

# 2018 **GROWTH** AND **DEVELOPMENT** REVIEW

MAY 2019



# TABLE of CONTENTS

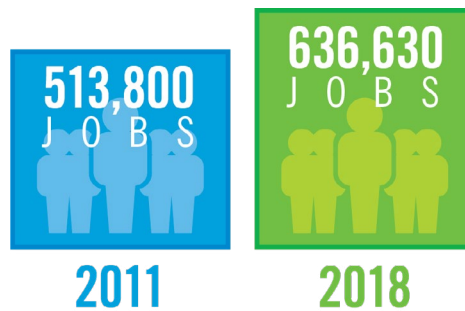
<b>2018 HIGHLIGHTS</b> .....	<b>3</b>
<b>ECONOMIC OUTLOOK</b> .....	<b>7</b>
Global and United States GDP forecast to grow in 2018.....	7
Oil prices increased slightly in 2018.....	9
Economic Activity in Ontario, the Toronto CMA and York Region.....	10
York Region’s Economy Continues to create Jobs.....	12
<b>POPULATION GROWTH</b> .....	<b>13</b>
York Region’s Population Continues to Rise with two per cent Growth in 2018.....	13
Ontario migration plays a large part in GTHA population growth.....	14
York Region’s Contribution to GTHA Growth is Significant.....	15
York Region is one of the Largest Municipalities in Canada.....	16
Population and Employment Forecasts.....	17
<b>RESIDENTIAL MARKET and BUILDING ACTIVITY</b> .....	<b>19</b>
Number of residential resales decreased by 20.7 per cent in 2018.....	19
Residential Building Permits are up 30.7 per cent from 2017.....	21
York Region Continues to Contribute Significantly to Residential Building Permit Activity in the GTHA.....	23
York Region Recorded the 8th Largest Number of Residential Building Permits Issued in Canada.....	24
Residential Completions Increased for 2018.....	24
The Total Housing Supply Continues to Diversify.....	26
<b>INDUSTRIAL, COMMERCIAL and INSTITUTIONAL MARKET and BUILDING ACTIVITIES</b> .....	<b>27</b>
Industrial and Commercial Property Market.....	27
Commercial and industrial construction values increased over last year and the total ICI construction value is comparable to a strong ten year average.....	28
Greater Toronto and Hamilton Area (GTHA) Construction.....	30
<b>OVERALL CONSTRUCTION VALUE IN YORK REGION</b> .....	<b>33</b>
Overall Construction Value in York Region.....	34
Construction Activity - National Comparisons.....	34
<b>CONCLUSION</b> .....	<b>35</b>

# 2018 HIGHLIGHTS

## A HEALTHY U.S. ECONOMY BENEFITS YORK REGION BUSINESSES THAT EXPORT TO THE U.S. MARKET AS THERE IS A STRONG TRADE RELATIONSHIP BETWEEN CANADA AND THE U.S.

The U.S. economy is anticipated to slow down from 2.9 per cent in 2018 to 2.5 per cent in 2019 and 1.8 per cent in 2020. However, strong domestic demand growth is anticipated which will support imports and increased demand for Canadian and York Region goods.

**YORK REGION TOTAL EMPLOYMENT - 2011 and 2018**



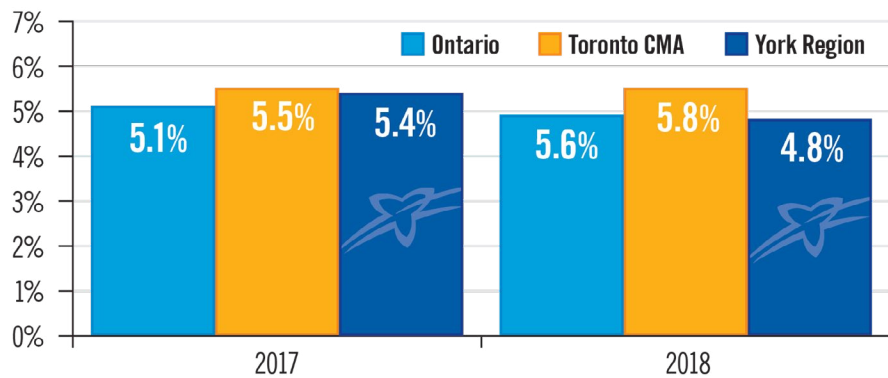
### YORK REGION'S ECONOMY

continues to create jobs. From 2017 to 2018 there were **15,120 jobs** added for a total of **636,630 jobs** in the Region. In 2011, there were **513,800 jobs** in the Region.

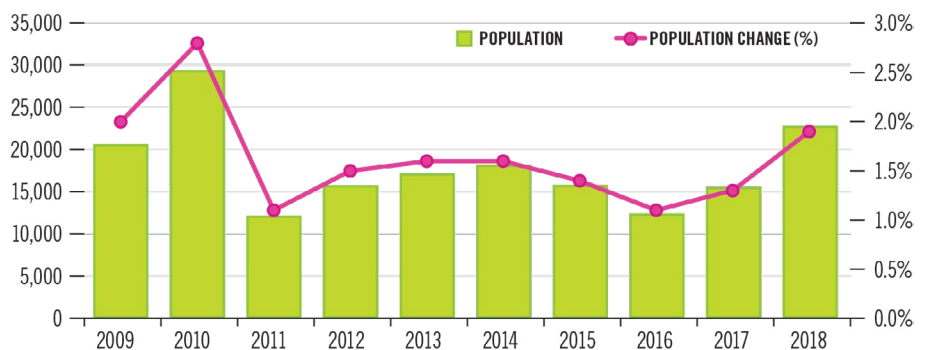
### YORK REGION'S UNEMPLOYMENT RATE

was **4.8 per cent** at year-end 2018, better than the Toronto Census Metropolitan Area (CMA) and Ontario rate.

**ONTARIO, TORONTO CMA and YORK REGION UNEMPLOYMENT RATES - 2017 and 2018**



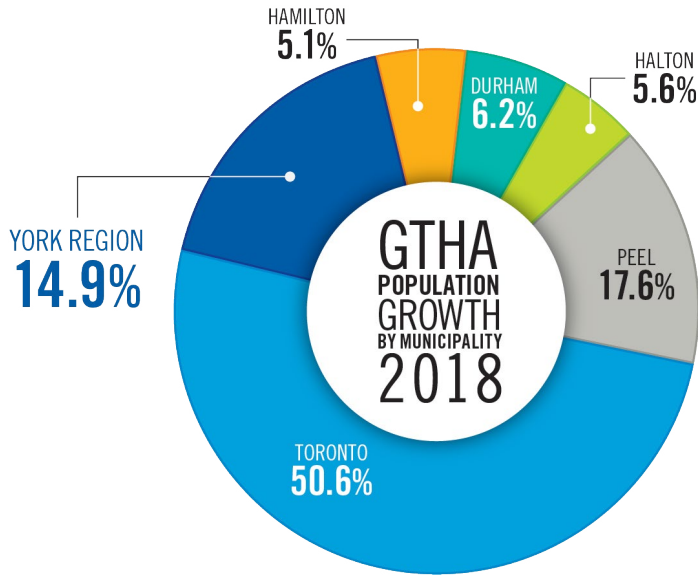
**YORK REGION ANNUAL POPULATION GROWTH - 2009 to 2018**



**THE REGION'S POPULATION** increased by approximately **22,800 persons** in 2018 to a total population of **1,191,400**.

# 2018 HIGHLIGHTS

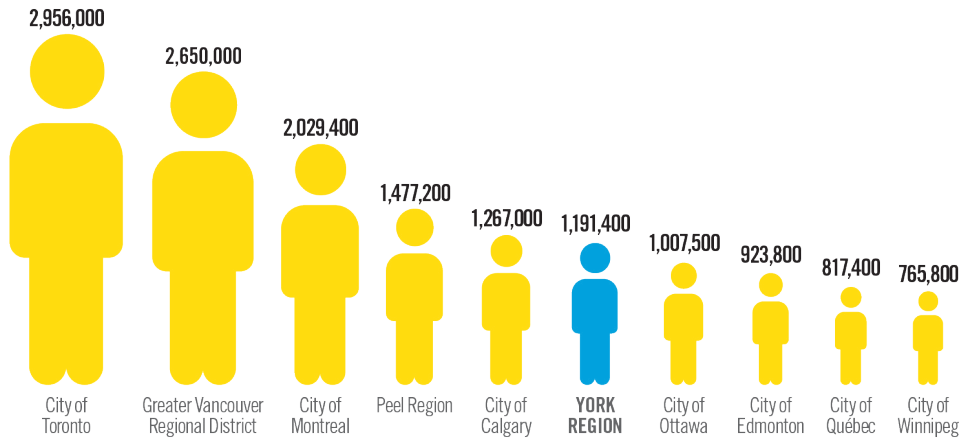
# 2018 GROWTH AND DEVELOPMENT REVIEW



In 2018 York Region's share of the Greater Toronto and Hamilton Area (GTHA) population growth was **14.9 per cent**.

## CANADA'S LARGEST MUNICIPALITIES BY POPULATION, 2018

\*2018 Population numbers are estimated



Source: York Region, Corporate Services, Long Range Planning Division, 2018, Various Municipalities, 2018.

**YORK REGION** was the **sixth largest municipality** in Canada by population as of year-end 2018.

**ACROSS the GTHA, there were 50,782 RESIDENTIAL BUILDING PERMITS ISSUED in 2018, an increase of 31.2 PER CENT**

In 2018 a total of **7,902 new residential building permits** were issued in York Region, representing an increase of **30.7 per cent** from the 2017 permit total of **6,048**.

The increase was represented by all unit types, but was most significant in apartments.

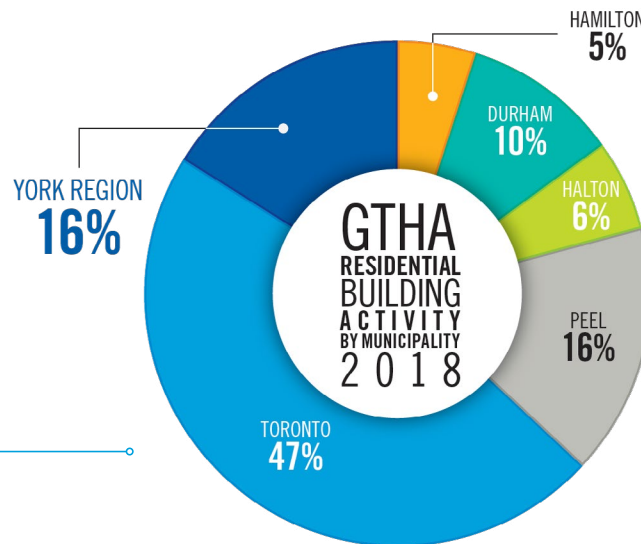
York Region continues to be a strong contributor to GTHA development activity accounting for **16 per cent** of the GTHA's residential building permit activity along with Peel Region and was second to the City of Toronto's **39 per cent** share.



**AVERAGE HOUSING PRICES FOR ALL RESALE UNITS in YORK REGION DECLINED to \$919,449 A 13.6% REDUCTION**

## 2018 HIGHLIGHTS

SHARE of GTHA RESIDENTIAL BUILDING ACTIVITY - 2018

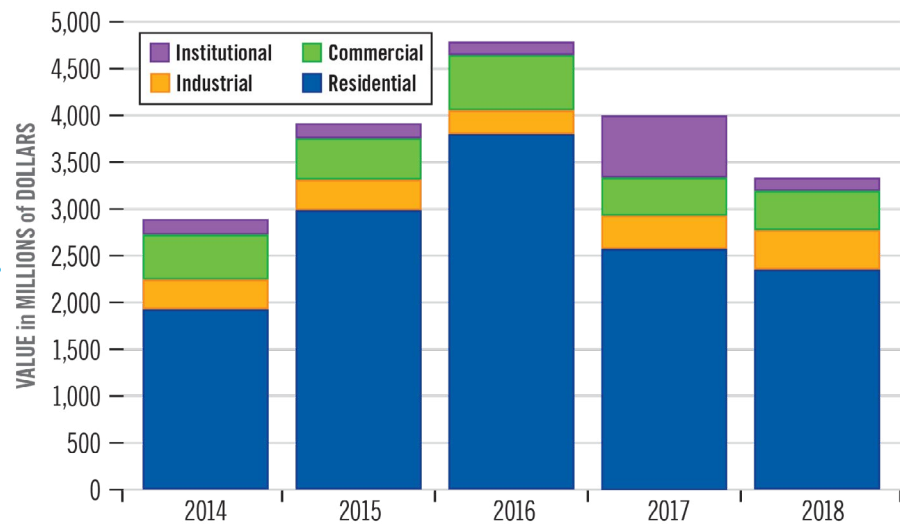


**YORK REGION** continues to be a strong contributor to Greater Toronto and Hamilton Area (GTHA) development activity accounting for **16 per cent** of the GTHA's residential building permit activity, along with Peel Region was second to the City of Toronto's **39 per cent** share

**YORK REGION'S** total industrial, commercial and institutional construction values **decreased by 31 per cent** in 2018, but are comparable to a strong ten year average level. Both industrial and commercial construction values increased over 2017 figures.



YORK REGION CONSTRUCTION VALUE by TYPE - 2014 to 2018



Across the GTHA, residential building permits totaled **50,782**, an increase of **31.2 per cent**.

**\$3.31 BILLION**  
TOTAL CONSTRUCTION VALUE

**YORK REGION** continues to be a significant contributor to the provincial and national economies **ranking sixth** in 2018 for total construction value among Canadian municipalities, with a value of **\$3.31 billion**.



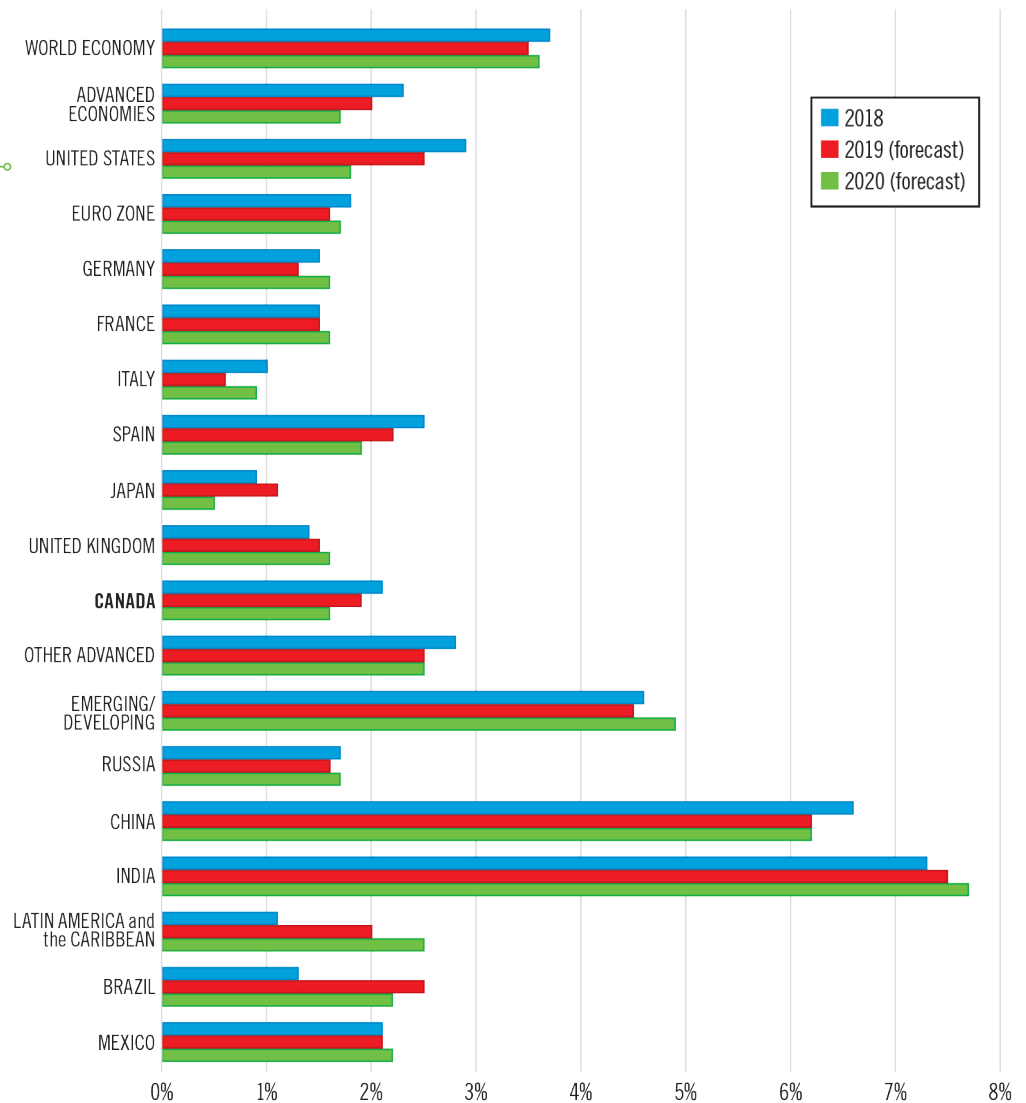
# ECONOMIC OUTLOOK

**THE UNITED STATES** has recorded a **ninth consecutive year** of GDP growth. U.S. GDP is anticipated to lower from **2.9 per cent** in 2018 to **2.5 per cent** for 2019.

## GLOBAL and UNITED STATES GDP FORECAST to GROW in 2018

- Global economic activity is projected to lower from 3.7 per cent in 2018 to 3.5 per cent and 3.6 per cent for 2019 and 2020
- The U.S. economy is expected to slow to 2.5 per cent and 1.8 per cent for 2019 and 2020, down from 2.9 per cent in 2018, although strong domestic demand growth is anticipated
- Canada's growth output is expected to decrease from 2.1 per cent in 2018 to 1.9 per cent in 2019 and 2020 due to softening housing markets, lower global oil prices and higher interest rates

**FIGURE 1.1: GLOBAL GROWTH FORECAST (%)**



Source: World Economic Outlook (January 2019): International Monetary Fund

**KEY EXTERNAL FACTORS** influencing growth of the Canadian, Ontario, and York Region economies

**U.S. ECONOMY** (largest market for York Region businesses that export)

**OIL PRICES**

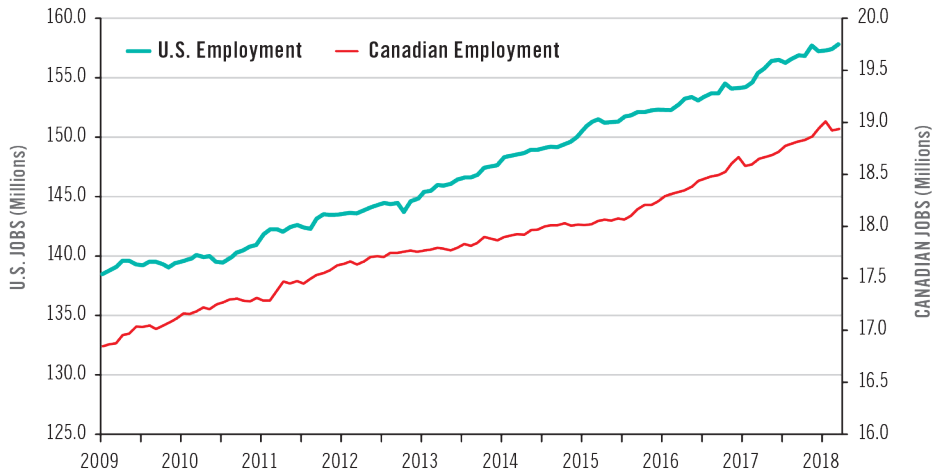
**CANADIAN DOLLAR VALUE**

The U.S. federal reserve raised short term interest 2.5 per cent. Rates are anticipated to remain low compared to historical levels. The Bank of Canada raised interest rates to 1.75 per cent in 2018 and a further rate increase is not anticipated in 2019.

# ECONOMIC OUTLOOK

- U.S. job numbers increased to 156.5 million, adding over 2.6 million jobs in 2018, while Canadian jobs increased by 163,000 during 2018 to 18.9 million (Figure 1.2)
- Although U.S. GDP is forecast to soften, strong domestic demand growth will support rising imports and York Region businesses that export to the U.S. market

**FIGURE 1.2: U.S. JOB GROWTH TRENDS, 2009-2018**



Source: U.S. Bureau of Economic Research

## THERE IS A STRONG TRADE RELATIONSHIP BETWEEN CANADA AND THE U.S.

Regional businesses directly benefit from increased trade activity

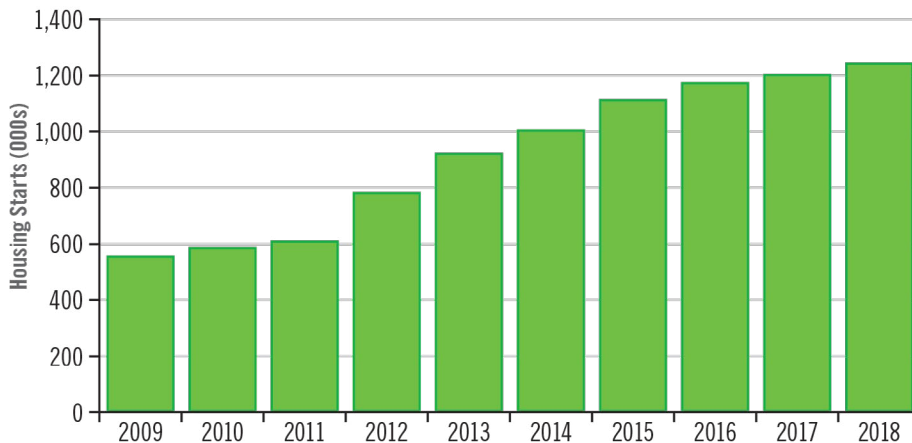
A lower Canadian dollar promotes exports with the U.S. but impacts the import of U.S. goods and services

The recent **USMCA** deal should increase export prospects for Ontario and York Region businesses

- U.S. housing starts recorded a 3.3 per cent increase over 2017, to a total of 1.24 million in 2018
- Since 2011, U.S. job growth rates and annual housing starts have been showing positive growth

**U.S. HOME SALES** reflect confidence in the U.S. economy and can increase demand for Canadian goods such as raw building materials and manufactured products.

**FIGURE 1.3: U.S. ANNUAL HOUSING STARTS, 2009 to 2018**



Source: U.S. Census Bureau - U.S. Department of Commerce



# ECONOMIC OUTLOOK

## OIL PRICES INCREASED SLIGHTLY IN 2018

- The price of oil at the end of 2018 was \$61.36 per barrel, compared to \$52.62 in 2017 and \$36.26 in December of 2016

FIGURE 1.4: 10-YEAR CRUDE OIL PRICES (U.S. DOLLARS per BARREL)



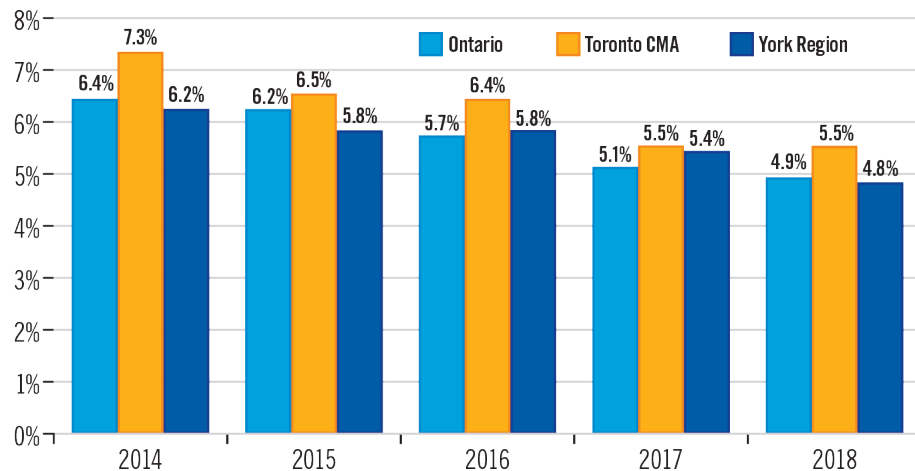
**OIL PRICES** increased slightly in 2018, but continue to remain well below **\$100 per barrel**, last seen in August 2014

# ECONOMIC OUTLOOK

## ECONOMIC ACTIVITY in ONTARIO, the TORONTO CMA and YORK REGION

- The provincial unemployment rate has been decreasing steadily since 2014, from 6.4 per cent down to 4.9 per cent in 2018
- The unemployment rate in the Toronto Census Metropolitan Area (CMA) has also been decreasing since 2014, from 7.3 per cent to 5.5 per cent in 2018
- York Region's unemployment rate was 4.8 per cent at year-end 2018, lower than both the Toronto CMA and Ontario rates

**FIGURE 1.5: ONTARIO, TORONTO CMA and YORK REGION UNEMPLOYMENT RATES, 2014 to 2018**



Source: Statistics Canada Note: Based on unadjusted 3-month moving averages

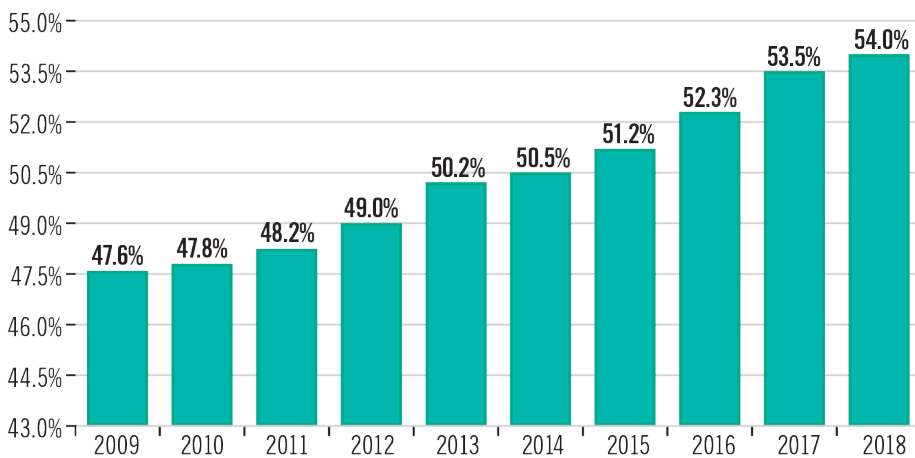
### ONTARIO'S ECONOMIC OUTLOOK

Ontario's economy increased by **2.2 per cent** in 2018. GDP growth is poised to slow to around **1.9 per cent** in 2019 and **1.3 per cent** in 2020.

### TOTAL ONTARIO EMPLOYMENT

In 2018, Statistics Canada recorded Ontario employment growth of **1.1 per cent** (78,000 jobs) compared to **1.8 per cent** in 2017, to reach a total of **7,300,500 jobs**

**FIGURE 1.6: YORK REGION ACTIVITY RATE**



### ACTIVITY RATE

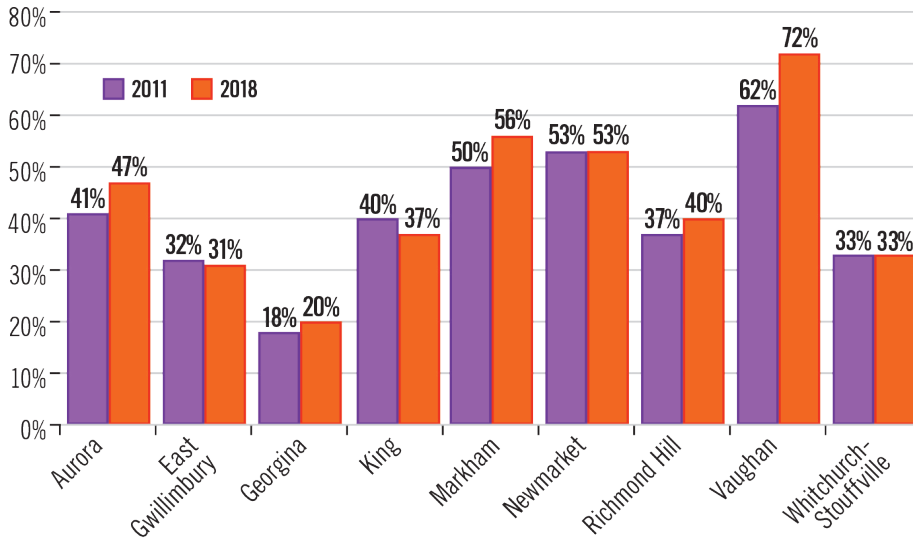
The activity rate compares total employment to total population. One of York Region's Official Plan (ROP) objectives is to create high quality employment opportunities for residents, with a goal of one job for every two residents.

An activity rate of **50 per cent** is consistent with the ROP target.

York Region's activity rate has been increasing since 2010, as shown in Figure 1.6, and is currently **54 per cent**.

# ECONOMIC OUTLOOK

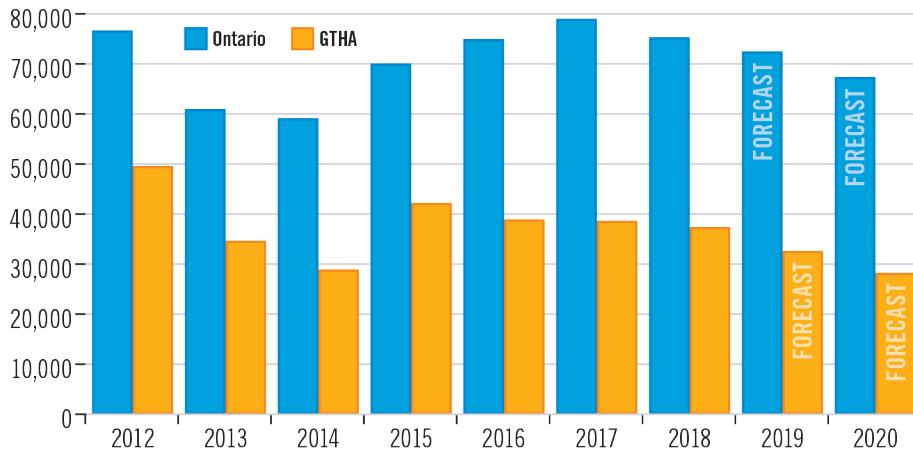
**FIGURE 1.7: LOCAL MUNICIPALITY ACTIVITY RATES, 2011 and 2018**



**YORK REGION and LOCAL MUNICIPAL ACTIVITY RATES**  
 Between 2011 and 2018, the majority of local municipalities within York Region recorded increased activity rates.

- According to the Canadian Mortgage and Housing Corporation (CMHC), housing starts in the Greater Toronto and Hamilton Area (GTHA) were down, by 3.5 per cent in 2018, to 37,400
- CMHC predicts that GTHA housing starts will trend down in 2019 and 2020

**FIGURE 1.8: ONTARIO and GTHA HOUSING STARTS, 2012 to 2018**



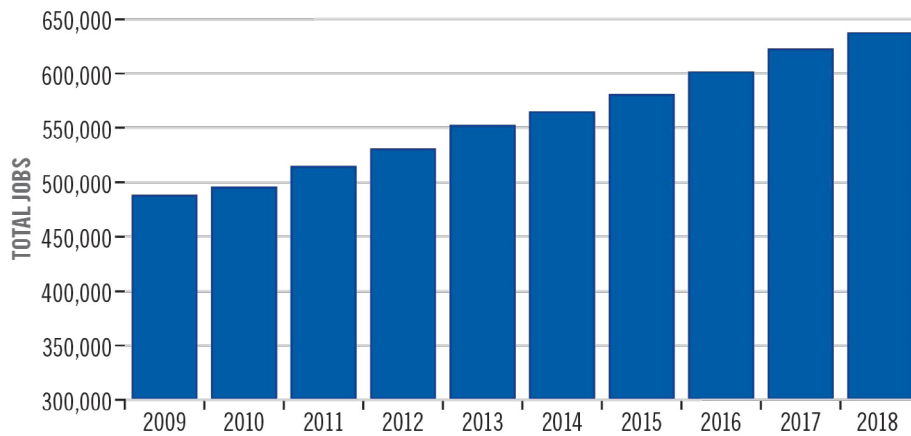
Source: Canada Mortgage and Housing Corporation

# ECONOMIC OUTLOOK

## YORK REGION'S ECONOMY CONTINUES to CREATE JOBS

- From 2017 to 2018, there were approximately 15,120 jobs added for an estimated total of 636,630 jobs in York Region
- Total employment within York Region continues to steadily increase, averaging a 3 per cent growth rate since 2011

**FIGURE 1.9: YORK REGION TOTAL EMPLOYMENT, MID-YEAR 2009 to 2018**



# POPULATION GROWTH

## YORK REGION'S POPULATION CONTINUES TO RISE with TWO PER CENT GROWTH in 2018

- The Region's population increased by approximately 22,800 persons in 2018 to a total population of 1,191,400
- The 2018 annual growth rate increased slightly from 1.3 per cent in 2017 to 2.0 per cent (Figure 2.1)

### 2016 CENSUS POPULATION for YORK REGION

Statistics Canada recently released the 2016 Census population figure for York Region at **1,109,648**. This figure is not adjusted for the undercount, where approximately **3 per cent** to **4 per cent** of the population is missed.

Analysis indicated that the Census population figure was lower than York Region's mid-year 2016 population estimate (unadjusted for the undercount). A revised population figure was provided by Statistics Canada in 2018, at which time York Region recalibrated its population figures.

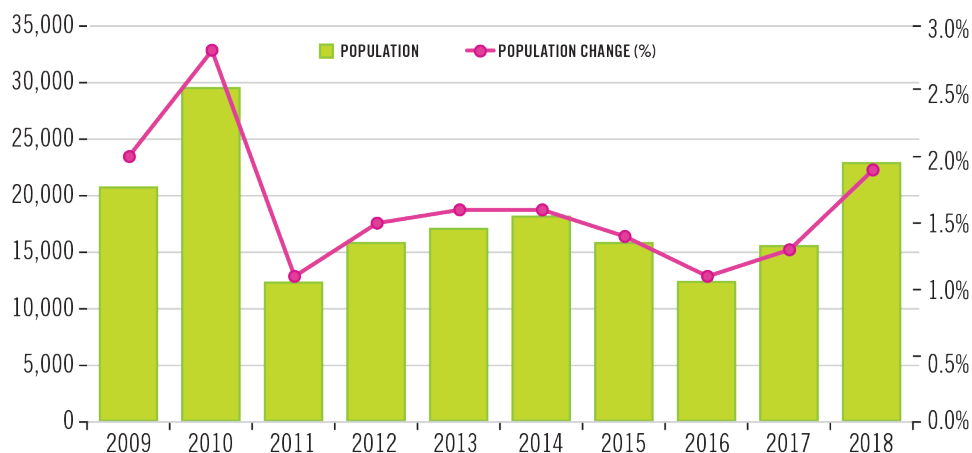
**TABLE 2.1: YORK REGION POPULATION, 2017 and 2018**

MUNICIPALITY	2017	2018	POPULATION GROWTH	CHANGE (%)
Aurora	61,100	62,100	1,000	1.6%
East Gwillimbury	26,600	31,700	5,100	19.2%
Georgina	48,200	48,400	200	0.4%
King	27,000	27,700	700	2.6%
Markham	342,400	347,100	4,700	1.4%
Newmarket	88,400	89,400	1,000	1.1%
Richmond Hill	203,800	206,900	3,100	1.5%
Vaughan	322,800	329,000	6,200	1.9%
Whitchurch-Stouffville	48,300	49,100	800	1.7%
<b>York Region Total</b>	<b>1,168,600</b>	<b>1,191,400</b>	<b>22,800</b>	<b>2.0%</b>

Source: York Region, Corporate Services, Long Range Planning Division, 2017 and 2018.  
Note: Numerical data in this report has been rounded, some totals may be affected.

- Population growth within York Region has recorded slower but steady growth for the last several years averaging 1.5 per cent per year since 2011

**FIGURE 2.1: YORK REGION ANNUAL POPULATION GROWTH, 2009 to 2018**

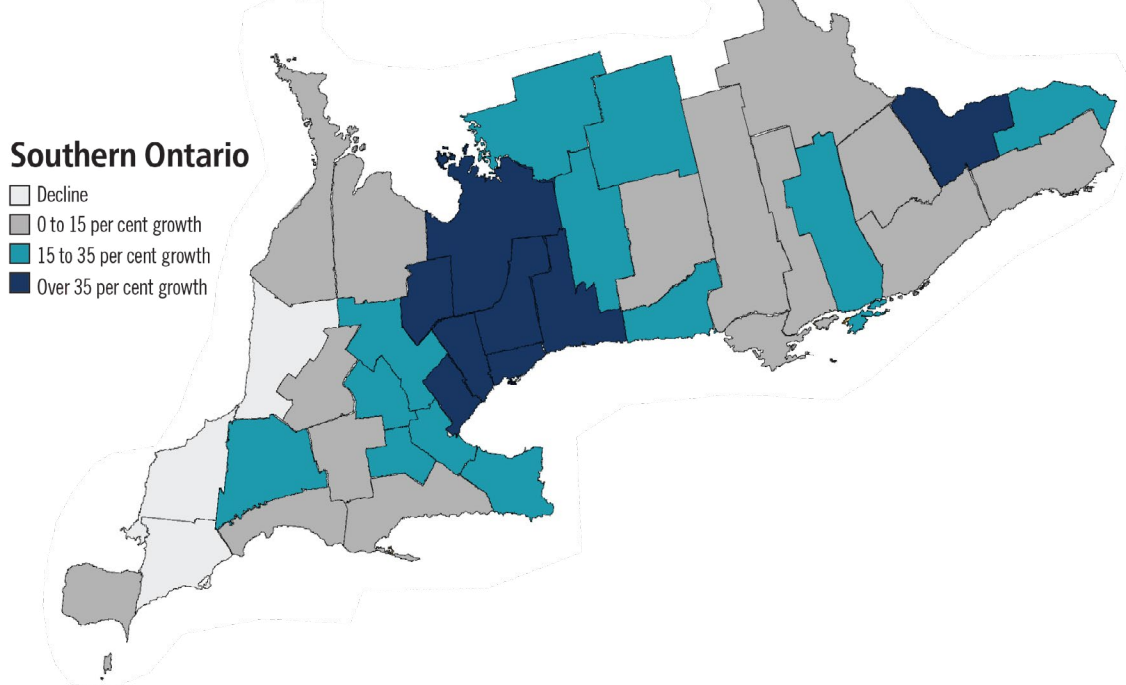


# POPULATION GROWTH

## ONTARIO MIGRATION PLAYS a LARGE PART in GTHA POPULATION GROWTH

- Ontario attracts the highest share of immigrants annually compared to any other province, typically in the 40 per cent to 50 per cent range
- Ministry of Finance forecasts to 2041 indicate the GTHA, Simcoe County and Ottawa region are projected to experience significant population growth of over 35 per cent, while other areas of the province are forecast to either remain stable or record a decline in population

**FIGURE 2.2: POPULATION GROWTH/DECLINE by CENSUS DIVISION over 2016 to 2041**



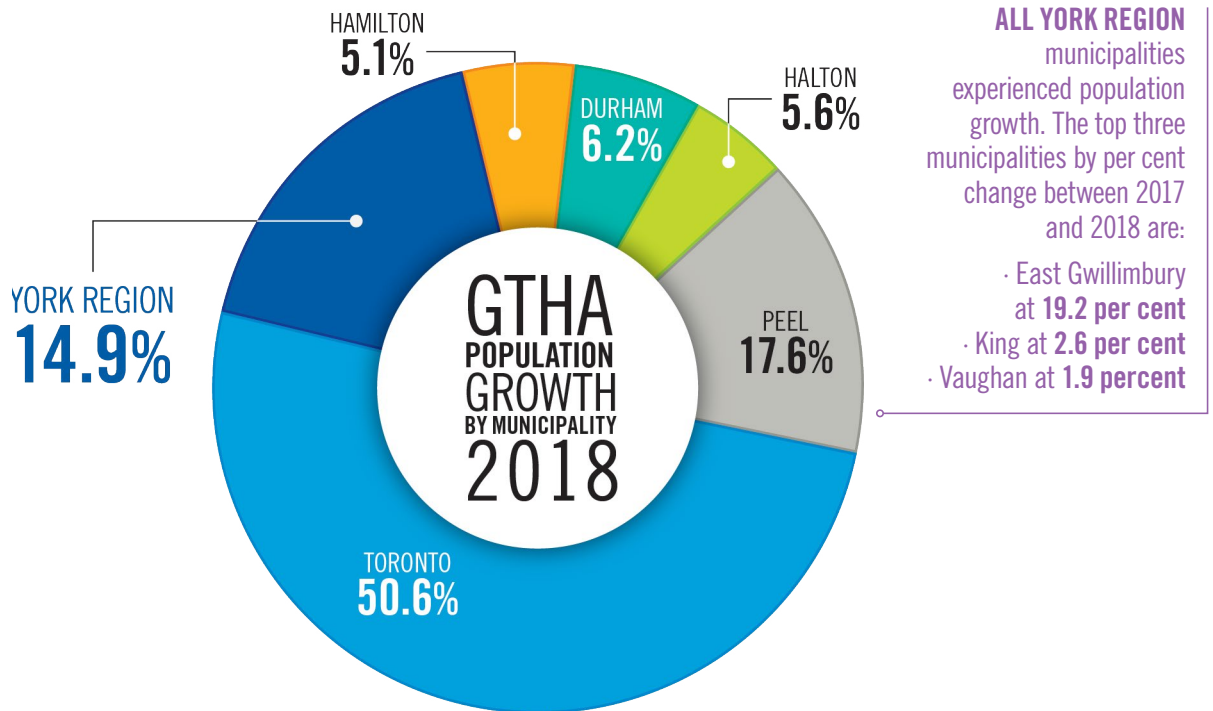
- Population growth in the 905 area between 2011 and 2016 has been slower than the Growth Plan forecast by approximately 10 per cent
- Toronto captured a higher than expected share of population growth between 2011 and 2016 (36 per cent) when compared to the Provincial Growth Plan forecasts (27 per cent)

# POPULATION GROWTH

## YORK REGION'S CONTRIBUTION to GTHA GROWTH is SIGNIFICANT

- By the end of 2018, the GTHA population was estimated at 7.46 million people, an increase of approximately 132,000 or 1.8 per cent from 2017
- In 2018 York Region's share of the GTHA's population growth was 14.9 per cent

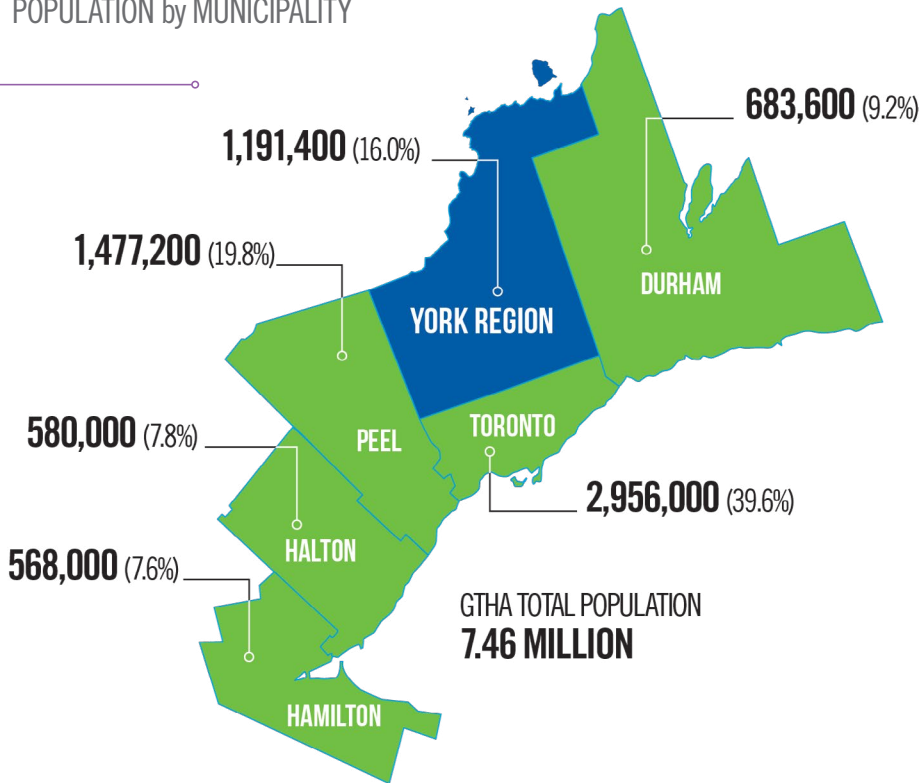
FIGURE 2.3: SHARE of GTHA POPULATION GROWTH by MUNICIPALITY, 2017 to 2018



# POPULATION GROWTH

**FIGURE 2.4: 2018 GREATER TORONTO and HAMILTON AREA POPULATION by MUNICIPALITY**

**YORK REGION** is part of the broader Greater Toronto and Hamilton Area (GTHA) Region encompassing almost **7.5 million people**. A diversified economy and availability of serviced land all contribute to York Region being a major growth area in the GTHA.

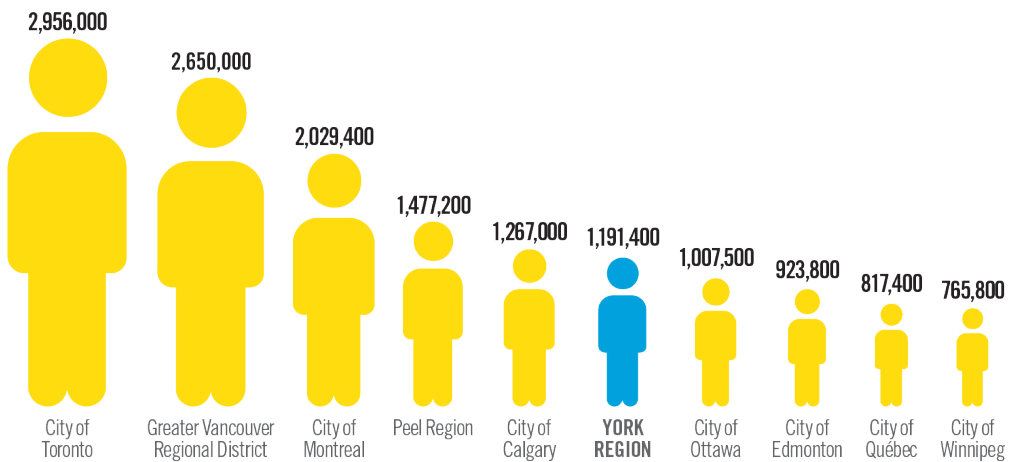


## YORK REGION is ONE of the LARGEST MUNICIPALITIES in CANADA

- As of December 2018, York Region was the sixth largest municipality in Canada in population (Figure 2.6)

**FIGURE 2.5: CANADA'S LARGEST MUNICIPALITIES by POPULATION, 2018\***

\*2018 Population numbers are estimated



Source: York Region, Corporate Services, Long Range Planning Division, 2018; Various Municipalities, 2018.



# POPULATION GROWTH

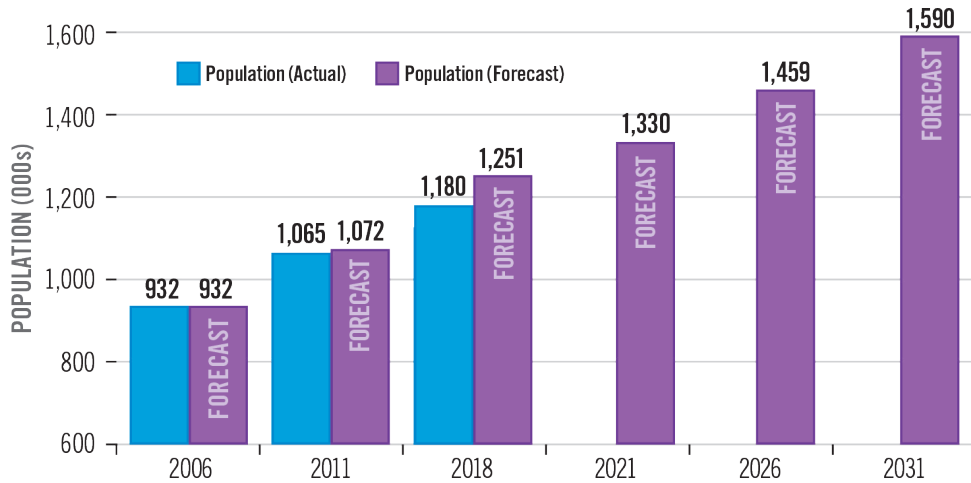
## POPULATION and EMPLOYMENT FORECASTS

- York Region’s mid year 2018 population was estimated to be 1,180,000, which is 6.0 per cent (71,000) lower than the Growth Plan forecast of 1,251,000
- Annual growth of almost 31,500 is required to reach the 2031 Growth Plan forecast of 1,590,000

### POPULATION and EMPLOYMENT FORECASTS

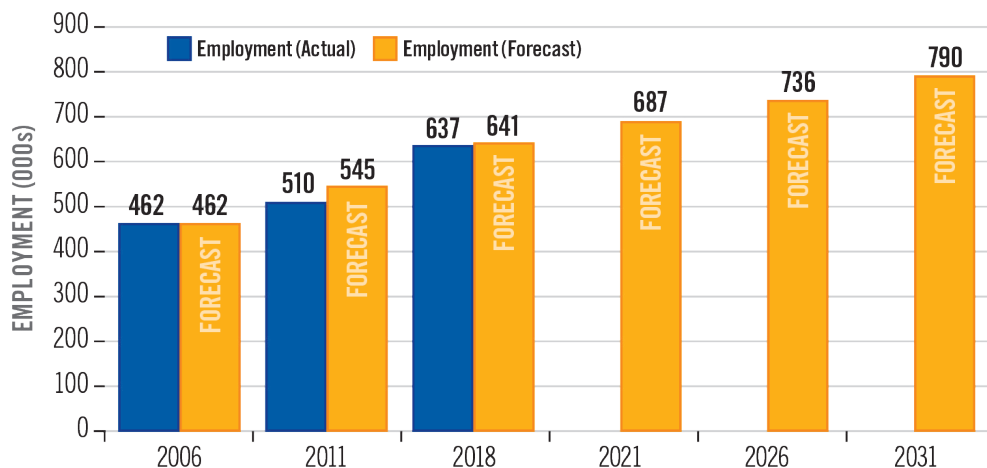
Population and employment growth forecasts form the basis for determining urban land needs, infrastructure and service planning, financial planning, and determining development charges.

**FIGURE 2.6: POPULATION GROWTH (Actual and Forecast), 2006-2031**



- In 2018, York Region’s employment was approximately 636,630 compared to the 2018 Growth Plan forecast of 641,400, a 4,770 difference
- Annual employment growth of almost 12,000 is required to meet the 2031 Growth Plan employment forecast. The Region has been growing by approximately 15,000 jobs per year during the past 5 years

**FIGURE 2.7: EMPLOYMENT GROWTH (Actual and Forecast), 2006-2031**





# RESIDENTIAL MARKET and BUILDING ACTIVITY

## NUMBER of RESIDENTIAL REALES DECREASED by 20.7 PER CENT in 2018

- The number of residential resales in York Region during 2018 totalled 11,940 dwelling units (Figure 3.1), a decrease of 20.7 per cent (3,110 units) from 2017
- Total value of all York Region residential resales in 2018 was approximately \$10.94 billion – down from \$15.97 billion in 2017

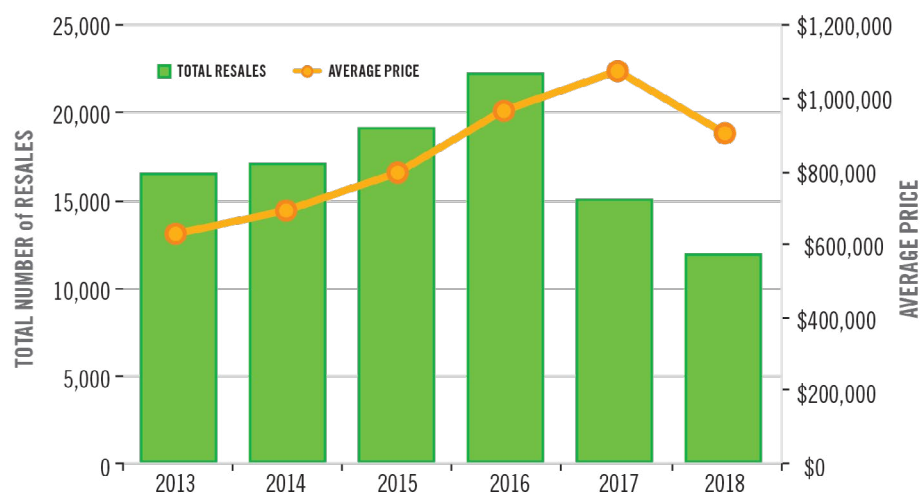
**RESALE HOMES** generate significant economic activity

**Use of professional services** including: real estate agents, lawyers, appraisers and surveyors

**Generate taxes and fees**

**Generate associated spending** on appliances, furniture, fixtures etc.

**FIGURE 3.1: YORK REGION TOTAL REALES and AVERAGE PRICE, 2013 to 2018**



Source: Toronto Real Estate Board, Market Watch 2013-2018.

**TABLE 3.1: TOTAL NUMBER of REALES and AVERAGE PRICE (all dwelling types) by LOCAL MUNICIPALITY, 2017 and 2018**

MUNICIPALITY	SALES		AVERAGE PRICE (\$)	
	2017	2018	2017	2018
Aurora	962	865	\$1,088,206	\$901,242
East Gwillimbury	442	458	\$958,309	\$806,250
Georgina	1,063	666	\$647,174	\$562,010
King	386	287	\$1,611,873	\$1,415,899
Markham	3,958	3,045	\$1,070,241	\$913,500
Newmarket	1,428	1,129	\$914,679	\$755,473
Richmond Hill	2,669	2,006	\$1,173,061	\$1,002,417
Vaughan	3,479	2,916	\$1,093,272	\$977,650
Whitchurch-Stouffville	663	568	\$1,078,438	\$909,664
<b>York Region Total</b>	<b>15,050</b>	<b>11,940</b>	<b>\$1,061,271</b>	<b>\$916,449</b>

Source: Toronto Real Estate Board, Market Watch, 2017 and 2018.

### KEY 2018 YORK REGION RESALE HOME FACTS

Accounted for **15.4 per cent** of total number of Greater Toronto Area (GTA) resales

Accounted for **18 per cent** of total GTA resale value

Average number of days a residential dwelling was on the market - **30 days**

Average selling price - **96 per cent** of list price

# RESIDENTIAL MARKET and BUILDING ACTIVITY

**TOTAL SALES** in the Greater Toronto Area's (GTA) residential resale market decreased by **19.3 per cent** in 2018 (77,426) compared to 92,394 in 2017

**Average resale price** (all dwelling types) in the GTA was **\$787,300**, a decrease of **4.5 per cent** in comparison to the average of \$822,681 in 2017

**TABLE 3.2: 2018 RESALES and AVERAGE PRICES by LOCAL MUNICIPALITY and DWELLING TYPE (\$1,000s)**

MUNICIPALITY	DETACHED		SEMI-DETACHED		TOWN/ROW/ATTACH		CONDO/APT	
	Sales	Avg Price	Sales	Avg Price	Sales	Avg Price	Sales	Avg Price
Aurora	493	\$1,103	71	\$685	255	\$652	46	\$453
East Gwillimbury	334	\$873	22	\$680	102	\$614	0	n/a
Georgina	610	\$572	8	\$489	41	\$474	7	\$291
King	247	\$1,518	3	\$926	24	\$884	13	\$562
Markham	1,483	\$1,199	224	\$841	595	\$753	743	\$495
Newmarket	690	\$869	159	\$610	207	\$600	73	\$442
Richmond Hill	1,010	\$1,372	94	\$809	405	\$795	497	\$457
Vaughan	1,484	\$1,251	282	\$808	591	\$797	559	\$529
Whitchurch-Stouffville	399	\$1,020	37	\$678	127	\$646	5	\$530
<b>York Region</b>	<b>6,750</b>	<b>\$1,124</b>	<b>900</b>	<b>\$761</b>	<b>2,347</b>	<b>\$732</b>	<b>1,943</b>	<b>\$492</b>

Source: Toronto Real Estate Board, Market Watch, 2018.

- Region wide, the average price of a resale unit decreased by 13.6 per cent for all unit types, from \$1,061,271 in 2017 to \$916,449 in 2018 (Table 3.1)
- The average price of single detached units decreased by 15.3 per cent, from \$1,326,113 in 2017 to \$1,123,734 in 2018

## 2019 SALES FIGURES

Resale housing prices and sales for the first two months of 2019 have remained consistent with the previous year with the average price of **\$896,817** and **1,383 sales** recorded to February 2019, compared to an average of **\$885,864** and **1,398 sales** during the first two months of 2018.

**TABLE 3.3: YORK REGION 2018 NEW HOME PRICES (\$1,000s)**

MUNICIPALITY	DETACHED	SEMI-DETACHED	ROW	CONDO/APT
Aurora	\$1.2M-\$7.3M	n/a	\$930-\$1.37M	n/a
East Gwillimbury	\$690-\$1.9M	\$598-\$651	\$600-\$860	n/a
Georgina	\$600-\$1.0M	n/a	\$430-\$730	\$294-\$866
King	\$3.4M-\$4.0M	n/a	\$900-\$1.2M	n/a
Markham	\$1.5M-\$2.5M	n/a	\$670-\$1.9M	\$320-\$2.3M
Newmarket	\$1.1M-\$3.9M	n/a	\$1.2M-\$1.4M	\$550-\$1.0M
Richmond Hill	\$1.4M-\$2.9M	\$1.3M-\$1.7M	\$584-\$1.8M	\$400-\$987
Vaughan	\$1.0M-\$4.7M	\$1.0M-\$1.6M	\$600-\$1.85M	\$427-\$1.7M
Whitchurch-Stouffville	\$1.0M-\$2.3M	n/a	\$580-\$800	\$340-\$1.4M
<b>York Region</b>	<b>\$600-\$7.3M</b>	<b>\$598-\$1.7M</b>	<b>\$430-\$1.85M</b>	<b>\$294-\$2.31M</b>

Source: RealNet, March 2019

Note: New home data only provides a snapshot of projects currently for sale with the range of prices asked. Some municipalities may only have one or two projects contributing to the data.

- Prices for new single-detached homes range from \$829,000 in the Town of Georgina to \$7.3 million in the Town of Aurora

# RESIDENTIAL MARKET and BUILDING ACTIVITY

## RESIDENTIAL BUILDING PERMITS are UP 30.7 PER CENT from 2017

- A total of 7,902 new residential building permits were issued in York Region in 2018, representing a 30.7 per cent increase from the 2017 permit total of 6,048
- Apartment units increased significantly, from 860 in 2017 to 4,008 in 2018
- There are more fluctuations in the apartment market from year to year compared to the ground related market, which impacts the total number of building permits issued annually

Building permit activity is an essential yardstick used to measure local investments and economic performance

**TABLE 3.4: NEW RESIDENTIAL UNITS with PERMITS ISSUED in YORK REGION, 2017 and 2018**

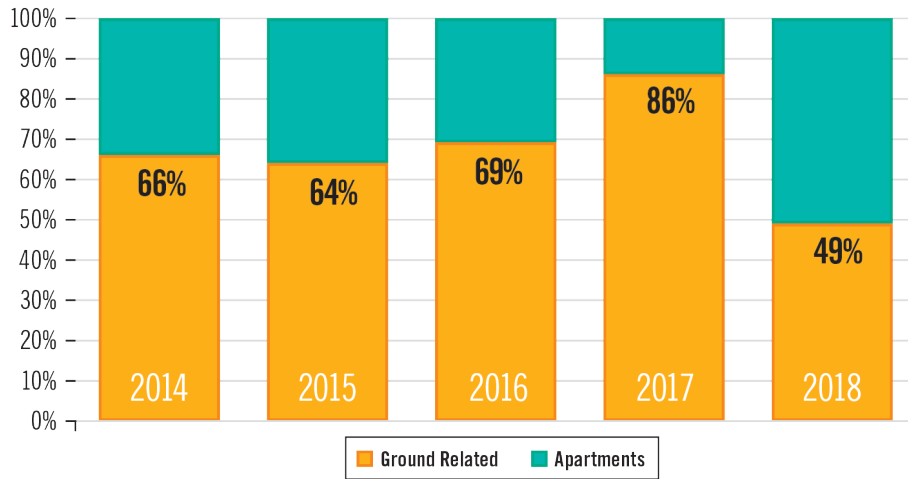
MUNICIPALITY	2017	2018	% CHANGE
Aurora	384	298	-22%
East Gwillimbury	950	376	-60%
Georgina	101	72	-29%
King	174	65	-63%
Markham	712	2,783	291%
Newmarket	422	461	9%
Richmond Hill	876	1,057	21%
Vaughan	2,187	2,511	15%
Whitchurch-Stouffville	242	279	15%
<b>York Region Total</b>	<b>6,048</b>	<b>7,902</b>	<b>30.7%</b>

Source: Local Municipal Building Permit Reports, 2017 and 2018; York Region Corporate Services, Long Range Planning Division, 2018.

- In 2018, apartment dwellings and townhouses accounted for 76 per cent of new residential permits issued, an indication of York Region's progress towards creating a more diversified housing stock
- Markham, Richmond Hill and Vaughan accounted for approximately 80 per cent of the total residential building permit activity in 2018 (35 per cent, 13 per cent and 32 per cent respectively)

# RESIDENTIAL MARKET and BUILDING ACTIVITY

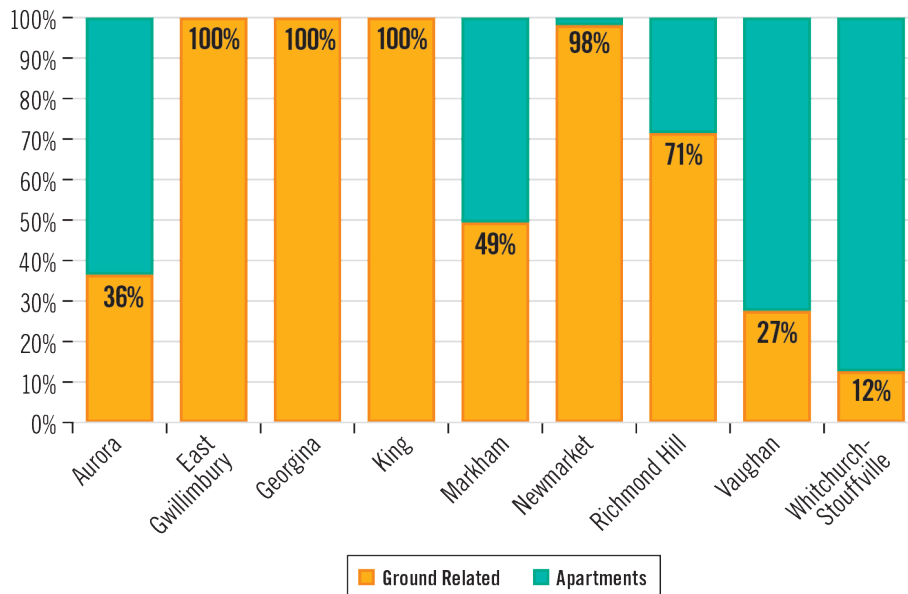
**FIGURE 3.2: YORK REGION RESIDENTIAL BUILDING PERMIT MIX 2014 to 2018**



Source: Local Municipal Building Permit Reports, 2014 to 2018; York Region Corporate Services, Long Range Planning Division, 2018. Note: Ground Related refers to single detached, semis and row housing.

- The 2018 breakdown of residential building permits was 20 per cent single detached, 3 per cent semi-detached, 26 per cent row and 51 per cent apartment

**FIGURE 3.3: 2018 NEW RESIDENTIAL BUILDING PERMIT MIX by LOCAL MUNICIPALITY**

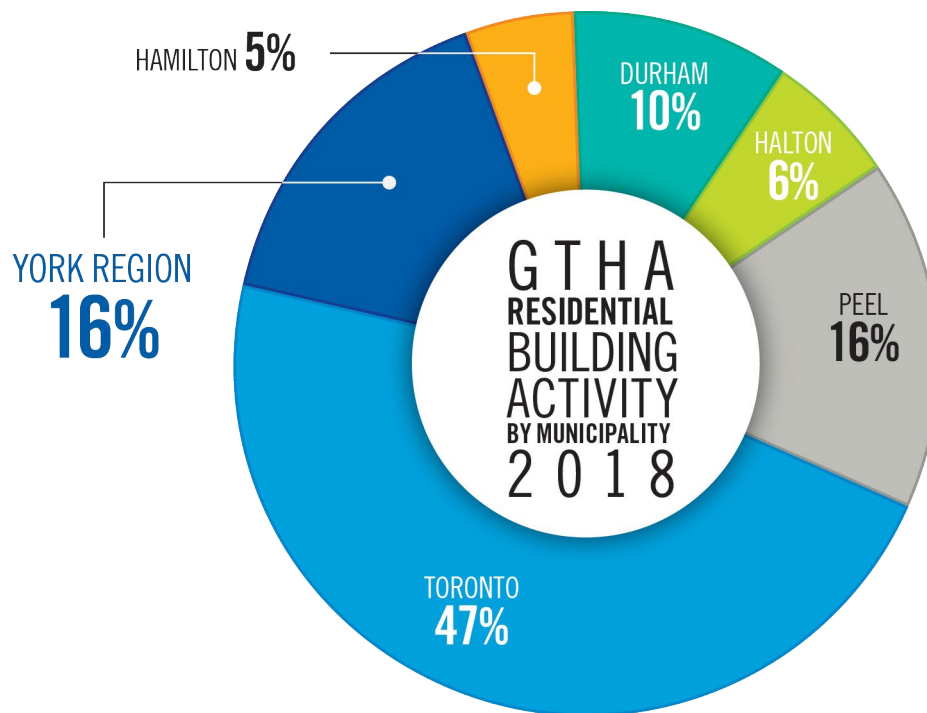


# RESIDENTIAL MARKET and BUILDING ACTIVITY

## YORK REGION CONTINUES to CONTRIBUTE SIGNIFICANTLY to RESIDENTIAL BUILDING PERMIT ACTIVITY in the GTHA

- In 2018, 50,782 building permits were issued for new residential units across the GTHA, an increase from 38,712 in 2017 of approximately 31.2 per cent
- Only Halton Region experienced a decrease in the total number of building permits issued in 2018
- York Region accounted for 16 per cent of the GTHA's residential building permit activity, second to the City of Toronto's 47 per cent share and equal to Peel Region

FIGURE 3.4: GTHA RESIDENTIAL BUILDING ACTIVITY 2018: SHARES by MUNICIPALITY



Source: Local Municipal Building Permit Reports, 2018; Statistics Canada Table 32.2 (unpublished) 2018.

# RESIDENTIAL MARKET and BUILDING ACTIVITY

## YORK REGION RECORDED the 8<sup>th</sup> LARGEST NUMBER of RESIDENTIAL BUILDING PERMITS ISSUED in CANADA

- York Region continues to be a major contributor of new residential development in Canada, ranking 8<sup>th</sup> for building permits issued, declining from 7<sup>th</sup> in 2017

TABLE 3.5: CROSS CANADA COMPARISON 2018: RESIDENTIAL BUILDING PERMITS

RANK	MUNICIPALITY	NUMBER of PERMITS	% CHANGE from 2016
1	Greater Vancouver Regional District	28,370	8.9%
2	City of Toronto	23,774	57.5%
3	City of Calgary	18,814	75.8%
4	City of Montréal	17,295	45.0%
5	City of Edmonton	14,642	19.3%
6	City of Ottawa	9,285	38.4%
7	Peel Region	7,970	69.0%
<b>8</b>	<b>York Region</b>	<b>7,902</b>	<b>30.7%</b>
9	Durham Region	5,132	14.0%
10	City of Winnipeg	4,727	-8.7%

Source: York Region Corporate Services, Long Range Planning Division, 2018. Note: Ranking is in comparison to cities, Region's and Regional Districts as defined locally.

## RESIDENTIAL COMPLETIONS INCREASED FOR 2018

- Housing completions in the Region increased by 56.5 per cent since 2017
- The mix of housing completions in 2018 was 34 per cent (3,455) single detached, 2 per cent (222) semi-detached units, 22 per cent (2,273) row houses and 42 per cent (4,280) apartments

TABLE 3.6: YORK REGION RESIDENTIAL COMPLETIONS 2017 and 2018

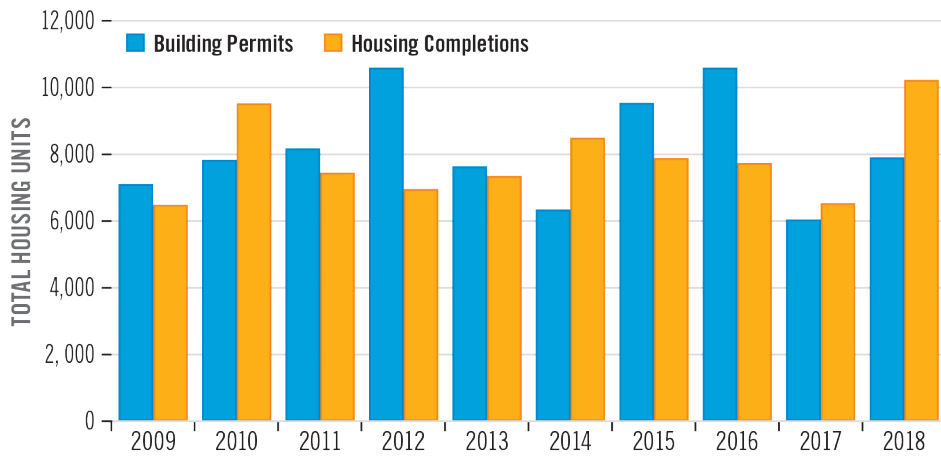
MUNICIPALITY	2017	2018	% CHANGE
Aurora	1,099	460	-58%
East Gwillimbury	543	1,697	213%
Georgina	365	134	-63%
King	349	272	-22%
Markham	987	2,465	150%
Newmarket	466	377	-19%
Richmond Hill	784	1,764	125%
Vaughan	1,561	2,738	75%
Whitchurch-Stouffville	381	323	-15%
<b>York Region Total</b>	<b>6,535</b>	<b>10,230</b>	<b>56.5%</b>

Source: CMHC, 2018

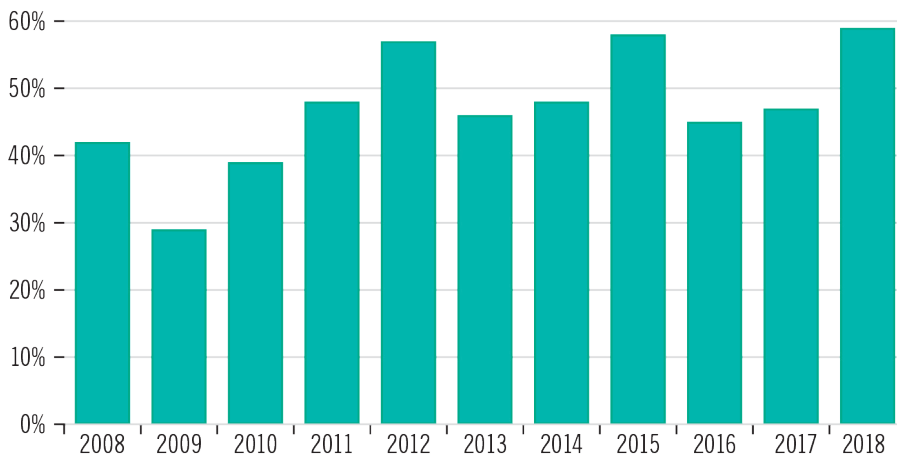


# RESIDENTIAL MARKET and BUILDING ACTIVITY

**FIGURE 3.5: BUILDING PERMIT and HOUSING COMPLETIONS, 2009 to 2018**



**FIGURE 3.6: INTENSIFICATION within the BUILT-UP AREA, YORK REGION, 2008 to 2018**



Source: Statistics Canada Building Permit Reports, 2018; York Region Corporate Services, Long Range Planning Division, 2018

- York Region’s intensification share within the built up area has averaged 48 per cent over the last 10 years, and was 59 per cent in 2018
- The continuing development of the Region’s Centres and Corridors and other intensification areas will contribute to achieving the minimum 60 per cent intensification target in the 2017 Growth Plan

# RESIDENTIAL MARKET and BUILDING ACTIVITY

A more diversified housing stock provides more choice in the market for both existing and future residents

Diversified housing is important for:

providing affordable options

housing residents at different stages in their lives

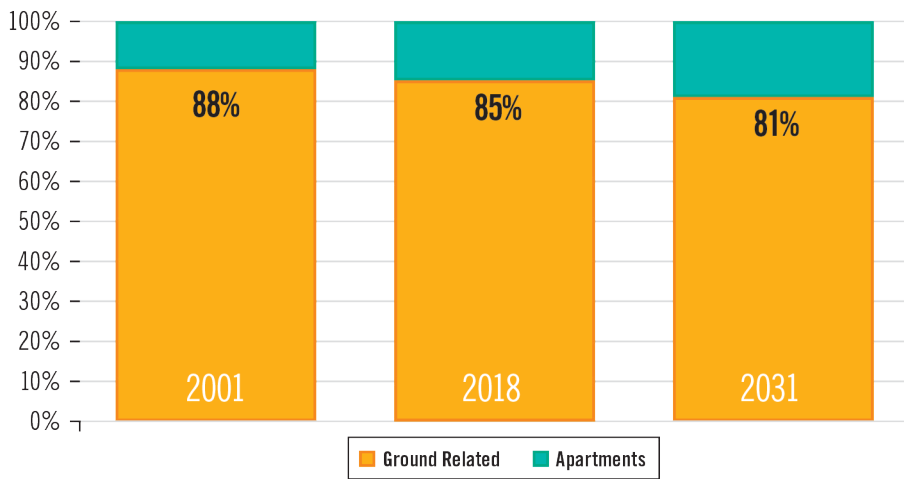
reaching the Region's intensification targets

creating more compact, transit supportive development

## THE TOTAL HOUSING SUPPLY CONTINUES to DIVERSIFY

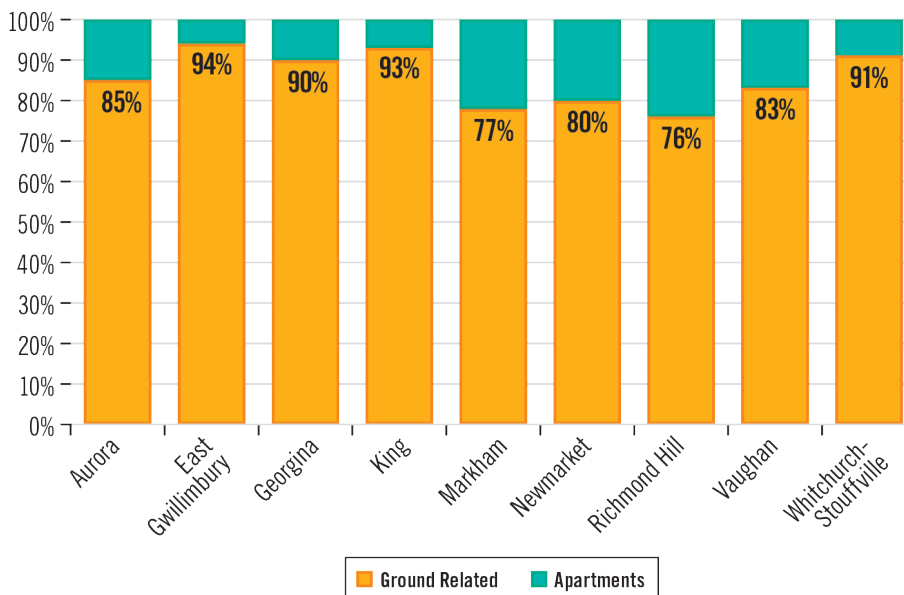
- While the Region's new housing stock becomes increasingly diversified over time, the existing housing stock is composed primarily of ground related dwellings
- The proportion of apartment unit dwellings in the Region's housing stock increased from 12 per cent in 2001 to 15 per cent in 2018
- The proportion of apartment unit dwellings is forecasted to be 19 per cent by 2031

FIGURE 3.7: MIX of HOUSING STOCK in YORK REGION



- The overall housing stock in 2018 was composed of 66 per cent single detached dwellings, 6 per cent semi-detached units, 13 per cent row house units and 15 per cent apartment units

FIGURE 3.8: MIX of TOTAL HOUSING STOCK by LOCAL MUNICIPALITY 2018



# INDUSTRIAL, COMMERCIAL and INSTITUTIONAL MARKET and BUILDING ACTIVITIES

## INDUSTRIAL and COMMERCIAL PROPERTY MARKET

- A low Canadian dollar value relative to the U.S. dollar, continuing low interest rates and a strong demand from the U.S economy should help businesses in Ontario to continue to grow
- Industrial development was most active in Vaughan in 2018 with 1,858,000 square feet of new supply under construction

**TABLE 4.1: YORK REGION and GTA INDUSTRIAL MARKET OVERVIEW, 2018**

MUNICIPALITY	VACANCY RATE	AVERAGE NET RENT	AVERAGE SALE PRICE
Aurora	1.2%	\$7.78	\$114.00
East Gwillimbury	0.5%	\$8.55	\$93.00
King	0.8%	\$6.35	\$212.00
Markham	1.5%	\$7.95	\$188.00
Newmarket	0.7%	\$6.55	\$212.00
Richmond Hill	1.5%	\$8.98	\$167.00
Vaughan	3.1%	\$6.76	\$187.00
<b>York Region</b>	<b>2.8%</b>	<b>\$7.14</b>	<b>\$226.00</b>
<b>Greater Toronto Area</b>	<b>2.4%</b>	<b>\$6.85</b>	<b>\$133.00</b>

Source: Costar 2018 Note: All dollar figures are Per Square Foot.  
Note: Data not available for all nine York Region local municipalities.

- York Region's vacancy rate at the end of 2018 was 2.8 per cent, lower than the 5 year average of 3.2 per cent
- The Region's average industrial rent prices per square foot were \$6.85 at year end 2018 compared to the 5 year average of \$6.08

# INDUSTRIAL, COMMERCIAL and INSTITUTIONAL MARKET and BUILDING ACTIVITIES

TABLE 4.2: YORK REGION and GTA OFFICE MARKET OVERVIEW, 2018

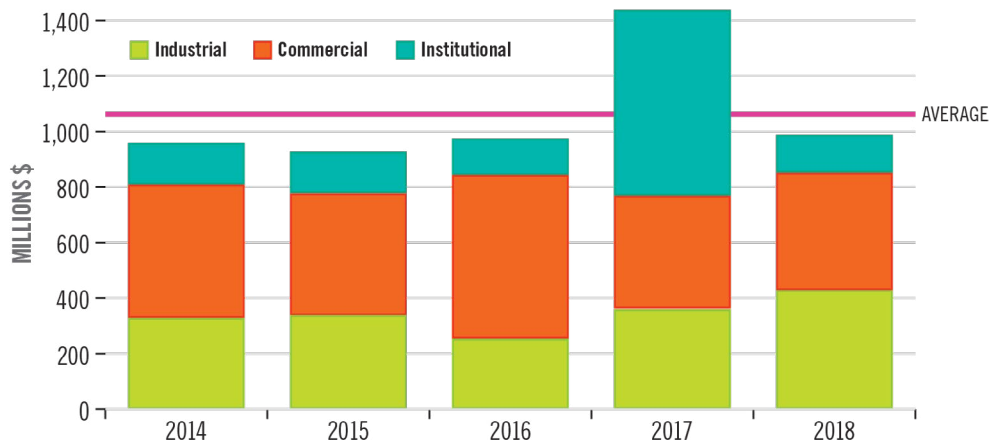
MUNICIPALITY	TOTAL INVENTORY	TOTAL VACANCY RATE	AVERAGE NET RENT
Aurora	1,673,275	0.7%	\$19.85
Markham	16,759,142	6.2%	\$16.59
Newmarket	2,193,211	2.4%	\$17.21
Richmond Hill	3,789,523	4.0%	\$16.34
Vaughan	6,133,813	3.5%	\$17.82
Whitchurch-Stouffville	345,267	1.5%	\$19.12
<b>York Region</b>	<b>30,894,231</b>	<b>3.1%</b>	<b>\$17.82</b>
<b>Greater Toronto Area</b>	<b>278,656,478</b>	<b>5.7%</b>	<b>\$19.56</b>

Source: Costar 2018 Note: Data not available for all nine York Region local municipalities.

## COMMERCIAL and INDUSTRIAL CONSTRUCTION VALUES INCREASED OVER LAST YEAR and the TOTAL ICI CONSTRUCTION VALUE is COMPARABLE to a STRONG TEN YEAR AVERAGE

- Total ICI construction in 2018 had a combined construction value of \$987 million, a decrease from the 2017 value of \$1.44 billion (Figure 4.1)
- The Region's ICI market decreased for 2018 when compared to the 2017 value, however is on par with the strong ten year average of \$985 million
- Industrial and commercial construction values increased from 2017 levels by 18.4 per cent and 4.1 per cent respectively, while institutional values decreased by 80 per cent

FIGURE 4.1: YORK REGION ICI CONSTRUCTION VALUES 2014 to 2018



# INDUSTRIAL, COMMERCIAL and INSTITUTIONAL MARKET and BUILDING ACTIVITIES

**TABLE 4.3: YORK REGION INDUSTRIAL BUILDING PERMITS with 10 HIGHEST CONSTRUCTION VALUES, 2018**

PROJECT	VALUE \$000s	MUNICIPALITY
Multi-Use Industrial	\$28,678	Vaughan
Multi-Use Industrial	\$25,083	Vaughan
Warehouse/Storage	\$24,500	Markham
General Industrial	\$21,094	Vaughan
Multi-Use Industrial	\$19,061	Vaughan
Mackenzie Vaughan Hospital Parking Foundation	\$17,016	Vaughan
Transportation Infrastructure	\$16,523	Markham
Self-Storage Facility	\$16,117	Vaughan
Multi-Use Industrial	\$13,277	Vaughan
General Industrial	\$12,754	Vaughan

Source: Statistics Canada Building Permit Reports and Table 32.2 (unpublished), 2018; York Region Corporate Services, Long Range Planning Division, 2018.

**TABLE 4.4: YORK REGION COMMERCIAL BUILDING PERMITS with 10 HIGHEST CONSTRUCTION VALUES, 2018**

PROJECT	VALUE \$000s	MUNICIPALITY
Multi-Use Commercial	\$42,866	Vaughan
Holiday Inn Express and Suites	\$13,224	Aurora
General Commercial	\$11,000	King
Office Building	\$9,660	Richmond Hill
Shopping Center	\$7,047	Aurora
Office Building	\$5,385	Vaughan
Vista Park Place	\$4,300	Whitchurch-Stouffville
Ballantrae Gates	\$4,000	Whitchurch-Stouffville
Retail/Service Commercial Unit	\$4,000	East Gwillimbury
Office Building	\$3,356	Vaughan

Source: Statistics Canada Building Permit Reports and Table 32.2 (unpublished), 2018; York Region Corporate Services, Long Range Planning Division, 2018

# INDUSTRIAL, COMMERCIAL and INSTITUTIONAL MARKET and BUILDING ACTIVITIES

**TABLE 4.5: YORK REGION INSTITUTIONAL BUILDING PERMITS with 10 HIGHEST CONSTRUCTION VALUES, 2018**

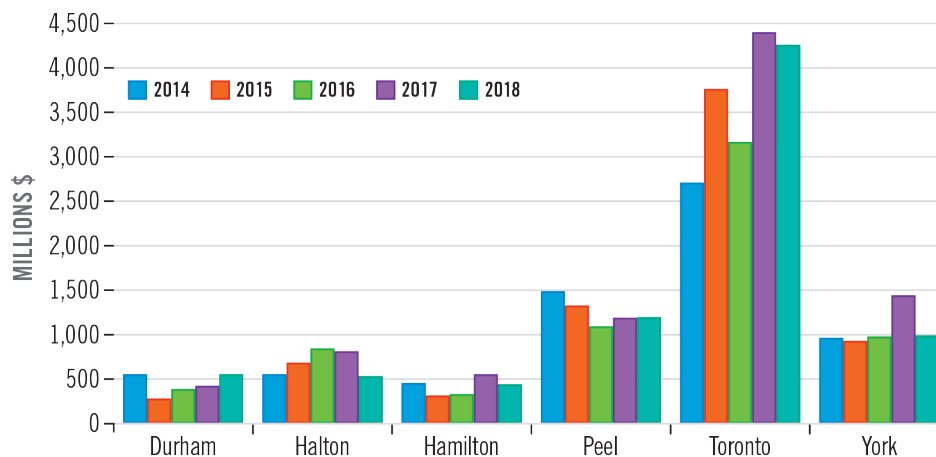
PROJECT	VALUE \$000s	MUNICIPALITY
Primary Dual French Immersion School	\$11,837	Vaughan
Elementary School	\$11,412	Markham
Liuna Local 506 Training Centre	\$8,910	Richmond Hill
Canada Post Corporation	\$6,539	Vaughan
Hospice Palliative Care Facility	\$5,850	Vaughan
Religious Building	\$4,500	Whitchurch-Stouffville
Nursing/Institutional Home	\$2,600	Georgina
Day Care	\$930	Markham
North Maple Regional Park	\$812	Vaughan
The Vitanova Foundation	\$560	Vaughan

Source: Statistics Canada Building Permit Reports and Table 32.2 (unpublished), 2018; York Region Corporate Services, Long Range Planning Division, 2018.

## GREATER TORONTO and HAMILTON AREA (GTHA) CONSTRUCTION

- York Region accounted for 12.4 per cent of the GTHA's total ICI construction value in 2018, a decrease from 16.3 per cent in 2017

**FIGURE 4.2: GTHA ICI CONSTRUCTION VALUES by MUNICIPALITY 2014 to 2018**



# INDUSTRIAL, COMMERCIAL and INSTITUTIONAL MARKET and BUILDING ACTIVITIES

- Overall, the GTHA recorded a 9.7 per cent decrease in the value of ICI construction from 2017
- York, Halton, Hamilton and Toronto all recorded decreases in total ICI construction, while only Durham and Peel experienced increases
- York Region ranked seventh across Canada for the value of its ICI construction in 2018 (Table 4.6). This is a slight decrease in ranking from sixth in 2017

**TABLE 4.6: 2018 CROSS CANADA COMPARISON: VALUES of ICI CONSTRUCTION (\$000s)**

RANK	MUNICIPALITY	TOTAL VALUE	% CHANGE FROM 2016
1	City of Toronto	\$4,255,170	-3.2%
2	Greater Vancouver Regional District	\$3,869,502	47.0%
3	City of Calgary	\$3,280,795	31.8%
4	City of Montréal	\$3,120,284	24.7%
5	City of Edmonton	\$2,365,155	26.5%
6	Peel Region	\$1,193,562	0.5%
<b>7</b>	<b>York Region</b>	<b>\$987,432</b>	<b>-31.3%</b>
8	City of Winnipeg	\$808,673	-5.4%
9	City of Ottawa	\$770,628	-10.2%
10	Waterloo Region	\$604,191	-6.7%

Source: Source: Local Municipal Building Permit Reports, 2018; Statistics Canada Building Permit Reports, 2018.  
 Note: List includes cities, Regions, and Regional Districts as defined locally.





# OVERALL CONSTRUCTION VALUE in YORK REGION

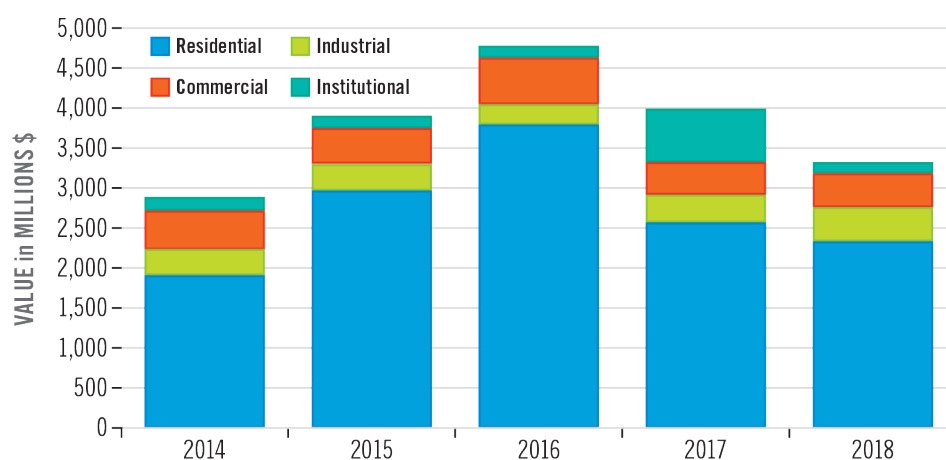
An ICI share of total construction value within the range of 30 per cent means that job opportunities continue to be provided to match the growth in the Region's labour force

In 2018, York Region's ICI share of total construction value was 30 per cent

The 5 year ICI share average for York Region is 29 per cent

- Total estimated value of construction in 2018 was approximately \$3.31 billion, compared to \$3.98 billion recorded in 2017, a decrease of 16.9 per cent
- The 2018 total construction value of \$3.31 billion is the fifth highest ever recorded value for York Region

FIGURE 5.1: YORK REGION CONSTRUCTION VALUE by TYPE, 2014 to 2018



Source: Local Municipal Building Permit Reports, 2014- 2018

Note: \*Agricultural permits are included under the industrial category

- Overall construction value is important as it is correlated with the new development component of tax assessment growth over subsequent years

TABLE 5.1: ESTIMATED VALUE of TOTAL CONSTRUCTION (RESIDENTIAL and ICI) by LOCAL MUNICIPALITY 2017 and 2018 (\$'000s)

MUNICIPALITY	2017	2018	% CHANGE
Aurora	\$280,438	\$239,773	-15%
East Gwillimbury	\$267,590	\$125,119	-53%
Georgina	\$53,276	\$65,096	22%
King	\$213,425	\$131,792	-38%
Markham	\$492,410	\$744,661	51%
Newmarket	\$259,056	\$188,721	-27%
Richmond Hill	\$364,288	\$486,472	34%
Vaughan	\$1,961,318	\$1,164,303	-41%
Whitchurch-Stouffville	\$91,407	\$163,787	79%
<b>York Region Total</b>	<b>\$3,983,208</b>	<b>\$3,309,726</b>	<b>-16.9%</b>

Source: Local Municipal Building Permit Reports, 2017 and 2018; Corporate Services, Long Range Planning Division, 2018

# OVERALL CONSTRUCTION VALUE in YORK REGION

**TABLE 5.2: ESTIMATE of VALUE (in \$MILLIONS) of CONSTRUCTION\* by LOCAL MUNICIPALITY 2017 and 2018**

MUNICIPALITY	RESIDENTIAL		INDUSTRIAL**		COMMERCIAL		INSTITUTIONAL		TOTAL	
	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018
Aurora	\$214	\$182	\$14	\$11	\$43	\$34	\$9	\$12	\$280	\$240
East Gwillimbury	\$259	\$114	\$5	\$7	\$3	\$9	\$0	\$1	\$268	\$125
Georgina	\$46	\$49	\$2	\$2	\$5	\$4	\$1	\$9	\$53	\$65
King	\$179	\$88	\$2	\$7	\$17	\$14	\$15	\$22	\$213	\$132
Markham	\$358	\$579	\$32	\$85	\$77	\$64	\$24	\$17	\$492	\$745
Newmarket	\$187	\$145	\$10	\$4	\$51	\$31	\$111	\$8	\$259	\$188
Richmond Hill	\$297	\$399	\$9	\$23	\$40	\$47	\$19	\$16	\$364	\$486
Vaughan	\$940	\$637	\$268	\$294	\$165	\$196	\$587	\$36	\$1,961	\$1,164
Whitchurch-Stouffville	\$64	\$127	\$21	\$1	\$5	\$22	\$1	\$1	\$91	\$163
<b>York Region Total</b>	<b>\$2,545</b>	<b>\$2,322</b>	<b>\$363</b>	<b>\$430</b>	<b>\$406</b>	<b>\$423</b>	<b>\$668</b>	<b>\$135</b>	<b>\$3,983</b>	<b>\$3,310</b>

Source: Local Municipal Building Permits Reports, 2017 & 2018; Statistics Canada Building Permits Reports, 2017 & 2018; York Region Corporate Services, Long Range Planning Division, 2018. Note: \*Estimated values of construction include additions, demolitions, renovations, temporary structures and new construction \*\*Agricultural permits are included under the industrial category

## CONSTRUCTION ACTIVITY - NATIONAL COMPARISONS

- York Region ranked sixth in total construction value among Canadian municipalities, with a value of \$3.31 billion (Table 5.3)

**TABLE 5.3: CROSS CANADA COMPARISON 2018: VALUES of TOTAL CONSTRUCTION (\$000s)**

RANK	MUNICIPALITY	TOTAL VALUE	% CHANGE FROM 2016
1	Greater Vancouver Regional District	\$12,371,140	32.3%
2	City of Toronto	\$10,553,944	19.5%
3	City of Calgary	\$7,687,889	33.4%
4	City of Montréal	\$6,724,414	32.4%
5	City of Edmonton	\$6,254,372	20.8%
<b>6</b>	<b>York Region</b>	<b>\$3,309,726</b>	<b>-16.9%</b>
7	Peel Region	\$3,022,460	6.5%
8	City of Ottawa	\$2,968,816	12.1%
9	Durham Region	\$2,063,914	12.6%
10	Halton Region	\$1,779,228	-41.7%

Source: Local Municipal Building Permit Reports, 2018; Statistics Canada Building Permit Reports and Table 32.2 (unpublished), 2018. Note: List includes cities, Regions, and Regional Districts as defined locally.

# CONCLUSION

The Growth and Development Review provides a snapshot of key development and population indicators in York Region and reports on the competitiveness of York Region's economy within the Greater Toronto and Hamilton Area (GTHA), the Province and Canada.

In 2018, there were an estimated 636,630 jobs and 1,191,400 residents in the Region.

York Region is one of Canada's fastest-growing large urban municipalities and is forecast to reach a population of 1.79 million and employment of 900,000 by 2041. The Region is an attractive location to live and invest and is committed to attracting and retaining employers and residents, as well as making significant infrastructure investments to support growth.

# 2018 **GROWTH** AND **DEVELOPMENT** REVIEW

For more information on growth and  
development in York Region please contact:

**PLANNING SERVICES**

1-877-464-9675 Extension 71508

