

MEMORANDUM

To: Regional Chair Emmerson and Members of Regional Council

From: Paul Freeman
Chief Planner

Date: June 23, 2020

Re: Housing Supply Update

On June 11, 2020 Committee of the Whole requested additional information on the Status of the Region's Housing Supply

Following the Planning and Economic Development Update presentation and discussion regarding population growth rates and Development Charge collection, staff was requested to report to Council with an update on the status of the Region's current housing supply.

In this regard, attachments to this memorandum include the following information:

- Location of Draft Approved units, and Registered unbuilt units by local municipality (with age of draft approval or registration noted)
- Breakdown of housing supply units by type (single detached, semi-detached, townhouse and apartment units)
- Additional units available to each municipality based on existing water and wastewater infrastructure capacity

The Region currently has a housing supply of approximately 26,900 draft approved units and almost 5,000 registered unbuilt units across all nine local municipalities

Based on best available data to May 2020, the Region has a housing supply of an estimated 31,833 units, comprised of 4,939 registered unbuilt units, and an additional 26,894 draft approved units; this represents a supply of over 4 years of growth. The data, as outlined in Attachment 1, identifies the supply of all unit types both draft approved and registered unbuilt. All nine local municipalities contribute to this supply as noted in the table included as

Attachment 1. The capital expenditures and debt financing costs to service these units have been assumed by the Region but up to \$1.58 billion in Development Charges remain outstanding given the planning status.

Maps provided in Attachment 2 identify the location of registered and draft approved units for each local municipality and summarize the unit contribution by housing type.

Housing supply is fluid with new units coming on line as units are built and sold

The Building Industry and Land Development Association (BILD) has noted when previously reporting housing supply numbers that some units are not available, as they are currently sold. Staff acknowledge this to be the case but note that data regarding availability to the market (i.e. sold or not) is not readily available to staff. Further, housing supply is fluid with new units coming on line as other are consumed by the market. The result, even with servicing delays, has been a relatively consistent supply as is evident by the summary of housing supply reports provided in Figure 1.

Figure 1

Housing Supply of Registered and Draft Approved Units



Note: 2020 data includes registered unbuilt and draft approved, whereas previous years were based on registered unoccupied and draft approved.

Part of the reduction in reported 2020 supply is a result of a modified calculation process to remove built units, however some of those units may not be occupied and/or sold and therefore still contributing to supply; in these instances, Development Charges have been collected as the Building Permit has been issued. To assist the Region in maintaining current housing supply data, we will continue to work with local municipalities to submit their building permit data and advise of local development approvals in a consistent and timely manner.

There are more than 50,000 units subject to planning applications ready to create additional supply as approvals are obtained

Through YorkTrax, staff confirm there are more than 50,000 units currently subject to planning applications. As these applications move through the development approvals process, they replenish the supply taken up by the market. These units subject to planning applications equate to more than a six year supply of additional growth. Together, the registered unbuilt and draft approved units and units currently under planning applications provide for more than 10 years of growth.

The recent approval of new community area secondary plans positions the Region well for the next phase of greenfield developments and housing supply

The following secondary plans have recently been approved for new communities within the Town of East Gwillimbury and the Cities of Vaughan and Markham.

- Green Lane Secondary Plan (Town of East Gwillimbury)
- Block 27 and Block 41 Secondary Plans (City of Vaughan)
- Berczy Glen and Robinson Glen Secondary Plans (City of Markham)

While staff continue to await Provincial approval of the Upper York Sewage Solutions to advance significant growth in East Gwillimbury and northern York Region, approval of secondary plans in the new community areas of Vaughan and Markham are key milestones in accommodating the next round of greenfield development.

Regional water and wastewater infrastructure is in place to service growth in the City of Markham new community secondary plan areas. Within the City of Vaughan, new community growth of approximately 10,000 persons can be accommodated before additional water and wastewater infrastructure is required. In that regard, Council is considering a Prepaid Development Charge Credit Agreement with the Block 27 Developer Group to advance timing of servicing for this Block from 2028 in the Ten Year Capital plan to Q4 2025. While development of both of these areas will require transportation improvements, the required projects are included in the 10-year Roads and Transit Capital Construction Program and are progressing. These new community areas should provide additional greenfield housing supply over the short and medium term.

Paul Freeman, MCIP, RPP
Chief Planner

Bruce Macgregor
Chief Administrative Officer

Attachments (2)
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