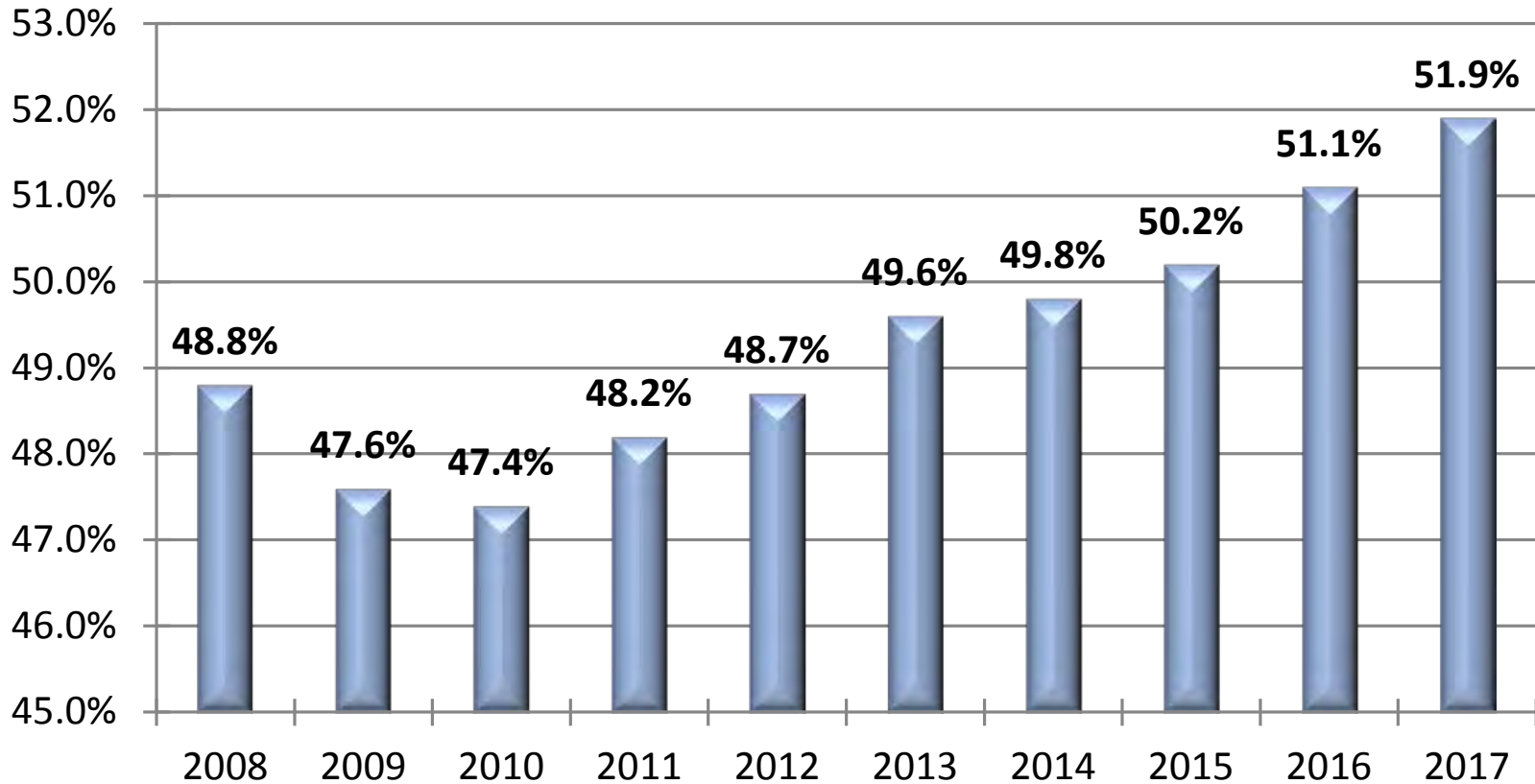


YORK REGION'S ECONOMY CONTINUES TO CREATE JOBS ADDING 19,800 IN 2017



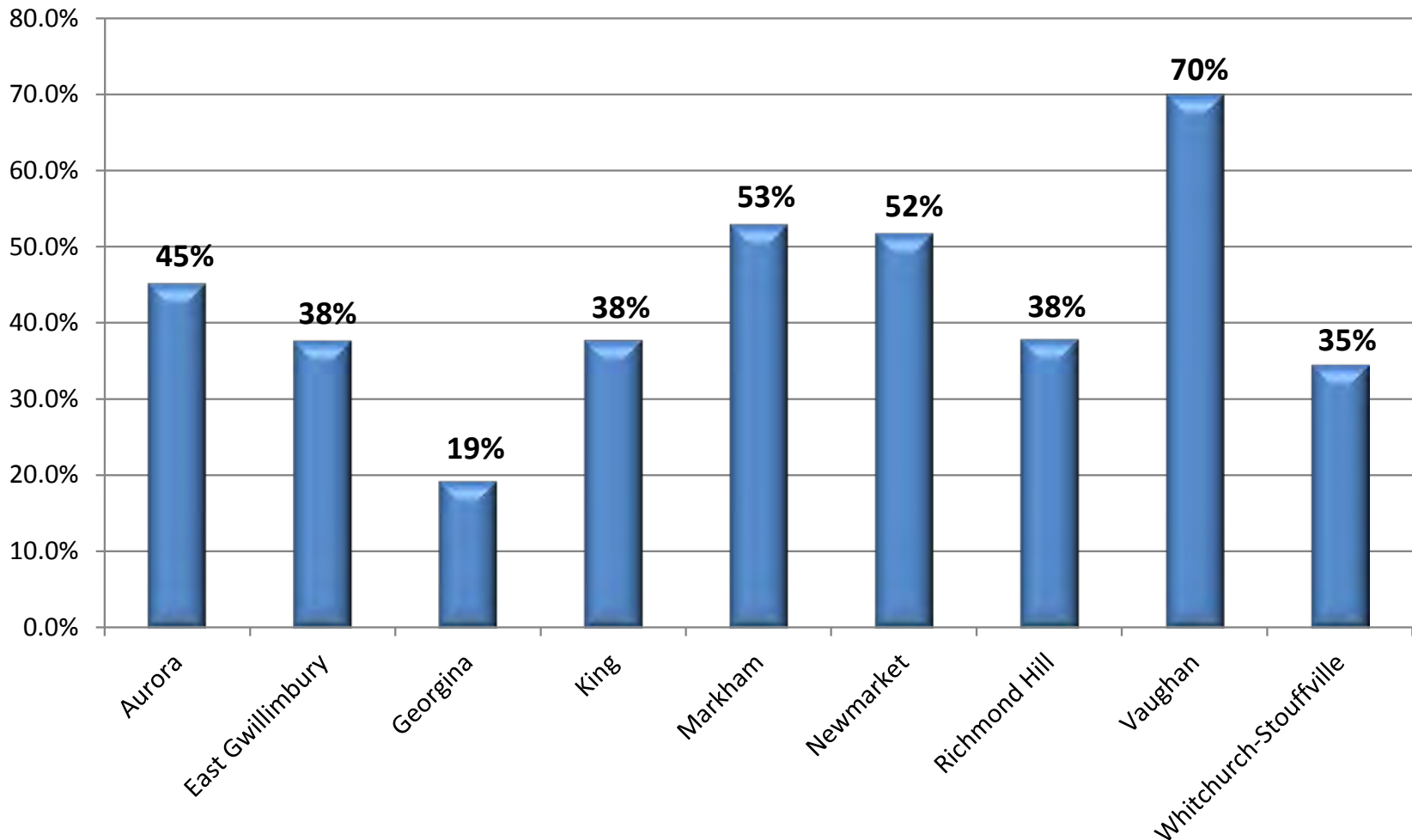
York Region's 2017 unemployment rate of 5.4% is lower than both the GTA (5.8%) and Ontario (5.6%) rates

YORK REGION'S ACTIVITY RATE HAS BEEN INCREASING SINCE 2010



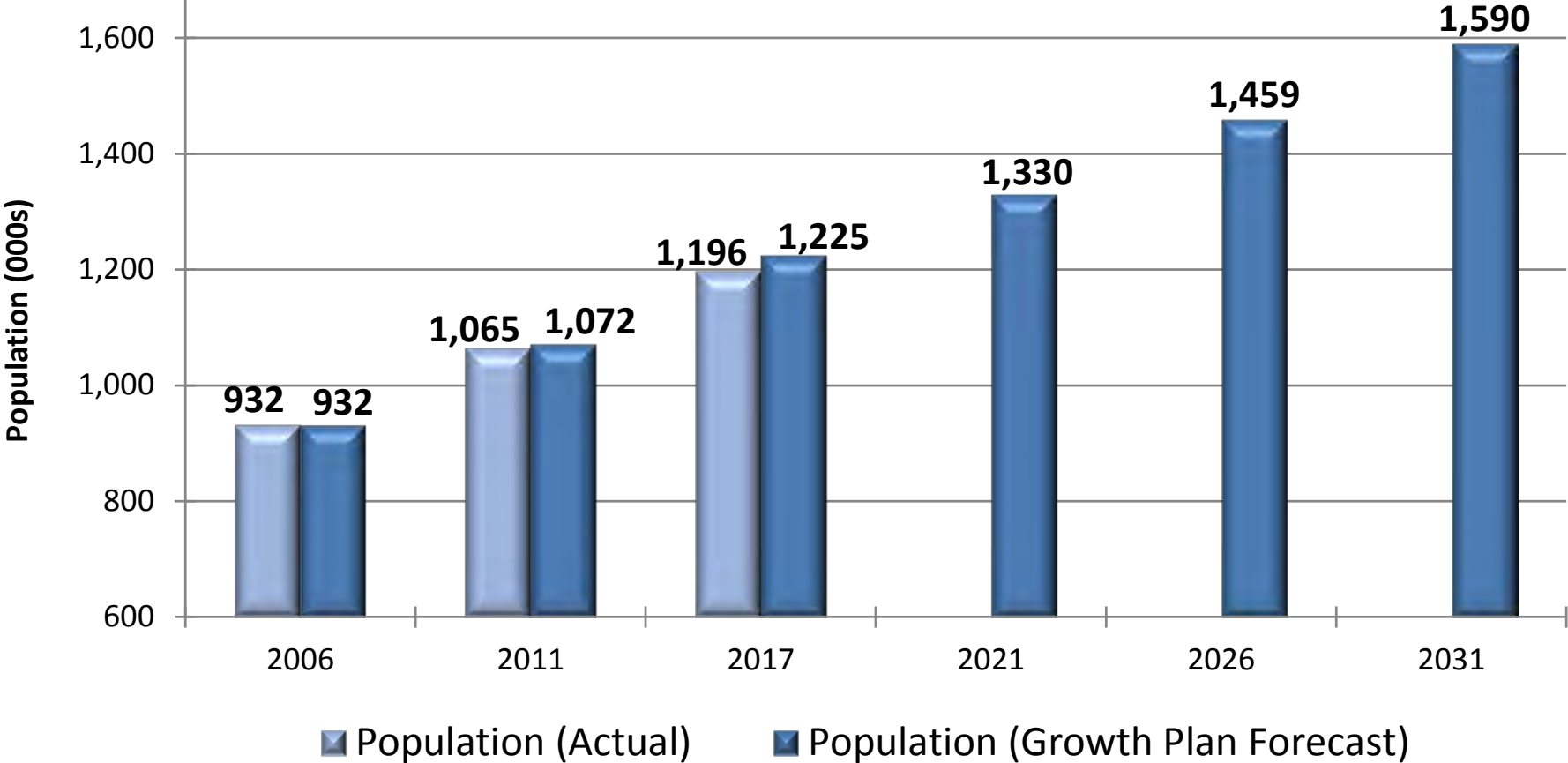
YORK REGION IS A LARGE DIVERSE AREA WITH A VARIETY OF ECONOMIC CHARACTERISTICS

2017 Local Municipal Activity Rates



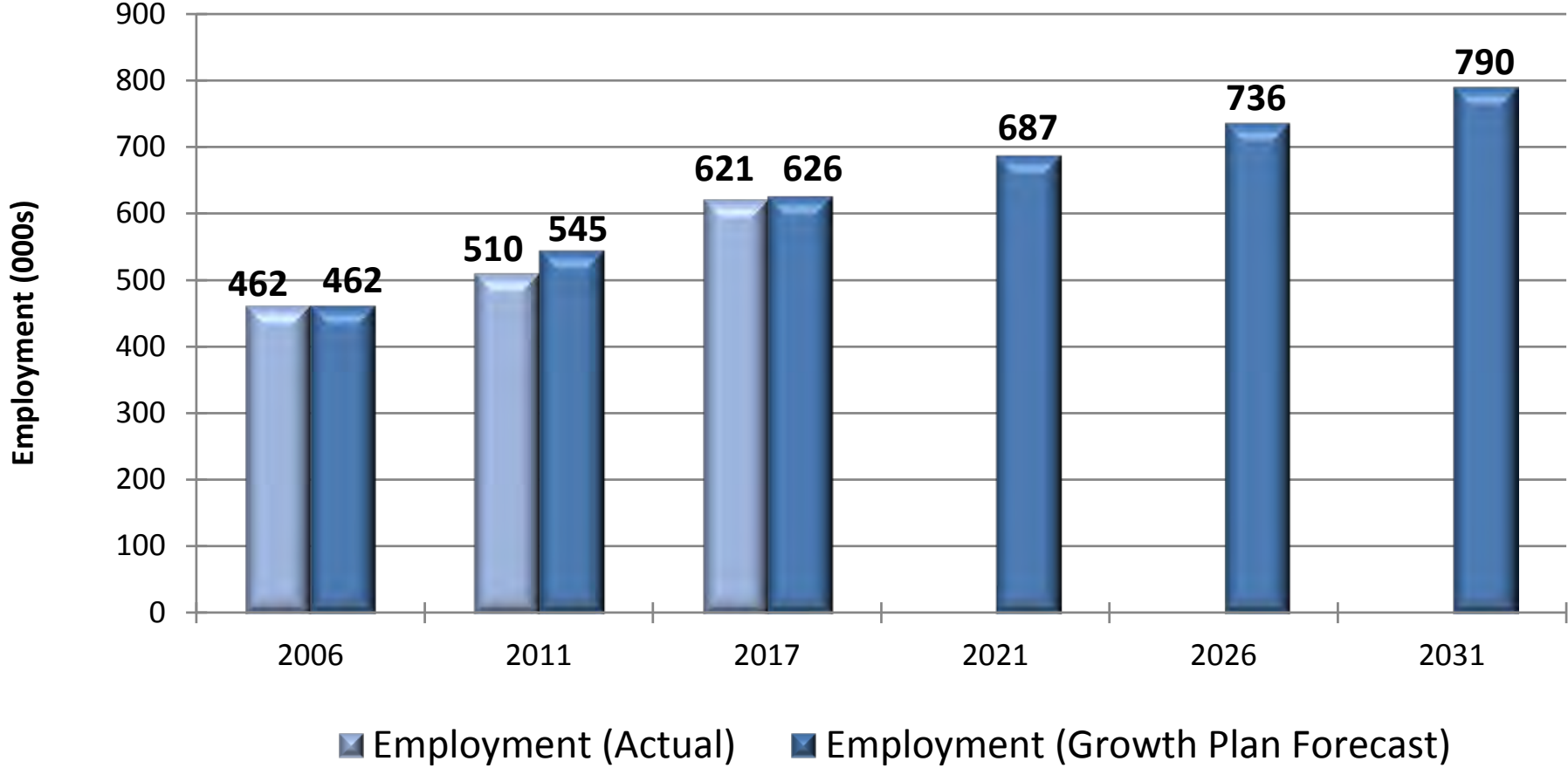
POPULATION GROWTH IS BELOW THE 2031 GROWTH PLAN FORECAST

Population Growth (Actual and Forecast), 2006-2031

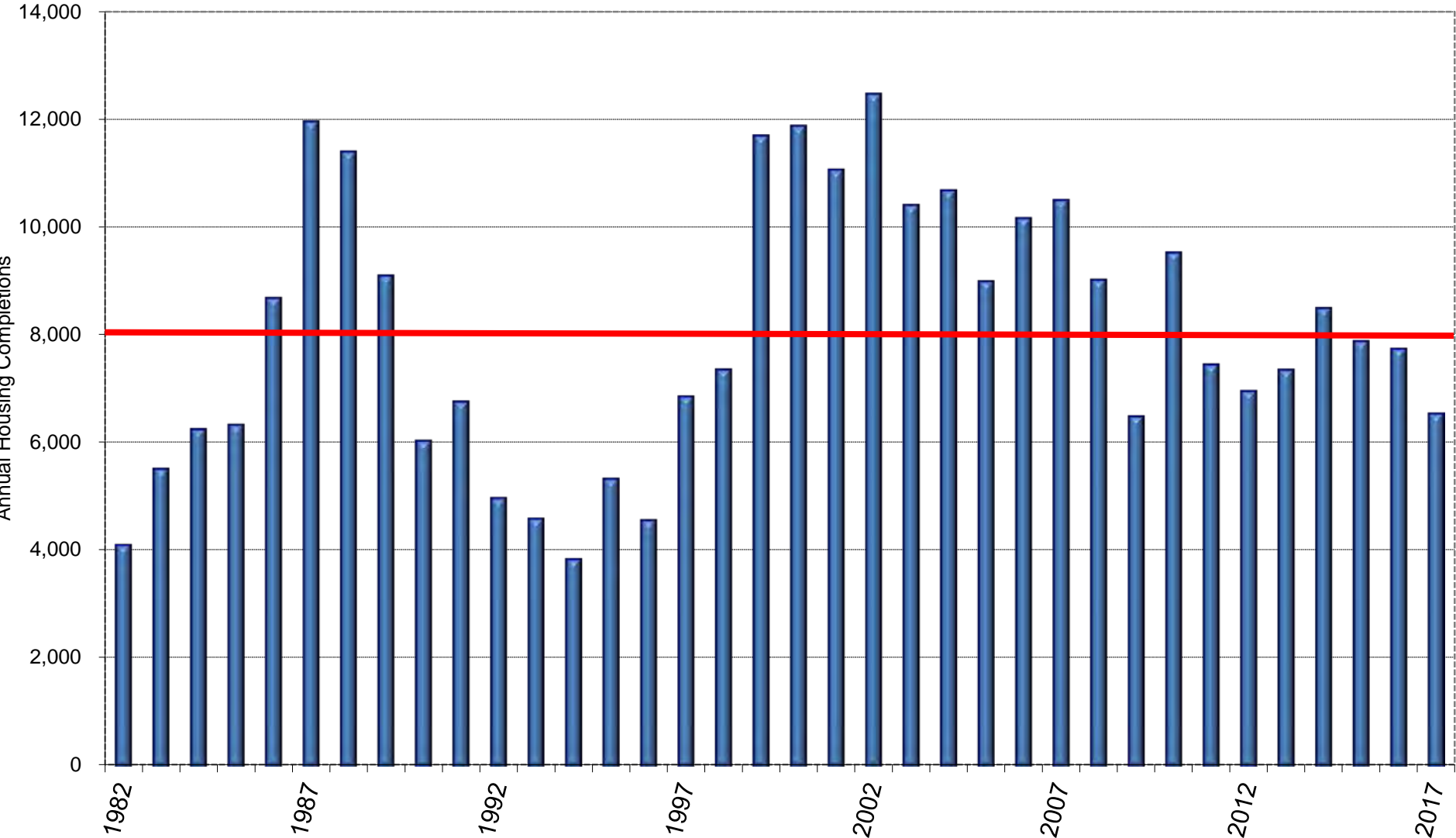


EMPLOYMENT GROWTH IS ON TRACK TO REACH THE 2031 GROWTH PLAN FORECAST

Employment Growth (Actual and Forecast), 2006-2031



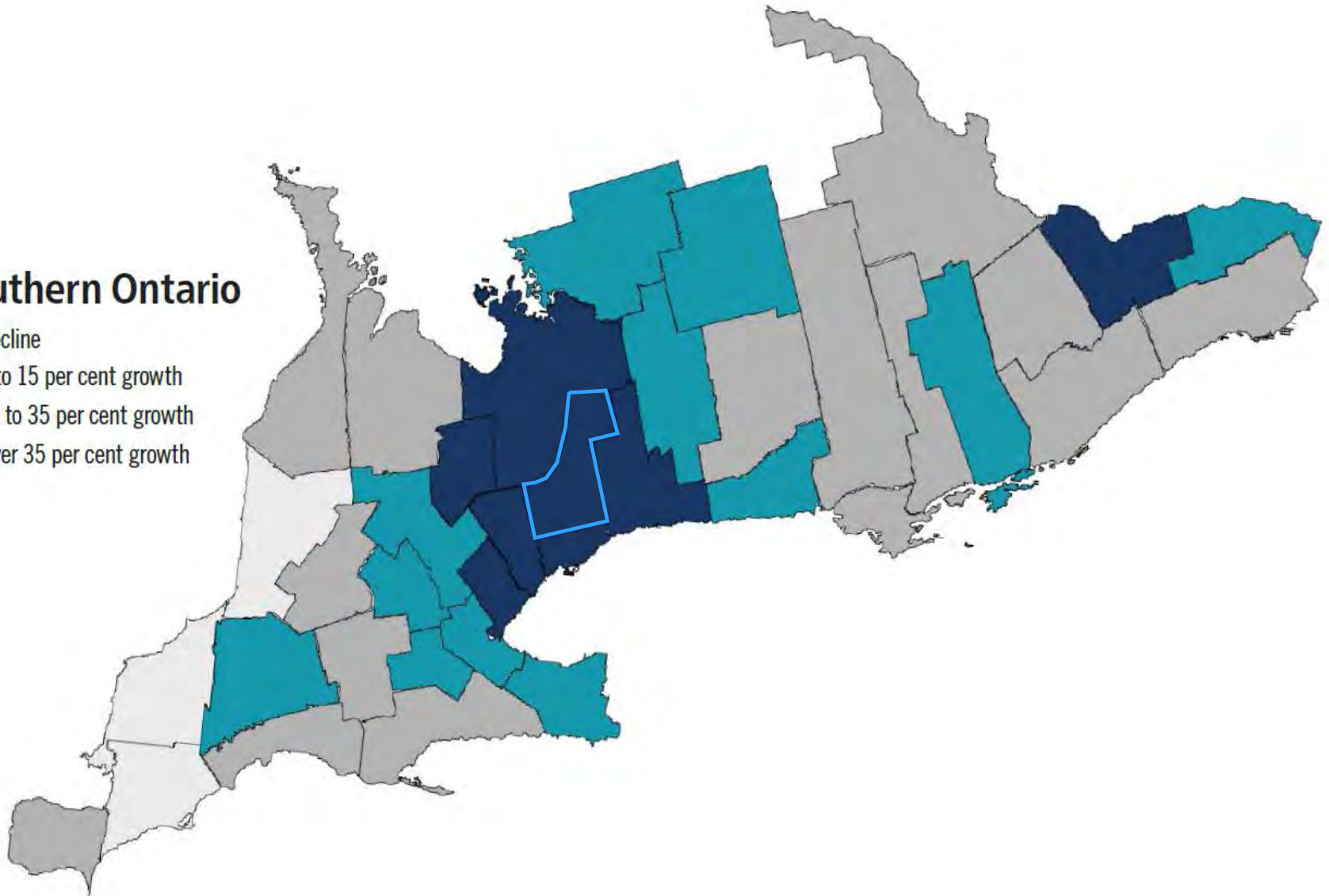
GROWTH IS HIGHLY CORRELATED TO ECONOMIC CYCLES



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

Southern Ontario

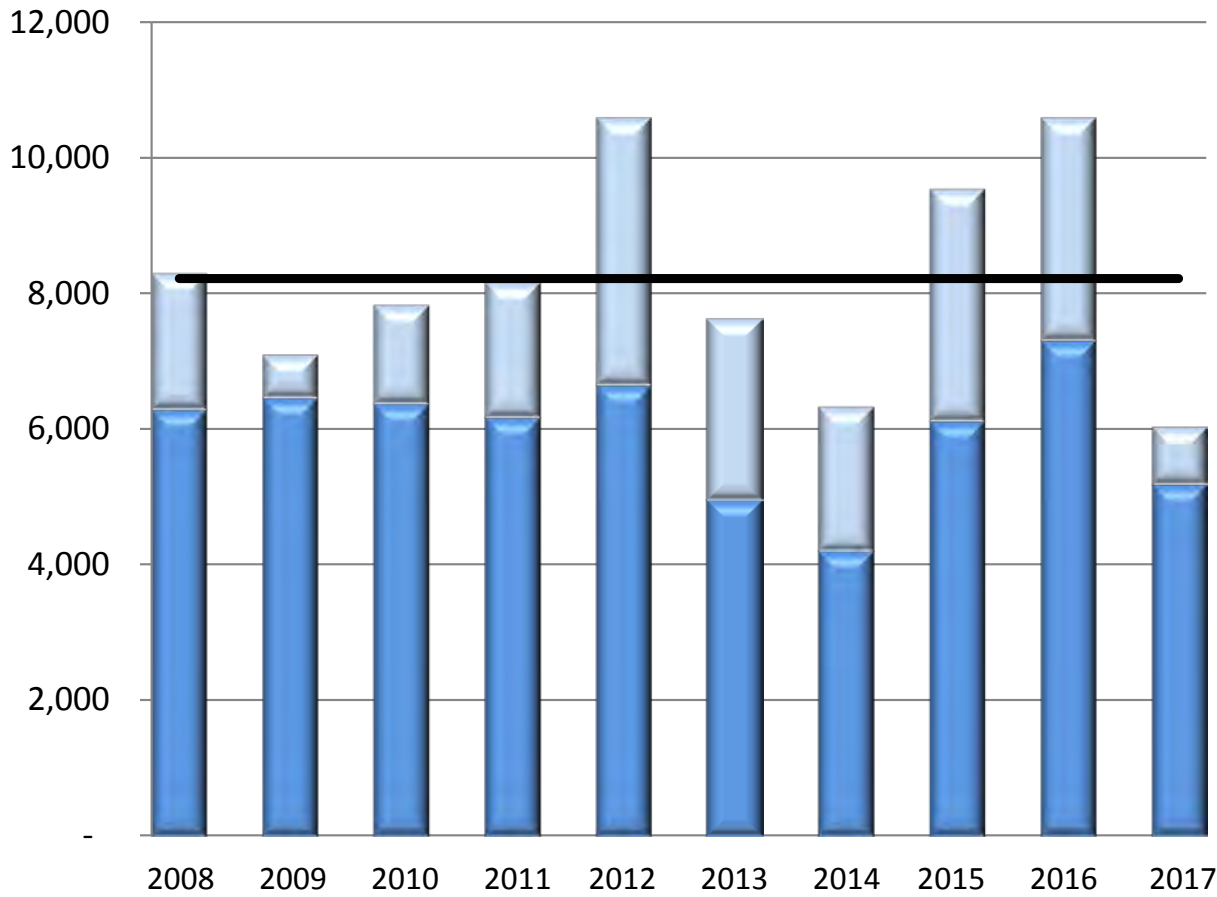
- Decline
- 0 to 15 per cent growth
- 15 to 35 per cent growth
- Over 35 per cent growth



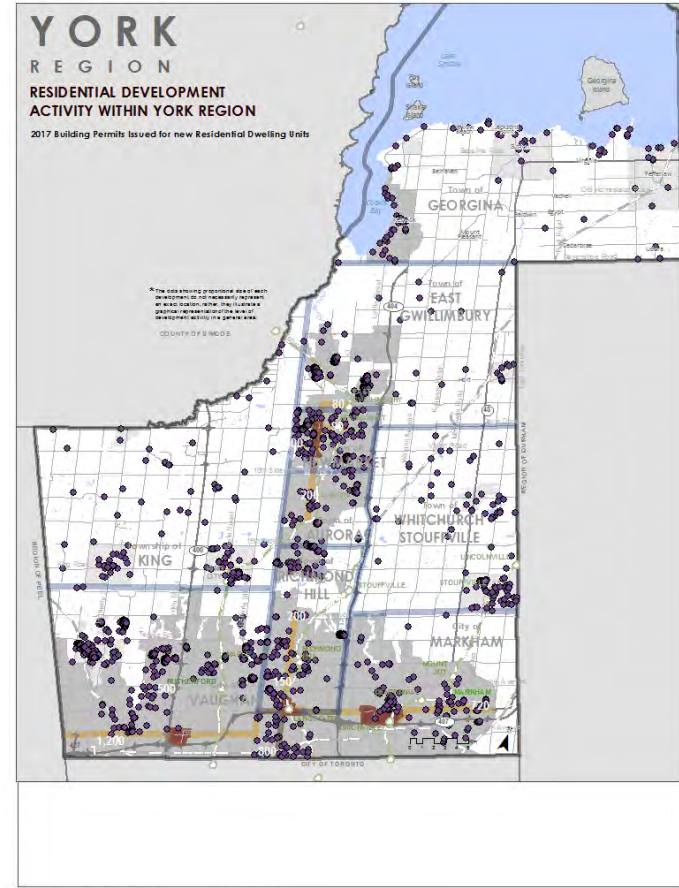
BUILDING ACTIVITY



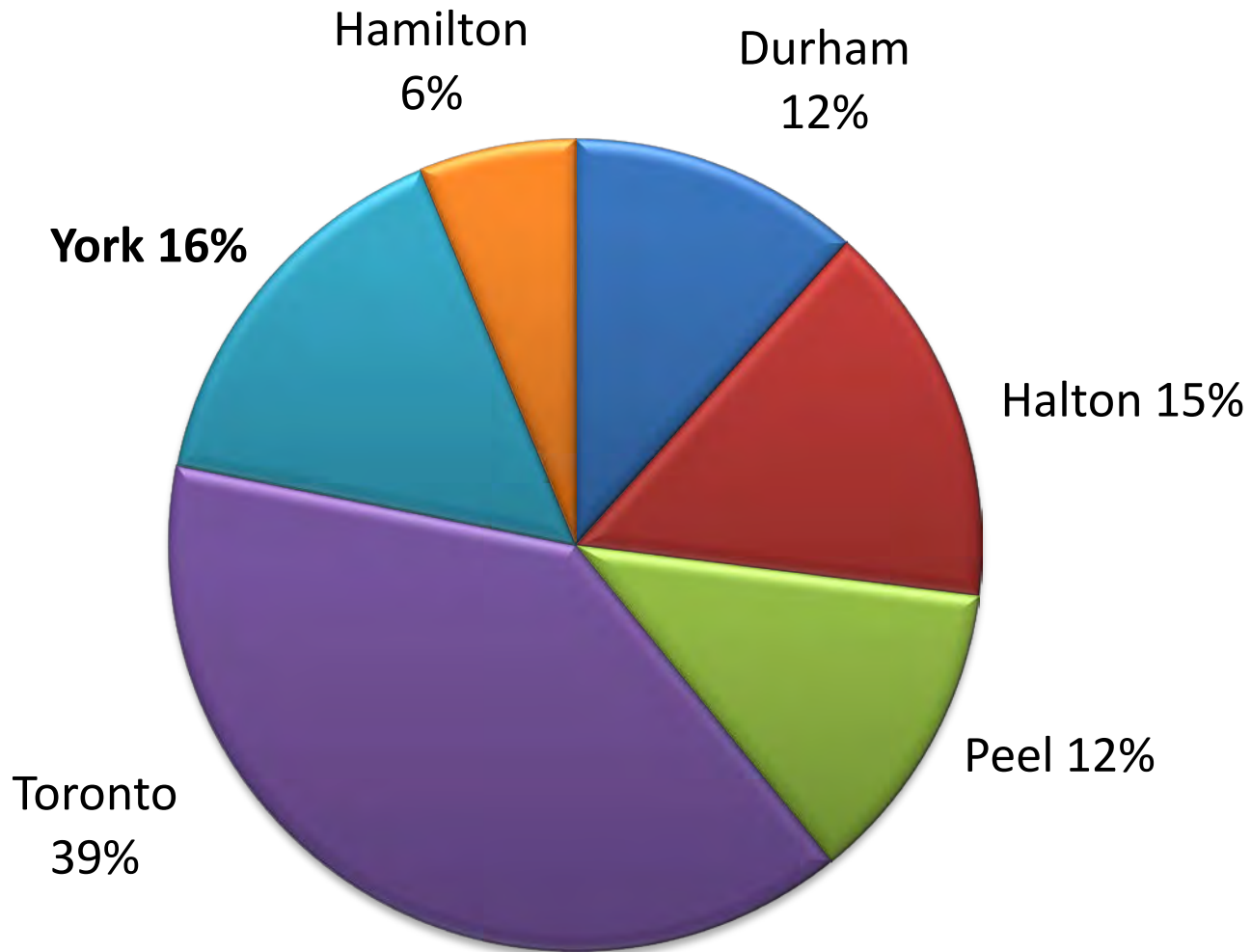
BUILDING PERMITS ISSUED FOR 6,048 NEW RESIDENTIAL UNITS



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



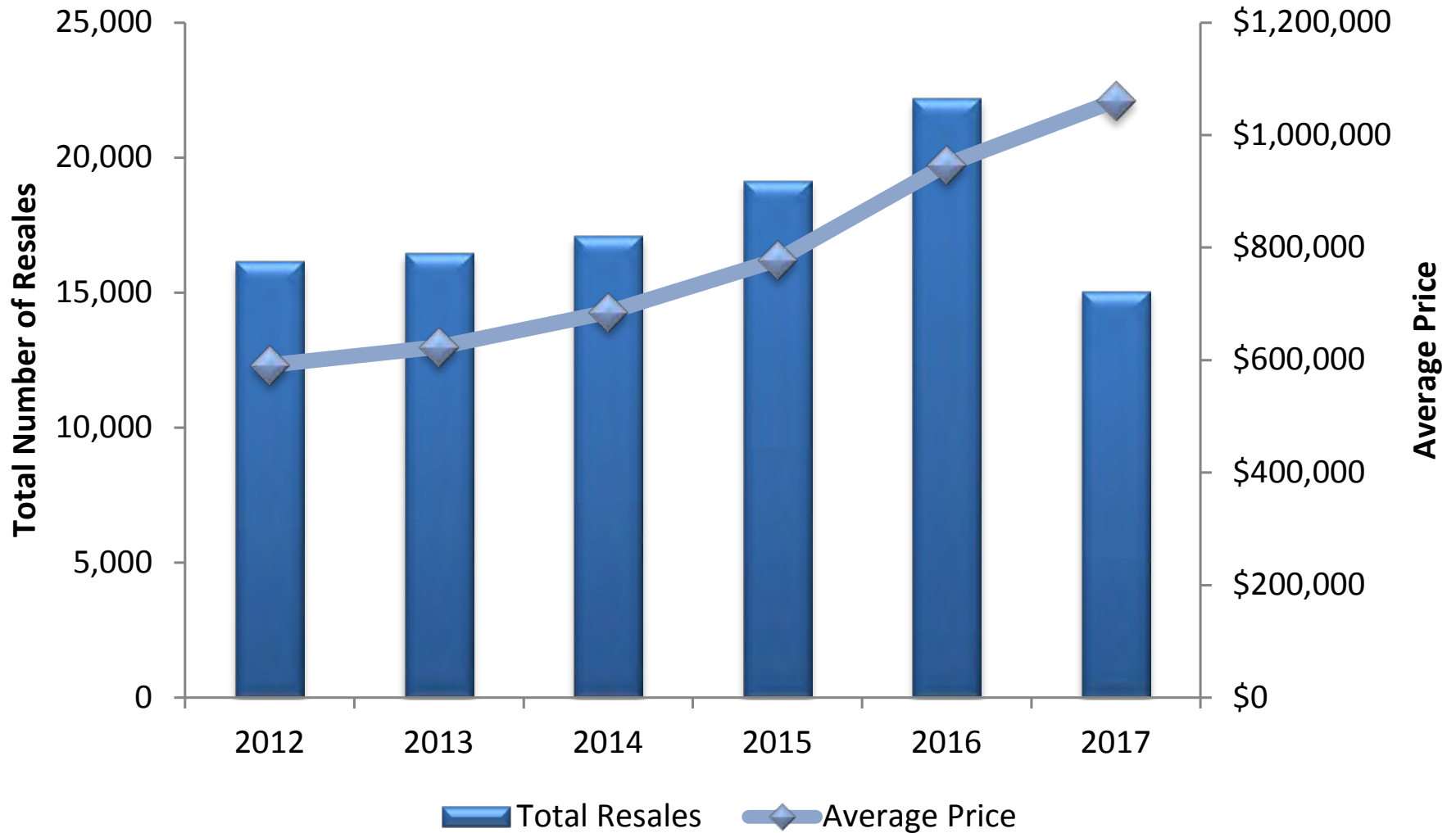
YORK REGION RETAINS THE SECOND HIGHEST SHARE OF BUILDING ACTIVITY IN THE GTHA



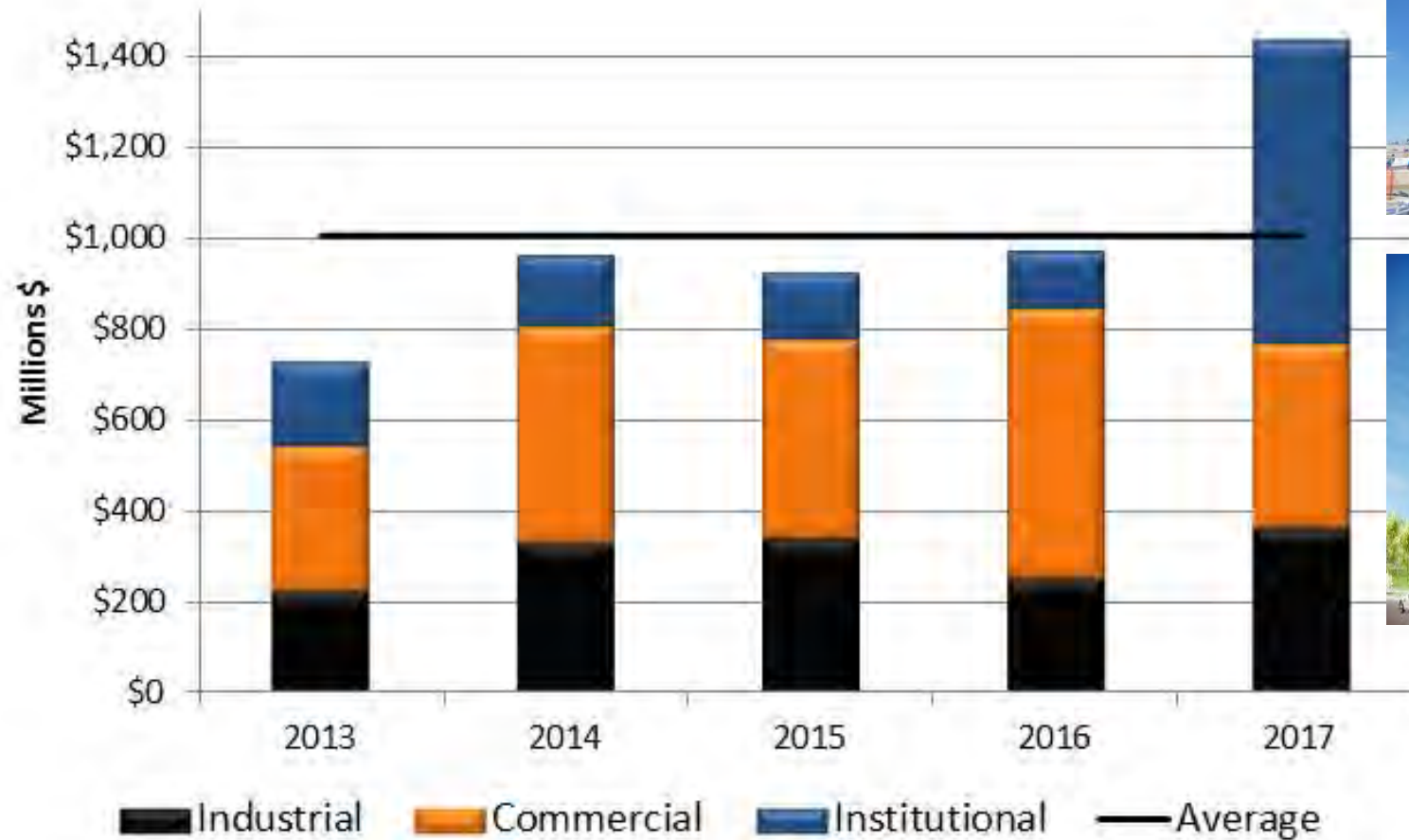
ACROSS CANADA, YORK REGION IS 7TH FOR RESIDENTIAL BUILDING PERMITS ISSUED

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

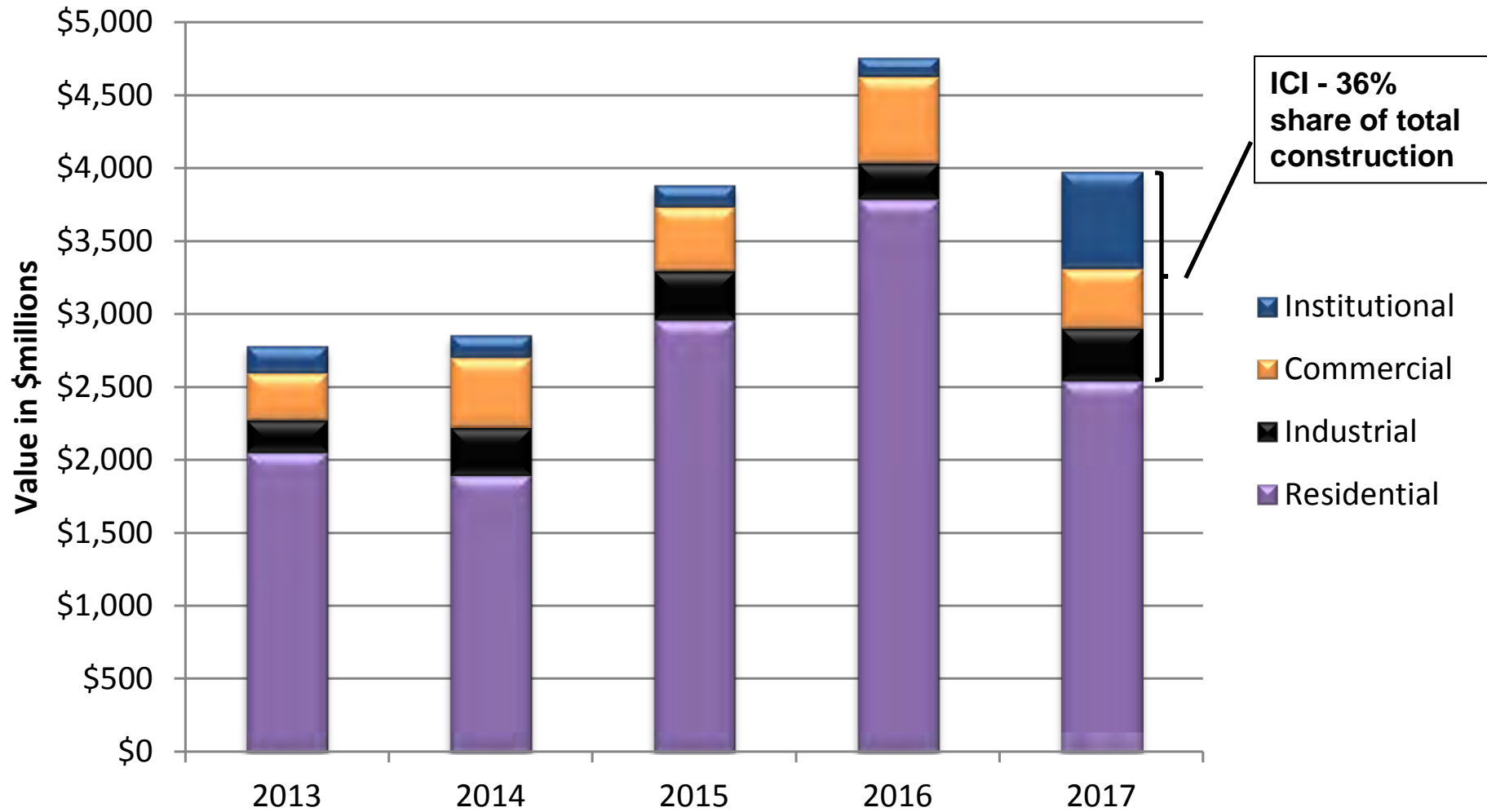


ACROSS CANADA, YORK REGION IS 6TH IN ICI CONSTRUCTION VALUE

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



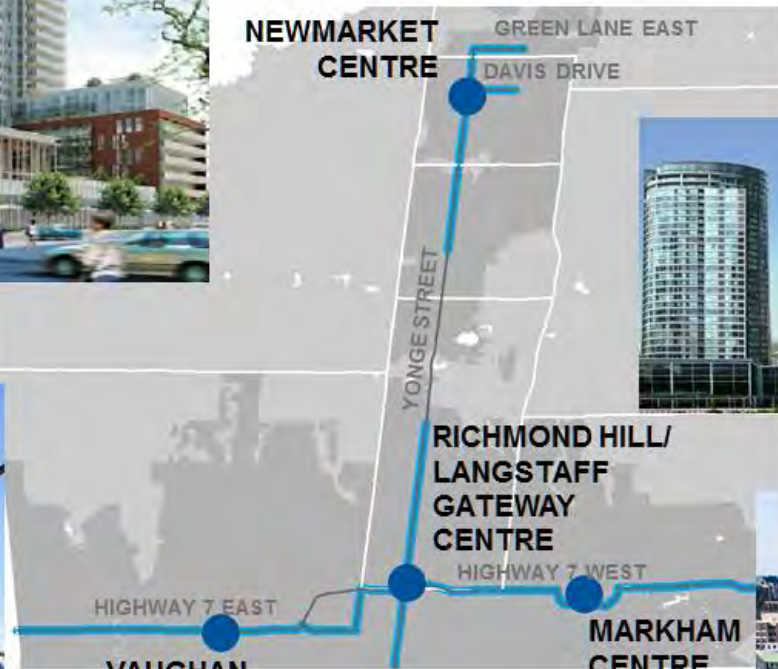
CENTRES AND CORRIDORS CONTINUE TO BE THE FOCUS OF THE REGION'S CITY BUILDING INITIATIVES



33,000 residents
32,000 jobs



25,000 residents
11,500 jobs



48,000 residents
31,000 jobs



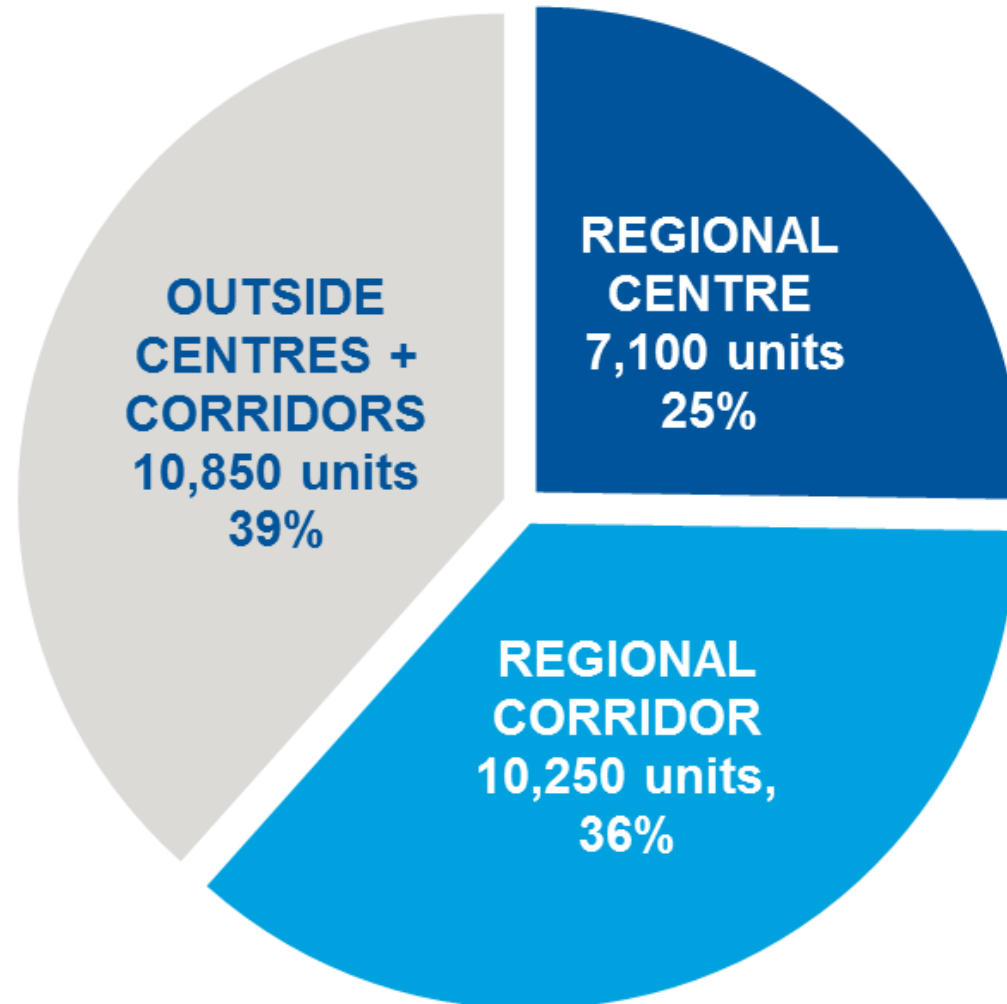
41,000 residents
39,000 jobs

THE PLANNED VISION FOR TRANSIT ORIENTED DEVELOPMENT IS BEING REALIZED

Richmond Hill Yonge Street Corridor

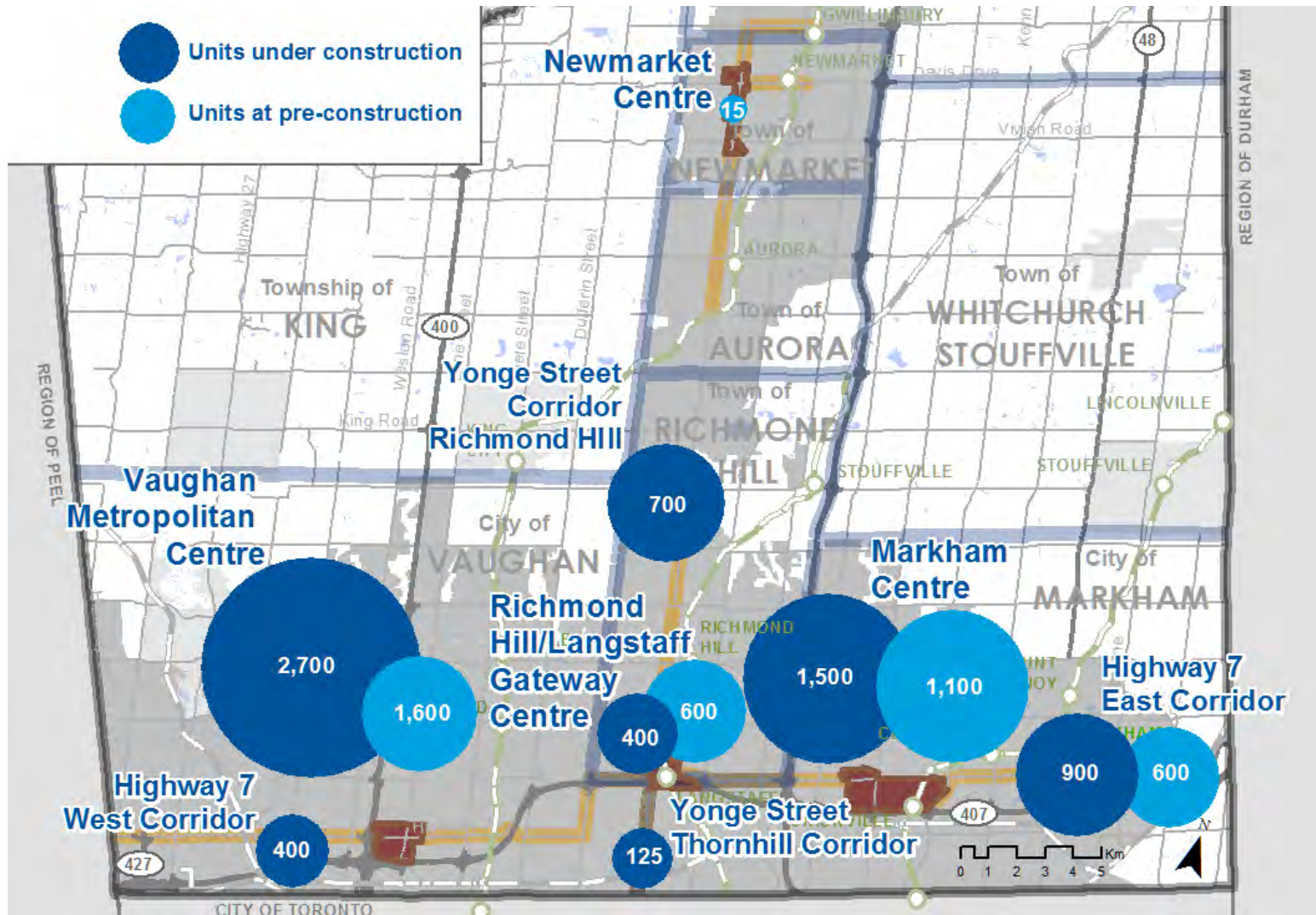


2006-2017 Multi-Storey Apartment Permits in York Region



26 BUILDINGS CURRENTLY UNDER CONSTRUCTION

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



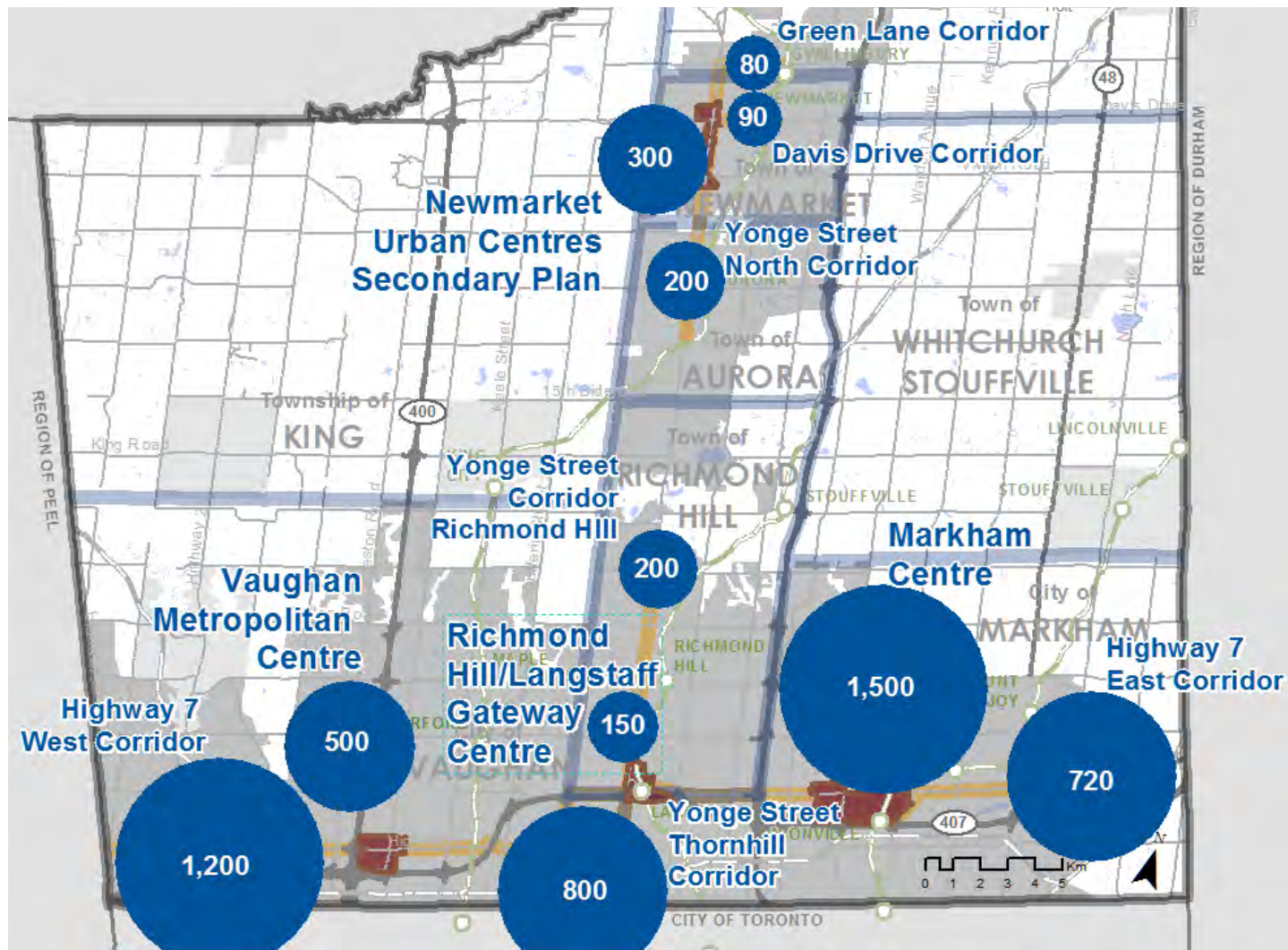
YORK REGION REMAINS SUCCESSFUL IN ATTRACTING NEW OFFICE ACTIVITY IN THE CENTRES AND CORRIDORS

**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



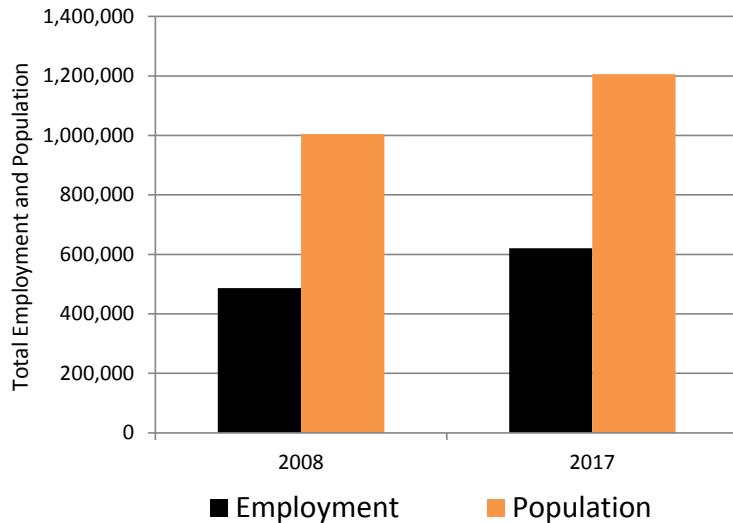
SUBWAY SERVICE IN VAUGHAN METROPOLITAN CENTRE HAS BEEN TRANSFORMATIONAL



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

