



To: York Region Housing Affordability Task Force
Meeting Date: September 7, 2023
From: Paul Freeman
Chief Planner
Re: **Housing Supply Update – August 2023**

Region’s housing supply and development applications in the approval pipeline are monitored and reported regularly

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

Appendices to this memorandum include the following information:

- August 2023 breakdown of available housing supply units by type (single-detached, semi-detached, townhouse, apartment) and application approval status for each local municipality. A list of Provincial housing pledge targets and information on rental households and rental supply is also provided by local municipality (Appendix A)
- Location of housing supply units by type and status (registered unbuilt, draft approved, proposed under application, and Ministers Zoning Order units by local municipality (Appendix B)

A housing supply update was last presented to Council in [March 2023](#) and provided supply as of December 2022.

Data included in this update is current to August 2023 and is based on the Region’s development application tracking system (YorkTrax). Local municipal planning staff is being asked to review the data for accuracy. Housing supply figures are likely an underestimate of total supply available as not all site plan applications are circulated to the Region.

York Region currently has an approved housing supply of approximately 63,000 units across all nine local municipalities

As of the end of August 2023, the Region has an approved housing supply of an estimated 63,000 units. Within this supply, there are approximately 10,000 registered unbuilt units, and an additional 34,100 draft approved units (Appendix A – Table 1). Based on the Region’s approved Regional Official Plan forecast, this represents a supply of over five years of growth, well within the Provincial requirement that a 3 – 7-year supply of draft approved and registered plans be maintained. In addition, there are approximately 19,000 housing units under construction that will be occupied by residents upon completion.

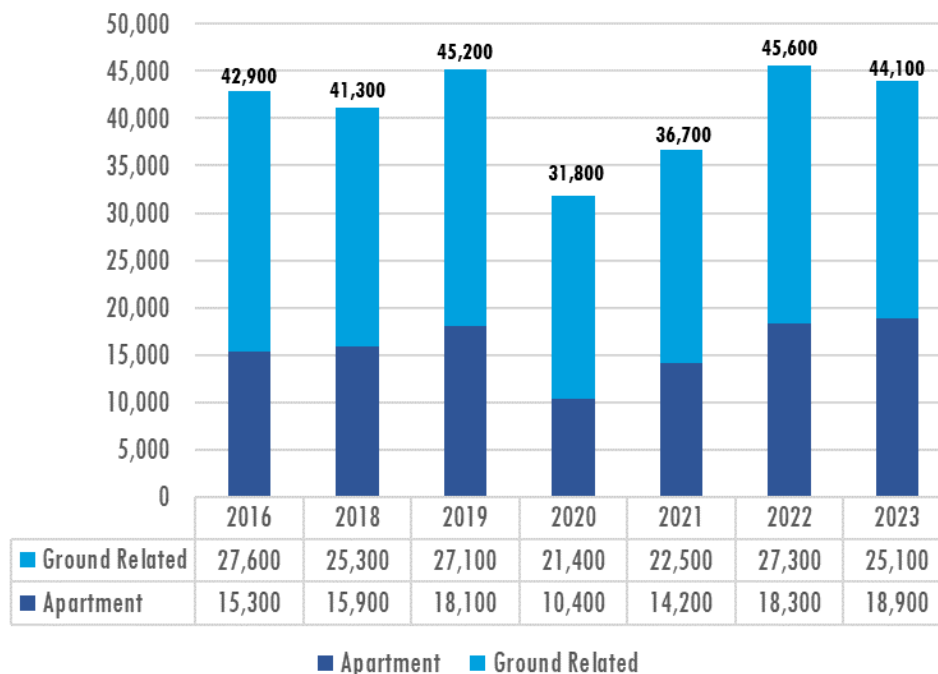
The data, as outlined in Appendix A, identifies the supply of all unit types in all stages of approval. All nine local municipalities contribute to this supply.

Housing supply is fluid – new proposed units coming on-line offset units as they are built and sold

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 occupied by residents. The result, even with some 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.

Figure 1

Housing Supply – Registered and Draft Approved Units



Note: 2016 to 2019 show registered unoccupied and draft approved data, 2020 to 2023 data include registered unbuilt and draft approved units.

To maintain an up-to-date region-wide, inventory of housing supply data, it is helpful for the Region to receive building permit and development approval information from local municipalities on a regular and timely basis. Efforts to improve the timeliness of reporting are underway through steps outlined in a report to Council on streamlining development approvals in [April 2023](#).

In addition to registered and draft approved units, there are more than 107,000 proposed housing units in the development application approval pipeline

As captured by the Region’s development tracking system, YorkTrax, there are more than 107,000 additional housing units currently subject to active planning applications that are in the process for approval and which conform to local municipal Official Plans (Appendix A, Table 3). As these applications move through the approvals process, they replenish the registered and draft approved supply (Appendix A, Table 1) taken up by the market. These proposed housing units equate to approximately 14-years of supply of additional growth. Together, the 151,100 registered unbuilt, draft approved, and proposed units currently under planning applications provide for more than 20-years of growth. In addition to the 107,000 units in the application approval pipeline, there were approximately 46,300 housing units identified through issued Ministers Zoning Orders (Appendix A – Table 2). These units will require subdivision 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. These additional units would add an additional 5.8 years to the Region’s supply.

How fast housing units are constructed, sold and occupied impacts years of supply. Table 1 summarizes average annual unit growth and the associated years supply based on historical average annual growth rates, average annual rates required to meet the ROP forecast, and rates required to meet Provincial Housing Targets by 2031.

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

	10-year historical	10-year ROP forecast	Provincial housing targets to 2031 ¹
Average annual unit growth	6,600	8,000	16,700
Years supply	24	20	10

Source: York Region Planning and Economic Development

Notes: 1 The Province assigned housing pledges to 8 York Region municipalities. King Township was excluded.

The Province of Ontario assigned housing targets to eight York Region local municipalities, excluding King Township, totaling 150,000 units to 2031 (Appendix A, Table 5). The Region's total number of units under construction, registered, draft approved, and proposed exceed the forecast number of units required to achieve the Provincial housing target, however, this does not indicate 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 sewage capacity remaining based on the 2019 and 2021 assignments (146,537 persons), infrastructure improvements are required to facilitate buildout of the Region's current housing supply and achievement of provincial housing targets. A 2023 Capacity Servicing Assignments is expected to be presented to Council in November.

Included in the Region's total approved and proposed housing supply, there are approximately 151,100 apartment units representing 77% of units that are registered unbuilt, draft approved, proposed under application, or subject to Minister'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 the apartment supply is fully built and occupied by residents.

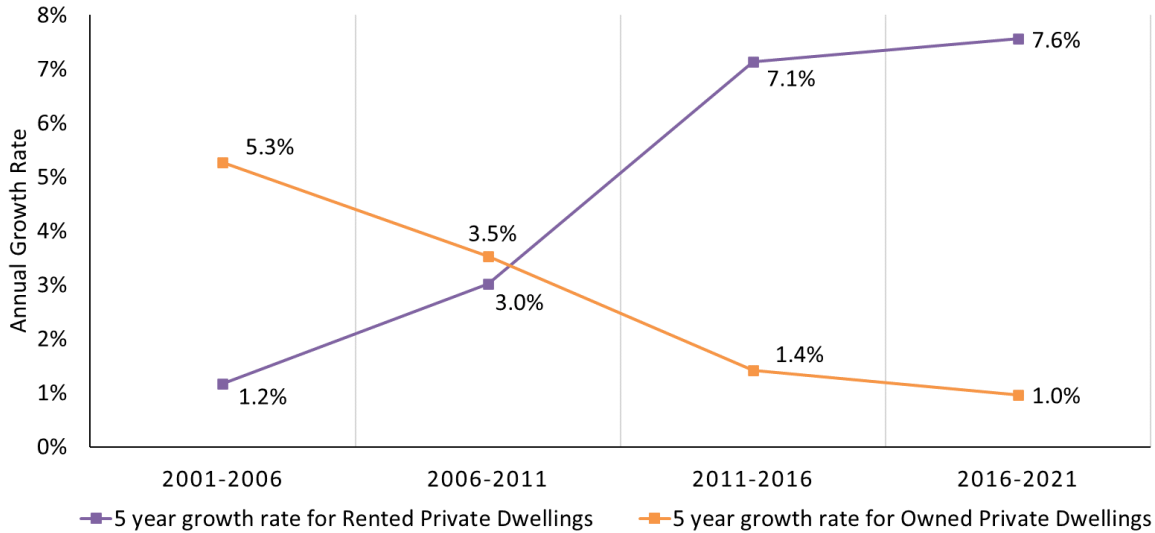
Rental households have more than doubled in the last 20-years outpacing ownership in York Region

Since 2001, the number of rented households in York Region has more than doubled from 30,600 households to 69,600 households in 2021, representing an average annual increase of 6%. In comparison, home ownership has increased at a slower rate of 3% annually since 2001, increasing from 192,600 households to 321,400 households in 2021 (Appendix A, Table 6).

A shift in housing tenure is evident following 2011. Prior to 2011, home ownership rates were at their highest but have since tapered off to a growth of around 1% annually. Conversely, rental occupancy rates were at their lowest prior to 2011 but have since seen an increase of around 7% annually almost exclusively delivered through the secondary rental market. Figure 2 shows the shift in occupied housing tenure in York Region between 2001 and 2021.

Figure 2

York Region occupied private households by tenure growth rates, 2001-2021



Source: Statistics Canada Census Profiles 2001 to 2021

Average monthly costs for rented households in York Region have nearly doubled since 2001 increasing from \$980 to \$1,870 (Appendix A, Table 7). As ownership housing prices have rapidly increased, the importance of a healthy rental stock has been highlighted. The Region's rental housing supply has not kept pace with the demand for housing brought on by factors such as incoming population growth, high cost of living, inflation and high ownership costs. These variables, among many others, have contributed to more competition in the rental market and have increased rental prices.

Between 2016 and 2021, fewer than 5% of new rental households were housed in purpose-built rental housing

The Affordable Housing Implementation Plan: Housing Needs Analysis (see communication on same agenda) identifies there has been an increased reliance on the secondary rental market. This is problematic as these homes do not provide tenants with the same security of tenure as purpose-built rental units. In 2001, York Region had a private purpose-built stock of approximately 4,760 apartment units. This has increased to just 5,630 units in 2022 (Appendix A, Table 8). Apartment units for both ownership and rental tenures are anticipated to become more prominent in housing development in the Region over the next few decades. The minimal purpose-built rental apartment growth in the last 20-years shows there are not enough rental buildings to meet the needs of York Region residents. The York Region Official Plan includes a purpose-built rental target of a minimum of 1,000 units per year. Although subject to approval, there are more than 13,700 proposed rental units currently active in the development application approval pipeline in York Region.

For more information on this memo, please contact Paul Bottomley, Manager at 1-877-464-9675 ext. 71530. Accessible formats or communication supports are available upon request.



Paul Freeman, MCIP, RPP
Chief Planner



Bruce Macgregor
Chief Administrative Officer

August 29, 2023
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Appendix A – York Region Available Housing Supply, August 2023
Appendix B – Available Housing Supply by Local Municipality

Table 1: Registered and Draft Approved Units, August 2023

		Single Units	Semi-Detached Units	Townhouse Units	Apartment Units	Total
Registered	Aurora	26	0	134	264	424
	East Gwillimbury	58	0	95	0	153
	Georgina	221	2	30	160	413
	King	13	16	0	0	29
	Markham	141	0	1,088	2,972	4,201
	Newmarket	112	12	446	225	795
	Richmond Hill	727	8	377	200	1,312
	Vaughan	255	4	547	547	1,353
	Whitchurch-Stouffville	719	0	261	311	1,291
	Total	2,272	42	2,978	4,679	9,971
Draft Approved	Aurora	357	0	144	302	803
	East Gwillimbury	1,425	379	329	204	2,337
	Georgina	1,144	14	147	0	1,305
	King	1,702	0	405	0	2,107
	Markham	2,199	256	5,206	6,495	14,156
	Newmarket	97	14	106	0	217
	Richmond Hill	1,404	319	1,587	327	3,637
	Vaughan	1,352	32	1,216	5,719	8,319
	Whitchurch-Stouffville	1	0	0	1,223	1,224
	Total	9,681	1,014	9,140	14,270	34,105
Total	11,953	1,056	12,118	18,949	44,076	

Note: Totals do not include approximately 18,950 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 Zoning Order Units, August 2023

		Single Units	Semi-Detached Units	Townhouse Units	Apartment Units	Total
Minister 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. Make a note that apartment units in Markham and Vaughan include Provincial TOC proposed units

Table 3: Proposed Units Under Application, August 2023

		Single Units	Semi-Detached Units	Townhouse Units	Apartment Units	Total
Proposed	Aurora	140	1	3,125	1,567	4,833
	East Gwillimbury	599	0	725	522	1,846
	Georgina	690	22	594	66	1,372
	King	701	0	308	603	1,612
	Markham	1,533	64	1,856	23,692	27,145
	Newmarket	114	26	632	1,254	2,026
	Richmond Hill	232	68	3,154	10,638	14,092
	Vaughan	868	18	1,921	45,354	48,161
	Whitchurch-Stouffville	1,285	76	2,144	2,445	5,950
	Total	6,162	275	14,459	86,141	107,037

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: York Region Housing Supply Summary, August 2023

	Single Units	Semi-Detached Units	Townhouse Units	Apartment Units	Total
Registered and Draft Approved	11,953	1,056	12,118	18,949	44,076
Minister's Zoning Orders	148	0	174	46,006	46,328
Proposed	6,162	275	14,459	86,141	107,037
Total Unit Supply	18,263	1,331	26,751	151,096	197,441

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

Table 5: Provincial Housing Pledges to 2031

	2031 Housing Pledges	Potential 2031 Population Growth
Aurora	8,000	23,700
East Gwillimbury	4,300	12,500
Georgina	6,200	16,800
King	-	-
Markham	44,000	145,900
Newmarket	12,000	34,600
Richmond Hill	27,000	84,900
Vaughan	42,000	139,700
Whitchurch-Stouffville	6,500	18,600
Total	150,000	474,900

Note: The Province did not assign King Township a housing pledge. Resulting population growth is calculated using an average People per Unit (PPU) for each municipality.

Source: Province of Ontario 2031 Municipal Housing Targets

Table 6: Occupied and Rented Private Households 2001 - 2021

	2001			2011			2021		
	Owned	Rented	Total	Owned	Rented	Total	Owned	Rented	Total
Aurora	10,995	1,995	12,995	15,175	2,515	17,690	17,475	4,035	21,510
East Gwillimbury	5,750	755	6,515	6,870	670	7,540	9,640	1,805	11,450
Georgina	11,415	2,365	13,780	13,780	2,075	15,850	14,560	3,335	17,895
King	5,150	900	6,050	5,870	775	6,645	7,910	1,055	8,965
Markham	52,925	7,740	60,660	80,675	9,855	90,535	90,545	20,325	110,865
Newmarket	16,765	4,545	21,310	22,480	4,935	27,405	22,955	7,345	30,300
Richmond Hill	34,515	6,830	41,345	50,345	8,305	58,655	54,210	15,100	69,315
Vaughan	48,880	4,080	52,960	79,385	6,675	86,065	89,290	14,620	103,915
Whitchurch-Stouffville	6,115	1,350	7,470	11,635	1,410	13,045	14,695	2,010	16,710
Total	192,600	30,570	223,085	286,290	37,240	323,530	321,375	69,640	391,035

Source: Statistics Canada Census Profiles between 2001 and 2021

Table 7: Average Monthly Shelter Costs for Rented Dwellings (\$), 2001-2021

	2001	2011	2021
Aurora	\$ 946	\$ 980	\$ 1,153
East Gwillimbury	\$ 893	\$ 1,007	\$ 1,988
Georgina	\$ 762	\$ 927	\$ 1,444
King	\$ 851	\$ 1,140	\$ 1,704
Markham	\$ 1,076	\$ 1,191	\$ 1,890
Newmarket	\$ 865	\$ 1,020	\$ 1,614
Richmond Hill	\$ 982	\$ 1,129	\$ 1,916
Vaughan	\$ 1,113	\$ 1,283	\$ 2,048
Whitchurch-Stouffville	\$ 873	\$ 1,097	\$ 1,744
York Region Average	\$ 975	\$ 1,146	\$ 1,872

Source: Statistics Canada Census Profiles and the National Household Survey between 2001 and 2021

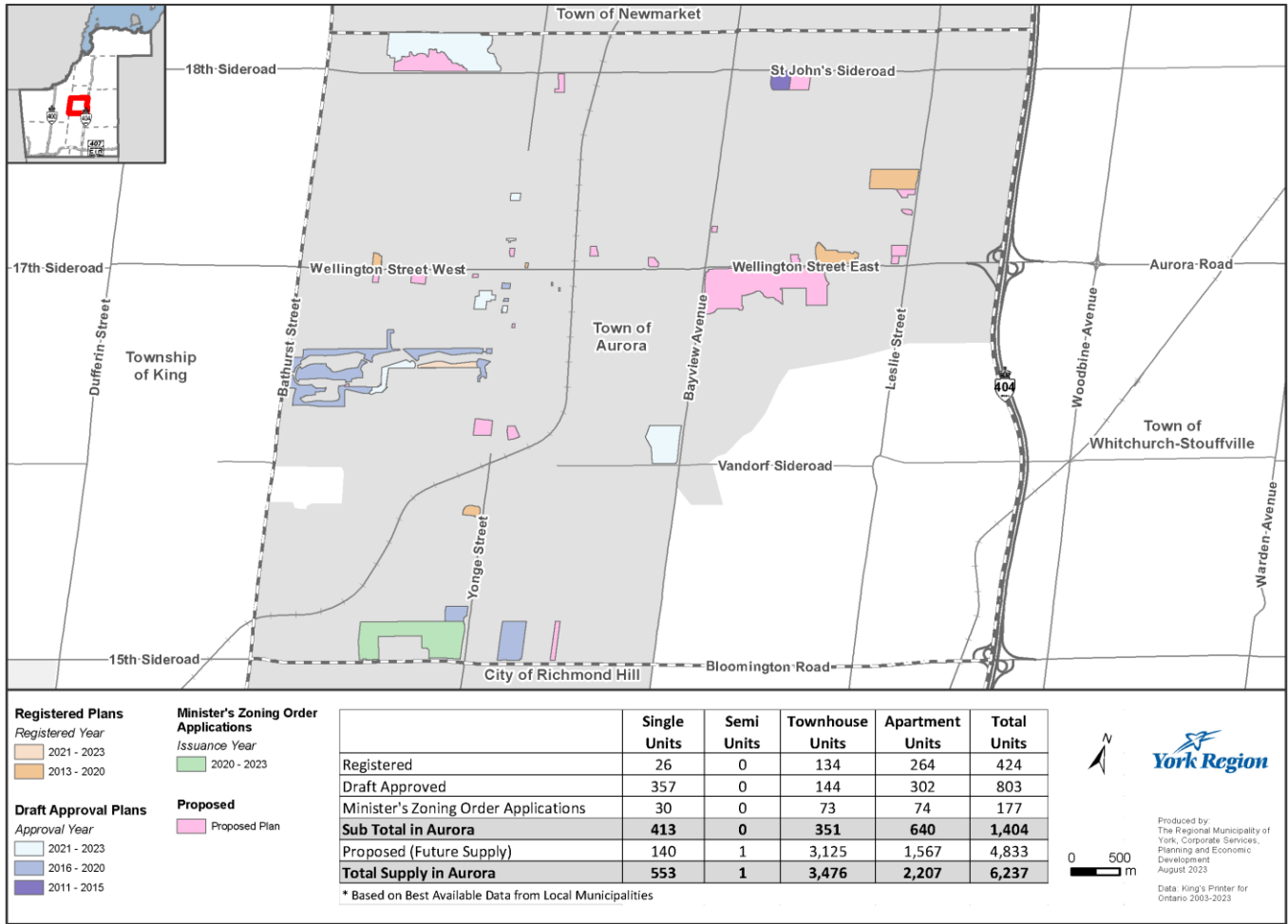
Table 8: York Region Private Apartment Rental Units, 2001-2022

		Bachelor	1-Bedroom	2-Bedroom	3+ Bedroom	Total
2001	Zone 25 - Richmond Hill, Vaughan, King	99	654	875	94	1,722
	Zone 26 - Aurora, East Gwillimbury, Georgina, Newmarket, Whitchurch-Stouffville	65	779	905	83	1,832
	Zone 27 - Markham	12	502	632	61	1,207
	Total Units	176	1,935	2,412	238	4,761
2011	Zone 25 - Richmond Hill, Vaughan, King	79	651	953	104	1,787
	Zone 26 - Aurora, East Gwillimbury, Georgina, Newmarket, Whitchurch-Stouffville	61	698	955	100	1,814
	Zone 27 - Markham	12	613	880	90	1,595
	Total Units	152	1,962	2,788	294	5,196
2021	Zone 25 - Richmond Hill, Vaughan, King	81	713	1,058	116	1,968
	Zone 26 - Aurora, East Gwillimbury, Georgina, Newmarket, Whitchurch-Stouffville	57	905	982	152	2,096
	Zone 27 - Markham	10	712	797	72	1,591
	Total Units	148	2,330	2,837	340	5,655
2022	Zone 25 - Richmond Hill, Vaughan, King	81	711	1,055	116	1,963
	Zone 26 - Aurora, East Gwillimbury, Georgina, Newmarket, Whitchurch-Stouffville	56	890	976	151	2,073
	Zone 27 - Markham	10	700	796	83	1,589
	Total Units	147	2,301	2,827	350	5,625

Notes: Private apartment units refers to private market purpose-built buildings with 3 or more units only (i.e., units above stores may not be captured). Community housing buildings are not captured in this inventory.

Source: CMHC Rental Market Tables, 2022

Town of Aurora | Available Residential Supply



- Registered Plans**
Registered Year
 2021 - 2023
 2013 - 2020
- Draft Approval Plans**
Approval Year
 2021 - 2023
 2016 - 2020
 2011 - 2015
- Minister's Zoning Order Applications**
Issuance Year
 2020 - 2023
- Proposed**
 Proposed Plan

	Single Units	Semi Units	Townhouse Units	Apartment Units	Total Units
Registered	26	0	134	264	424
Draft Approved	357	0	144	302	803
Minister's Zoning Order Applications	30	0	73	74	177
Sub Total in Aurora	413	0	351	640	1,404
Proposed (Future Supply)	140	1	3,125	1,567	4,833
Total Supply in Aurora	553	1	3,476	2,207	6,237

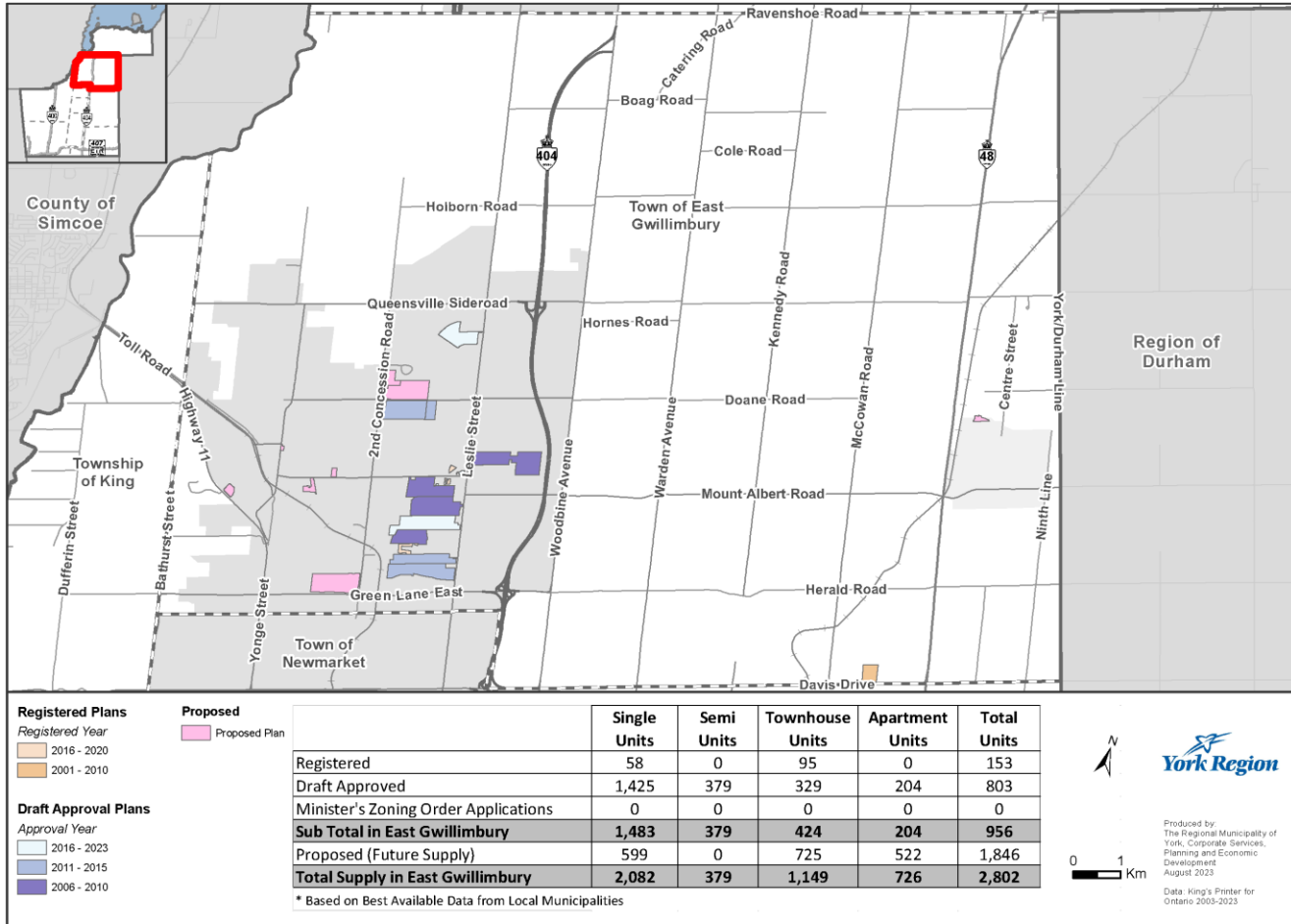
York Region

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 August 2023

Data: King's Printer for
 Ontario 2003-2023

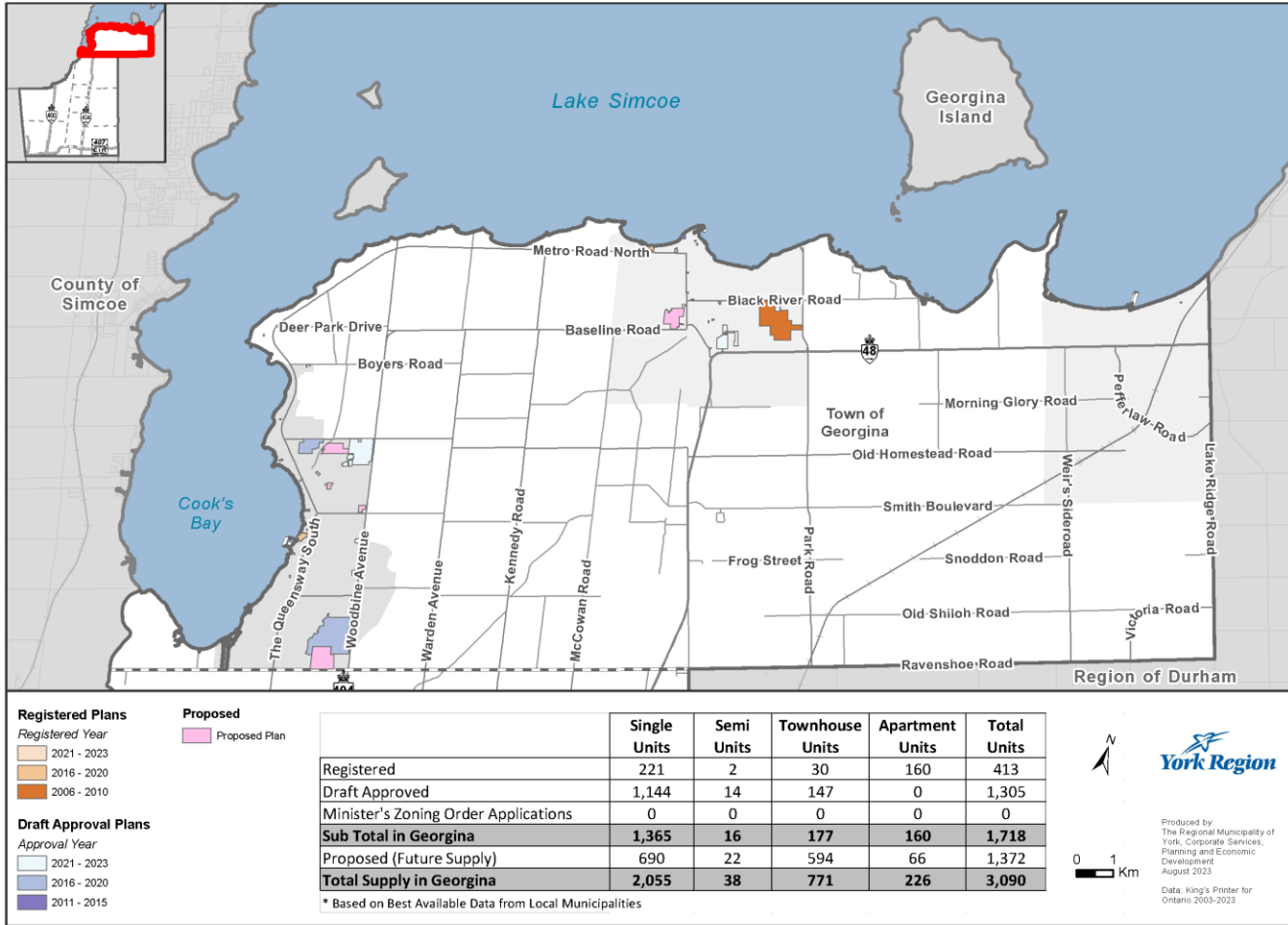
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Town of East Gwillimbury | Available Residential Supply



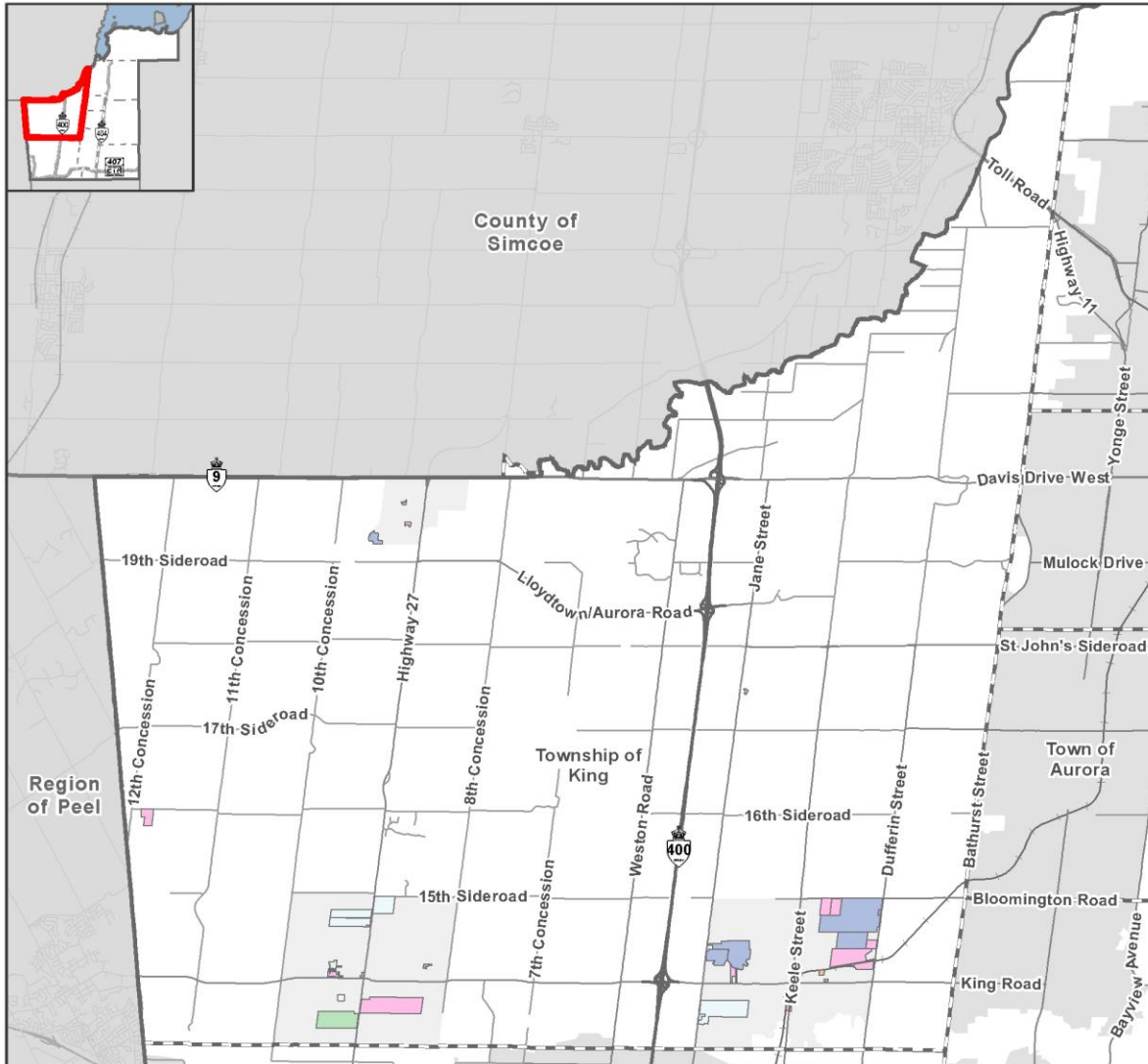
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Town of Georgina | Available Residential Supply



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Township of King | Available Residential Supply



Registered Plans

Registered Year

2021 - 2023

2016 - 2020

Draft Approval Plans

Approval Year

2021 - 2023

2016 - 2020

Minister's Zoning Order Applications

Issuance Year

2020 - 2023

Proposed

Proposed Plan

	Single Units	Semi Units	Townhouse Units	Apartment Units	Total Units
Registered	13	16	0	0	29
Draft Approved	1,702	0	405	0	2,107
Minister's Zoning Order Applications	118	0	0	0	118
Sub Total in King	1,833	16	405	0	2,254
Proposed (Future Supply)	701	0	308	603	1,612
Total Supply in King	2,534	16	713	603	3,866

* Based on Best Available Data from Local Municipalities

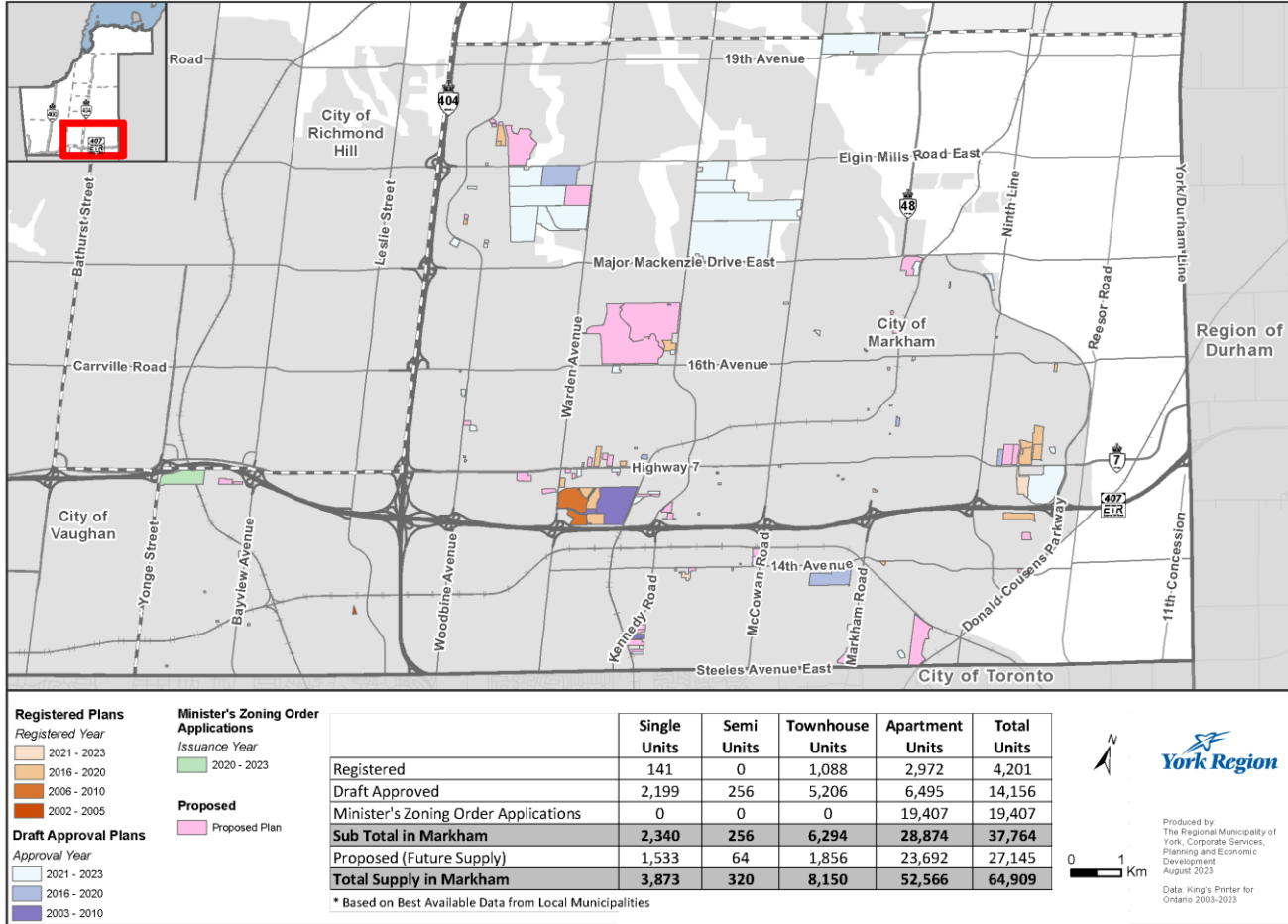


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August 2023

Data: King's Printer for
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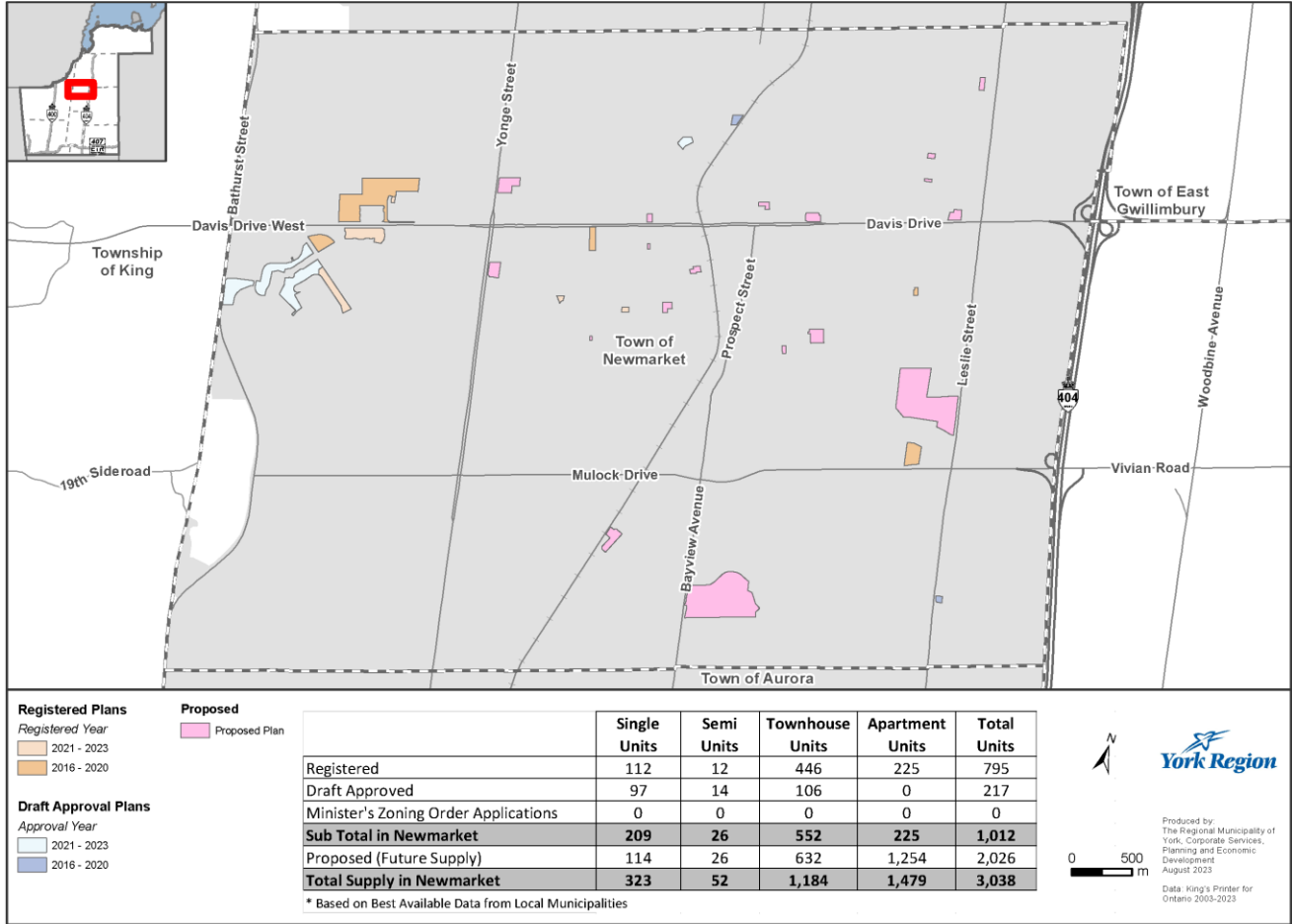
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City of Markham | Available Residential Supply



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Town of Newmarket | Available Residential Supply

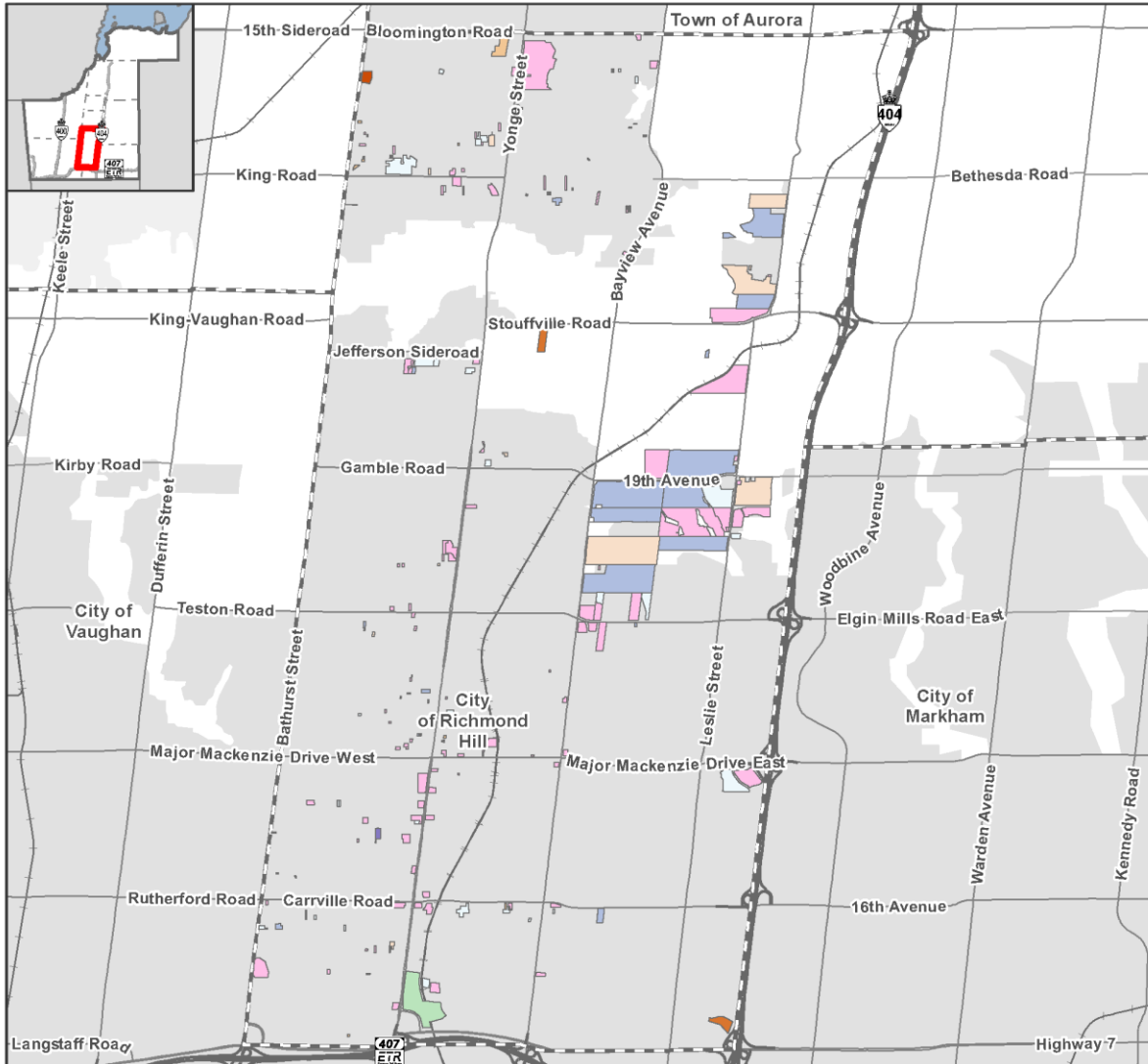


	Single Units	Semi Units	Townhouse Units	Apartment Units	Total Units
Registered	112	12	446	225	795
Draft Approved	97	14	106	0	217
Minister's Zoning Order Applications	0	0	0	0	0
Sub Total in Newmarket	209	26	552	225	1,012
Proposed (Future Supply)	114	26	632	1,254	2,026
Total Supply in Newmarket	323	52	1,184	1,479	3,038

* Based on Best Available Data from Local Municipalities

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City of Richmond Hill | Available Residential Supply



Registered Plans

Registered Year

- 2021 - 2023
- 2016 - 2020
- 2021 - 2023
- 2013 - 2020

Draft Approval Plans

Approval Year

- 2021 - 2023
- 2015 - 2020
- 2006 - 2010

Minister's Zoning Order Applications

Issuance Year

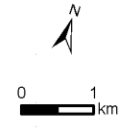
- 2020 - 2023

Proposed

- Proposed Plan

	Single Units	Semi Units	Townhouse Units	Apartment Units	Total Units
Registered	727	8	377	200	1,312
Draft Approved	1,404	319	1,587	327	3,637
Minister's Zoning Order Applications	0	0	0	21,116	21,116
Sub Total in Richmond Hill	2,131	327	1,964	21,643	26,065
Proposed (Future Supply)	232	68	3,154	10,638	14,092
Total Supply in Richmond Hill	2,363	395	5,118	32,281	40,157

* Based on Best Available Data from Local Municipalities

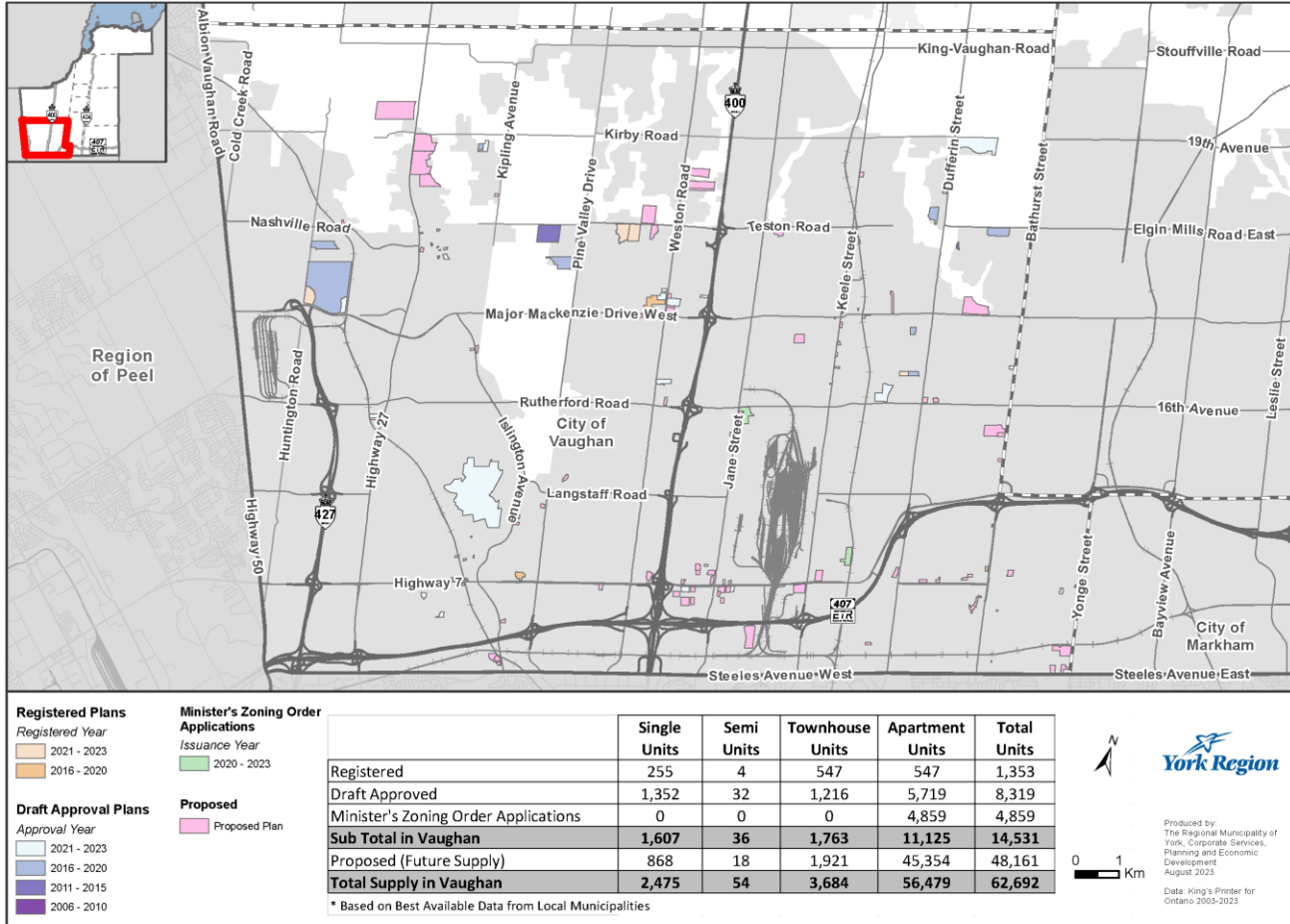


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August 2023

Data: King's Printer for
Ontario 2003-2023

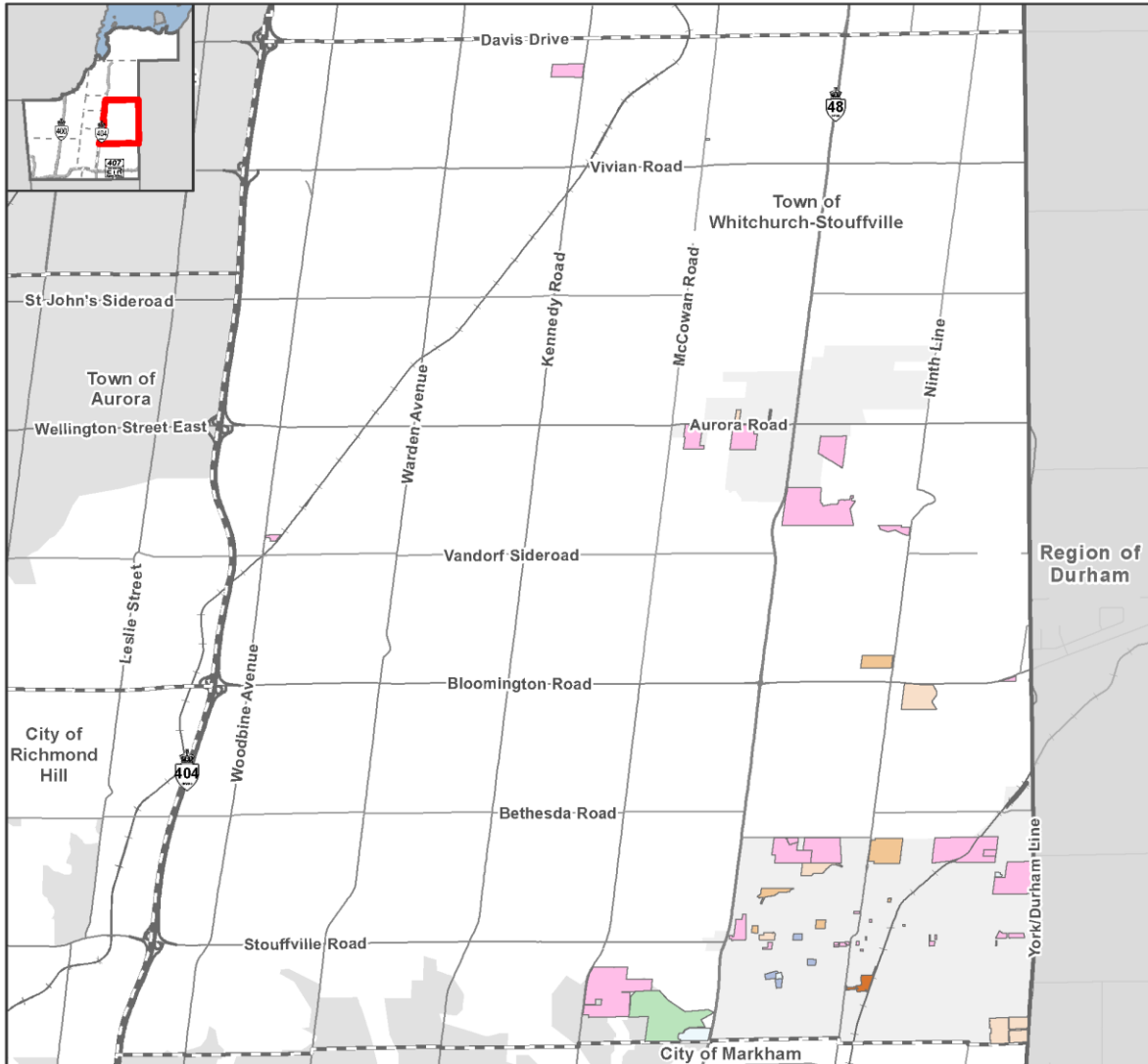
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City of Vaughan | Available Residential Supply



* Based on Best Available Data from Local Municipalities

Town of Whitchurch-Stouffville | Available Residential Supply



Registered Plans

Registered Year

- 2021 - 2023
- 2016 - 2020
- 2007 - 2015

Draft Approval Plans

Approval Year

- 2021 - 2023
- 2016 - 2020

Minister's Zoning Order Applications

Issuance Year

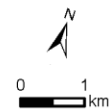
- 2020 - 2023

Proposed

- Proposed Plan

	Single Units	Semi Units	Townhouse Units	Apartment Units	Total Units
Registered	719	0	261	311	1,291
Draft Approved	1	0	0	1,223	1,224
Minister's Zoning Order Applications	0	0	101	550	651
Sub Total in Whitchurch-Stouffville	720	0	362	2,084	3,166
Proposed (Future Supply)	1,285	76	2,144	2,445	5,950
Total Supply in Whitchurch-Stouffville	2,005	76	2,506	4,529	9,116

* Based on Best Available Data from Local Municipalities



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The Regional Municipality of
York, Corporate Services,
Planning and Economic
Development
August 2023

Data: King's Printer for
Ontario 2003-2023

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