



Office of the Commissioner
Corporate Services Department

MEMORANDUM

To: Regional Chair Emmerson and Members of Regional Council

From: Paul Freeman
Chief Planner

Date: April 18, 2019

Re: Response to Letter from BILD – York Region Housing Supply Data

This memorandum provides Council with the Region's response to the letter from the Building Industry and Land Development Association (BILD) dated March 19, 2019 regarding clarification of York Region's housing supply data.

The attached letter with the Region's response was submitted to BILD on April 16, 2019. Regional staff has provided BILD with housing supply figures for all available development applications in the draft approved and registered planning status as of mid-year 2018. Detailed tables that include unit supply totals by development application and structure type for each local municipality were provided and accompanied with 2006 Traffic Zone boundary maps.

As of mid-year 2018, York Region had an estimated housing supply of 18,432 registered and 22,830 draft approved units of all housing types, for a total estimated supply of 41,262 units. In addition, there were an estimated 44,950 total units in the proposed planning status. Registered and draft approved units represent a short term supply of units and proposed units contribute to a longer term supply. The breakdown of the estimated registered and draft approved units by structure type and local municipality is shown in Table 1 of Attachment 1.

When last reported to Council in 2017, the 2016 York Region Housing Supply information indicated regional water and wastewater capacity significantly exceeded the number of draft approved and registered units. At that time, there was sufficient servicing capacity to accommodate more than five years of registered and draft approved units, exceeding the PPS requirement to provide a minimum three year supply of registered and draft approved units.

All registered units in Table 1 have confirmed servicing allocation. There is sufficient servicing capacity to accommodate growth until 2021. Housing supply update for 2019 will be reported

later this year and Regional staff will be reporting to Council in September on updated servicing capacity assignment by local municipality, extending servicing capacity assignment another five years to 2026.

Staff will work with BILD to consistently monitor and report on the Region's housing supply.

For more information on this memo, please contact Paul Bottomley, Manager of Policy, Research and Forecasting, at Paul.Bottomley@york.ca.

Paul Freeman, MCIP, RPP
Chief Planner

Bruce Macgregor
Chief Administrative Officer

Attachments (3)
eDOCS # 9370762

Table 1

Estimated registered and draft approved units
in York Region as of mid-year 2018

	Singles	Semis	Rows	Apartments	Total
Registered¹	7,572	566	4,406	5,888	18,432
Aurora	97	2	140	347	586
East Gwillimbury	2,582	266	484	-	3,332
Georgina	957	-	49	-	1,006
King	154	8	-	-	162
Markham	250	40	1,853	3,199	5,342
Newmarket	345	-	364	-	709
Richmond Hill	890	188	416	-	1,494
Vaughan	1,953	62	988	1,956	4,959
Whitchurch-Stouffville	344	-	112	386	842
Draft Approved²	6,546	644	5,609	10,031	22,830
Aurora	543	-	-	22	565
East Gwillimbury	777	70	554	10	1,411
Georgina	815	-	45	183	1,043
King	118	-	34	-	152
Markham	338	198	1,237	2,799	4,572
Newmarket	12	86	576	-	674
Richmond Hill	1,814	148	2,555	3,321	7,838
Vaughan	1,779	66	544	3,629	6,018
Whitchurch-Stouffville	350	76	64	67	557
Total	14,118	1,210	10,015	15,919	41,262

¹ Registered units, are unbuilt or under construction as of mid-year 2018. Site Plans with executed agreements have been classified as registered.

² Site plans that have been endorsed or approved in principle have been classified as draft approved.



Corporate Services
Planning and Economic Development

April 16, 2019

Mr. Dave Wilkes
President and CEO
Building Industry and Land Development Association
20 Upjohn Road, Suite 100
Toronto, ON M3B 2V9

Re: York Region Housing Supply Data

Dear Mr. Wilkes,

The Region acknowledges your letter of March 19, 2019, which was sent to the attention of Chair Emmerson and Regional Council on behalf of the York Chapter members at the Building Industry and Land Development Association (BILD).

In response to your letter, the Region has provided in the attachment a summary of the Region's housing supply figures for all available development applications in the draft approved and registered planning status as of mid-year 2018, which is the most recent available data. An earlier housing supply analysis was presented to Regional Council in 2017. The attachment provided includes detailed tables with housing unit supply totals by development application and structure type for each local municipality. York Region Traffic Zone identifications and mapping has also been provided for each application to assist with location identification.

In summary, the 40,000 unit statistic as stated in your letter represents York Region's estimated housing supply as of mid-year 2018 of 18,432 registered and 22,830 draft approved units of all housing types, for a total estimated supply of 41,262 units. This represents approximately five years of supply in registered and draft approved housing units. In addition, there are an estimated 44,950 units under application in the Region in the proposed planning status. Registered and draft approved units represent a short term supply of units and proposed units contribute to a longer term supply. The breakdown of the estimated registered and draft approved units by type in York Region as of mid-year 2018 is shown in Table 1.

Table 1

Estimated registered and draft approved units
in York Region as of mid-year 2018

	Singles	Semis	Rows	Apartments	Total
Registered ¹	7,572	566	4,406	5,888	18,432
Draft Approved ²	6,546	644	5,609	10,031	22,830
Total	14,118	1,210	10,015	15,919	41,262

¹ Registered units, are unbuilt or under construction as of mid-year 2018. Site Plans with executed agreements have been classified as registered.

² Site plans that have been endorsed or approved in principle have been classified as draft approved.

When last reported to Council in 2017, the 2016 York Region Housing Supply information indicated regional water and wastewater capacity significantly exceeded the number of draft approved and registered units. At that time, there was sufficient servicing capacity to accommodate more than five years of registered and draft approved units, exceeding the PPS requirement to provide a minimum three year supply of registered and draft approved units.

All registered units in Table 1 have confirmed servicing allocation. There is sufficient servicing capacity to accommodate growth until 2021. Housing supply update for 2019 will be reported later this year and Regional staff will be reporting to Council in September on updated servicing capacity assignment by local municipality, extending servicing capacity assignment another five years to 2026.

It would be helpful to work with BILD to consistently monitor and report on the Region's housing supply.

If you have any questions, please feel free to contact Paul Bottomley, Manager of Policy, Research and Forecasting, at Paul.Bottomley@york.ca.

Sincerely,

(Original Signed)

Paul Freeman, MCIP, RPP
Chief Planner

March 19, 2019

Chair Emmerson and Regional Council
Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Dear Chair Emmerson and York Regional Council,

RE: York Region Housing Supply Data

In advance of the York Region Council meeting on Thursday, March 21st, the Building Industry and Land Development Association (BILD), submits the following comments for your consideration on behalf of our York Chapter members.

It has come to BILD's attention that there is information circulating at the Region that suggests there are approximately 40,000 available housing units that are currently draft plan approved and not being brought to the market.

Our York Chapter members were surprised to learn about this especially given the housing supply challenges we are witnessing and in light of our work in 2017 with Regional Staff on their housing supply research. As a result of this, BILD on behalf of its members, will be connecting with Regional staff to try and better understand the discrepancy in information and to obtain any data that would inform this finding.

BILD does presume that the 40,000 unit statistic is an updated number to the [2017 report](#) on the state of York Region's housing supply. By way of background, this report provided Council with an assessment of the Region's designated housing supply to accommodate both short and long-term growth, as of mid-year 2016. The findings within suggested that there was approximately five years' worth of housing supply – this totaled 42,910 registered and draft approved units of all housing types. A breakdown of this is found in Table 1 below, as found on page 4 of the Housing Supply Report.

Table 1
Estimated registered and draft approved units
in York Region as of mid-year 2016

	Singles	Semis	Rows	Apartments	Total
Registered ¹	5,080	200	2,690	7,960	15,930
Draft Approved ²	12,790	1,280	5,580	7,330	26,980
Total	17,870	1,480	8,270	15,290	42,910

Notes:

1. Registered units are unbuilt or under construction as of mid-year 2016. Site Plans with executed agreements have been classified as registered
2. Site Plans that have been endorsed or approved in principle have been classified as draft approved
3. Figures are rounded to the nearest ten

Upon closer review of the 2017 Housing Supply report, BILD York Chapter members advised Regional Council at the time that the numbers being reported were disconnected from the 'on-the-ground' realities. As such, the Region's findings were vetted through the York Chapter where we determined that approximately 63% of the supply Regional staff identified was either sold (45%) or constrained (17%), as of mid-2017. Our full submission and analysis are attached for your convenience.

We believe that the circumstances surrounding the 2017 housing supply numbers of the Region still apply to the updated supply statistic that is currently being communicated and as such we are concerned that this is potentially misrepresenting and mischaracterizing available housing supply.

However, the research that underpins this new supply data has not been made publically available for review and therefore cannot be validated at this time.

It is important that any discussions and decisions related to future planning, growth management and long-term housing supply, including Growth Plan intensification and density targets, be based on accurate and fulsome facts. For these purposes, BILD has developed research that show that rapidly increasing government-imposed charges on new development, in combination with unnecessarily lengthy, complex review and approval times, are significant impediments to municipal housing affordability objectives as well as housing choice.

Enclosed is a copy of BILD's submission on the proposed amendment to the Growth Plan, 2017 which includes analysis completed by Altus Group on the "missed housing and economic opportunities" since the Growth Plan was introduced. Specifically, on page 8 of our submission, there is a graph that highlights a shortfall of almost 35,000 units singles/semi's and 5,000 units of row housing over the 2006-2018 Growth Plan period.

BILD York Chapter maintains the position that we are currently not keeping pace with market demand, and we welcome the opportunity to discuss our thoughts further. However, in order to continue to engage in more meaningful, transparent dialogue with Council and staff on how to better achieve York Region's housing needs to 2041, for all types, BILD kindly requests that the updated housing supply data be shared for industry review.

Thank you again for the opportunity to work with you and we trust that you will find the information enclosed to be of assistance. We look forward to receipt of the information and working collaboratively on this important issue.

Sincerely,



Dave Wilkes
President and CEO

Cc: *Mike McLean, BID York Chapter Co-Chair*
Gabe DiMartino, BILD York Chapter Co-Chair
Cheryl Shindruk, BILD Chair
Carmina Tupe, Policy & Government Relations BILD