

The background of the slide is a photograph of a modern, multi-story building with a curved facade and large windows. Two prominent, cylindrical clock towers rise from the building, each featuring a large, round clock face. The sky is blue with some light clouds.

Regional Official Plan Update: Housing Challenges and Opportunities

Presented to
PLANNING ADVISORY COMMITTEE

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Long Range Planning

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Background

- Explore reasons for York Region's recent slower growth
- Proposed Regional Official Plan housing policy directions
- Provide a suite of options available to address housing challenges

YORK REGION'S **POPULATION** is EXPECTED to GROW from

1.2
MILLION
RESIDENTS in 2020 **to** **2.02**
MILLION
RESIDENTS in 2051

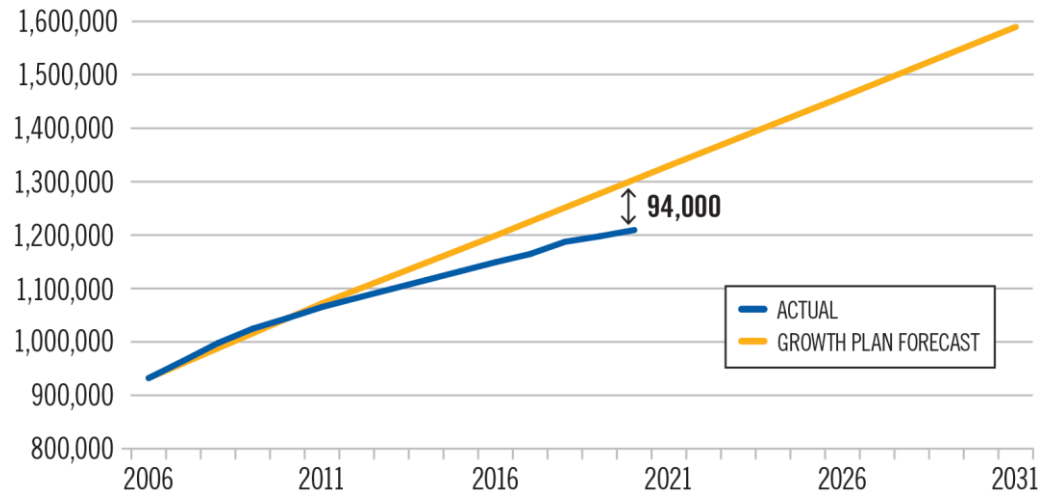
YORK REGION'S **EMPLOYMENT** is EXPECTED to GROW from

655
THOUSAND
JOBS in 2019 **to** **990**
THOUSAND
JOBS in 2051

Forecasted growth is unprecedented

Foundational Housing Analysis

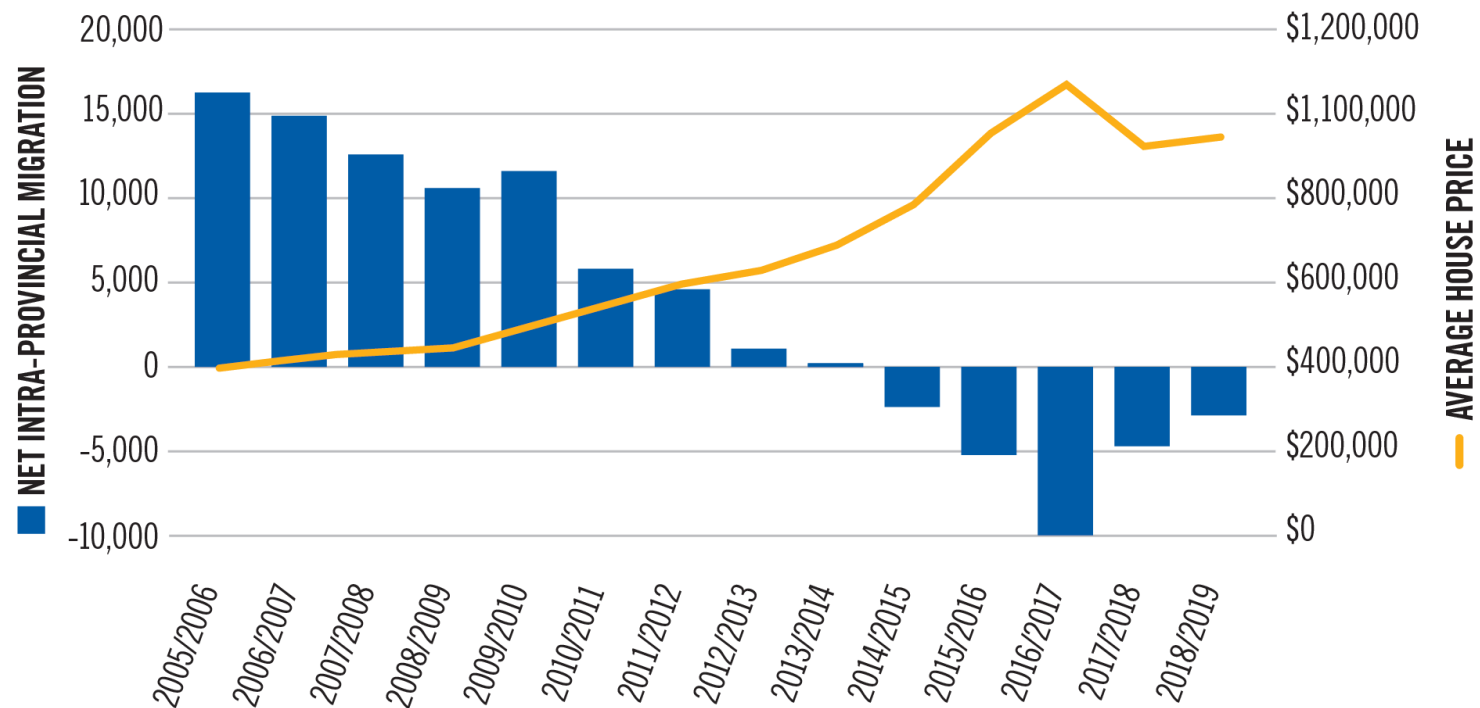
POPULATION (actual and forecast), 2006 to 2031



1. Assess recent growth trends and factors contributing to slow growth
2. Comment on how housing affordability may impact the housing market moving forward
3. Provide recommendations on housing strategies to address market demand

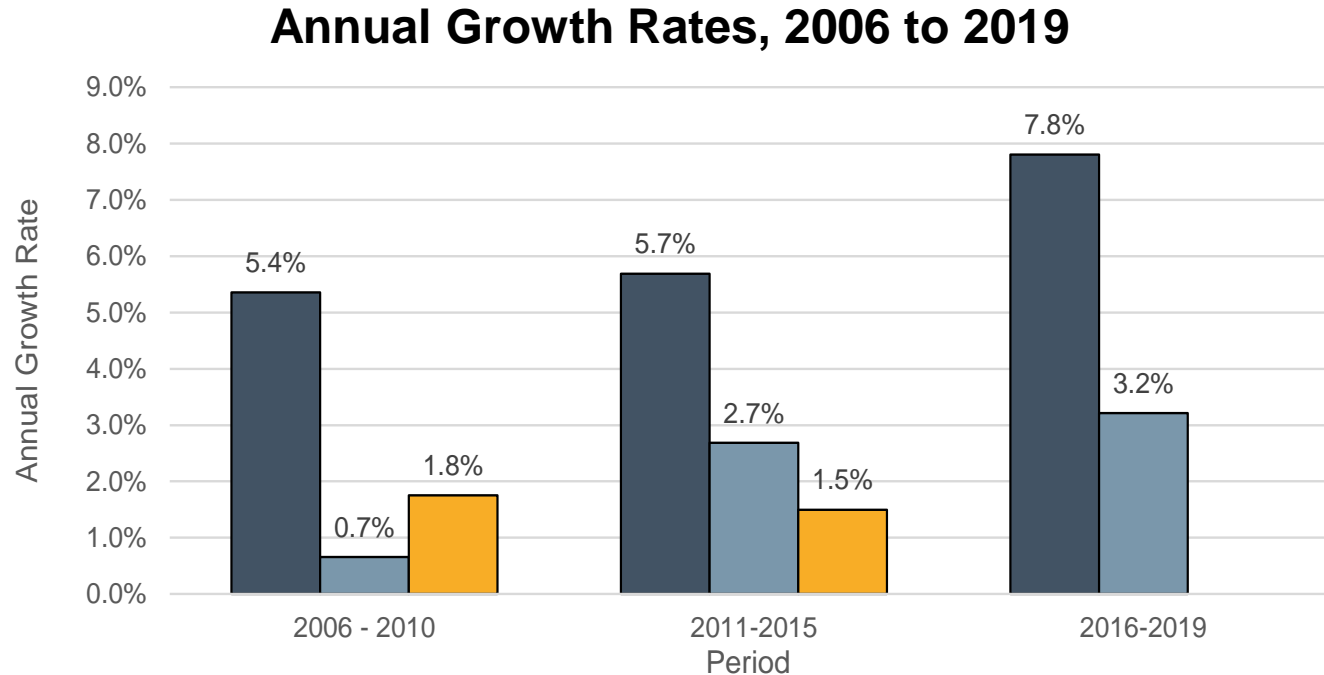
Housing affordability and population growth

NET INTRA-PROVINCIAL MIGRATION and AVERAGE ANNUAL HOUSE PRICES in YORK REGION



There is a correlation between average house prices and intra-provincial migration

House prices and income



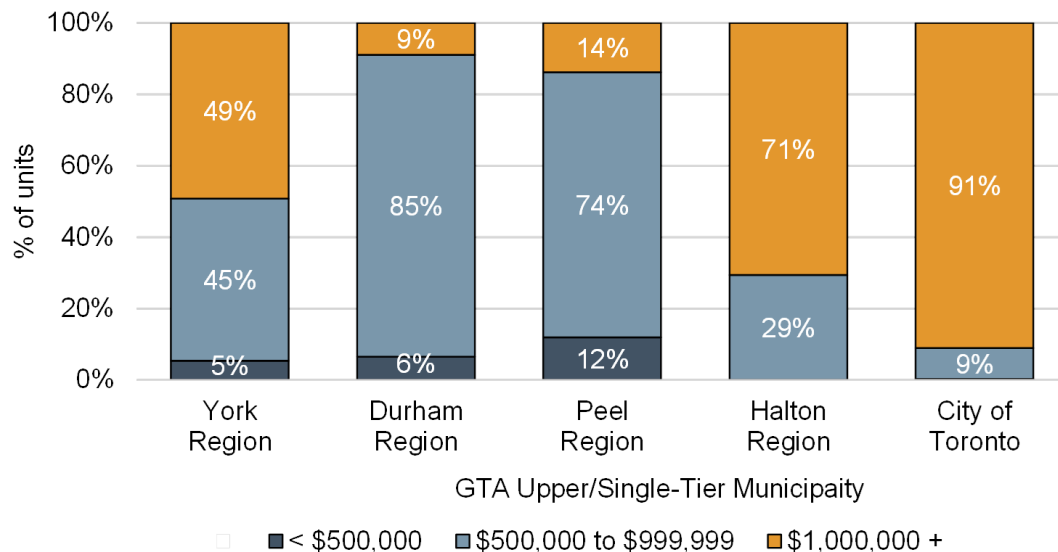
■ Price of Single Detached Units ■ Primary Rental Market Apartment Rent ■ Median Household Income

Housing affordability has declined in York Region over the past two decades

Ownership Housing

A lack of affordable housing choice currently exists in York Region related to grade-related ownership housing.

Absorbed Single Detached Units by Price Range, GTA Upper/Single-Tier Municipalities, 2018



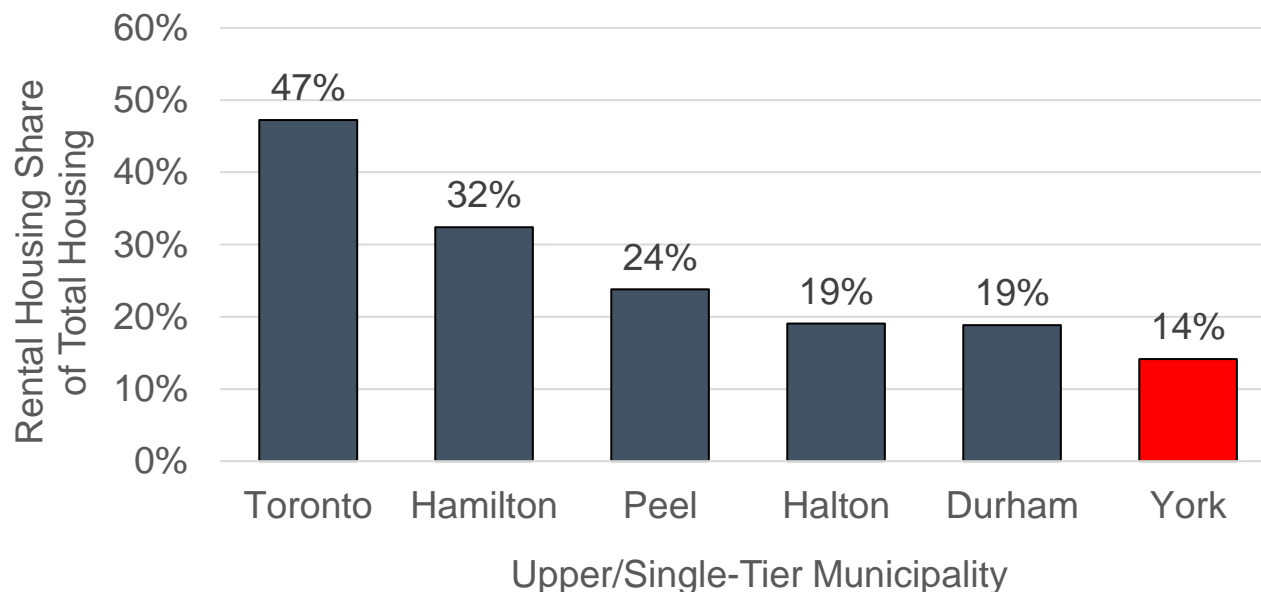
Compiled from CMHC Housing NOW Tables by Watson And Associates Economists, 2020

Constraints in affordable ownership housing are impeding the Region's near-term population growth potential

Rental Housing

At 14% of total the total housing stock as of 2016, York Region's share of rental housing remains significantly lower than the GTHA average.

GTHA Upper/Single-Tier Municipalities Rental Housing Share of Total Housing, 2016



Source: Derived from 2016 Statistics Canada Census data, by Watson & Associates Economists

Foundational Housing Analysis Key Findings

- There is a mismatch between increases in income and house prices
- housing affordability is a key indicator impacting growth
- There is a lack of purpose-built rental housing and demand is anticipated to increase
- The Region has limited control over many of the factors impacting house prices
- Not addressing housing issues may result in households living in unacceptable living conditions or leaving the Region

Proposed policy directions



Update residential land supply requirements



Incorporate new rental target



Update second suite parameters



Encourage delivery of more affordable housing

Innovative approaches and partnerships

Built Form and
Diversification

Design and
Construction

Municipal Programs

Process Improvements
and Financial Tools

Examples of approaches to address affordability challenges

Family Friendly Housing Policies



Modular Housing



Examples of approaches to address affordability challenges

Vacant Unit Tax



Rent to own



Importance of Partners

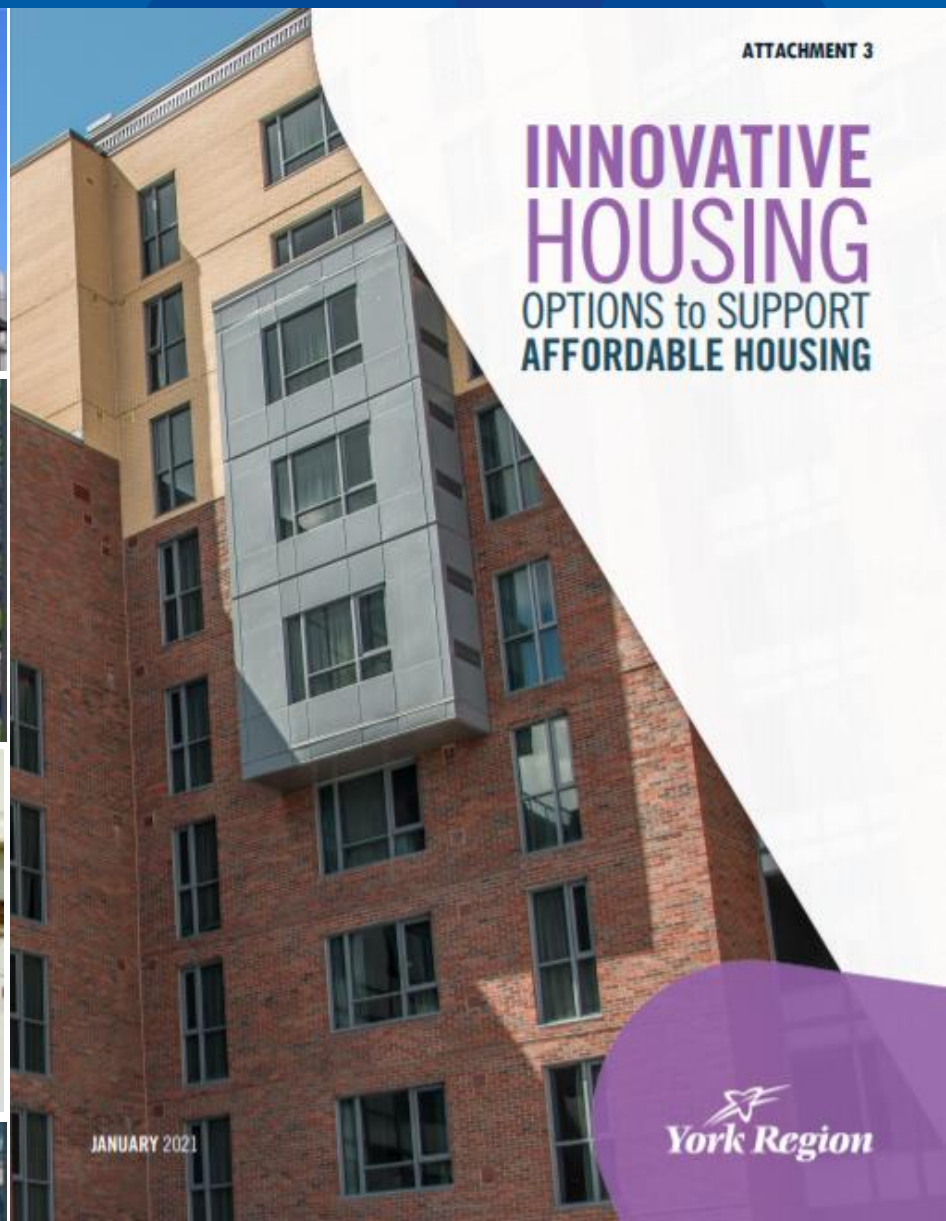
Housing solutions require many partners

- Federal Government
- Provincial Government
- York Region
- Local Cities and Towns
- Housing Development Industry
- Community Partners

Next Steps

- Continued emphasis on placemaking, partnerships and integrated growth management
- Final Foundational Housing Analysis and Land Needs Assessment
- Regional Official Plan Updates
- Work with key stakeholders in an effort to find solutions to the lack of affordable housing options
- Reports and recommendations to Council to address housing issues

Housing Innovations



ATTACHMENT 3

**INNOVATIVE
HOUSING**
OPTIONS to SUPPORT
AFFORDABLE HOUSING

JANUARY 2021


York Region

Partners

