

The background of the slide is a photograph of the York Region Administration Centre. The building is a modern, multi-story structure with a curved facade and large glass windows. Two prominent, tall, cylindrical towers rise from the building, each featuring a large, round clock face. The sky is blue with some light clouds. The bottom of the slide features a blue graphic overlay with a white wave-like shape on the left and the York Region logo on the right.

York Region Housing Information

Presented by
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Purpose

- To provide background information and data to assist with determining the scope of the Housing Task Force

Outline

- Housing Supply
- Timing of Development Approvals and Population Growth
- Housing Opportunities and Challenges

2020 York Region Housing Supply

Planning Application Status	Residential Units
Draft Approved	26,894
Registered Unbuilt	4,939
Total:	31,833
Additional Proposed Under Application	>50,000

Supply remains steady with new approvals matching market uptake of units built

Growth potential in recent Secondary Plans

- Region's designated housing supply of ~170,000 units has ability to accommodate 20 years residential growth including:
 - 410 ha in East Gwillimbury (9,300 units)
 - 720 ha in Markham (15,600 units)
 - 470 ha in Vaughan (13,500 units)

Secondary Plan approvals in 2010 Urban expansion areas provide 10+ years of ground related supply

Average timing of development approvals

For grade-related developments (~3.5 years):

- Regional Planning: 14 months to review and draft approve a plan of subdivision
- Applicant: 2 years for the applicant to apply for plan registration after draft approval
- Regional Planning: 3 months for staff to clear a subdivision plan for registration



For high-density applications (Site Plans):

- 1.8 years average for condo apartment applications
- 1.5 years from submission to building permits for purpose-built rental apartments



Growth and housing related annual reports

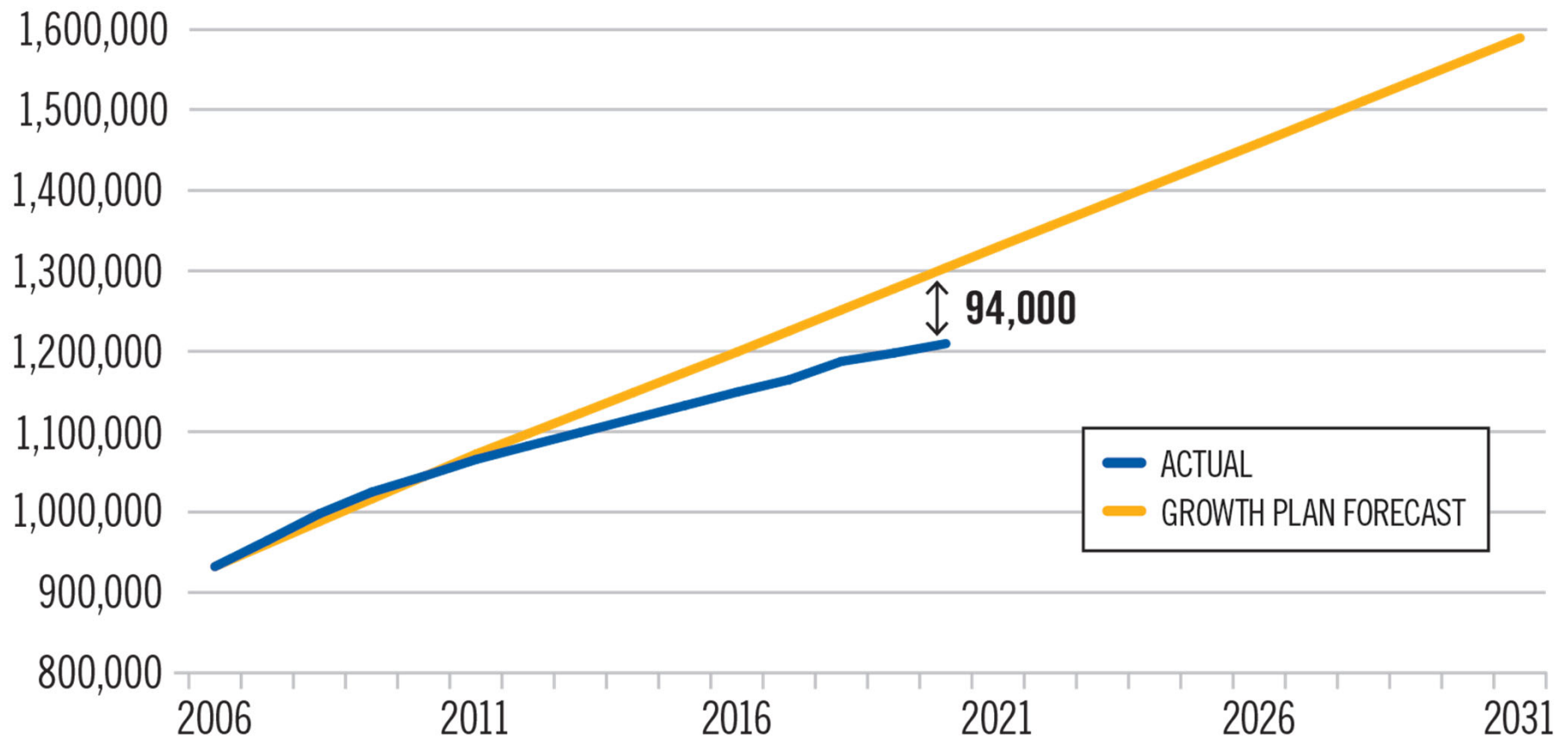
- Housing Supply Update
- Growth and Development Review
- Employment and Industry
- Regional Centres and Corridors Update
- Development Activity Summary
- Affordable Housing Measuring and Monitoring

Key Findings:

1. Housing supply remains steady meeting market demand
2. Market population growth falling short of anticipated/forecasted
3. Affordability is an increasing challenge

Foundational Housing Analysis: Background

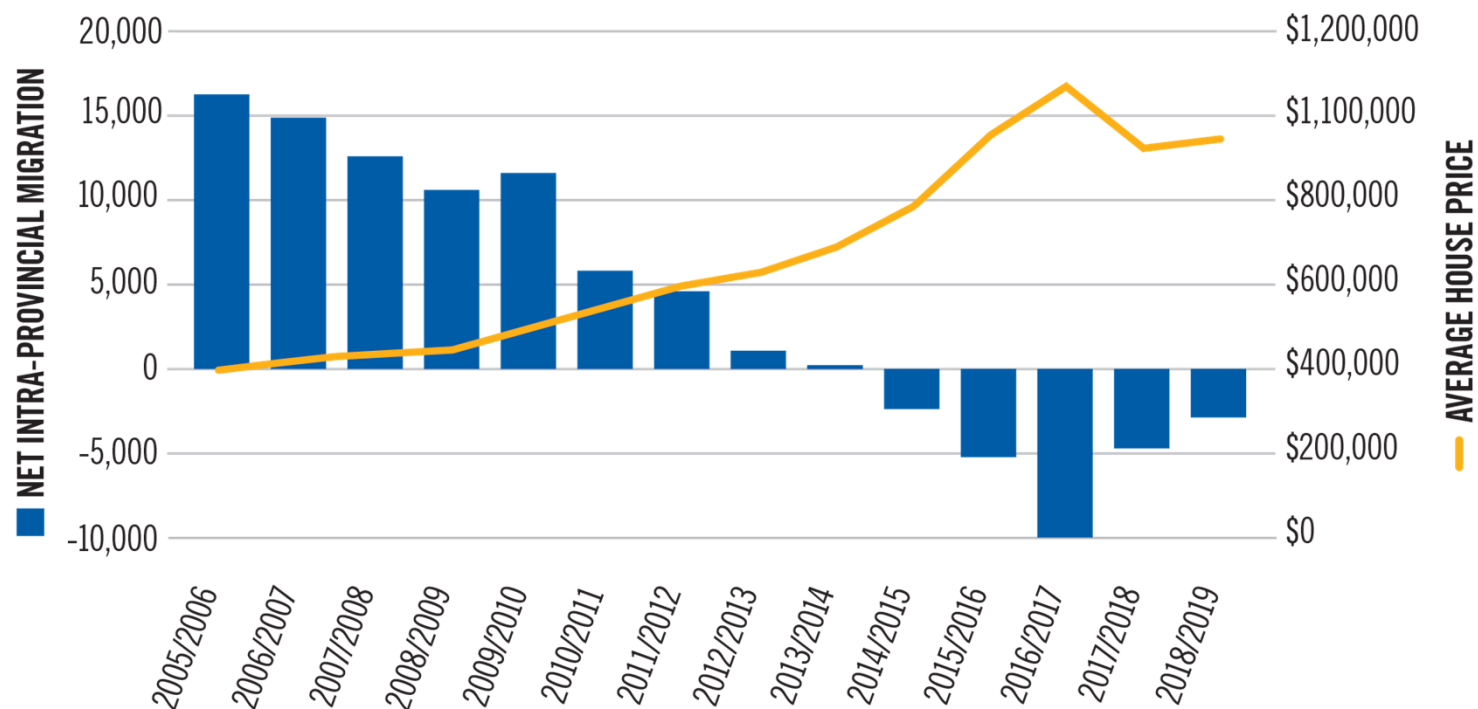
POPULATION (actual and forecast), 2006 to 2031



Source: Statistics Canada, 2006, 2011 and 2016 Census of Population, York Region population estimates and Growth Plan forecasts

Housing affordability and population growth

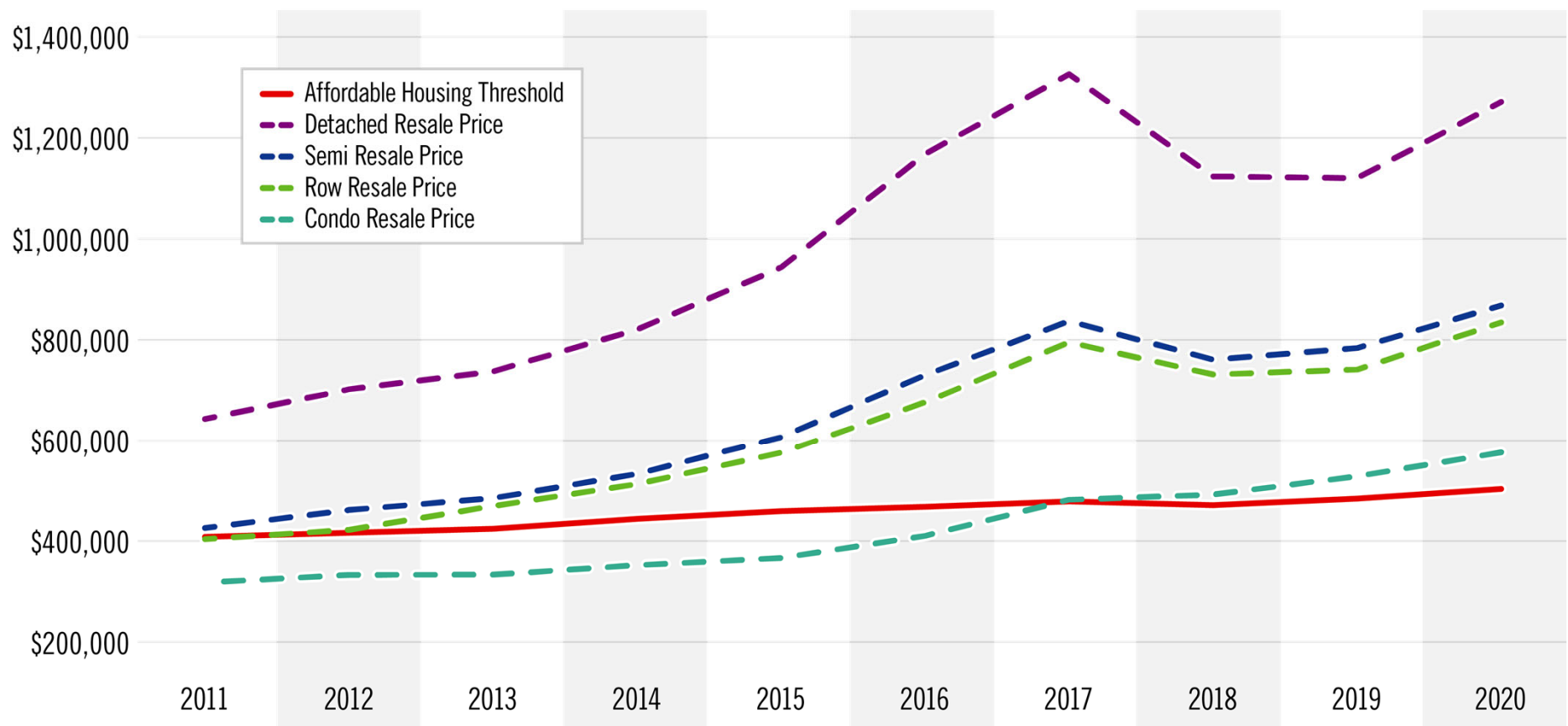
NET INTRA-PROVINCIAL MIGRATION and AVERAGE ANNUAL HOUSE PRICES in YORK REGION



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

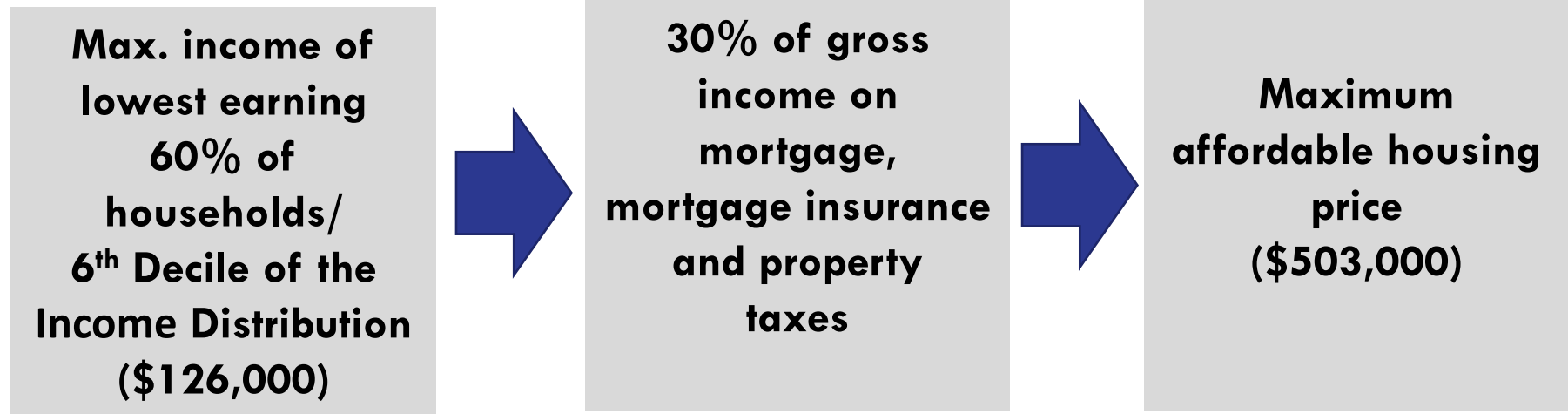
House prices

Average Resale Housing Prices and Affordable Price Threshold, 2020



Source: Toronto Real Estate Board Market Watch Report, Statistics Canada Census of Population, Bank of Canada, CMHC Mortgage Insurance rates, local municipal property tax rates 9

Affordable housing threshold, 2020



Nurse

\$74,000



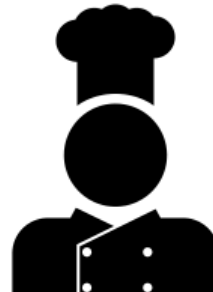
Plumber

\$62,000



Retail Sales Supervisor

\$41,000



Chef

\$26,000



Teacher

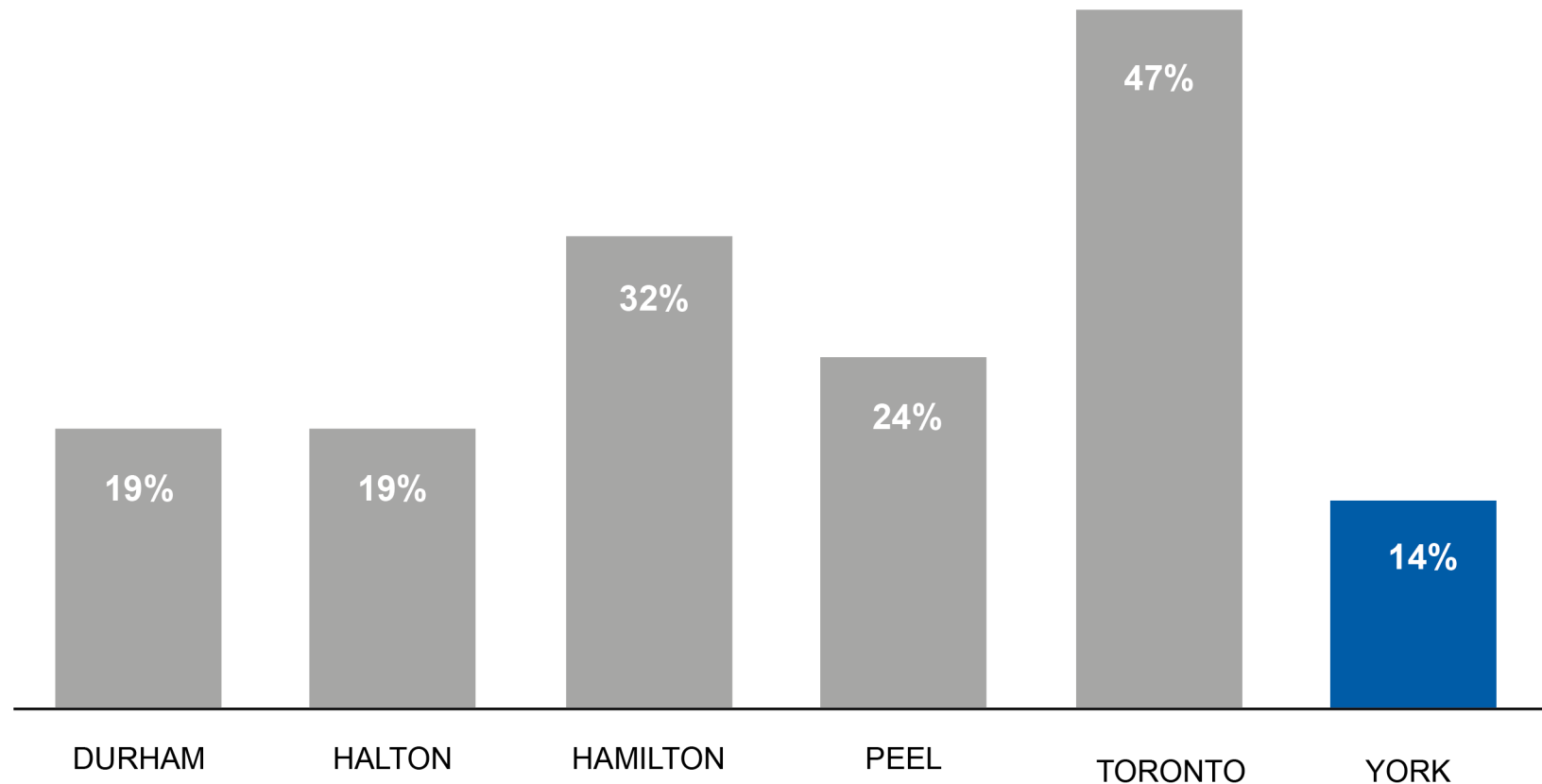
\$70,000



Operator/Controller

\$99,000

Rental Stock, 2016



Source: Statistics Canada 2016 Census of Population

Additional rental coming with 3,200 purpose-built rental units proposed in Centres and Corridors since 2018

Summary

- The Region is
 - Meeting or exceeding Provincial requirements for land and units available for development
 - Meeting or exceeding Provincial timelines to review and approve planning application
 - Not achieving growth targets
- There is a correlation between growth and housing affordability
 - Housing affordability issues impact up to 80% of households
 - While rental housing stock is low, activity in new rental developments is increasing

Questions/Discussion

