

Planning and Economic Development Update

Presented to
COMMITTEE OF THE WHOLE

Presented by
Paul Bottomley

April 8, 2021



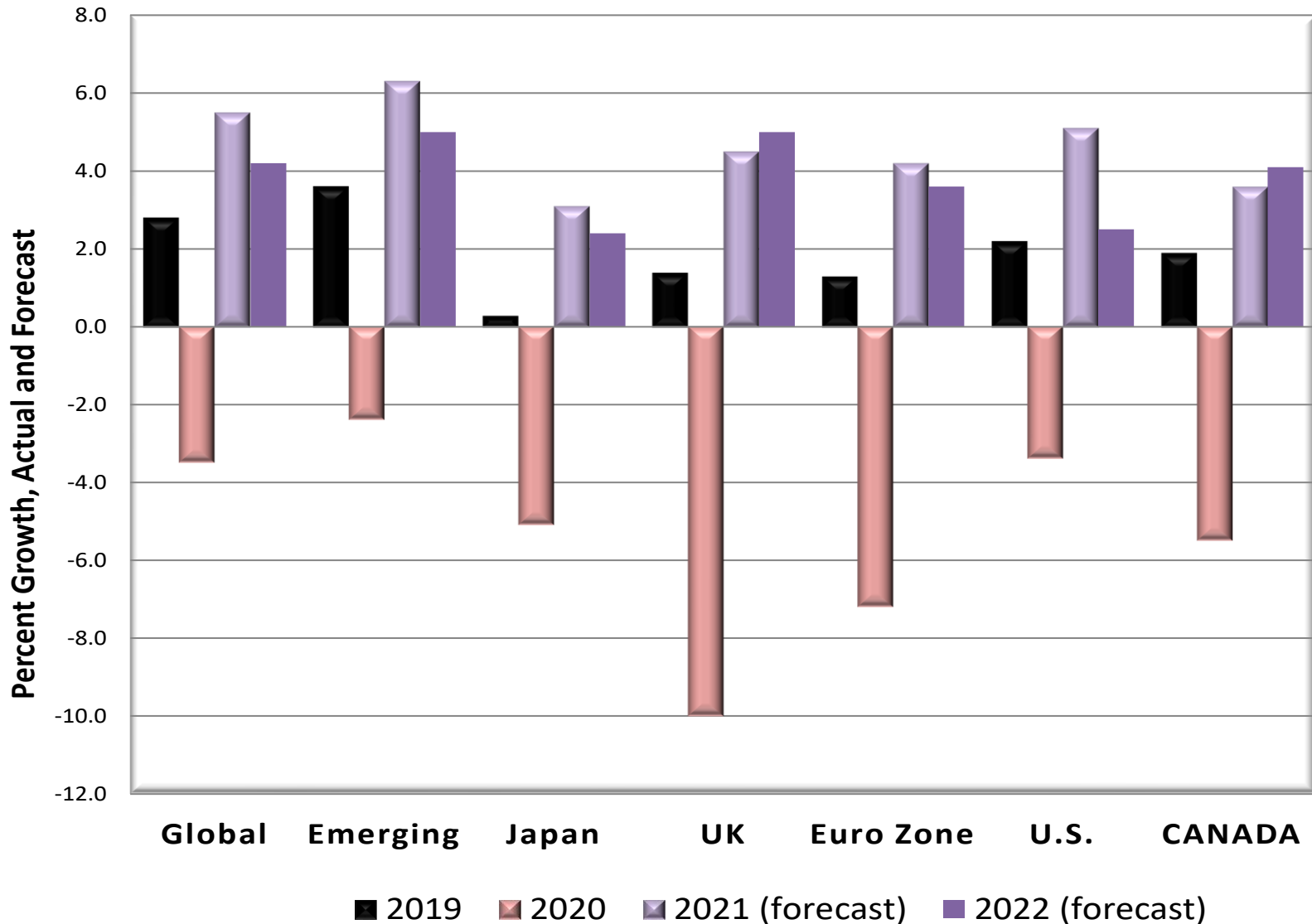
Overview

Presentation covers the following agenda items:

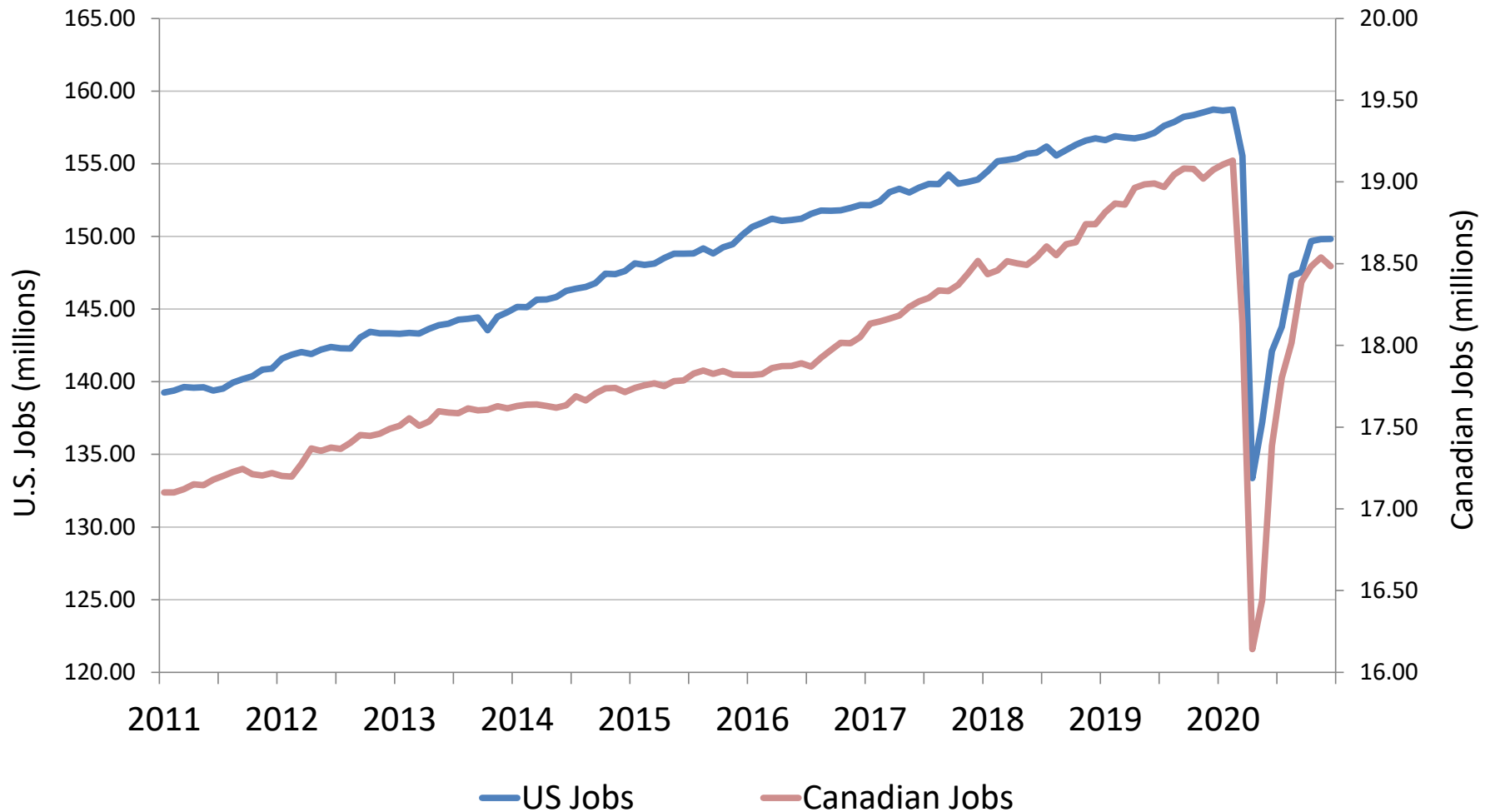
- Growth and Development Review 2020
- 2020 Annual Development Activity Summary
- 2020 Regional Centres and Corridors Update



Canada GDP Forecast to Grow by 3.6% in 2021

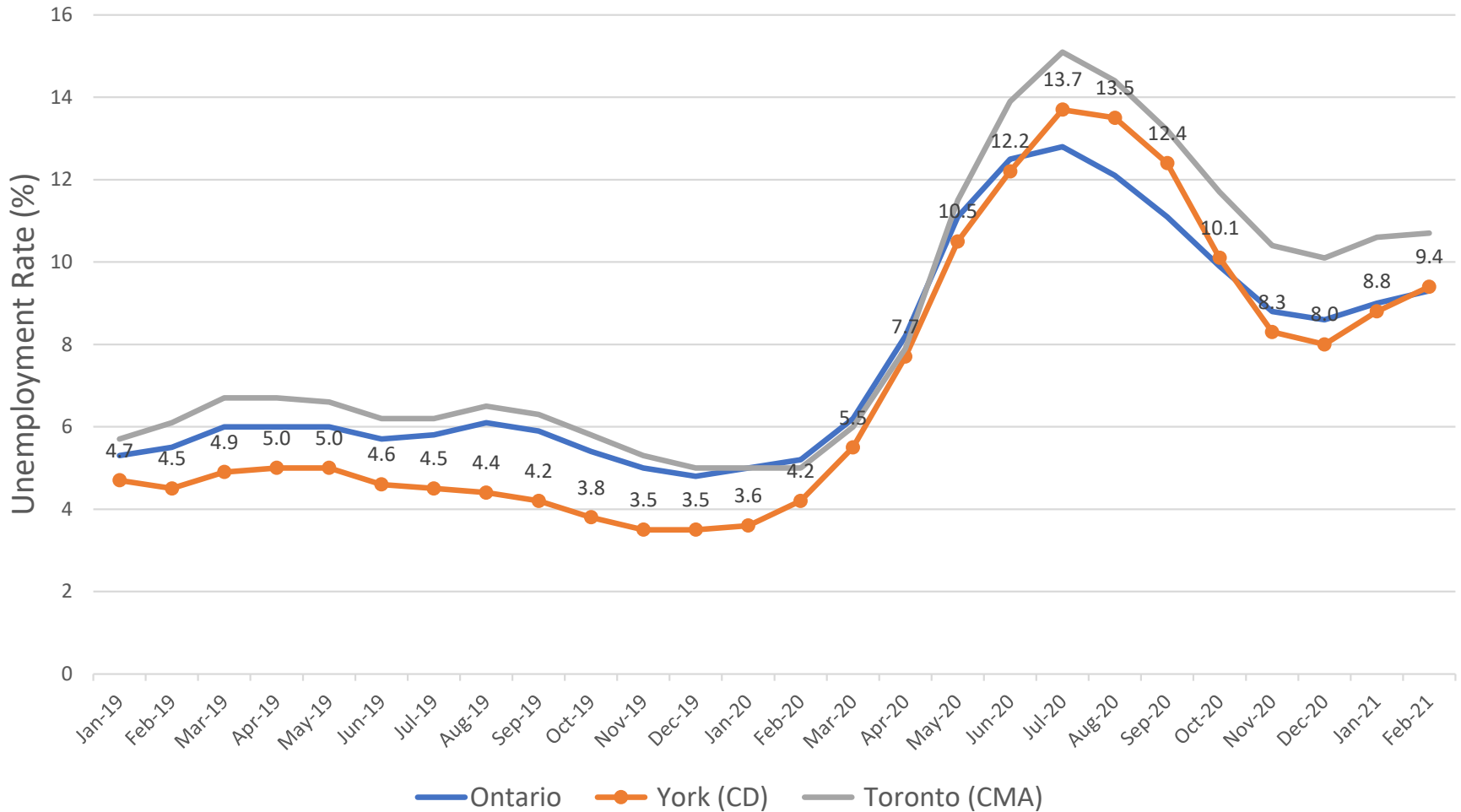


U.S. and Canadian Employment Yet to Recover to Pre COVID-19 Pandemic Levels

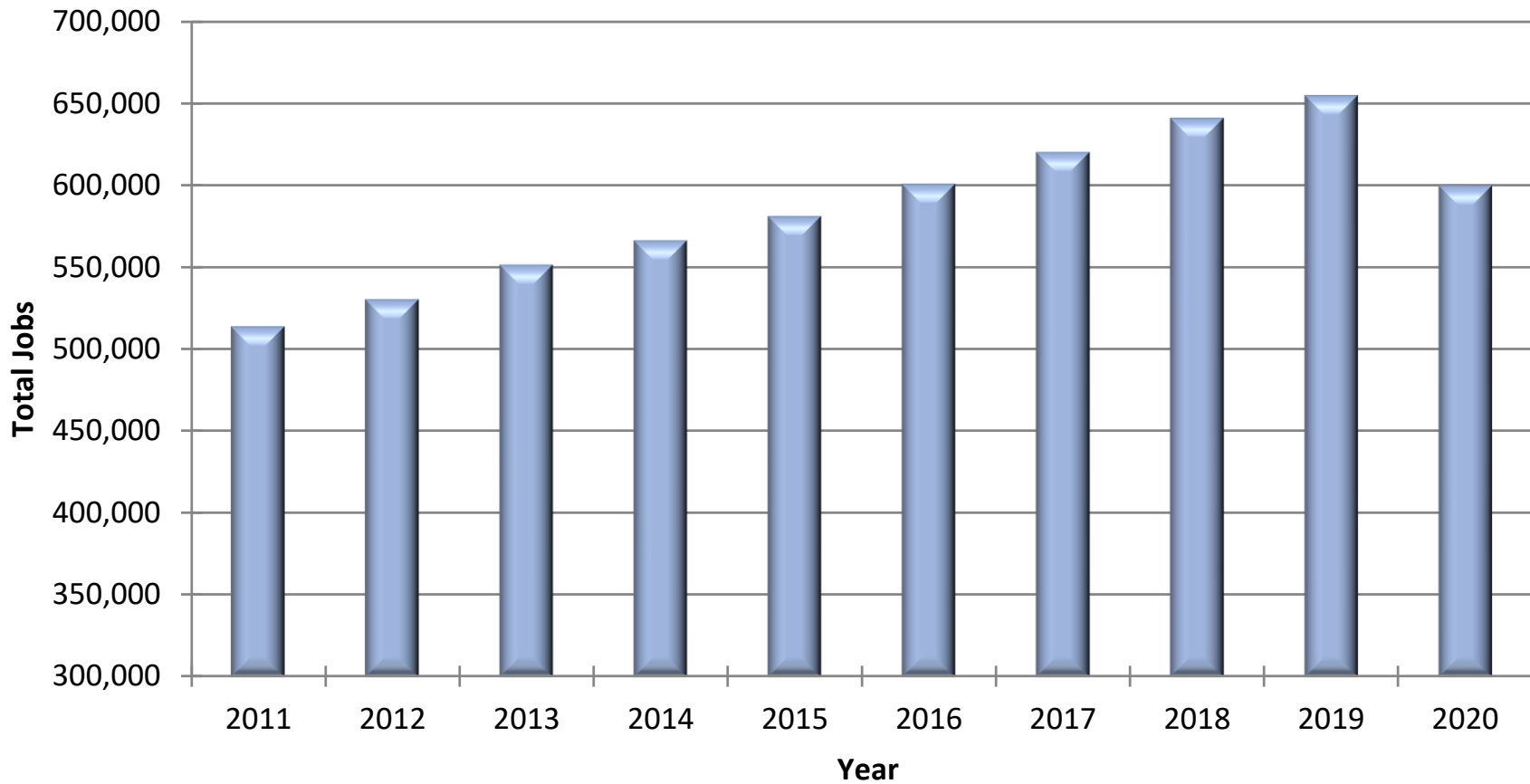


COVID-19 Pandemic Impacted Unemployment Rates

Unemployment Rates (%) - Monthly - 2019 to 2021

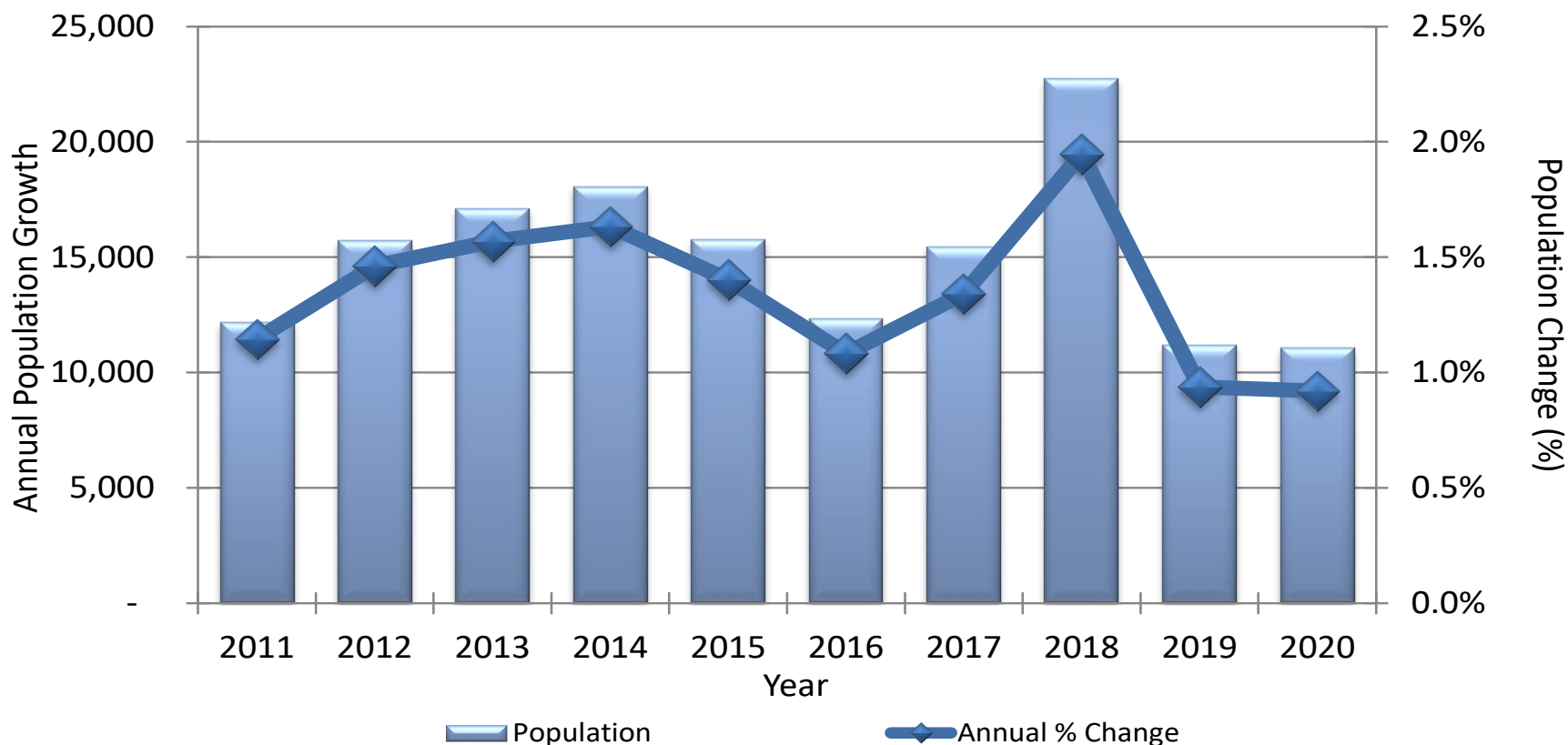


Employment Declined by Approximately 55,000 (8.4%)



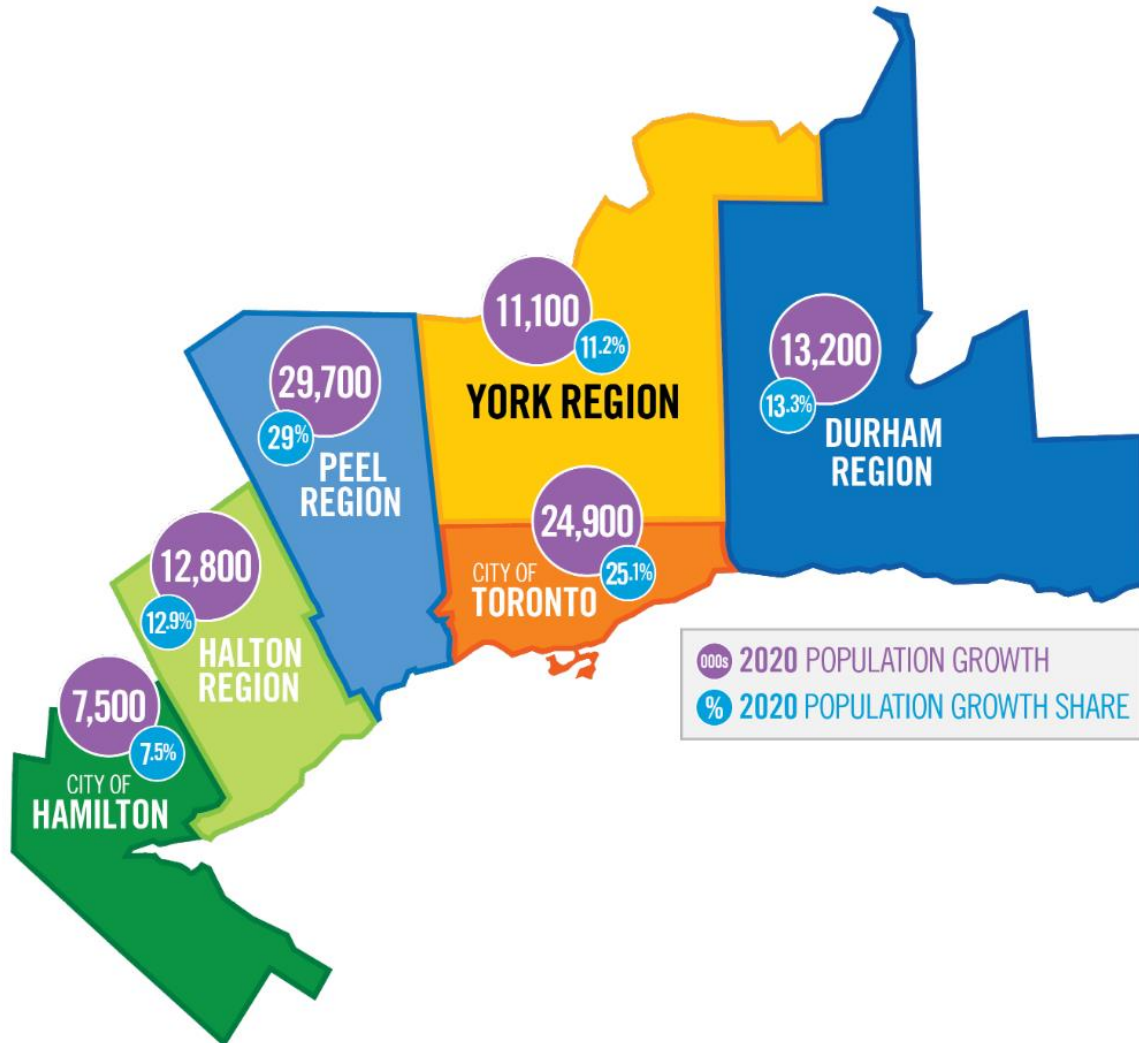
Population Growth has Averaged 1.3% since 2011

- York Region's population was an estimated 1.2 million in 2020
- 2020 population growth of 11,100 people (0.9%)



GTHA Population Increased 1.3% or 99,200 People

- York Region's growth of 11,100 people represents an 11.2% share of GTHA growth in 2020, an increase from its 2019 share of 9.0%



Total Residential Units Registered Increased by 278%

Registered Plans of Subdivision and Condominium in 2018, 2019 and 2020

	2018	2019	2020
Registered Plans of Subdivision/units	47 (6,344 units)	21 (1,290 units)	26 (2,462 units)
Registered Plans of Condominium/units*	38 (3,068 units)	24 (890 units)	35 (5,770 units)
Total	85 (9,412 units)	45 (2,180 units)	61 (8,232 units)

* includes apartment units

Number of Proposed Residential Units Increased Significantly

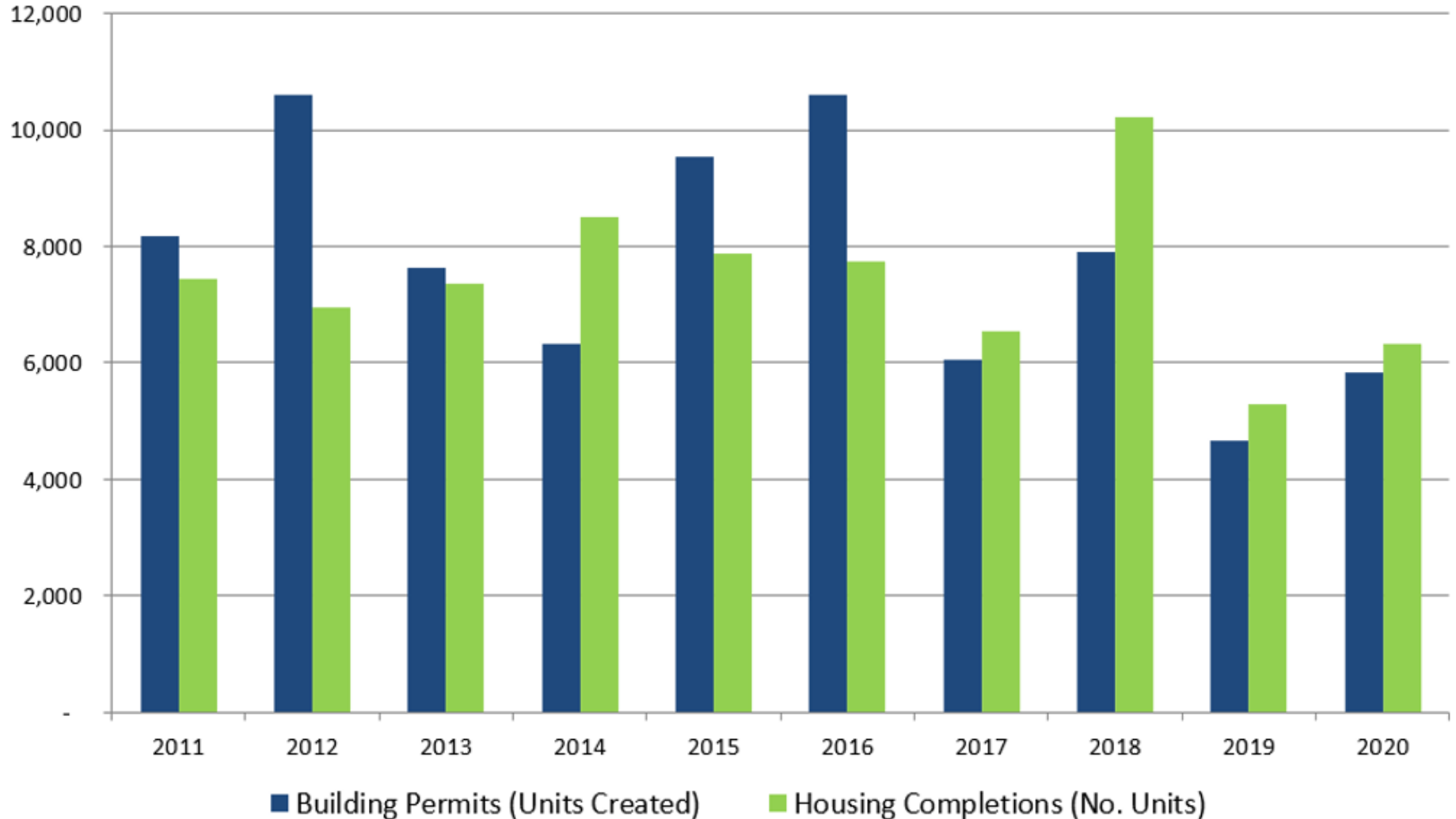
Proposed Residential units received in 2018, 2019 and 2020

	2018	2019	2020
Proposed Subdivision Units ¹ (Single/Semi/Townhouse)	9,843	1,776	5,781
Proposed Site Plan units ²	14,402	7,428	13,637

¹ Proposed residential units associated with draft plan of subdivision applications (no apartments)

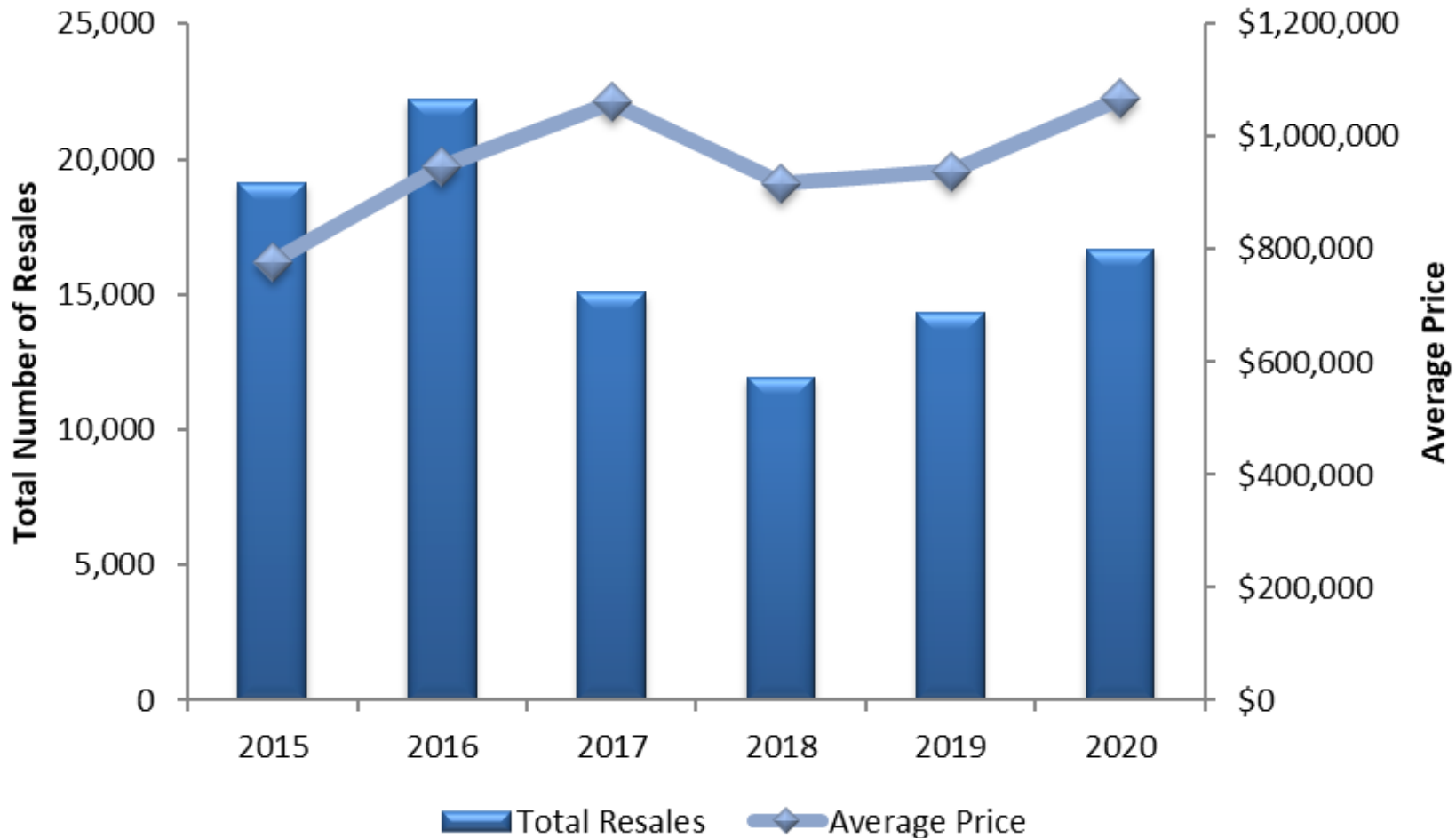
² Proposed residential site plan units. Units include site plan applications with no regional interest.

Building Permits Increased by 25% to 5,832



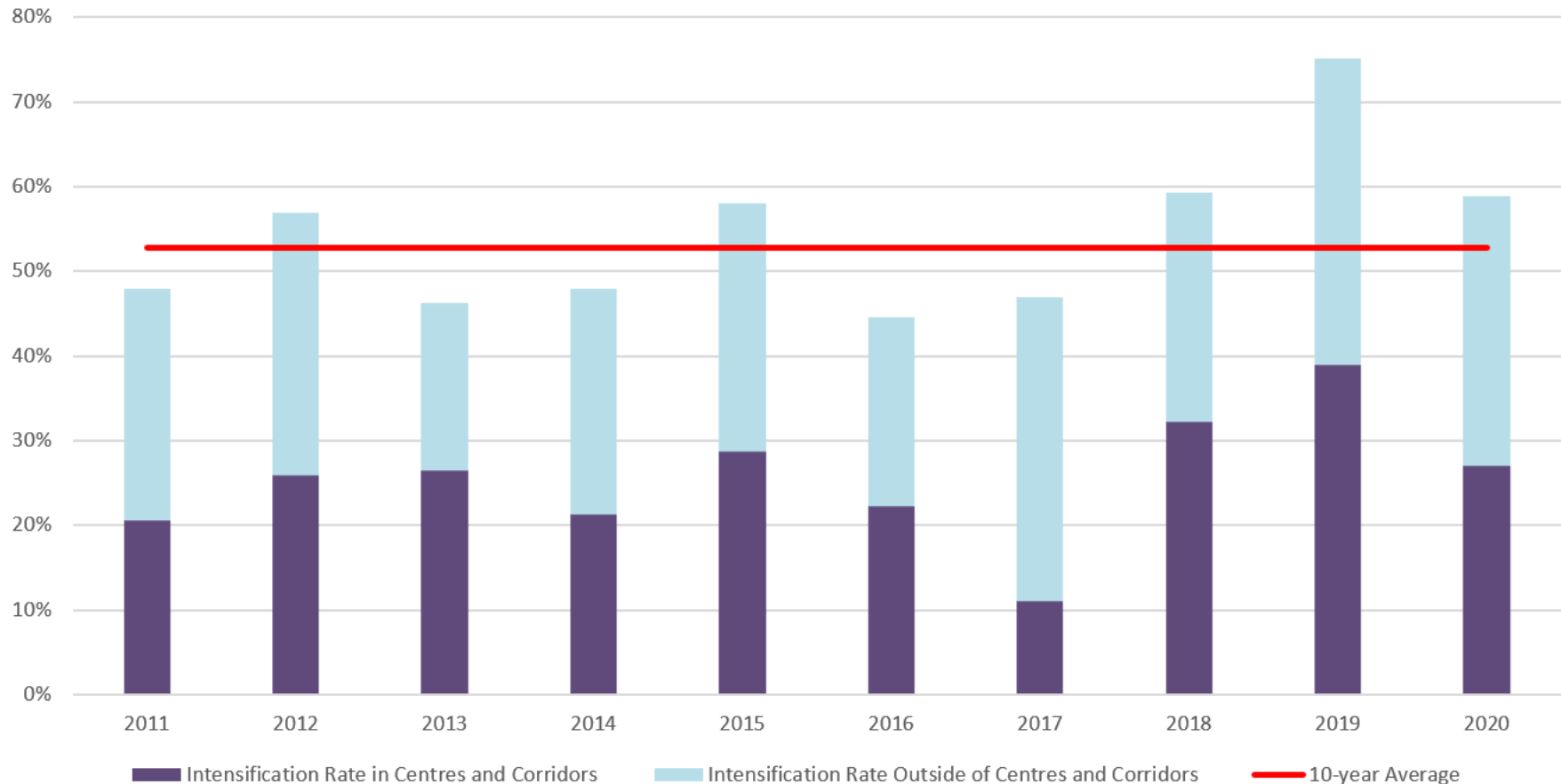
Residential Resale Market Increased by 16.1%

- Average resale home price increased to \$1,067,100 (13.8%)



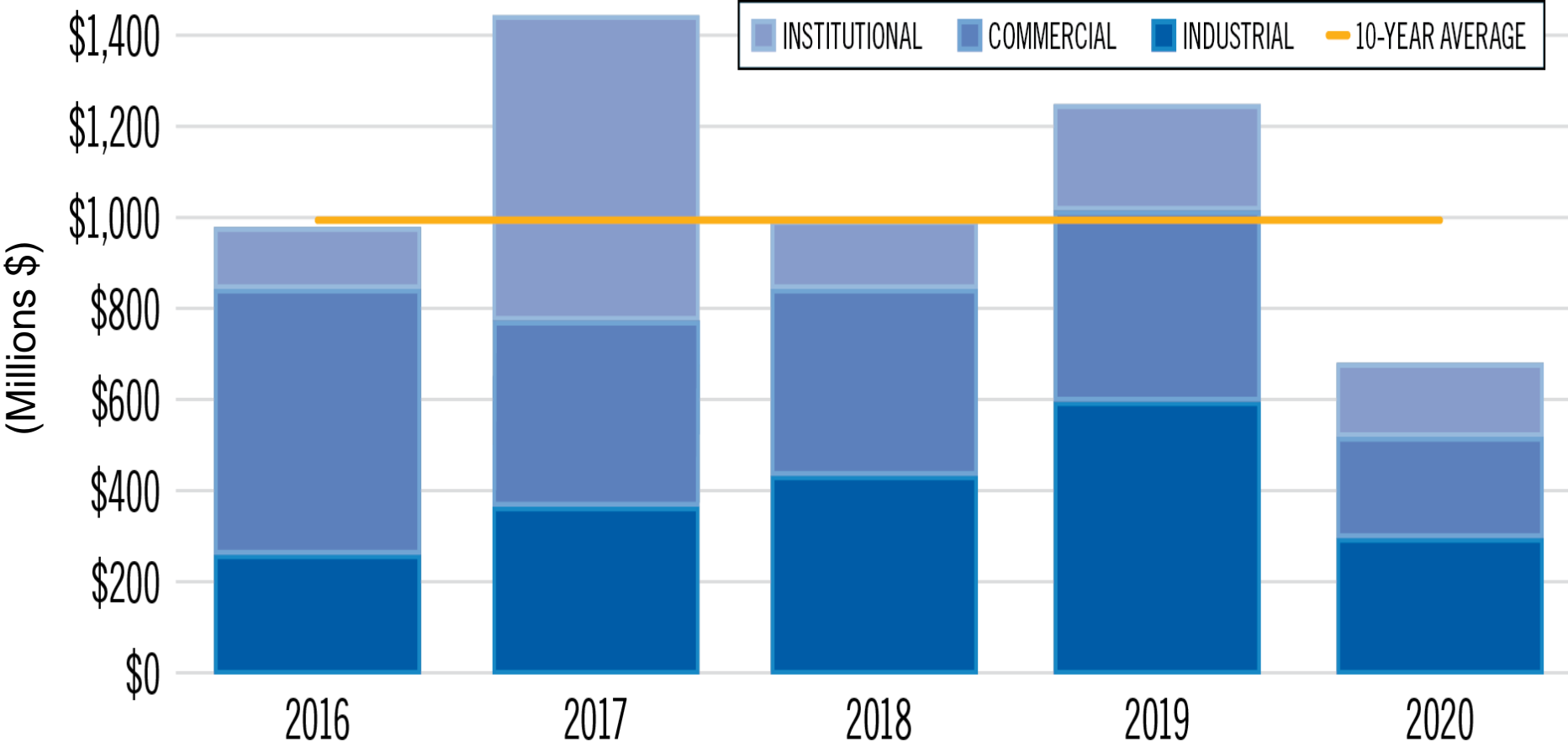
Intensification Within the Built-Up Area was 59%

- York Region's intensification rate has averaged 53% over the last 10 years



Non-Residential Building Activity Decreased from 2019 Levels

- Industrial, commercial and institutional construction values in York Region decreased from 2019 levels by 51%, 46% and 31%, respectively



York Region Ranked Eighth in Total Construction Values Across Canada

Rank	Municipality	Total Value
1	City of Toronto	\$11,529,511
2	Greater Vancouver Regional District	\$10,154,583
3	City of Montréal	\$4,461,200
4	City of Ottawa	\$4,240,288
5	City of Calgary	\$3,610,759
6	City of Edmonton	\$3,202,084
7	Peel Region	\$3,167,994
8	York Region	\$2,627,960
9	Durham Region	\$2,505,230
10	Waterloo Region	\$1,987,012

Centres and Corridors Attracting Development to Support Transit



- 2,900 units (in 15 buildings) were issued permits in the Centres and Corridors in 2020
- Purpose built rental apartment units accounted for 12% (360 units) of these 2,900 building permits

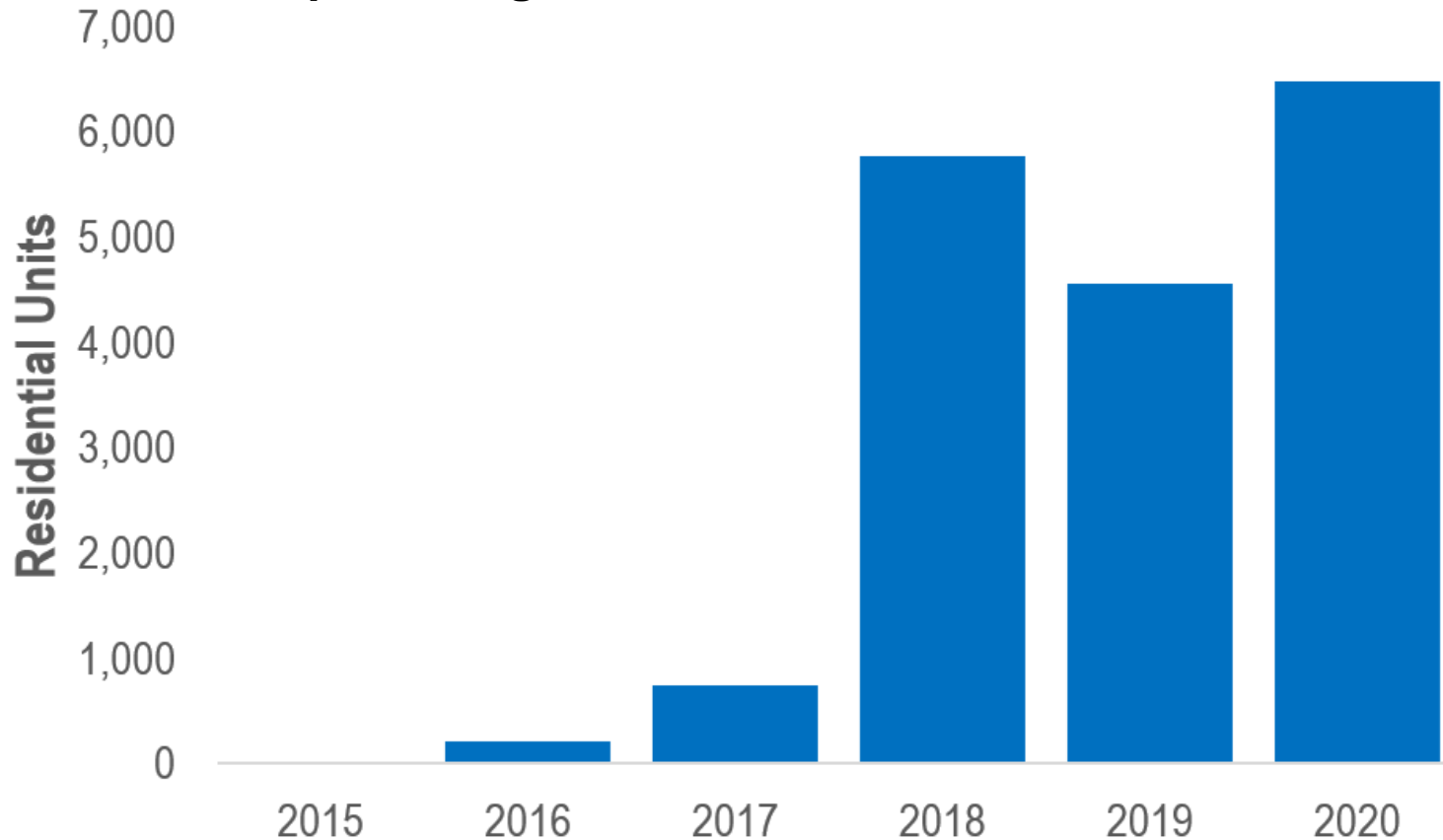


**STRONG CONSTRUCTION
ACTIVITY DESPITE COVID-19**

**with 29 BUILDINGS (8,900 units)
under CONSTRUCTION**

Development Interest along YNSE Corridor Significantly Increasing

Proposed High-Rise Residential Units on YNSE



17,000 apartment units and 550,000 sq ft of commercial/retail space have been proposed since 2018

Summary

- The economy in 2021 is expected to strengthen as COVID-19 vaccines are rolled out and businesses reopen
- Population grew by 11,100 (0.9%)
- Development activity remains strong
- 7,884 new ground related housing units were proposed through applications in 2020
- Construction activity increased by 21% in the Centres and Corridors
- Intensification rate averaged 53% over last ten years

Recommendations

- Regional Clerk forward report to local municipalities, MMAH and York Region Federal and Provincial members of parliament
- Council continue to seek further Federal and Provincial funding for York Region Rapid Transit Initiatives