



# YORK REGION HOUSING SUPPLY UPDATE — AUGUST 2023

Presented to  
**HOUSING AFFORDABILITY TASK  
FORCE**

Presented by  
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Presented on  
**SEPTEMBER 7, 2023**



# Outline

- Housing supply background and definitions
- Approved and proposed residential housing supply
- Provincial housing pledges
- Rental housing in York Region
- Next Steps

# The Region's housing supply is monitored and reported on regularly



Track progress towards planning and developing complete communities



Conformity with Provincial supply requirements



Ensure the development pipeline is moving efficiently to provide a supply of housing over time

# Housing supply is current to August 2023

## Registered Unbuilt Units

- Registered Plans of Subdivision with no building permits issued
- Site Plans with executed agreements

## Draft Approved Units

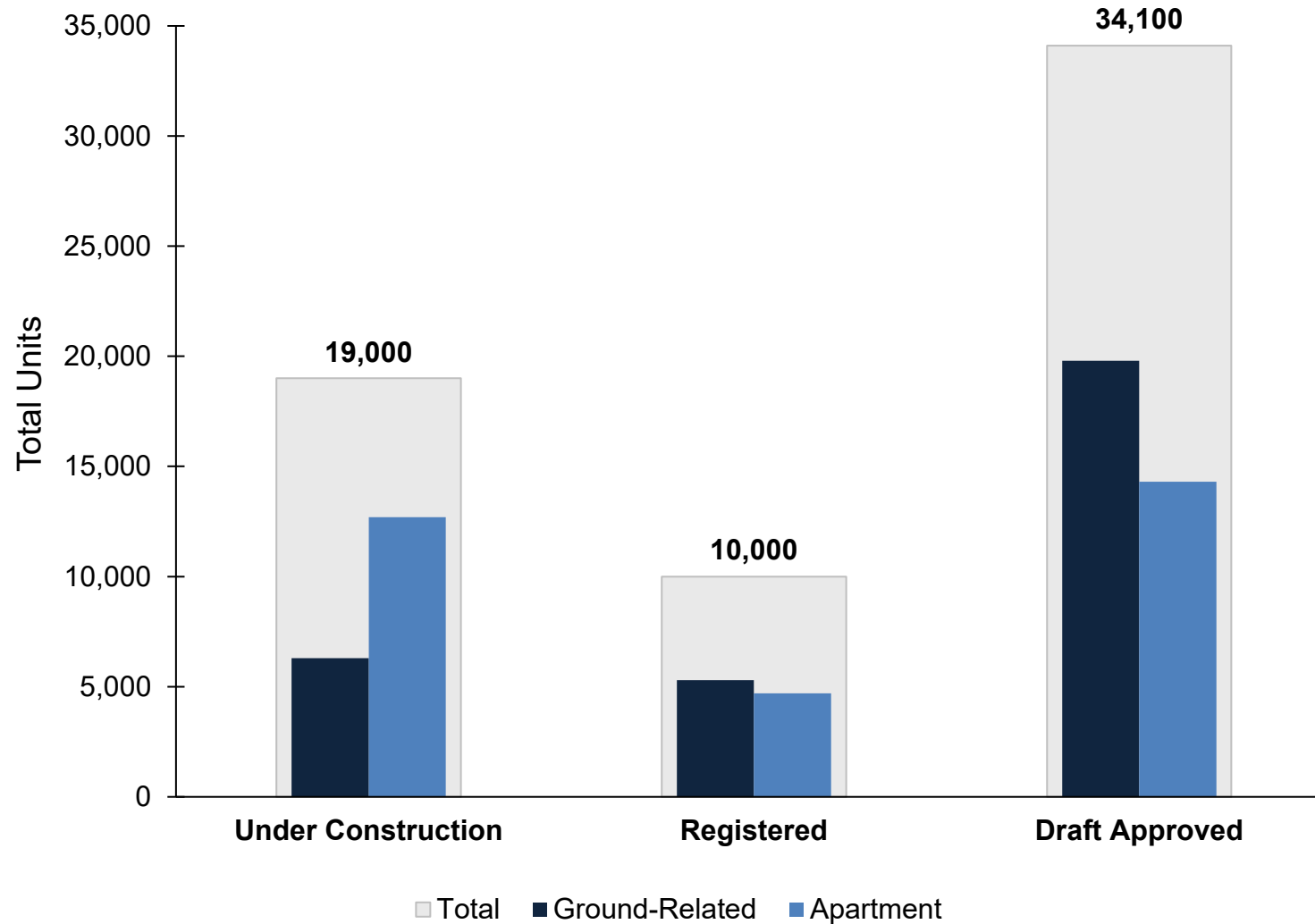
- Draft approved Plans of Subdivision
- Site Plan endorsed / approved in principle

## Proposed Units

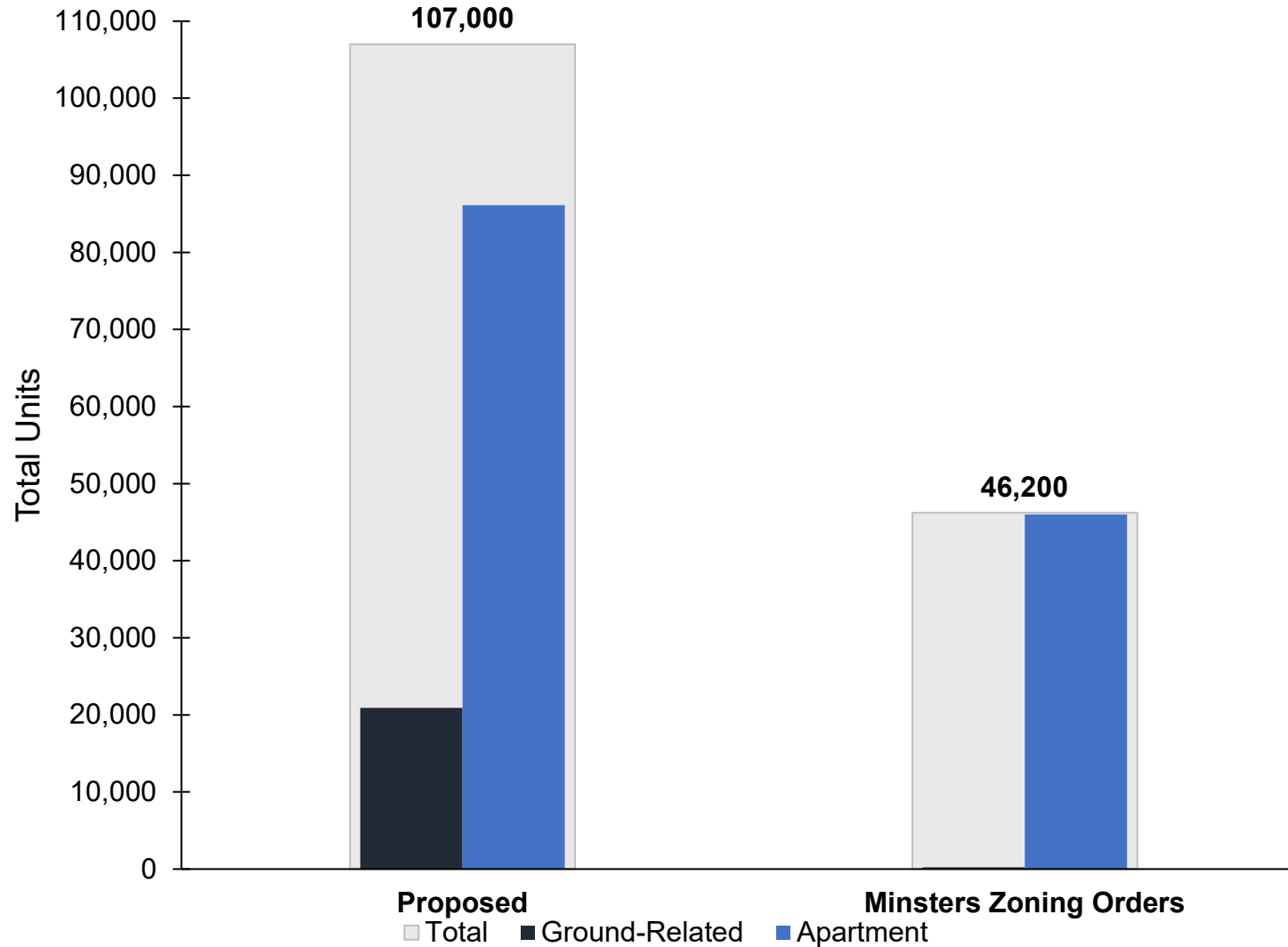
- Proposed Site Plans
- Proposed Plans of Subdivision

***In addition to housing supply, housing units identified through issued Ministers Zoning Orders are being tracked.***

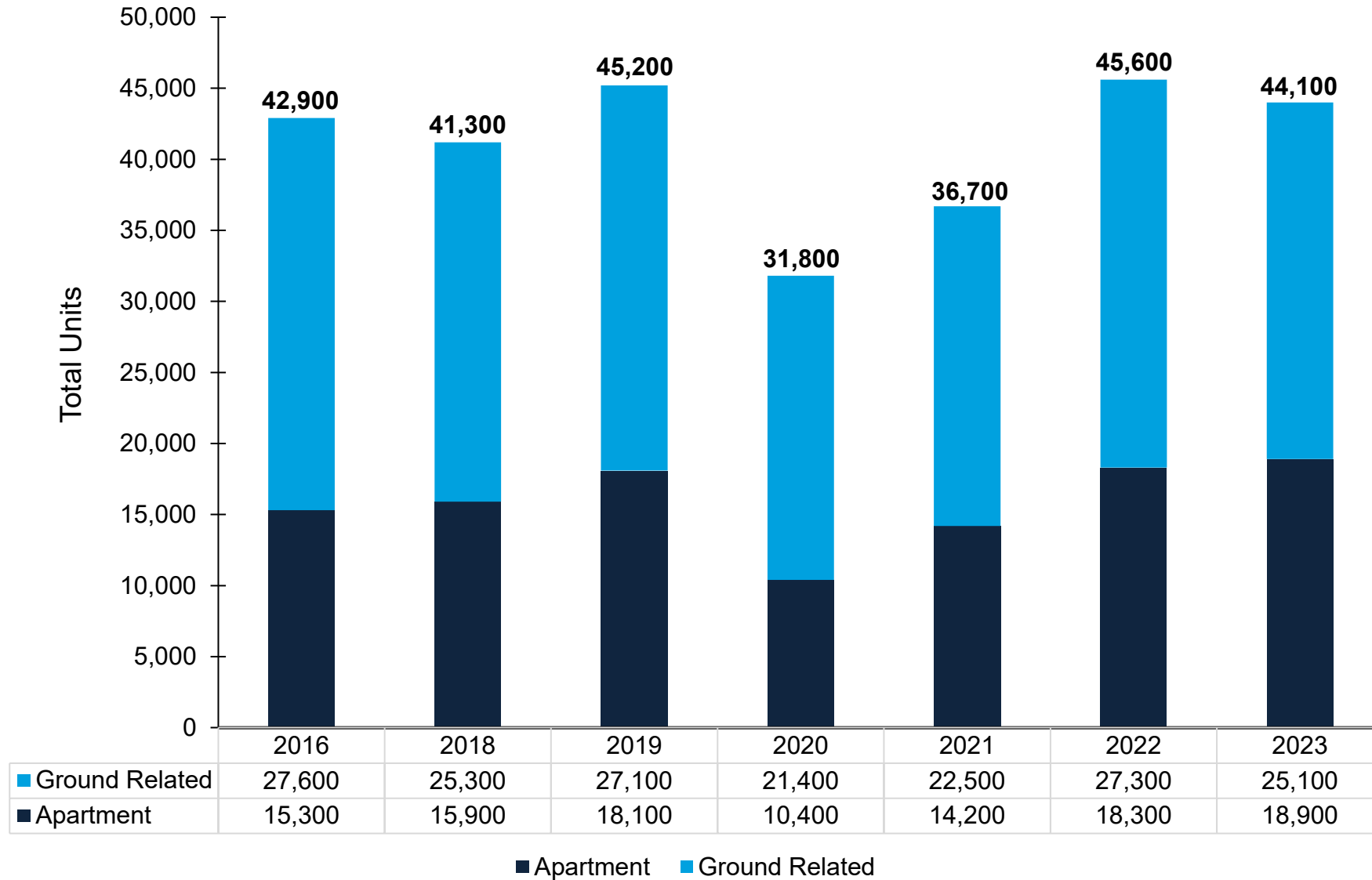
# York Region has an approved housing supply of 63,000 units



# There are more than 107,000 proposed housing units in active planning applications and a further 46,200 units in MZOs

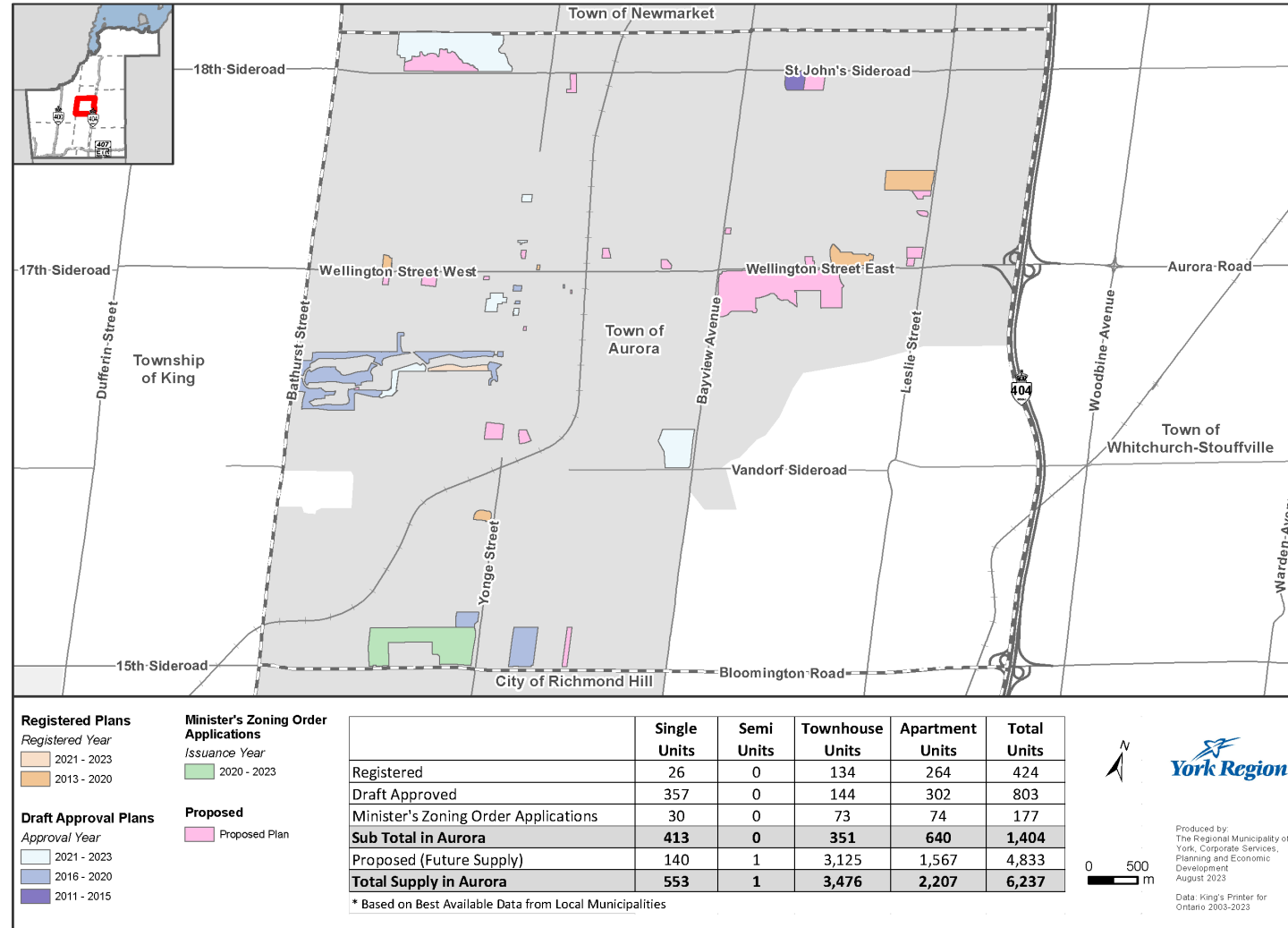


# Registered and draft approved housing supply has been relatively stable since 2016



# The location and status of available housing supply by local municipality can be found in Appendix B of the memo

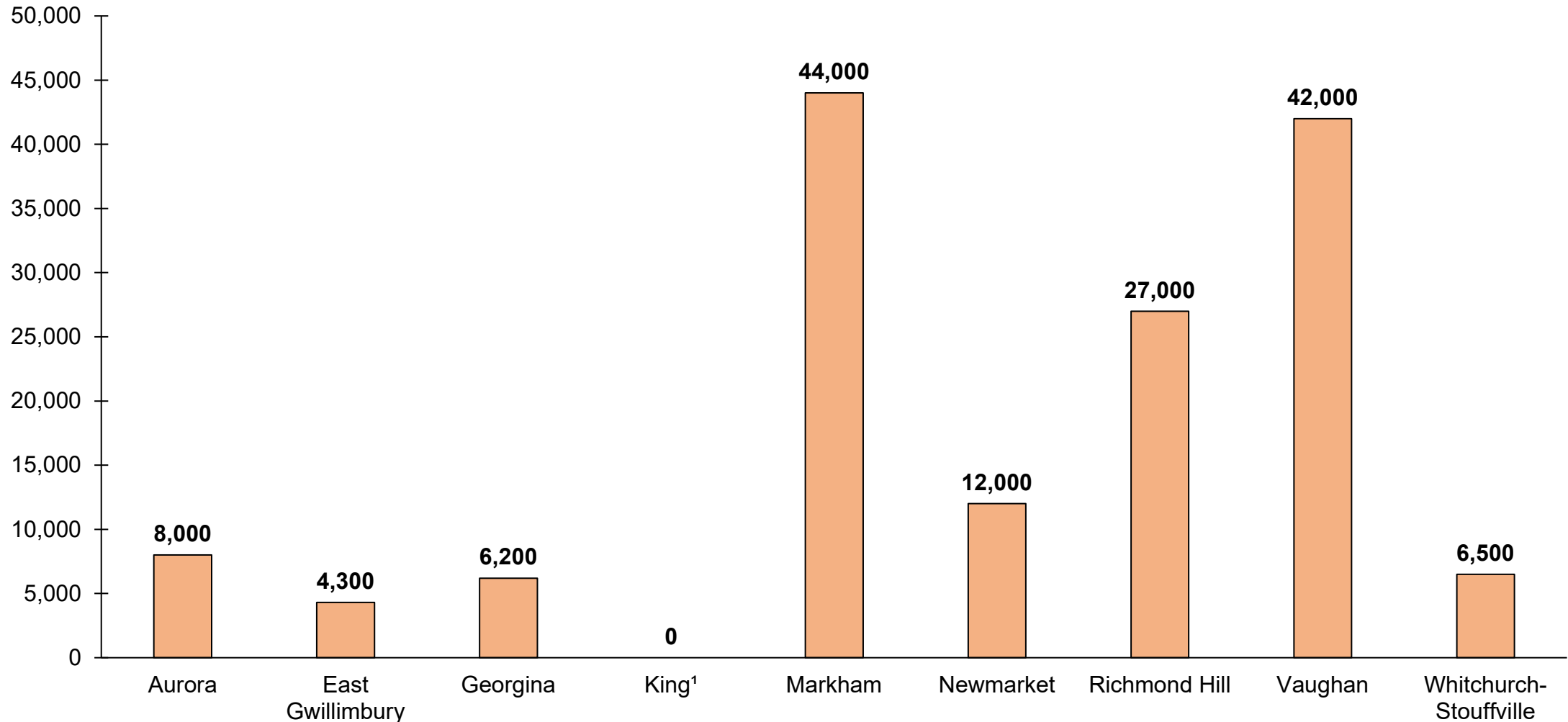
Town of Aurora | Available Residential Supply



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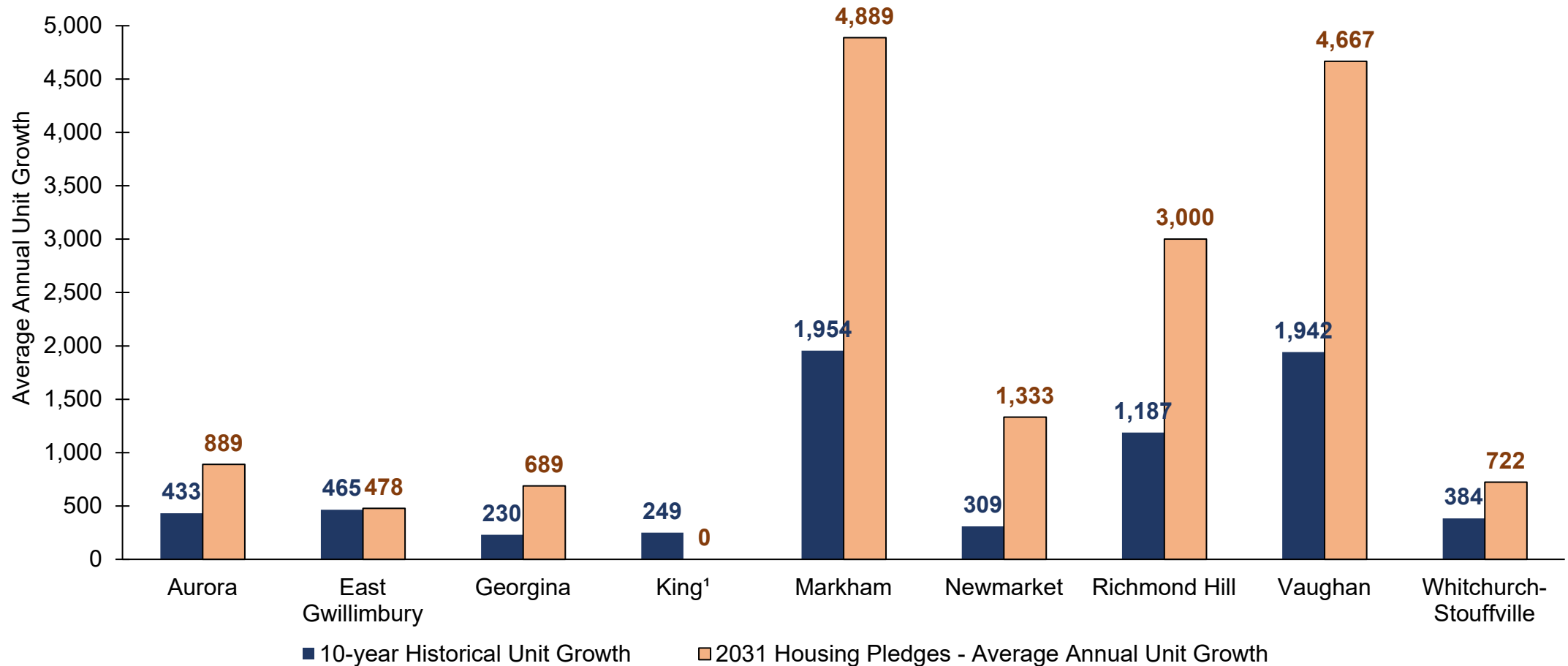
# Housing pledges for 150,000 units to 2031 have been assigned to York Region



Notes: <sup>1</sup> The Province of Ontario did not assign King Township a 2031 housing pledge

# Most local municipalities will have to grow at a historic rate to achieve Provincial housing pledges

**Historical Growth vs. Average annual unit growth required to achieve 2031 Provincial housing pledges**



Notes: <sup>1</sup> The Province of Ontario did not assign King Township a 2031 housing pledge

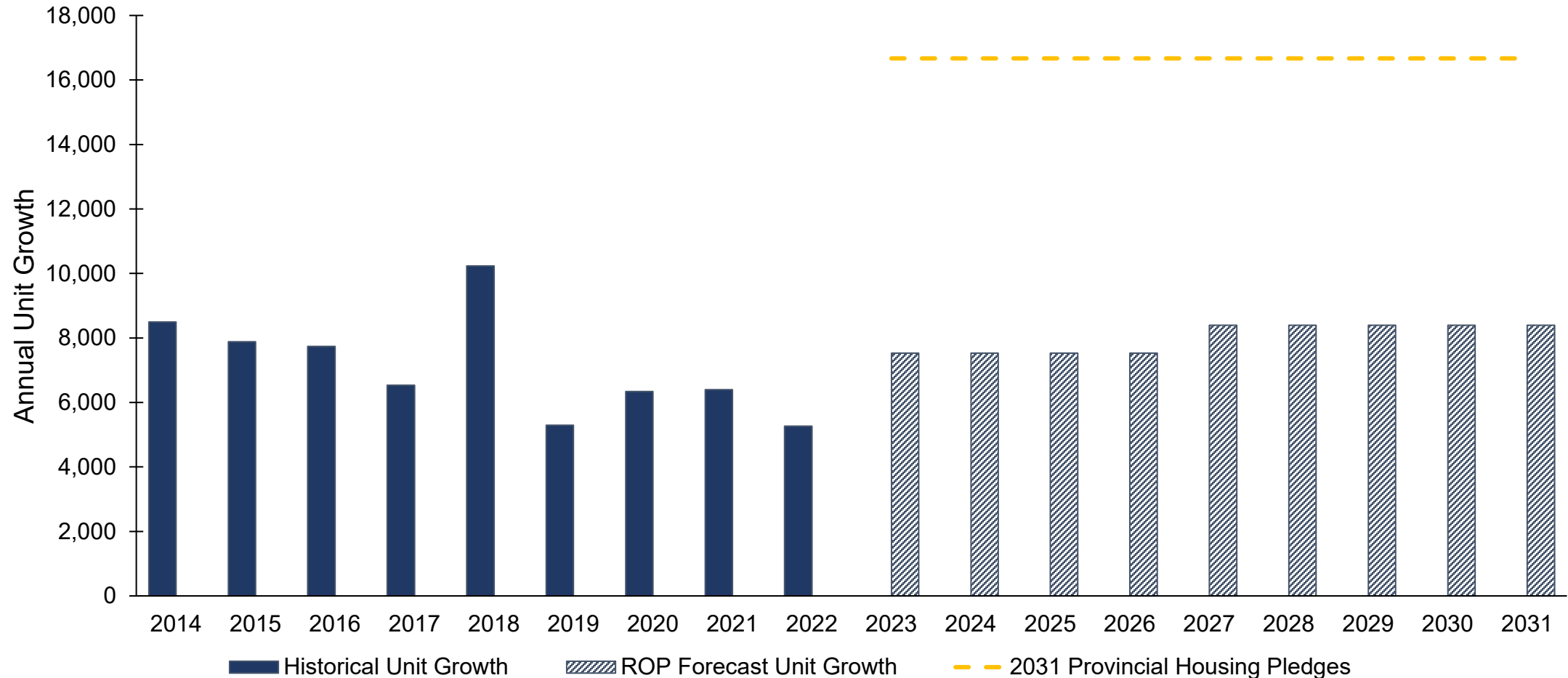
# York Region has 20 years of residential housing supply based on the ROP forecast

	<b>10-year historical</b>	<b>10-year ROP forecast</b>	<b>Provincial housing pledges to 2031<sup>1</sup></b>
Average annual unit growth	7,100	8,000	16,700
Years supply	22	20	10

Notes: <sup>1</sup> The Province of Ontario did not assign King Township a 2031 housing pledge

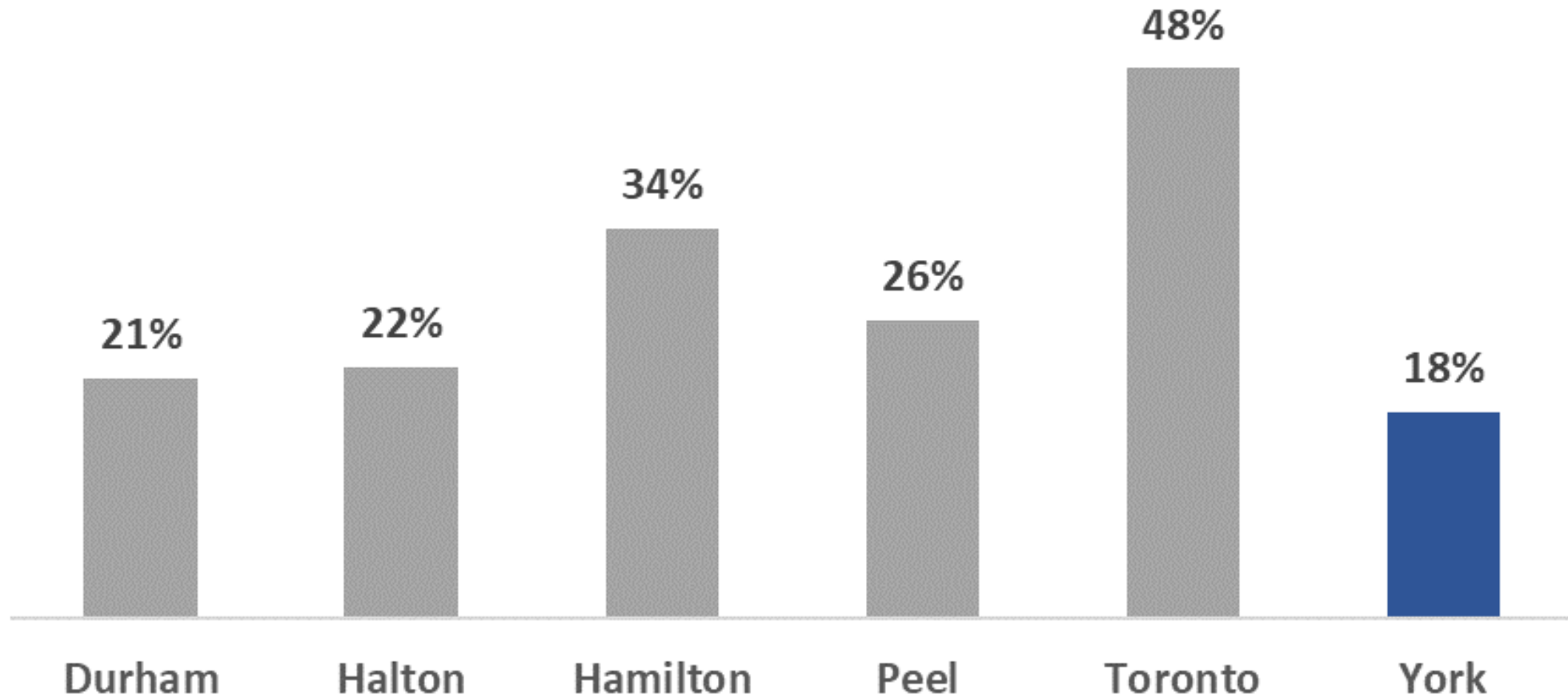
# Housing pledges are significantly higher than York Region's historical and forecasted annual unit growth

**2031 Provincial Housing Pledges compared to York Region's Historical and Forecasted Annual Unit Growth**

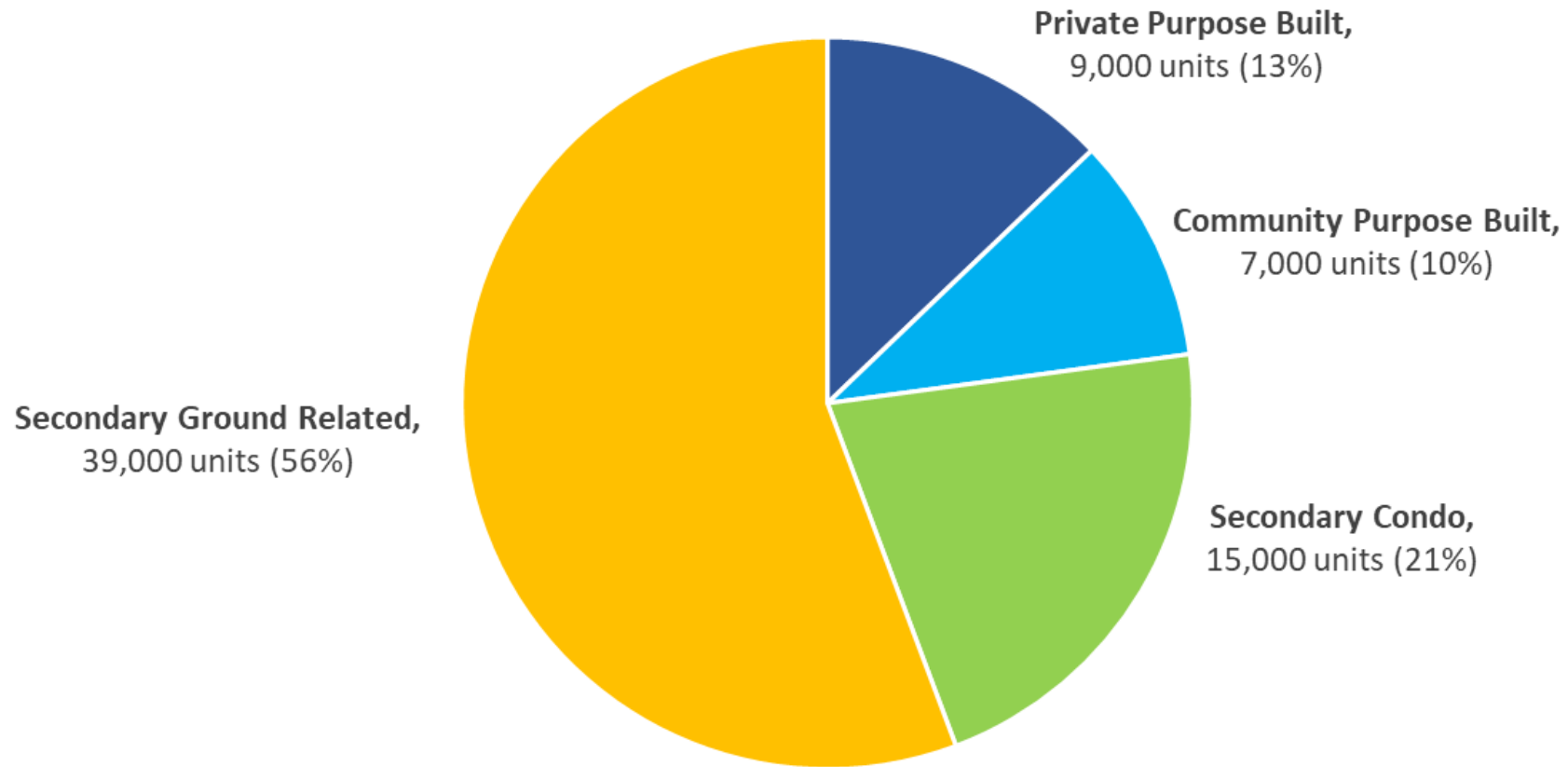


# Rental Housing in York Region

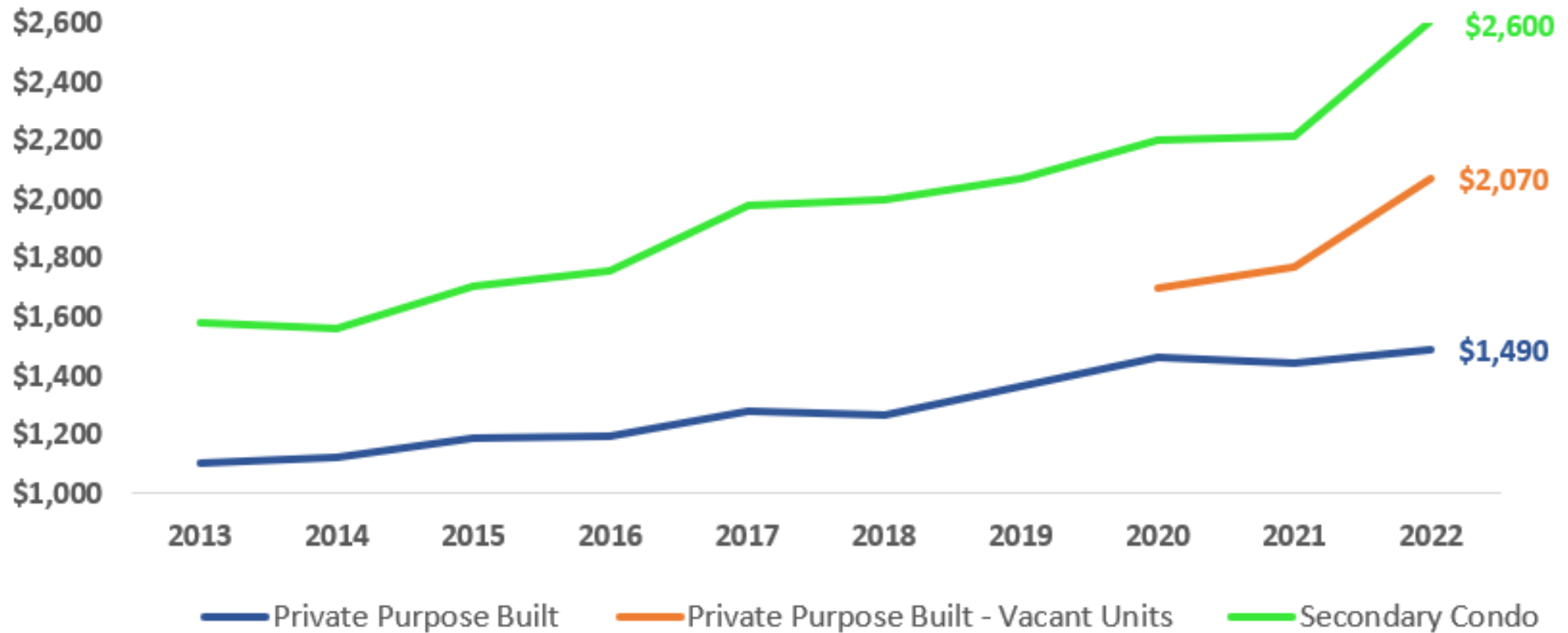
# York has the lowest proportion of rental housing stock in the GTHA



# Most rental households are in the secondary rental market

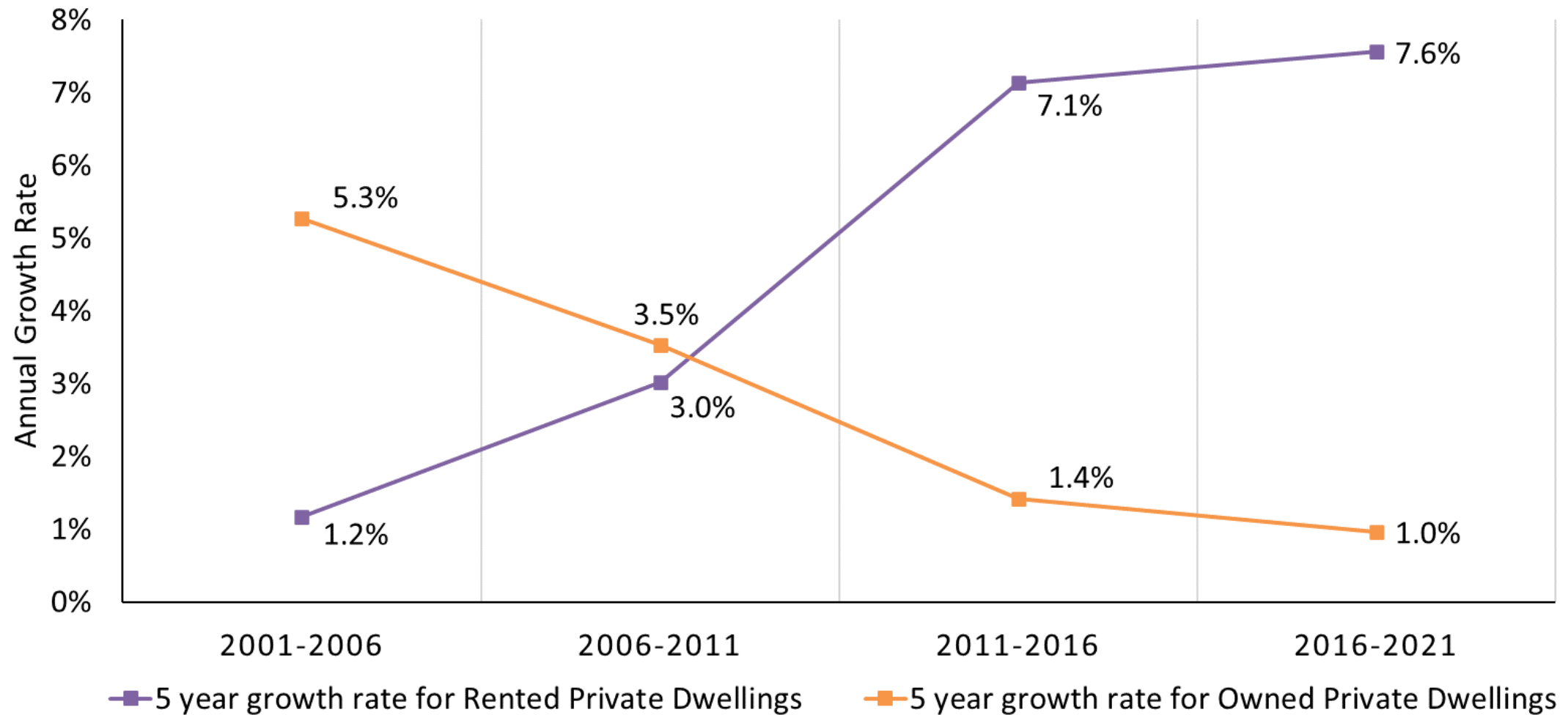


# Average rents are raising faster than incomes

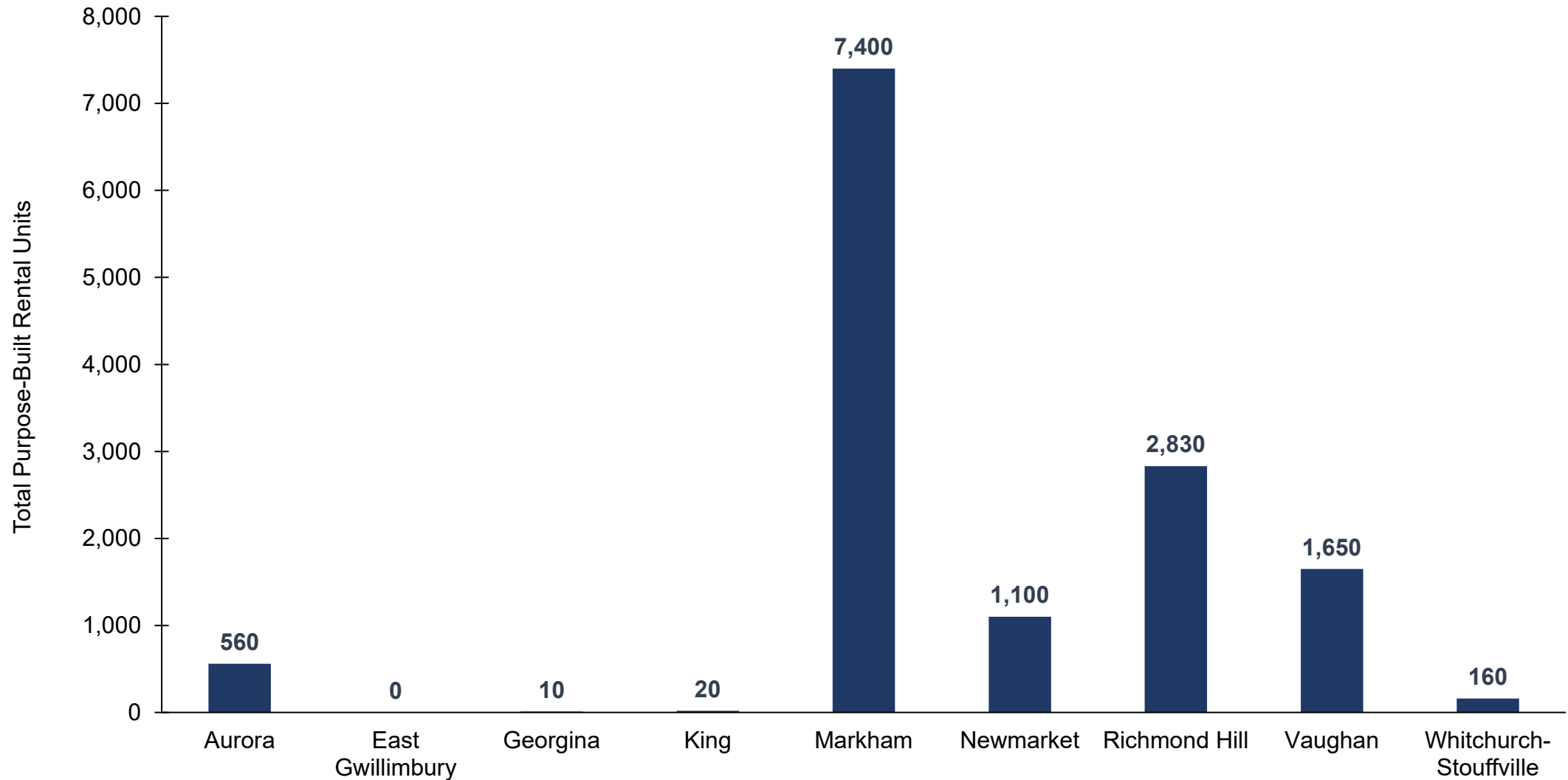




# Rental households have more than doubled in the last 20 years



# More than 13,700 purpose-built rental units are proposed in active planning applications



# Next Steps

- Continue to monitor and report on residential housing supply and rental housing trends in York Region
- Further analysis on understanding length of time for housing to be approved and built
- Continue to work with local municipalities towards reaching housing pledges
- Servicing Allocation Update Report in November 2023

# Thank you

For more information, please contact Paul Bottomley, Manager, Integrated Growth Management at 1-877-464-9675 ext. 71530

