



Office of the Chief Planner
Corporate Services Department

MEMORANDUM

To: Members of Committee of the Whole

From: Paul Freeman
Chief Planner

Date: February 23, 2023

Re: Housing Supply Update: December 2022

Region's housing supply and the status of development applications in the approval pipeline is monitored and reported annually

Housing supply is monitored on a regular basis to track progress towards planning and developing complete communities, confirm conformity with Provincial supply requirements, ensure the development pipeline is moving efficiently to provide a supply of housing over time.

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

- Breakdown of available housing supply units by type (single-detached, semi-detached, townhouse, apartment) and status for each local municipality (Appendix 1)
- Location of Registered Unbuilt, Draft Approved, Proposed and Ministers Zoning Order units by local municipality (Appendix 2)

A housing supply update was last presented to Regional Council in [February 2022](#).

Data included in this update is based on the Region's development application tracking system (YorkTrax) and has not been confirmed by the local municipalities. Housing supply figures are likely an underestimate of total supply available as not all site plans are circulated to the Region.

York Region currently has an approved housing supply of approximately 65,900 units across all nine local municipalities

As of the end of December 2022, the Region has an approved housing supply of an estimated 65,900 units. Within this supply, there are approximately 9,000 registered unbuilt units, and an

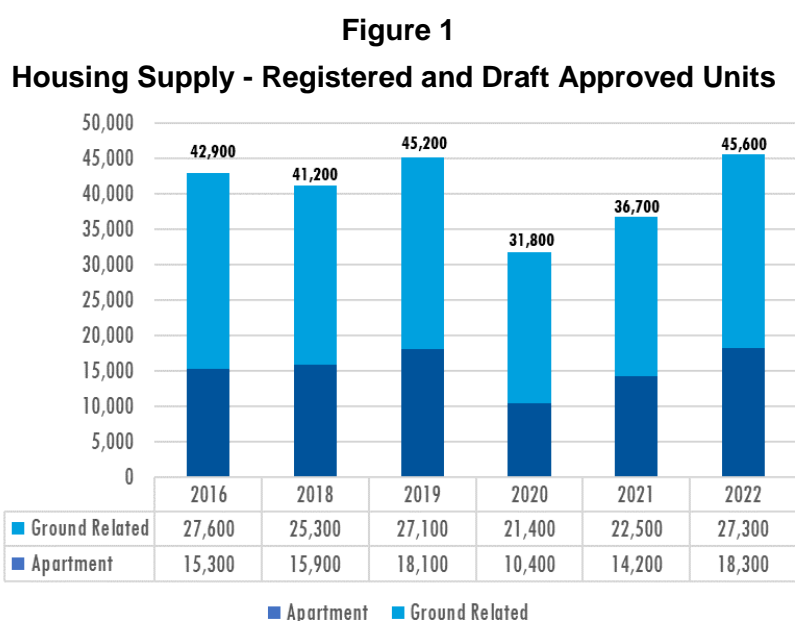
additional 36,600 draft approved units (Appendix 1 - Table 1). Based on the Region’s approved Regional Official Plan forecast, this represents a supply of over five years of growth, well within Provincial requirements that a 3 – 7-year supply of draft approved and registered plans be maintained. In addition, there are 20,300 housing units under construction that will be occupied by residents upon completion.

As of December 2022, there were approximately 46,300 housing units identified through issued Ministers Zoning Orders (Appendix 1 – Table 2). These units will require subdivision and infrastructure approvals prior to being available for development. Due to infrastructure availability, timing of construction for Ministers Zoning Orders will vary from 1 or 2 years to 10 or more years.

The data, as outlined in Appendix 1, identifies the supply of all unit types in all stages of approval. All nine local municipalities contribute to this supply.

Housing supply is fluid – new proposed units coming on-line offset units as they 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. This is the case, but data regarding availability to the market (i.e. sold or not) is not readily available to York Region. While housing supply is fluid, the Region’s annual inventory has been relatively stable as new units come on-line through proposed applications which off-set others as they are constructed and consumed by the market. The result, even with servicing delays, has been a relatively consistent and strong housing supply since 2016 as is shown by the annual summary of housing supply of registered and draft approved units in Figure 1.



Note: 2016 to 2019 show registered unoccupied and draft approved data, 2020 to 2022 data include registered unbuilt and draft approved units. 2021 and 2022 data does not include MZO units.

To enable the Region to maintain a current inventory of housing supply data, information from local municipalities is important whereby building permit and development approval data is provided to the Region on a regular and timely basis.

In addition to registered and draft approved units, there are more than 114,900 proposed housing units in the development application approval pipeline

As captured by the Region’s development tracking system, YorkTrax, there are more than 114,900 additional housing units currently subject to planning applications that are in process for approval and conform to local municipal Official Plans (Appendix 1, Table 3). As these applications move through the approvals process, they replenish the registered and draft approved supply (Appendix 1, Table 1) taken up by the market. These proposed housing units equate to approximately 14 years of supply of additional growth. Together, the 160,500 registered unbuilt, draft approved, and proposed units currently under planning application provide for more than 19 years of growth.

How fast the market responds impacts years of supply. Table 1 summarizes average annual unit growth and the associated years supply based on historical growth rate, ROP forecast, and ROP forecast including Provincial housing targets.

**Table 1
Historical and forecast average annual unit growth and impact on years supply**

	10-year historical	10-year ROP forecast	10-year ROP forecast + provincial housing targets
Average annual unit growth	7,100	8,300	14,500
Years supply	23	19	11

Source: York Region Planning and Economic Development

Based on the total number of units under construction, registered, draft approved, and proposed, the Region’s housing supply exceeds the forecast number of units required to achieve the 10-year Regional Official Plan forecast, incorporating the 10-year Provincial housing targets. This does not, however, indicate that these targets will be met. The unit growth per year required to achieve provincial housing targets significantly exceeds both historical and Regional Official Plan forecast averages. Despite significant capacity remaining based on the latest assignment (163,000 people), infrastructure improvements would also likely be required to

facilitate buildout of the Region's current housing supply and achievement of the provincial housing targets.

Included in the Region's total approved and proposed housing supply, there are approximately 157,000 apartment units representing 76% of units that are registered unbuilt, draft approved, proposed, or subject to Minster's Zoning Orders. This substantial supply of future apartment growth demonstrates the success of the Region's investment in transit infrastructure and the attractiveness of its Centres and Corridors for high-density development. It will most likely take many years before this apartment supply is fully built and occupied by residents.

In addition to the approved housing supply inventory of registered, draft approved, and proposed housing units, York Region has an approved and designated land supply for additional development that is not currently subject to planning applications. This includes portions of the Green Lane Secondary Plan in the Town of East Gwillimbury (approx. 9,000 units and Block 27 and Block 41 Secondary Plans in the City of Vaughan (approx. 14,000 units). Through recent approval of the Regional Official Plan by the Province in November 2022, a further 2,600 ha of urban land has been designated to support residential development to 2051 (approx. 40,000 units), and an additional 330 ha of land was recently removed from the Greenbelt in York Region for urban residential use (approx. 5,500 units).



Paul Freeman, MCIP, RPP
Chief Planner



Bruce Macgregor
Chief Administrative Officer

14547420

Appendix 1 - York Region Available Housing Supply, December 2022

Appendix 2 - Available Housing Supply by Local Municipality

Table 1: Registered and Draft Approved Units, December 2022

		Single Units	Semi-Detached Units	Townhouse Units	Apartment Units	Total
Registered	Aurora	90	0	0	242	332
	East Gwillimbury	210	36	63	0	309
	Georgina	626	0	150	60	836
	King	7	0	0	0	7
	Markham	46	0	426	3,528	4,000
	Newmarket	30	14	171	0	215
	Richmond Hill	736	16	597	484	1,833
	Vaughan	446	13	164	22	645
	Whitchurch-Stouffville	602	0	267	0	869
	Total	2,793	79	1,838	4,336	9,046
Draft Approved	Aurora	253	0	300	69	622
	East Gwillimbury	1,397	391	637	586	3,011
	Georgina	1,056	2	228	0	1,286
	King	1,446	0	325	0	1,771
	Markham	3,259	244	5,427	5,626	14,556
	Newmarket	1	12	19	0	32
	Richmond Hill	1,907	295	2,229	96	4,527
	Vaughan	1,473	22	1,054	5,902	8,451
	Whitchurch-Stouffville	364	0	288	1,677	2,329
	Total	11,156	966	10,507	19,956	36,585
Total	13,949	1,045	12,345	18,292	45,631	

Note: Totals do not include approximately 20,300 units currently under construction in the Region that will be occupied by residents upon completion

Source: York Region development application tracking system (YorkTrax). Data has not been confirmed with local municipalities. Figures are likely underestimates of housing supply as not all site plans are circulated to York Region.

Table 2: Minister's Zoning Order Units, December 2022

		Single Units	Semi-Detached Units	Townhouse Units	Apartments	Total
Minister's Zoning Order Applications	Aurora	30	0	73	74	177
	East Gwillimbury	0	0	0	0	0
	Georgina	0	0	0	0	0
	King	118	0	0	0	118
	Markham	0	0	0	19,407	19,407
	Newmarket	0	0	0	0	0
	Richmond Hill	0	0	0	21,116	21,116
	Vaughan	0	0	0	4,859	4,859
	Whitchurch-Stouffville	0	0	101	550	651
	Total	148	0	174	46,006	46,328

Source: York Region development application tracking system (YorkTrax). Data has not been confirmed with local municipalities. Figures are likely underestimates of housing supply as not all site plans are circulated to York Region.

Table 3: Proposed Units, December 2022

		Single Units	Semi-Detached Units	Townhouse Units	Apartments	Total
Proposed	Aurora	510	1	2,942	1,753	5,206
	East Gwillimbury	370	0	641	522	1,533
	Georgina	903	26	680	66	1,675
	King	1,015	0	406	793	2,214
	Markham	423	92	2,573	23,663	26,751
	Newmarket	214	26	945	1,496	2,681
	Richmond Hill	731	183	3,696	10,369	14,979
	Vaughan	789	106	1,949	52,438	55,282
	Whitchurch-Stouffville	948	76	1,991	1,593	4,608
	Total	5,903	510	15,823	92,693	114,929

Note: Proposed units are under applications for approval and do not include those units requiring Local Official Plan Amendments.

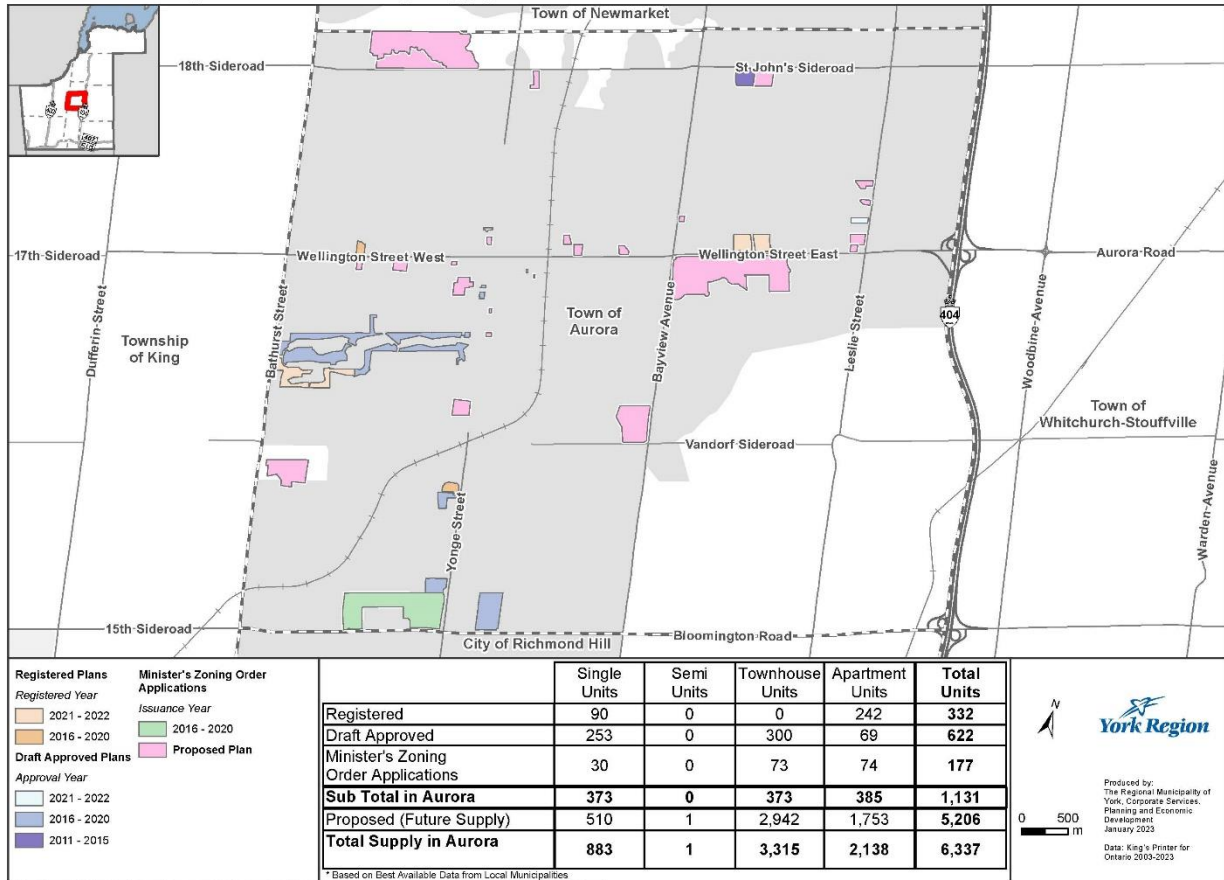
Source: York Region development application tracking system (YorkTrax). Data has not been confirmed with local municipalities. Figures are likely underestimates of housing supply as not all site plans are circulated to York Region.

Table 4: Total York Region Housing Supply, December 2022

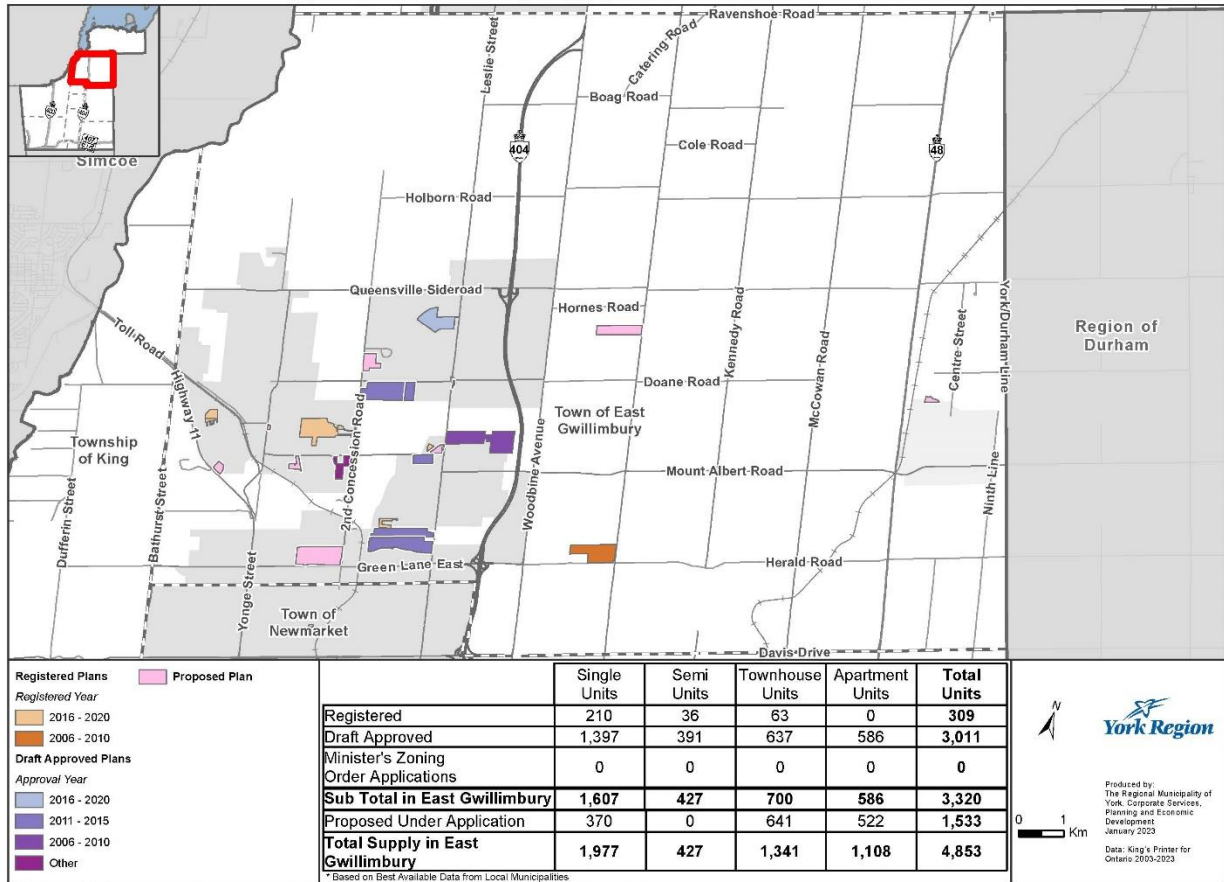
	Single Units	Semi-Detached Units	Townhouse Units	Apartments	Total
Registered & Draft Approved	13,949	1,045	12,345	18,292	45,631
Minister's Zoning Orders	148	0	174	46,006	46,328
Proposed	5,903	510	15,823	92,693	114,929
Total Unit Supply	20,000	1,555	28,342	156,991	206,888

Note: Lands approved for development with no planning applications applied to them are not captured in the tables above.

Town of Aurora | Available Housing Supply

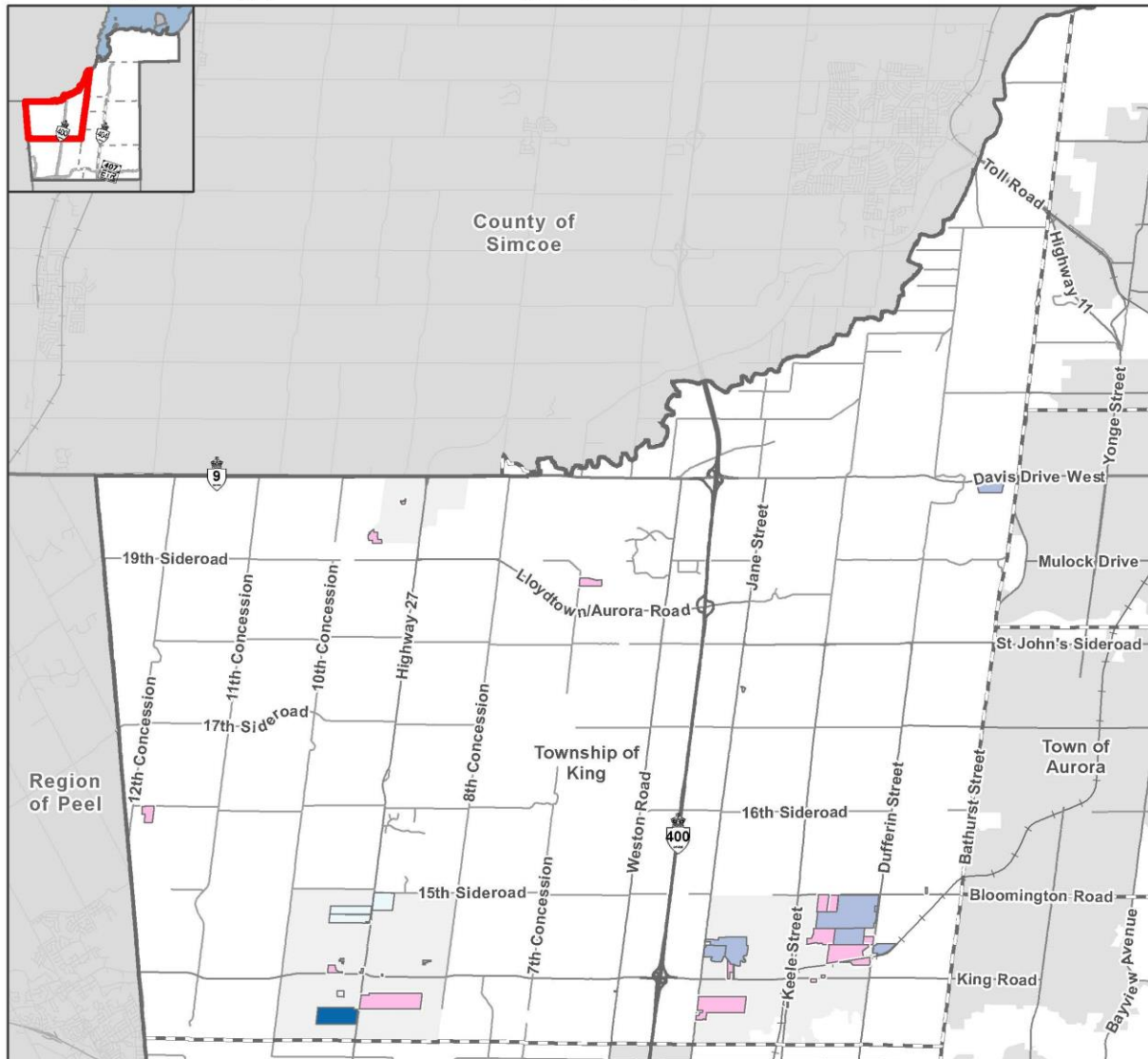


Town of East Gwillimbury | Available Housing Supply



U:\Development\LDU - Development\General\zoning\Operations\Housing\Map\mgw\MapEastGwillimbury_AvailableHousingSupply_A22022022.mxd

Township of King | Available Housing Supply



Registered Plans
 Registered Year
 2016 - 2020
Draft Approved Plans
 Approval Year
 2021 - 2022
 2016 - 2020
Minister's Zoning Order Applications
 Issuance Year
 Not Issued
 Proposed Plan

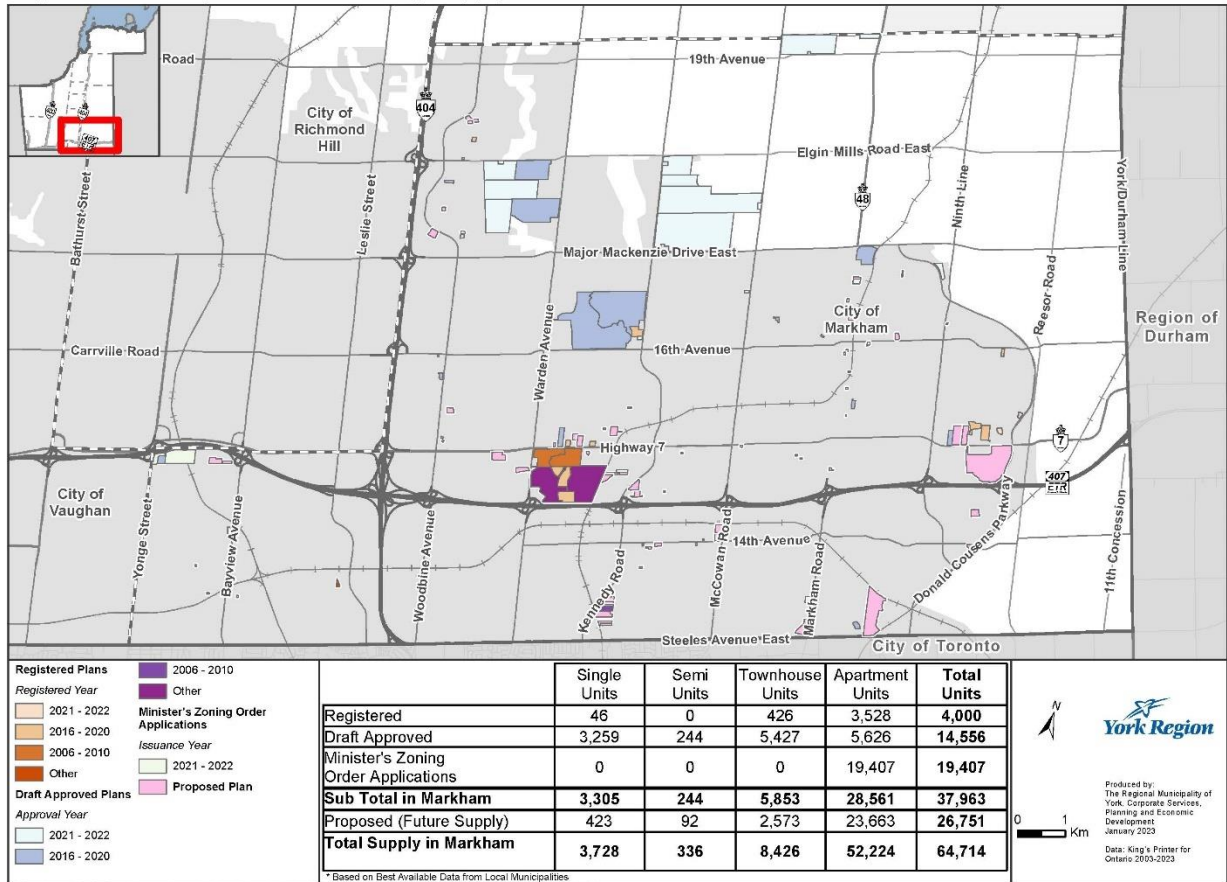
	Single Units	Semi Units	Townhouse Units	Apartment Units	Total Units
Registered	7	0	0	0	7
Draft Approved	1,446	0	325	0	1,771
Minister's Zoning Order Applications	118	0	0	0	118
Sub Total in King	1,571	0	325	0	1,896
Proposed (Future Supply)	1,015	0	406	793	2,214
Total Supply in King	2,586	0	731	793	4,110

North arrow and scale bar (0-1 km).

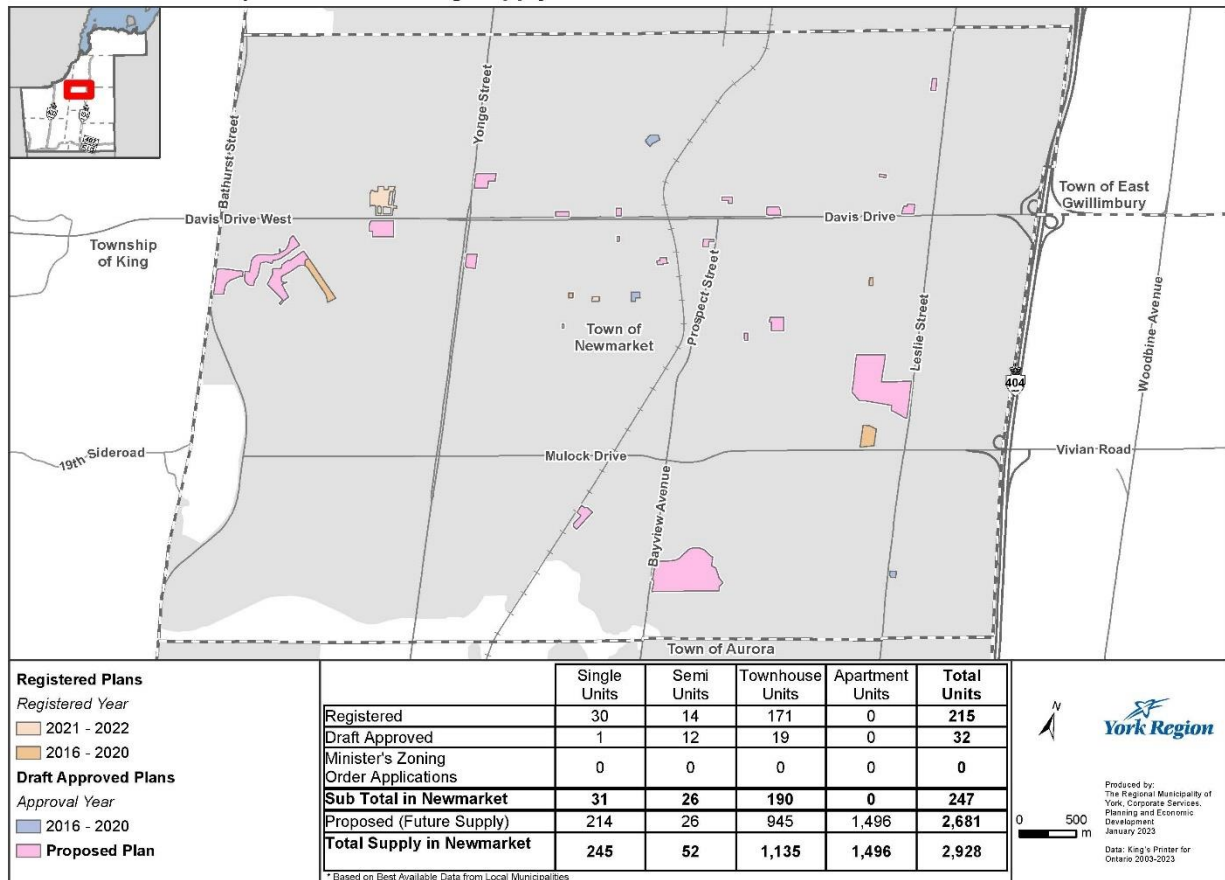
 Produced by:
 The Regional Municipality of York,
 Corporate Services, Planning and
 Economic Development
 January 2023
 Data: King's Printer for
 Ontario 2003-2023

* Based on Best Available Data from Local Municipalities

City of Markham | Available Housing Supply

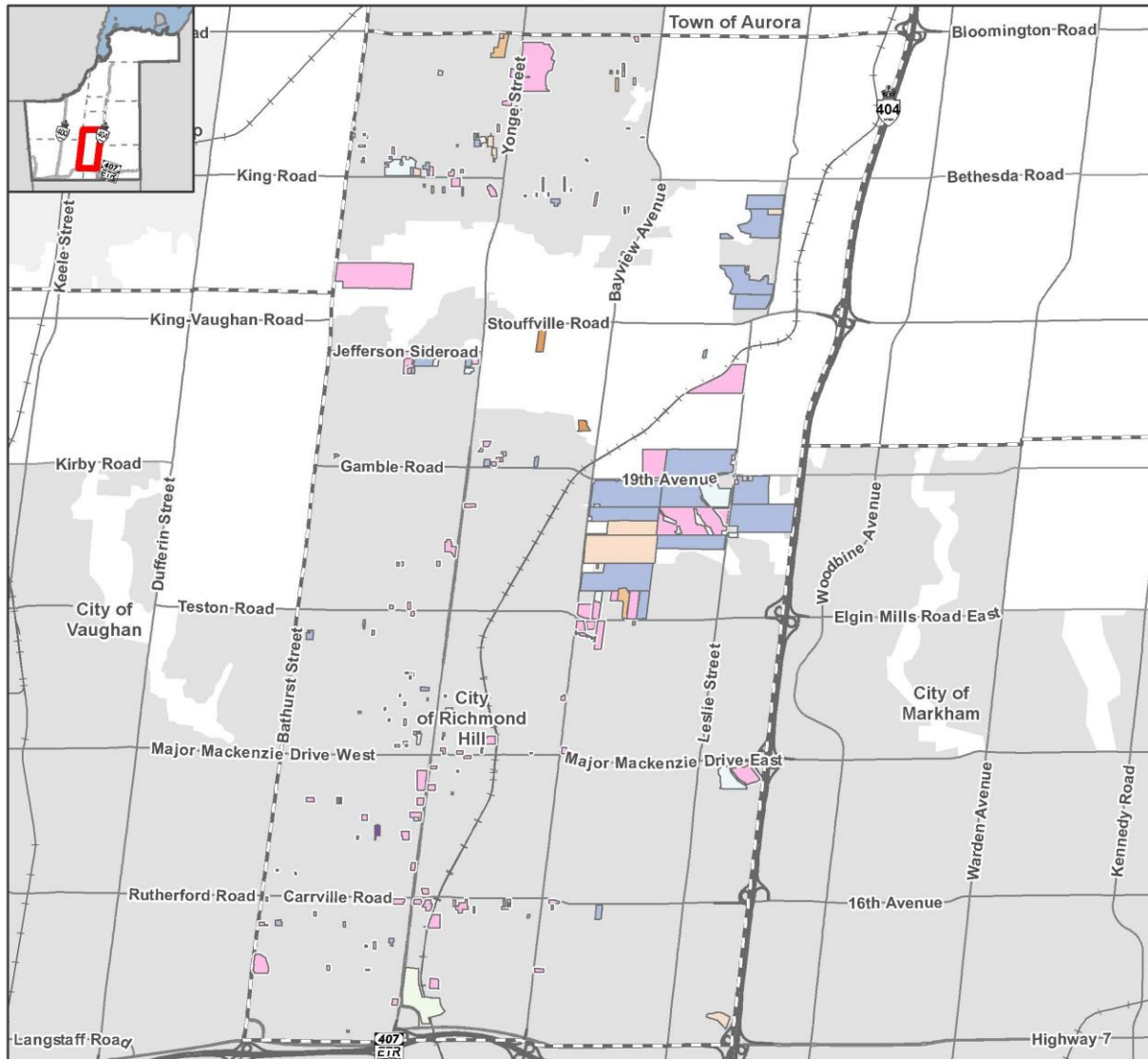


Town of Newmarket | Available Housing Supply



* Based on Best Available Data from Local Municipalities

City of Richmond Hill | Available Housing Supply

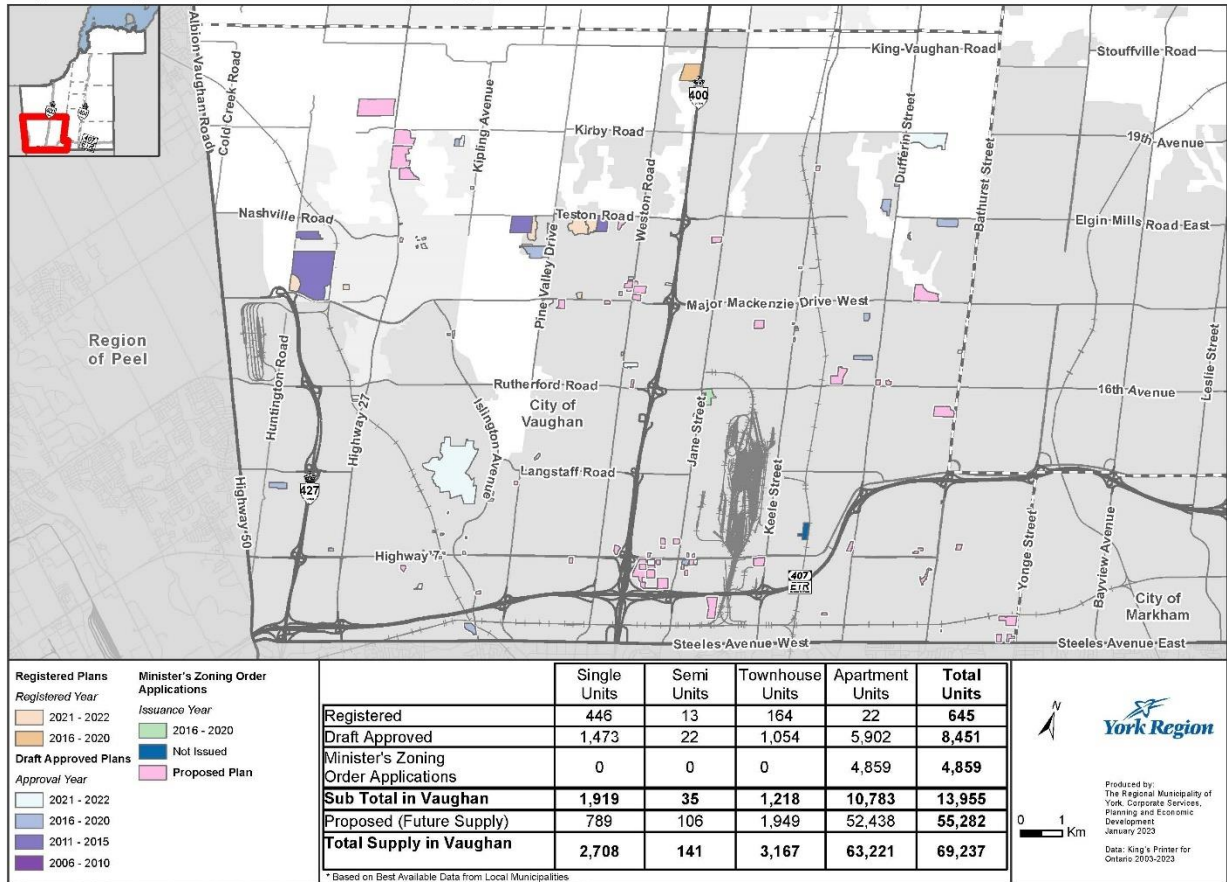


	Single Units	Semi Units	Townhouse Units	Apartment Units	Total Units
Registered	736	16	597	484	1,832
Draft Approved	1,907	295	2,229	96	4,527
Minister's Zoning Order Applications	0	0	0	21,116	21,116
Sub Total in Richmond Hill	2,642	311	2,826	21,696	27,475
Proposed (Future Supply)	731	183	3,696	10,369	14,979
Total Supply in Richmond Hill	3,373	494	6,522	32,065	42,453

* Based on Best Available Data from Local Municipalities

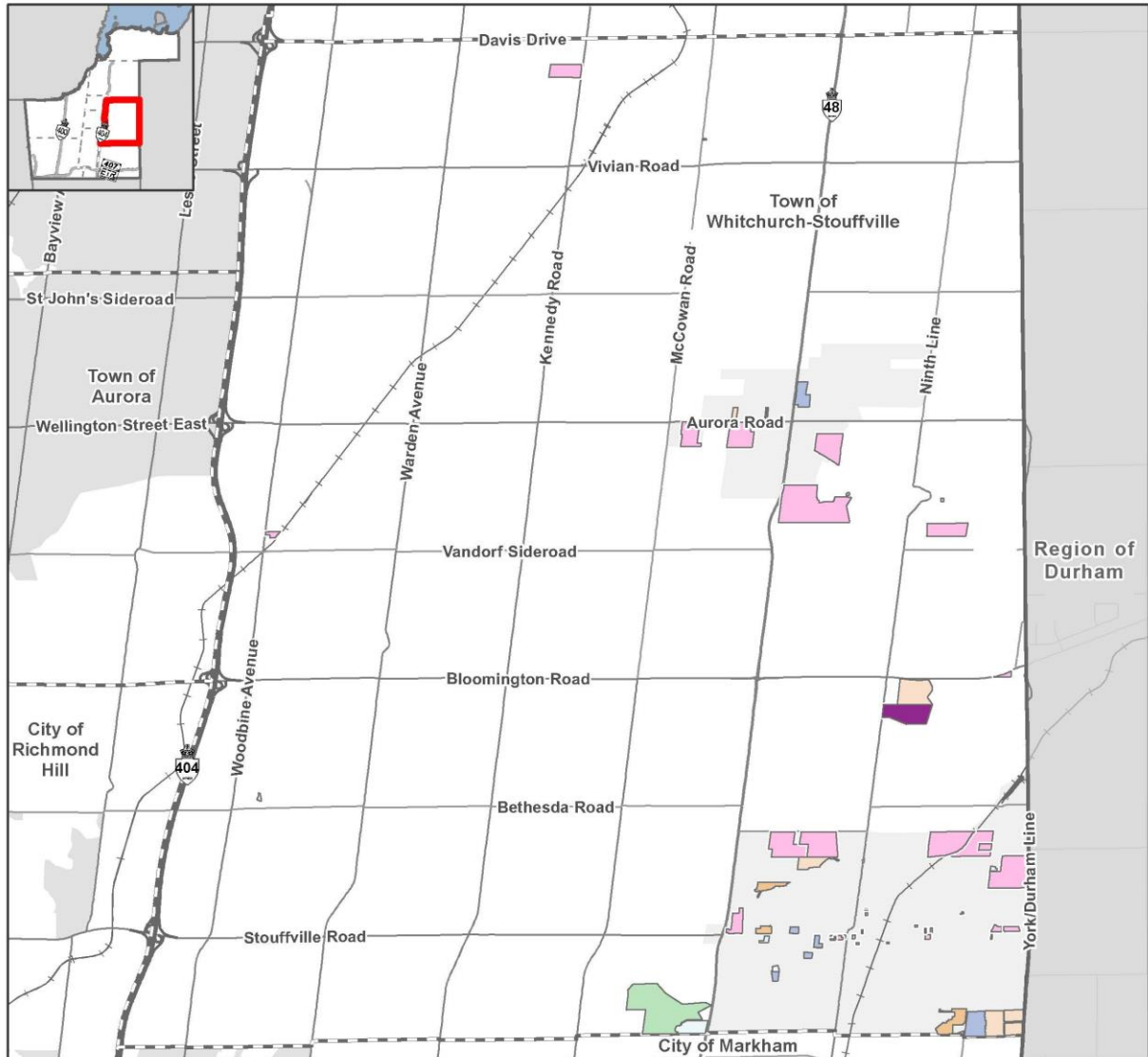
Produced by:
 The Regional Municipality of York,
 Corporate Services, Planning and
 Economic Development
 January 2023
 Data: King's Printer for
 Ontario 2003-2023

City of Vaughan | Available Housing Supply



* Based on Best Available Data from Local Municipalities

Town of Whitchurch-Stouffville | Available Housing Supply



Registered Plans

Registered Year

- 2021 - 2022
- 2016 - 2020

Draft Approved Plans

Approval Year

- 2021 - 2022
- 2016 - 2020
- Other

Minister's Zoning Order Applications

Issuance Year

- 2016 - 2020
- Proposed Plan

	Single Units	Semi Units	Townhouse Units	Apartment Units	Total Units
Registered	602	0	267	0	869
Draft Approved	364	0	288	1,677	2,329
Minister's Zoning Order Applications	0	0	101	550	651
Sub Total in Whitchurch-Stouffville	966	0	656	2,227	3,849
Proposed Under Application	948	76	1,991	1,593	4,608
Total Supply in Whitchurch-Stouffville	1,914	76	2,647	3,820	8,457

York Region

Produced by:
The Regional Municipality of York,
Corporate Services, Planning and
Economic Development
January 2023

Data: King's Printer for
Ontario 2003-2023

* Based on Best Available Data from Local Municipalities
G:\Development\00 - Development General\en\Operations\Housing\Mapping\Map\Whitchurch-Stouffville - Available Residential Supply_20230118.mxd