



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.

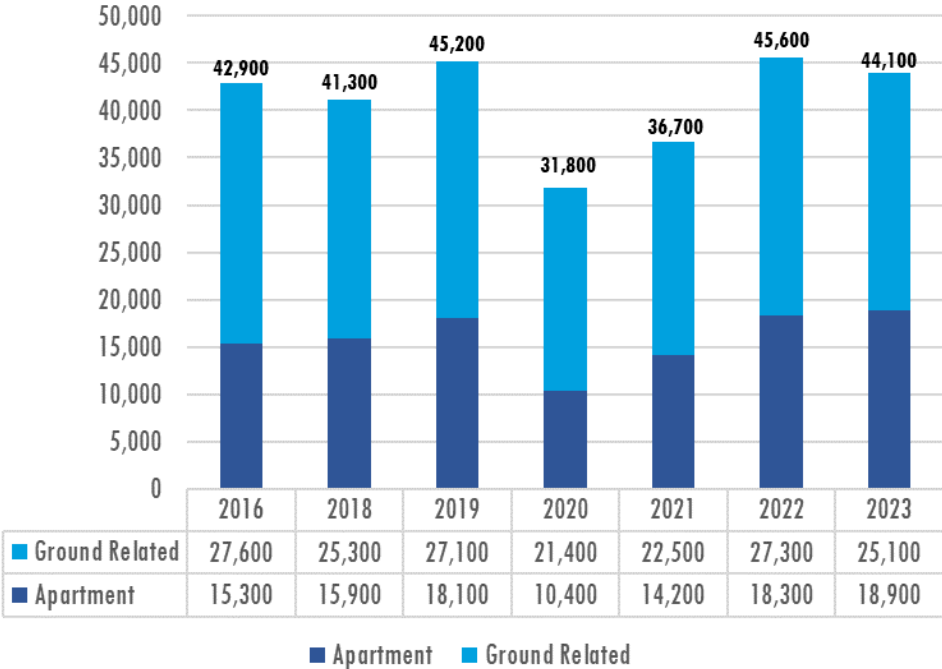
The data, as outlined in Appendix A, identifies the supply of all unit types in all stages of approval. All nine local municipalities contribute to this supply.

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.

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 46,200 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 | 7,100 | 8,000 | 16,700 |
| Years supply | 22 | 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 assignment as updated in 2021 (147,000 people), 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.

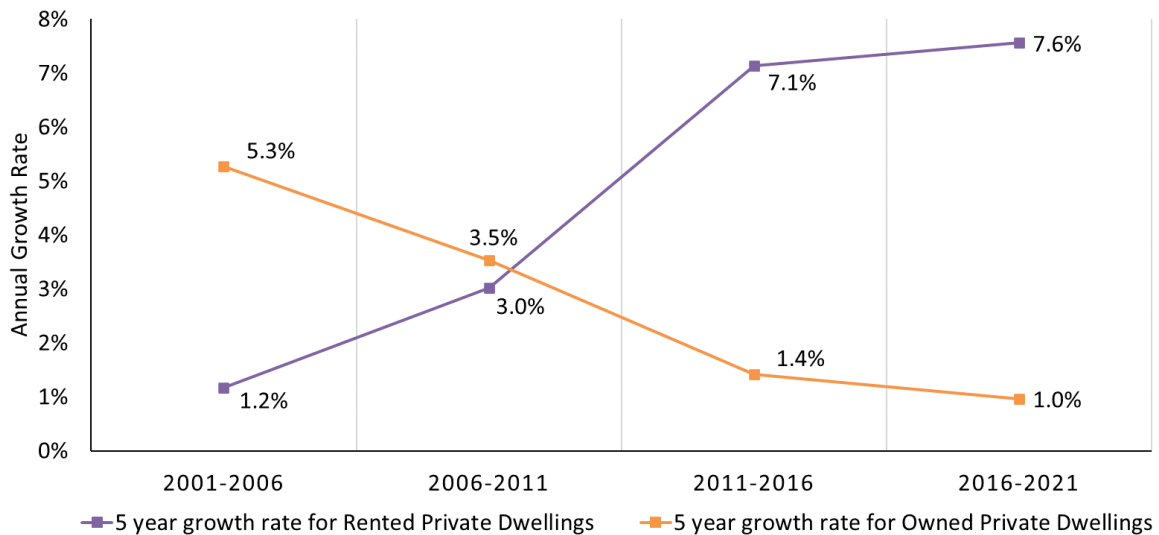
Rental households have more than doubled in the last 20-years outpacing ownership in York Region

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.



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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 19,000 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 | 0 | 0 | 0 | 0 | 0 |
| | 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 | 30 | 0 | 174 | 46,006 | 46,210 |

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 | 30 | 0 | 174 | 46,006 | 46,210 |
| 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

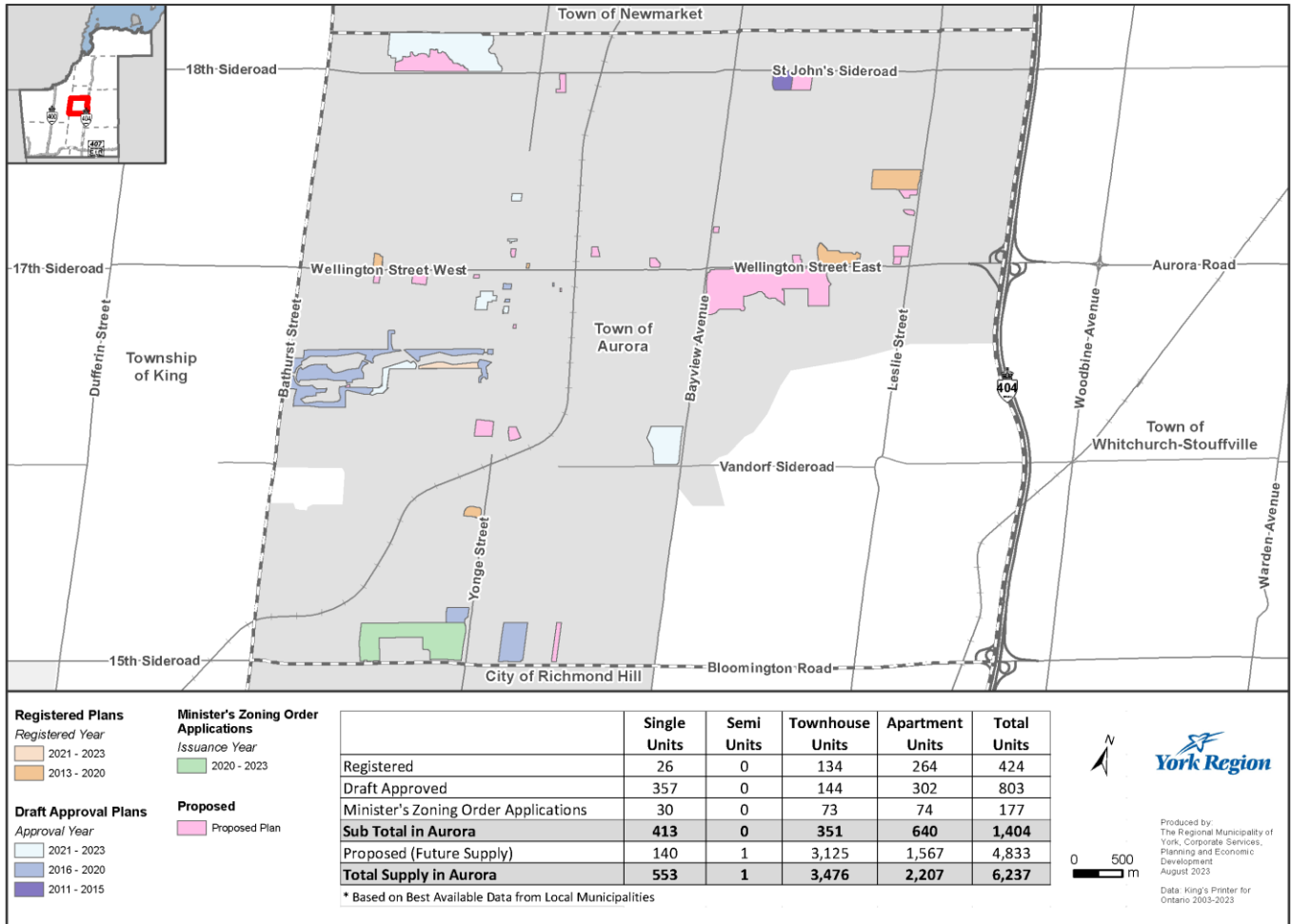
Table 8: York Region Private Apartment Rental Units, 2001-2022

| | | 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.

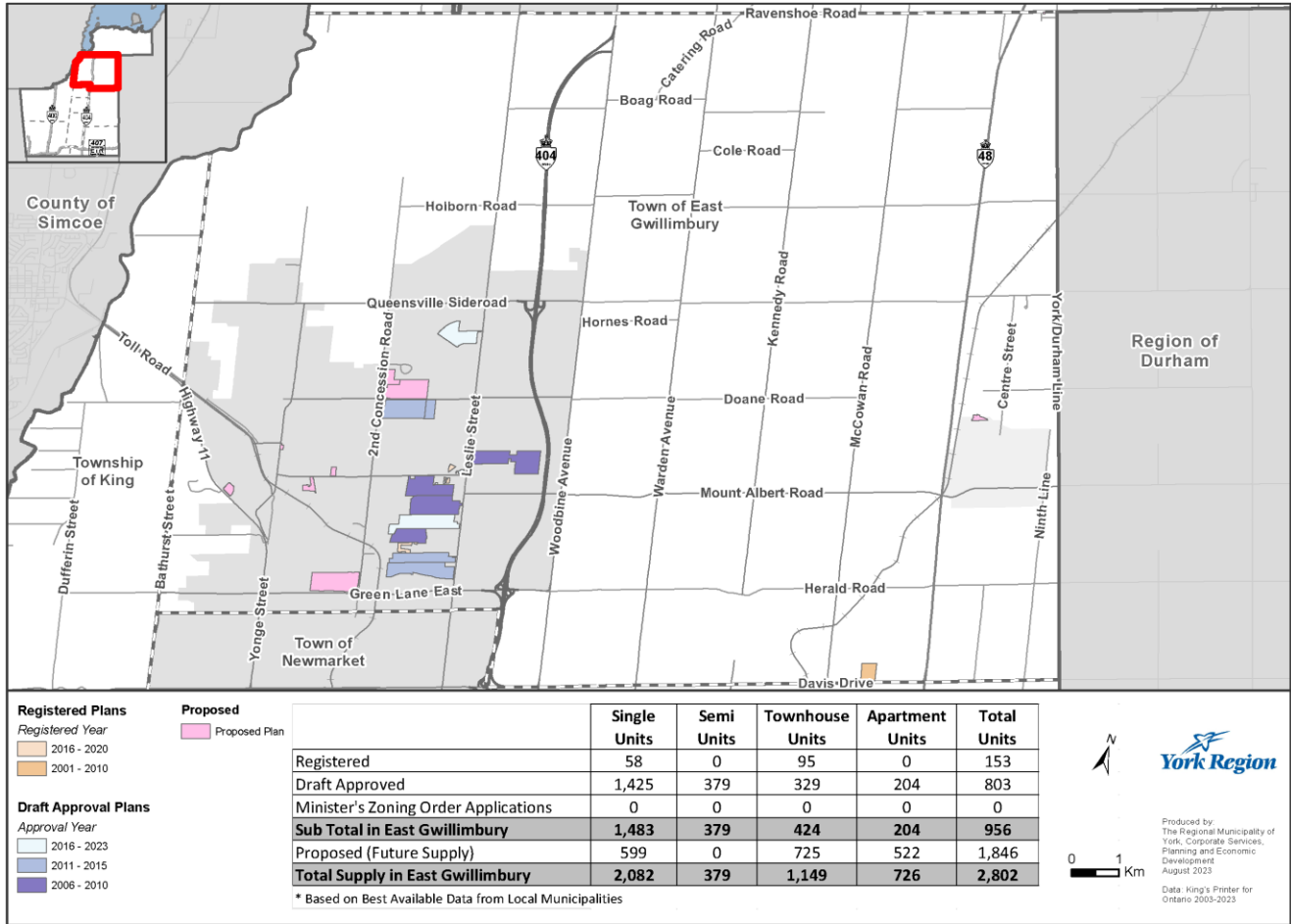
Source: CMHC Rental Market Tables, 2022

Town of Aurora | Available Residential Supply



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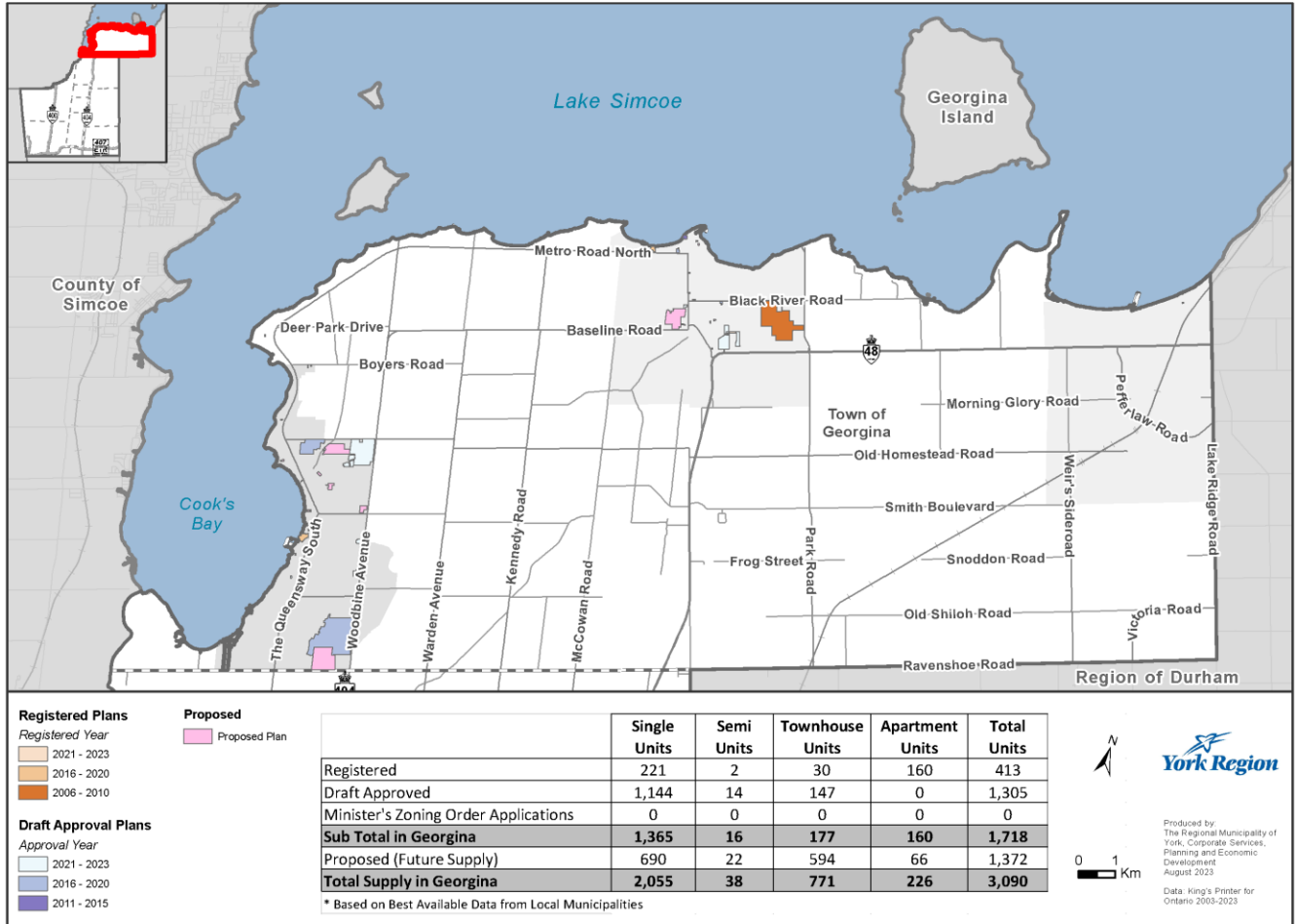
Town of East Gwillimbury | Available Residential Supply



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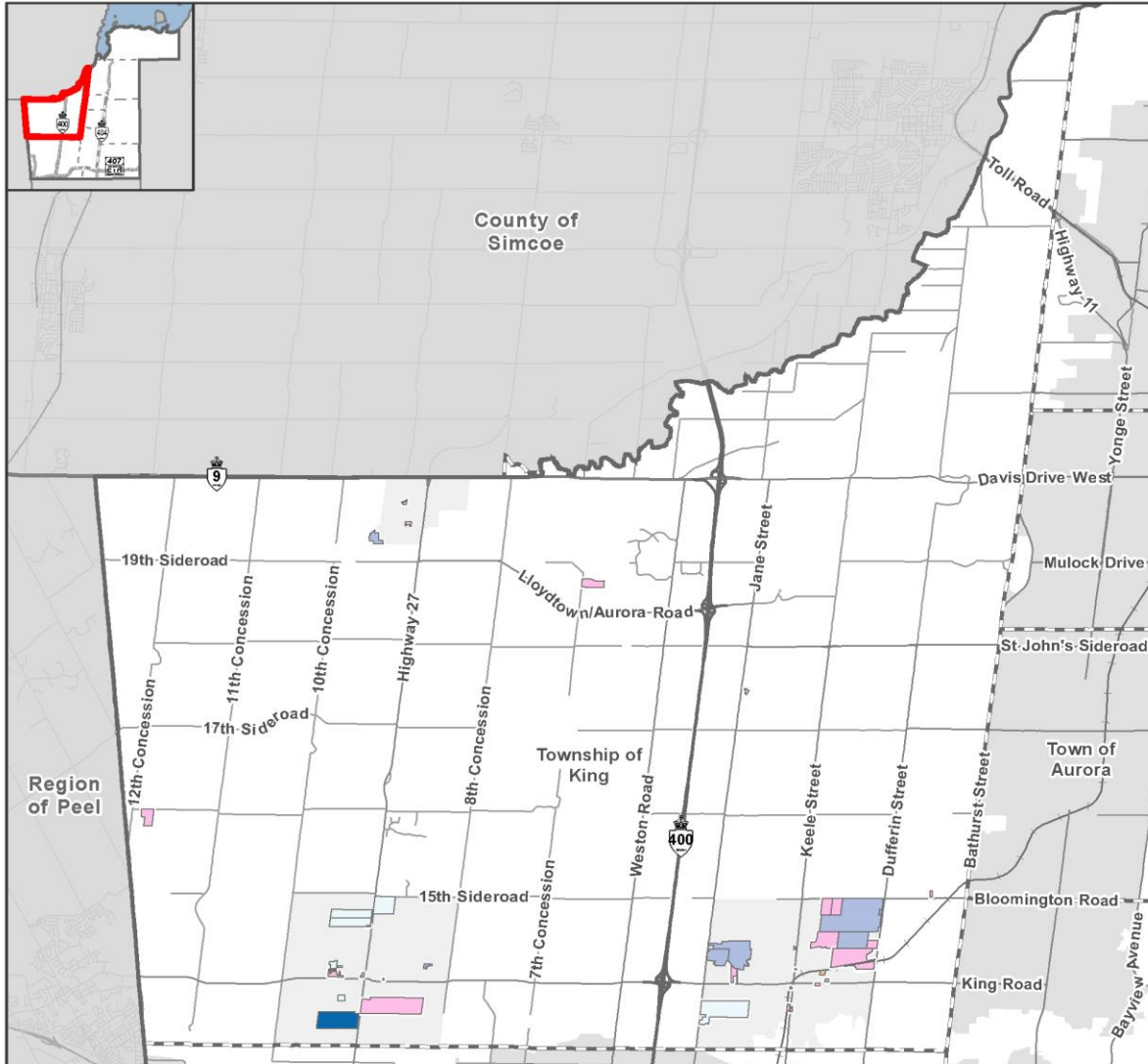
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August 2023
Data: King's Printer for
Ontario 2005-2023

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

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 | 0 | 0 | 0 | 0 | 0 |
| Sub Total in King | 1,715 | 16 | 405 | 0 | 2,136 |
| Proposed (Future Supply) | 701 | 0 | 308 | 603 | 1,612 |
| Total Supply in King | 2,416 | 16 | 713 | 603 | 3,748 |

* Based on Best Available Data from Local Municipalities

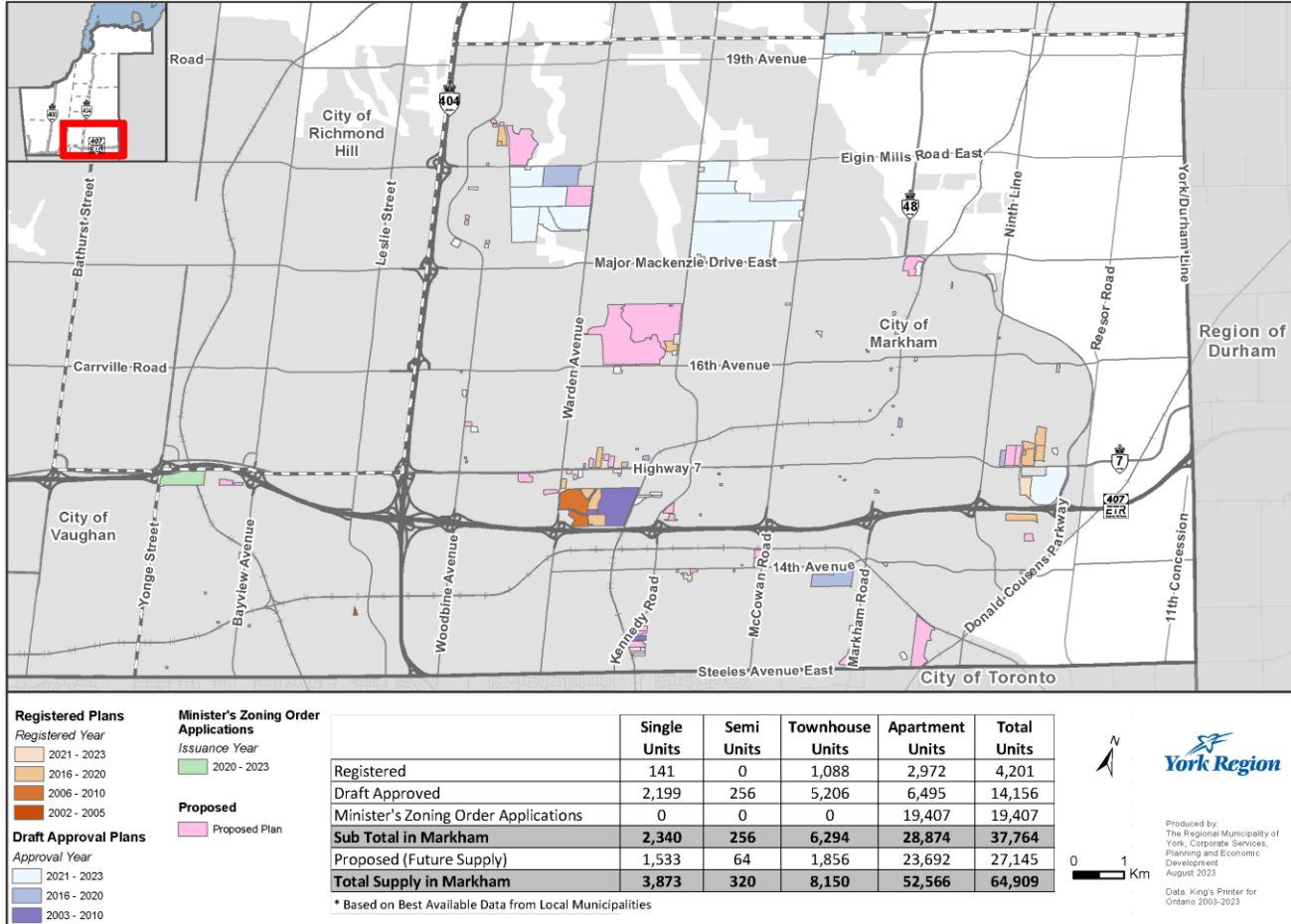


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September 2023

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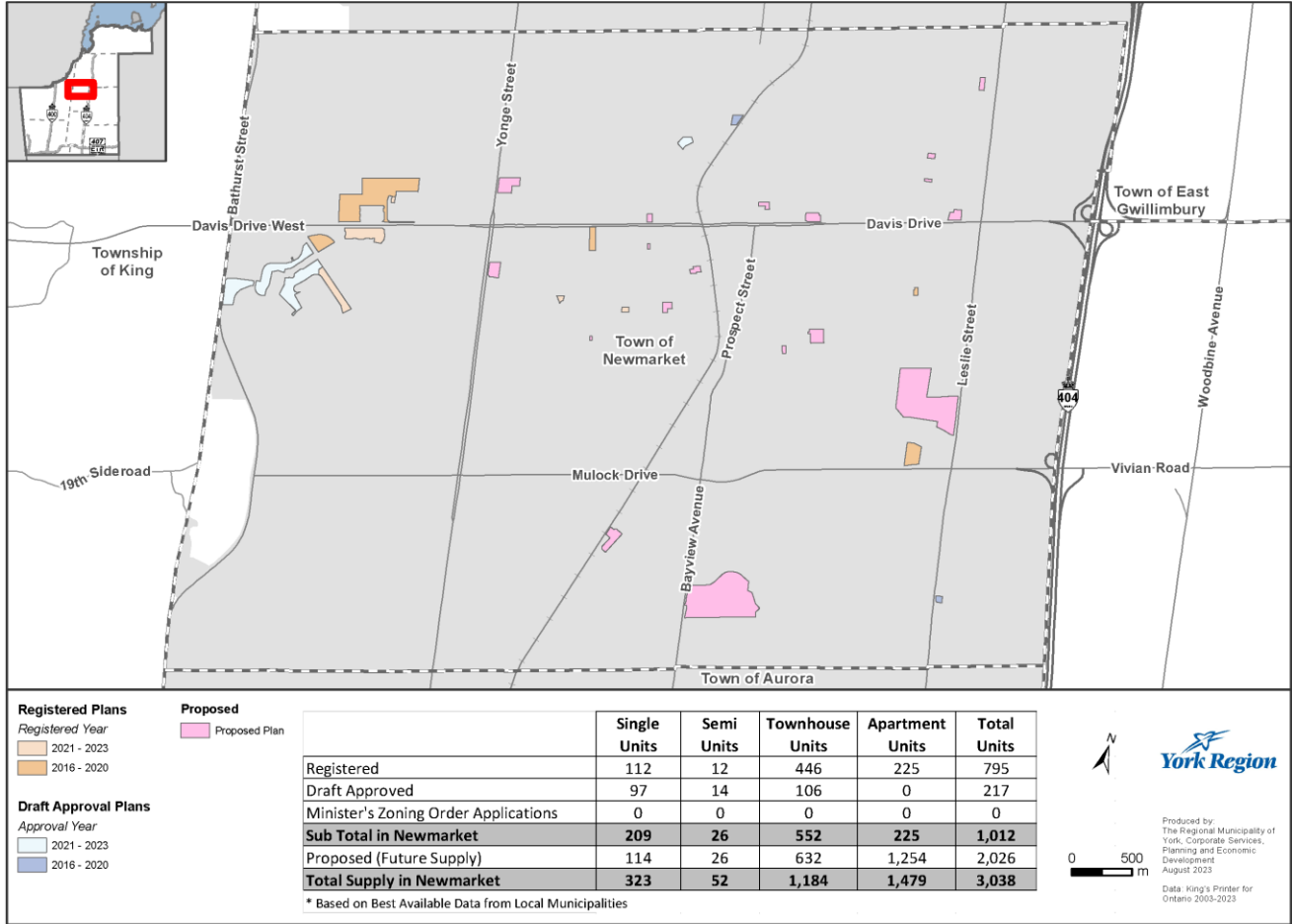
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City of Markham | Available Residential Supply



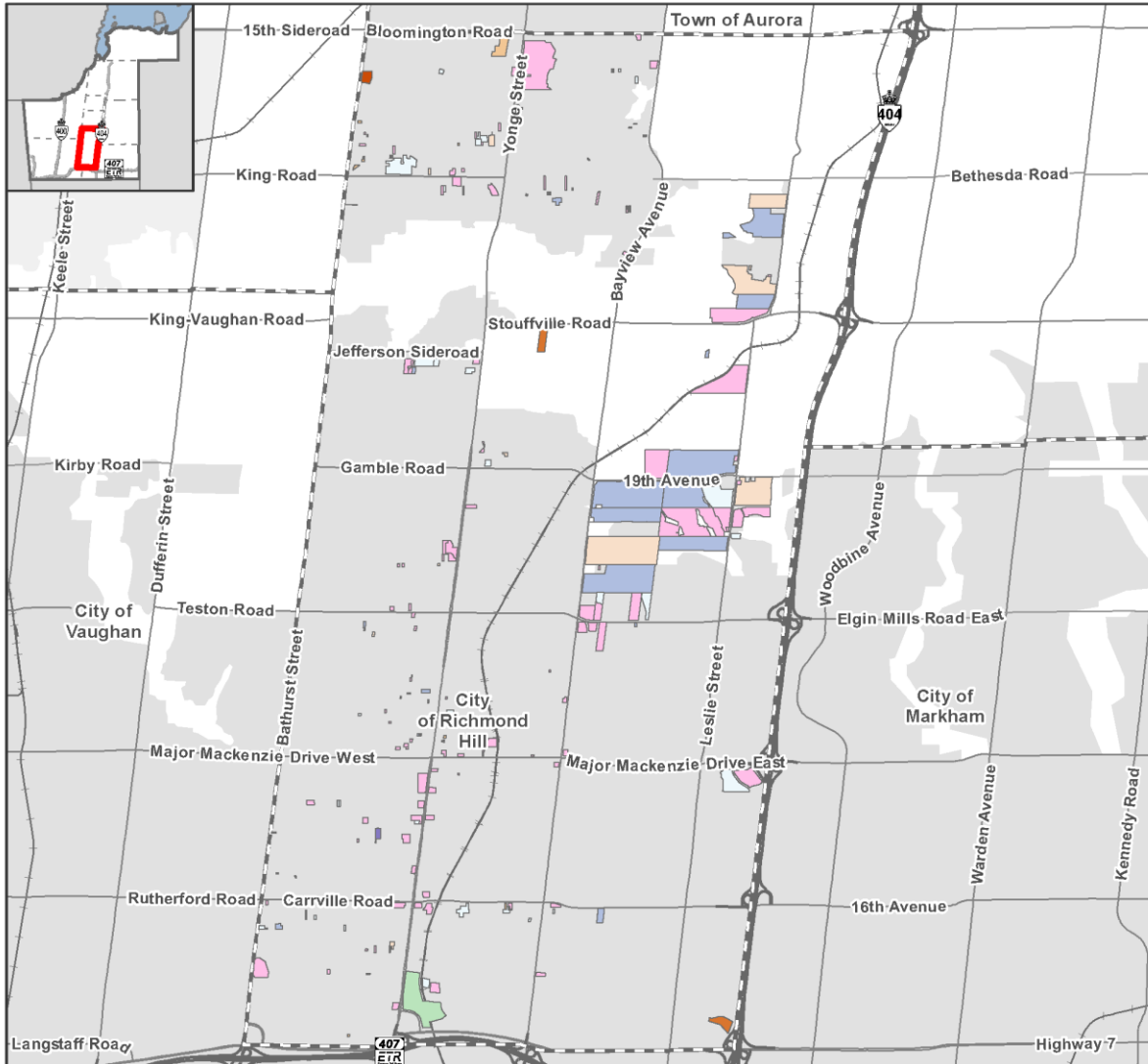
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Town of Newmarket | Available Residential Supply



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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

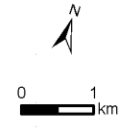
- 2020 - 2023

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

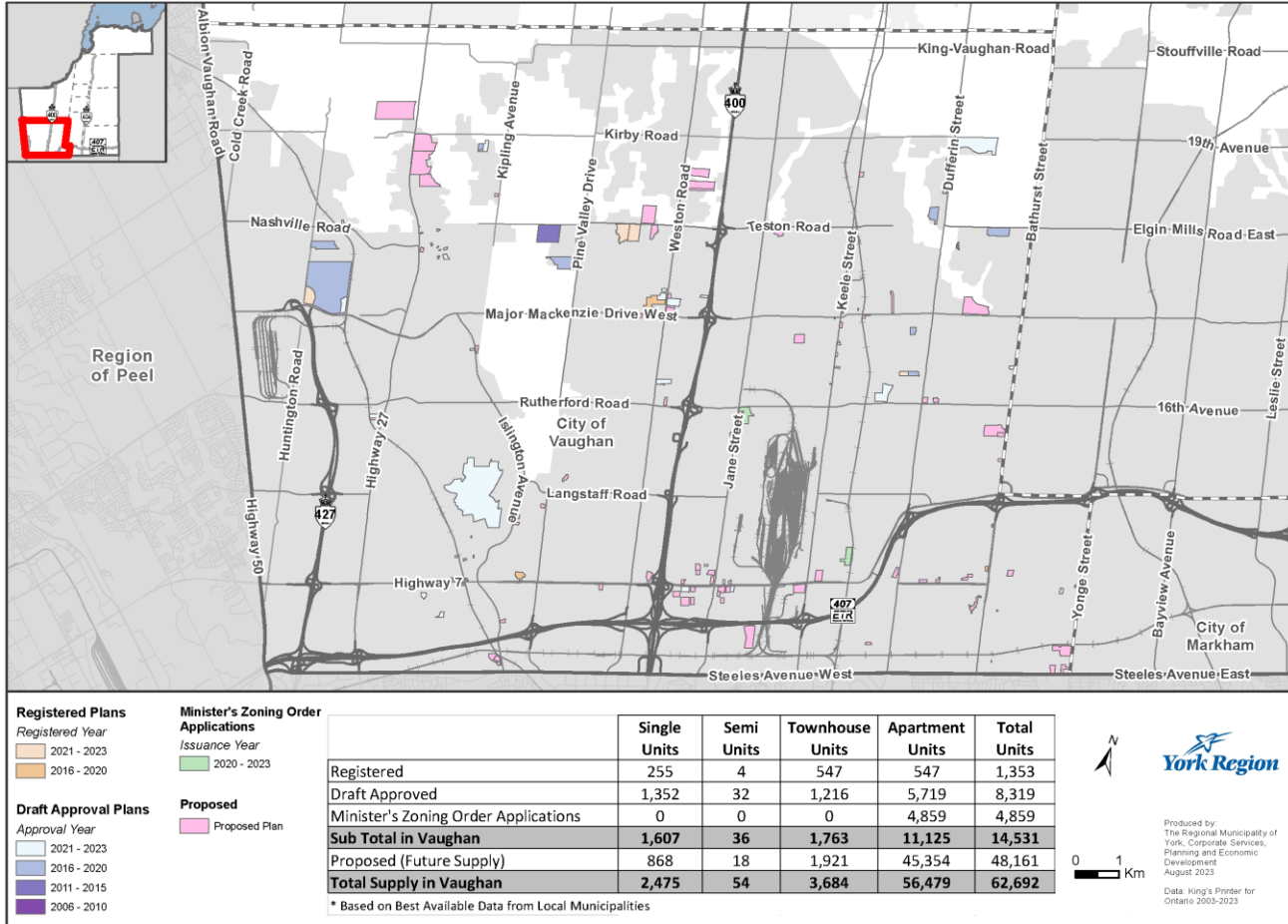


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August 2023

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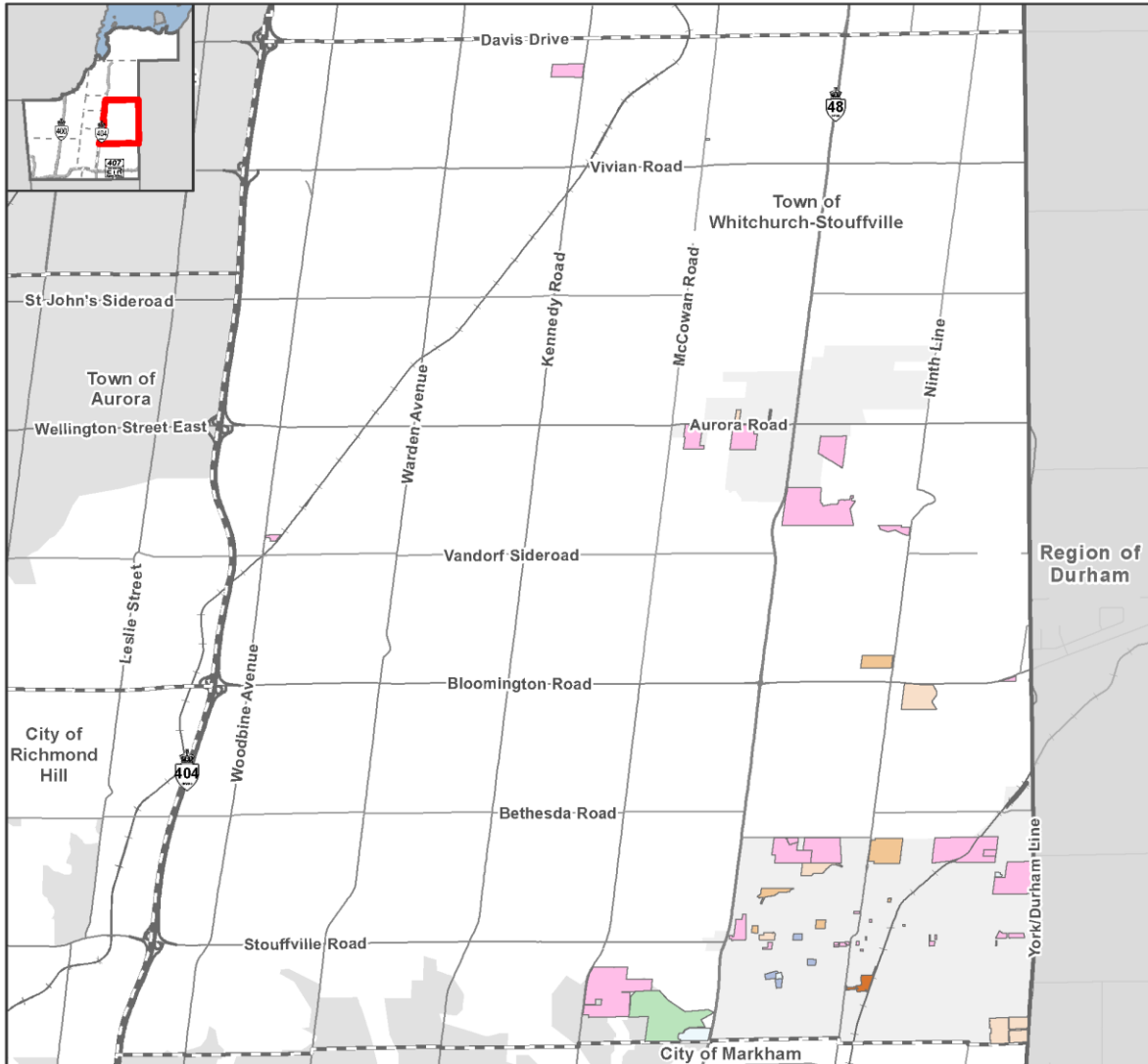
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City of Vaughan | Available Residential Supply



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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

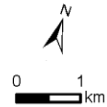
- 2020 - 2023

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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Development
August 2023

Data: King's Printer for
Ontario 2003-2023

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