




Ontario's Rising Star
York Region

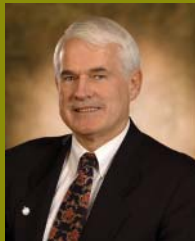
*Markham · Vaughan · Richmond Hill · Newmarket · Aurora
Georgina · Whitchurch-Stouffville · East Gwillimbury · King*



Economic & Development Review 2006



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Town of Markham



Regional Councillor
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Town of Markham



Regional Councillor
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Town of Markham



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Bill Fisch



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Town of Richmond Hill



Regional Councillor
Joyce Frustaglio
City of Vaughan

Message from York Regional Council

York Regional Council recognizes that a robust economy helps to support and sustain strong communities. Maintaining and improving economic competitiveness is a key element of our mission to build sustainable communities, while maintaining a clean natural environment.

As a major urban growth area in Ontario, York Region continues to expand its economy. This report, the *Economic & Development Review 2006*, provides up-to-date information on a range of economic activities in York Region. The following highlights illustrate the nature of growth in York Region:

- In 2006, York Region's population grew by 32,300 people to 950,700, retaining York Region's position as Canada's sixth largest municipality in terms of population.
- York Region offers a young, ethnically-diverse, well-educated and highly-skilled labour force – key ingredients to attracting new and innovative enterprises to York Region.
- There are now an estimated 29,000 businesses in the Region. The number of jobs in York Region grew by 10,000 to approximately 460,000.
- Residential, industrial, commercial and institutional construction continues at a brisk pace. The total estimated construction value for York Region in 2006 was \$3.12 billion.

York Regional Council is confident that York Region will continue to be economically competitive and successful in sustaining employment growth and a high quality of life for York Region families and communities.

We are committed to working closely with residents, stakeholders and staff to produce effective strategic policies and activities that help to ensure York Region continues to enjoy a strong, diversified economy.



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Mario Ferri
City of Vaughan



Regional Councillor
Vito Spatafora
Town of Richmond Hill



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Tony Van Bynen
Town of Newmarket



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Town of East Gwillimbury



Mayor
Margaret Black
Township of King

Economic & Development Review 2006

The Economic and Development Review is a semi-annual report on economic and development activity in the Regional Municipality of York. The information in this document has been compiled from a variety of sources and includes the most current data available at the time of printing. Sources are listed at the end of the report.

The Economic and Development Review 2006 is one of a family of documents available from York Region Planning and Development Services Department that deals with the Region's economy and its residents. Other publications in the series include: the Economic and Development Review 2005 and mid year 2005 (reports on the economic and development activity in York Region for 2004 and the first half of 2005); Economic Strategy 2005 (long term planning blueprint for our economy); Employment & Industry 2005 (highlighting Regional employment trends by municipality and industry sector); and York Region's 2006 Business Directory (provides industry sector, business name, size, address and contact information on thousands of businesses in York Region).

Inquiries about this, and other reports, should be directed to the Planning and Development Services Department at 905-830-4444 ext. 1550 or 1-877-464-9675 ext. 1550.

The report is also available on the York Region web site: www.york.ca.

Economic & Development Review 2006

*Please note that numerical data in this report has been rounded and, therefore, some totals may be affected.

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Highlights

- York Region's total population was estimated to be 950,674 on December 31, 2006, an increase of approximately 32,290 people from December 2005.
- York Region has 16.9% (2006) of the GTA's population and 14% (2001) of its employment.
- Building permits for 10,933 new residential units were issued in 2006. York Region issued the third largest number of new residential permits in the country.
- Housing completions reached 10,162 units in 2006.
- Total construction for 2006 was valued at approximately \$3.12 billion, an increase of 200 million over 2005.
- Industrial, commercial, institutional (ICI) construction made up 29% of the total construction value in York Region during 2006, a slight decrease from 32% in 2005.
- The total estimated value of industrial construction remained solid at \$252 million, a decrease of \$28 million when compared to 2005.
- The value of commercial construction remained strong at \$446 million, showing a 17% increase from the previous year.
- Institutional construction values were estimated at \$212 million, a 19% decrease from the total value of institutional construction in 2005.
- The estimated number of jobs as of December 2006 in York Region was approximately 460,000.
- The unemployment rate as of December 2006 in York Region was estimated to be 5.0%.
- The Region's economic performance is being monitored to detect the impact of a dynamically changing economy and shifting global geopolitical events.

Overview

York Region continued its rapid growth into 2006. By December 2006, the total population of York Region was estimated to be 950,674. This represents an increase of 32,290 persons (3.5%) in 2006, an increase from the 3.2% growth rate in 2005. York Region is a major growth area in the Greater Toronto Area, accounting for 16.9% of the total GTA's population.

Total construction for 2006 was valued at \$3.12 billion, a 7% rise from 2005. Between January and December in 2006, ICI (industrial, commercial, and institutional) construction values fluctuated but regained momentum to end the year at \$908 million. Total ICI values in 2006 slipped by 1.5% from 2005. Residential construction was 10.4% above 2005's figures at an estimated \$2.2 billion in 2006.

York Region had the third highest total residential construction value in Canada for 2006 and moved up two positions from 2005 to occupy the third highest number of new residential permits issued. Between January and December 2006, 10,933 building permits for new residential units were issued in York Region, a 5.2% increase from 2005.

Building permits were issued for over 26,300 new residential units in the GTA in 2006. York Region's share of the permits led the GTA, accounting for 29% of all building permits. Toronto accounted for 24%, Peel Region issued 21%, Durham Region issued 14% and the Region of Halton issued 12%.

Housing resales remained strong in the Region as well. The Toronto Real Estate Board recorded resales of nearly 13,700 dwelling units in York Region in 2006. Housing resales in York Region moderated consistent with the modest pace of housing resale activity in Eastern Canada, experiencing an 11.6% decline from the number of dwelling units sold in 2005. The value of resales in 2006 was approximately \$5.6 billion. The Region had 9,950 homes started and 10,162 new houses completed in 2006, a rise of 4.77% and 13.01% respectively.

In 2006, the number of jobs in York Region is estimated to have grown by approximately 10,000. There were 460,000 jobs in York Region as of December 2006. The number of jobs has increased by more than 130,000 since 1998. The year-end unemployment rate in York Region was reported at 5.0%.

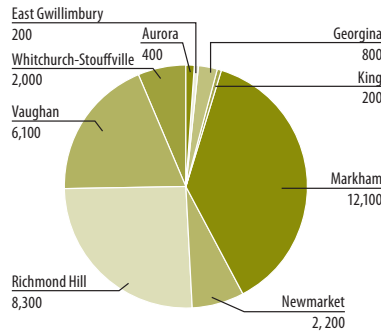
1. Strong Population Growth

York Region's Population Growth

Since its creation in 1971, York Region's population has risen dramatically from 169,000 to 950,700 in December 2006 (see Table 1.1). This year-end population estimate represents an increase of approximately 32,300 persons (Figure 1.1). By comparison, population growth during 2005 totalled approximately 28,800 people. During the last 30 years, York Region's population has been one of the fastest growing in North America.

While all municipalities in York Region are growing, the largest population increase is concentrated in the Region's urban southern half (Figure 1.2). The largest population growth occurred in the Town of Markham with the addition of approximately 12,000 people, followed by the Town of Richmond Hill (approximately 8,300 people) and the City of Vaughan (approximately 6,100 people) (Figure 1.3).

York Region Population Increases 2006
(FIGURE 1.3)



Source: York Region Planning and Development Services Department, 2006.

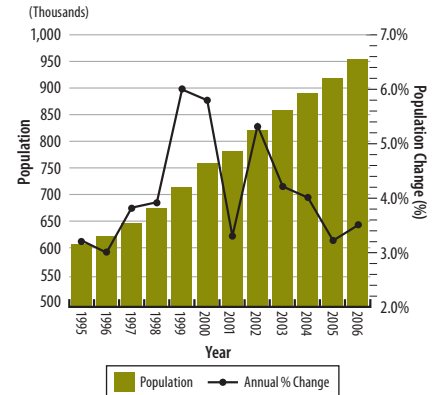
Based on historic trends, the growth rate experienced in 2006 is consistent with recent years. The highest average annual growth rate in York Region was experienced between 1986 and 1991, when population growth approached 7.6%. During this period, growth was particularly strong between 1986 and 1987 with a 10.4% increase. The recession of the early 1990s slowed growth considerably from a high of 4.5% in 1990 to 2.7% in 1994. The period between 1996 and 2001 brought improving economic conditions that helped to stimulate growth in York Region. During this period, the average annual growth rate returned to 1990 levels, peaking at 5.7% in 2000. From 2000 through to 2002, the Region's average annual growth rate stabilized at approximately 5.0%, accounting for an additional 40,000 people per year. The Region's growth rate for 2003, 2004, and 2005 was 4.2%, 4.0%, and 3.2% respectively.

York Region Population 2005 - 2006
(TABLE 1.1)

	2005	2006	Increase in Persons	Change (%)
Aurora	49,100	49,500	400	0.8
East Gwillimbury	22,400	22,600	200	0.9
Georgina	45,100	45,900	800	1.8
King	20,200	20,400	200	1.0
Markham	268,500	280,600	12,100	4.5
Newmarket	77,100	79,300	2,200	2.9
Richmond Hill	169,300	177,600	8,300	4.9
Vaughan	241,400	247,500	6,100	2.5
Whitchurch-Stouffville	25,300	27,300	2,000	7.9
York Region Total	918,400	950,700	32,300	3.5

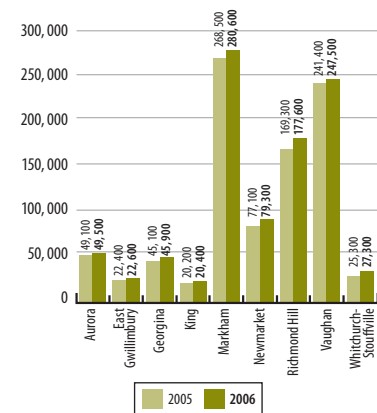
Source: York Region Planning and Development Services Department, 2006.

York Region Annual Population Growth 1995 - 2006
(FIGURE 1.1)



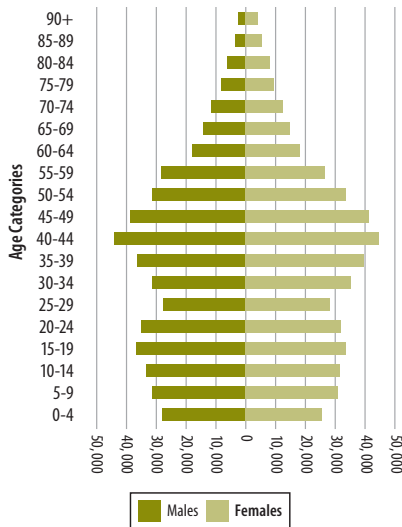
Source: York Region Planning and Development Services Department, 2006.

York Region Population 2005 - 2006
(FIGURE 1.2)



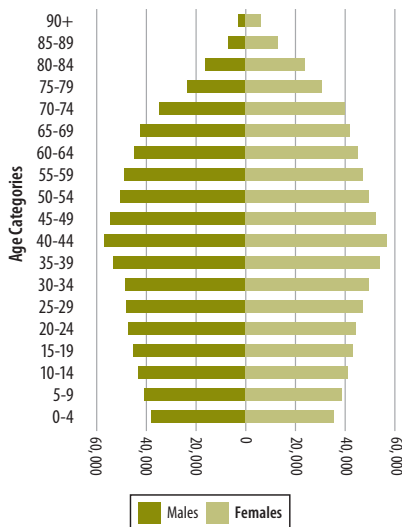
Source: York Region Planning and Development Services Department, 2006.

York Region Age and Gender Composition 2005
(FIGURE 1.4a)



Source: York Region Planning and Development Services Department based on Statistics Canada, Annual Demographics Statistics, 2006.

York Region Age and Gender Composition 2031
(FIGURE 1.4b)



Source: York Region Planning and Development Services Department based on Statistics Canada, Annual Demographics Statistics, 2006.

Demographics of York Region’s Population

As the Region’s population continues to grow, the age, social, economic and ethnic composition in York Region will continue to diversify. Relative to the GTA and Canada, the Region in 2005 (most current data) had a “younger” population. This is primarily due to the large proportion of the population between the ages of 38 and 57 years of age. These “baby boomers” make up 32.5% of the Region’s population. By comparison, only 30.2% of the GTA population and 30.7% of the Canadian population are in this age bracket and the rest are older. In addition, approximately 9.5% of York Region’s population falls into the over 65 age bracket, while both the GTA and Canada have higher proportions at 11.1% and 13.0% respectively.

It is predicted that York Region’s ageing baby boomer population will contribute to a substantial increase in the senior’s population. In fact, the senior’s population (65+ age group) in York Region is expected to nearly triple by 2031, encompassing 19% of the entire population (up from 10% in 2004).

The Canada Mortgage and Housing Corporation (CMHC) has identified several changes in the age make-up of the population that has contributed to more diversity among Canadian household types. An ageing “baby boomer” demographic has contributed to increases in single-person households and childless couples. Over the next ten years, this demographic phenomenon (see Figure 1.4a and 1.4b) will likely shift to more compact forms of housing as seniors move away from ownership. An ageing population will exert considerable influence on the housing market (CMHC). This will also have critical, long-term effects on the demand for all services including health, community and social services. It is expected that by 2031, York Region will see a significant increase in its number of seniors, as well as continuing diversification of income and household types.

York Region in the GTA

York Region’s rapid population growth is due, in part, to its proximity to the City of Toronto. Benefiting from a strong transportation network, a high quality of life, a vibrant diversified economy and available serviced land, York Region has become a major growth area in the Greater Toronto Area (GTA).

As of December 31, 2006, the GTA's population was estimated at 5.6 million people. This is an increase of approximately 200,000 people (3.7%) since 2001. As Figure 1.5 illustrates, York Region's proportion of the total GTA population was 16.9% in December 2006, making York Region the third most populated Region in the GTA.

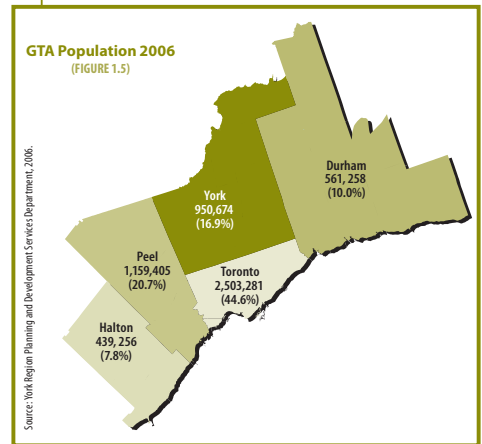
York Region in Canada

A national comparison of the population for Canadian cities, Regions, and Regional Districts indicates that, as of December 2006, York Region was the sixth largest municipality in Canada (see Table 1.3).

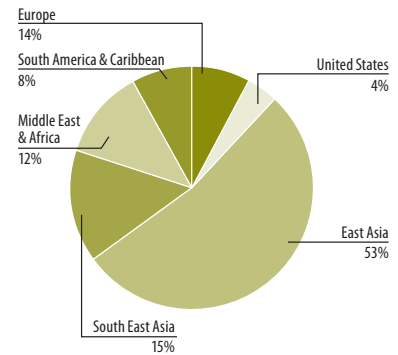
Canada's Largest Municipalities
(TABLE 1.3)

Rank	Municipality	Estimated Population
1	City of Toronto	2,631,700
2	Greater Vancouver Regional District	2,180,700
3	City of Montreal	1,812,700
4	Peel Region	1,248,000
5	City of Calgary	991,700
6	York Region	950,700
7	City of Ottawa	877,300
8	City of Edmonton	728,000
9	City of Québec	723,600
10	City of Winnipeg	654,500

Source: York Region Planning and Development Services Department, 2006; Statistics Canada, Municipal Websites, 2005, 2006.



York Region Immigrant Arrivals 1993 - 2001
(FIGURE 1.6a)

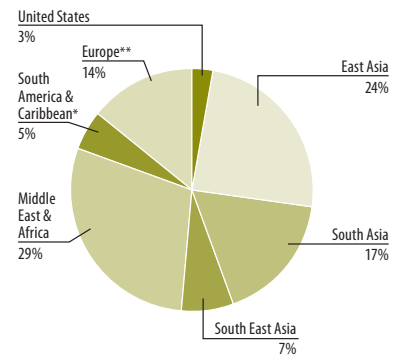


Migration

According to the Catholic Community Services, over a period of eight years (1993-2001), primary migration to York Region was the highest from Asian countries (68% combined), led by East Asia (Figure 1.6a). (Note: Immigrant arrival statistics include only new Canadians who moved directly to selected cities in Ontario [primary migration] and does not include those people who originally resided in other Canadian cities before moving to York Region [secondary migration]).

Citizenship and Immigration Canada statistics show that the pattern for 2005 was different. Asian (east, south and south east) countries accounted for a combined 48% of primary immigrants to York Region in 2005 (Figure 1.6b). Immigrants from the Middle East and Africa made up 29% of that year's total.

York Region Immigrant Arrivals 2005
(FIGURE 1.6b)



2. Economic Activities Positive



Provincial, National & North American Context

The Canadian economy continued to respond well to ongoing economic challenges in 2006.

Canada's economic well-being is tied to many factors including the wealth of natural resources; the strength of manufacturing and construction industries, the health of the financial and service sector, the ability to span distances using communications and transportation technologies, dynamic trade relationships with other nations and the ability to compete in a global market.

Real Gross Domestic Product (GDP) advanced 2.7% in 2006, from the 2.9% growth in the previous year. According to Statistics Canada, final domestic demand remained solid climbing 4.5%, driven primarily by consumer spending and non-residential investment. Exports of goods and services posted growth to end the year with a 1.3% increase from 2005.

GDP Growth

(FIGURE 1.7)

Year	2004	2005	2006	2007*	2008*
United States	4.1	3.6	3.4	2.8	3.0
Canada	2.8	2.9	2.7	2.7	3.3
Ontario	2.7	2.7	2.3	2.0	3.0

Source: Conference Board of Canada (2006), Ontario Ministry of Finance (2006). *Forecast

Since the end of 2005, Statistics Canada reported that the Canadian economy has created an estimated 345,000 new jobs. Employment growth was fueled by full-time job gains, accounting for approximately 80% of the employment increases. As indicated by Statistics Canada, employment increases in 2006 grew by 2.1%, a peak rate not experienced since 2002. The Statistics Canada Labour Force Survey estimates the year-end national unemployment rate at a 30-year low of 6.1%.

However, a 6.9% increase in the strong Canadian dollar slowed growth in the GTA's economy, as the high Canadian dollar made Canadian manufactured exports less appealing to American (and global) consumers. In spite of rising interest rates, a strong housing market and strong population growth continued to stimulate the GTA market in 2006, producing solid employment gains in 2006.

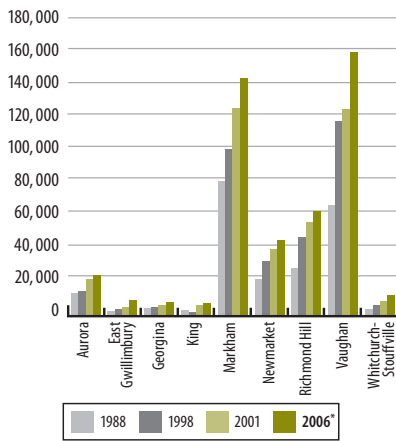


In 2006, York Region sustained job growth and peak values for residential construction. York Region's strong and diversified economy has been a key factor in helping it withstand the uncertainty that surrounds the direction of the Canadian and U.S. economies. Since the U.S. economy is expected to weaken, York Region may face ongoing economic challenges in the upcoming year.

The Province of Ontario recorded modest growth in 2006 at a slightly slower pace with a 2.3% increase in the Real Gross Domestic Product. This increase was slightly below the Canadian national rate of 2.7%, primarily skewed by the accelerating growth experienced in Alberta. The modest growth is predominantly the result of the Ontario economy's reliance on export activity, which can be attributed to the rise of the Canadian dollar. The strength of the Canadian currency produced a loss of trade competitiveness in several export-oriented industries such as manufacturing, tourism, and mining (RBC Financial Group, 2006).



**Number of Employees in York Region
1988, 1998, 2001 & 2006**
(FIGURE 2.1)



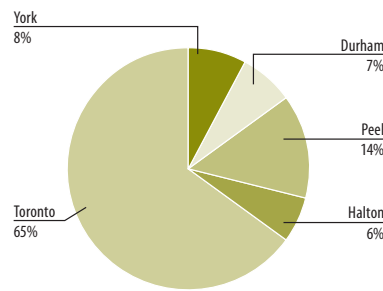
Source: York Region Planning and Development Services Department, 2006.
*Indicates forecast numbers.

Employment Growth

The number of jobs in York Region is estimated to have grown by approximately 10,000 in 2006. With approximately 460,000 jobs in York Region, the number of jobs has increased by 130,000 since the 1998 Employment Survey (Figure 2.1). In the past five years, growth has been particularly strong in the business service and retail sectors. As of 2006 there are an estimated 29,000 businesses in York Region.

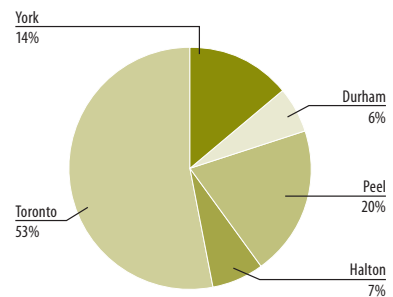
The Region is forecasted to have approximately 780,000 jobs in 2031. Since 1971, York Region's employment growth has increased at a higher rate than its population growth. This is an indication of the strength of the Region's rapidly expanding economy. For the five year period between 1996 and 2001, employment growth is estimated to have been 6.1% while population growth is estimated to have been 4.8%. As the Region's employment increased, its share of the GTA's employment also increased. In 1986, York Region accounted for 8% of all the jobs in the GTA (Figure 2.2.a). In 2001, that percentage grew to 14% (Figure 2.2.b).

**York Region's Share of
GTA Employment 1986**
(FIGURE 2.2.a)



Source: York Region Planning and Development Services Department, 2006.

**York Region's Share of
GTA Employment 2001**
(FIGURE 2.2.b)



Source: York Region Planning and Development Services Department, 2006.



Small Business in York Region

Small businesses are the predominant form of enterprise in York Region. While the Region is host to a number of large international firms, over 93% of the firms employed less than 20 people in June 2005. Enterprises without payroll employees accounted for over 62% of the total. This large proportion of small firms and enterprises without payroll employees reflect the entrepreneurial nature of the Region's growing population. These small firms contribute to a diversified and innovative economy, which helps to stabilize the Region from cyclical shifts in the national and global economies. For this reason, one of the Strategic Directions of the Regional Economic Strategy is to continue to strengthen entrepreneurship and support small business development.

Top Private Sector Employers

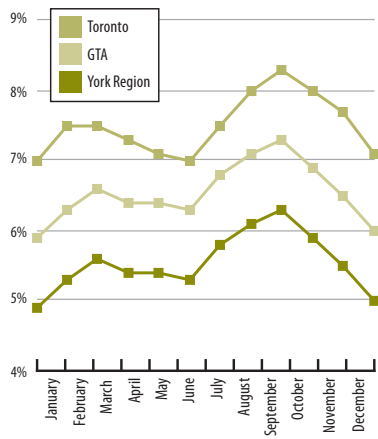
As of December 2006, there were approximately 39 private sector companies in York Region with 500 or more employees. This is a doubling of the only 18 private sector employers with 500 or more employees in 1996. Table 2.1 shows the summary of the largest private sector employers in the Region. The list shows the broad diversity of sectors including manufacturing, computer technology, transportation, communications and commerce. In addition, there are a number of public sector employers with more than 500 employees in the Region which are not included in the table. These include Southlake Regional Health Care, York Central Hospital, the City of Vaughan, the Regional Municipality of York, and the York Region Board of Education.

Top Employers in York Region 2006
(TABLE 2.1)

Rank	Company	Location	Number of employees	Industry Description
1	Magna International	York Region	11,594*	Manufacturer of Automotive Components and Systems
2	IBM Canada Ltd.	Markham	7,545	Computer Systems Design and Related Services
3	Canada's Wonderland	Vaughan	4,150**	Amusement and Theme Parks
4	Amex Canada Inc. - Canadian Solution Centre	Markham	3,796	Management Consulting Services
5	Saint Elizabeth Health Care	Markham	3,622	Home Health Care
6	AMD	Markham	2,610	Computer and Peripheral Equipment Manufacturing
7	Royal Group Technologies	Vaughan	2,400	Manufactures Polymer-based Home Improvement, Consumer Construction Products
8	United Parcel Service Ltd.	Vaughan	1,800	Courier Services
9	CGI Information Systems & Management Consultants Inc.	Markham	1,772	Independent Adjusters for Insurance Claims
10	Miller Paving Ltd.	Markham	1,700	Road Construction Engineering Services, Paving & Manufacture Asphalt
11	Con Drain Co. (1983) Ltd.	Vaughan	1,350	Water and Sewer Line and Related Structures Construction
12	TD Waterhouse Inc.	Markham	1,250	Banking
13	Quebecor World	Aurora, Richmond Hill, Vaughan	1,150	Printing
14	Progressive Moulded Products Ltd.	Vaughan	1,024	Plastics Packaging Materials and Unlaminated Film and Sheet Manufacturing
15	Canac Kitchens	Markham	975	Manufacture Kitchen Cabinets & Countertops
16	Canadian National Railways	Vaughan	970	Rail Transportation
17	Sears Canada National Service Centre	Vaughan	900	Other Support Activities for Transportation
18	Showbiz Marketing	Markham	803	Advertising Agencies
19	Apotex	Richmond Hill	760	Pharmaceutical and Medicine Manufacturing
20	A.C. Nielsen of Canada Ltd.	Markham	734	Market Research
21	Nova Services Group Inc.	Vaughan	720	Janitorial Services
22	Noma Automotive	Vaughan	700	Battery Manufacturing
23	The Linkage Group Inc.	Markham	700	Advertising Material Distribution Services
24	Allstate Insurance	Markham	650	Insurance Agencies and Brokerages
25	Manpower Services	Markham	649	Employment Placement Agencies
26	407 ETR	Vaughan	630	Office Administrative Services
27	MDS Sciox	Vaughan	630	Navigational, Measuring, Medical and Control Instruments Manufacturing
28	Rogers Cable	Richmond Hill	600	Wire Telecommunications Carriers
29	Solectron Global Services Inc.	Newmarket	600	Electronic Precision Equipment Repair and Maintenance
30	Toromont Industries Ltd.	Vaughan	581	Construction and Forestry Machinery, Equipment and Supplies Wholesaler-Distributors
31	Labelad Sandylion Sticker Designs	Markham	575	All Other Miscellaneous Manufacturing
32	Scholastic Canada Ltd.	Markham	573	Publishes and Distributes Children's Books & Educational Materials
33	Kohl & Frisch Ltd.	Vaughan	542	Pharmaceuticals and Pharmacy Supplies Wholesaler-Distributors
34	Acklands-Grainger	Richmond Hill	532	All Other Miscellaneous Manufacturing
35	The Toronto Star Press Centre	Vaughan	530	Printing
36	Waterford Building Maintenance Inc.	Markham	511	Janitorial Services
37	Woodbridge Foam Corp.	Vaughan	510	Plastics Packaging Materials and Unlaminated Film and Sheet Manufacturing
38	Hewlett Packard (Canada) Ltd.	Markham	500	Management of Companies and Enterprises
39	Robert B. Somerville	King Township	500	Pipe & Utility Installation Contractors

Source: York Region Planning and Development Services Department, 2006. Note: This table represents private-sector employers with 500 or more employees working in York Region. *Includes employees of subsidiary companies located in York Region. **Includes seasonal employees.

Unemployment Rates 2006
(FIGURE 2.3)



Source: Toronto Economic Development Division, Toronto Economic Indicators, 2006.
Note: Based on unadjusted 3-month moving averages; York Region unemployment figures are estimates.

Labour Market Conditions

Unemployment Rate

As per Statistics Canada, overall national employment gains were 315,400 (+1.9%) in 2006, greater than the 1.4% growth experienced in 2005. The majority of these employment gains were seen in full-time employment in 2006. Canada's unemployment rate for year end 2006 was 5.7%, unchanged from the December 2005 rate.

Ontario's unemployment rate also remained stable at 5.7%. This rate represents a strong improvement from the 6.2% rate recorded at year-end of 2003 and year end 2004. In Toronto, the unemployment rate increased slightly to 7.1% in 2006, from a low of 6.8% in 2005. A slight rise was also noted in the GTA unemployment rate, ending 2006 at 6.0%, compared to 5.7% in 2005.

Human Resources and Social Development Canada (HRSDC) estimates put York Region's unemployment rate at 1.0-2.0% lower than the GTA's unemployment rate (Figure 2.3). Thus, York Region's unemployment rate (in December 2006) was approximately 5.0%, slightly higher than the 4.7% recorded at year-end 2005. (Please note: York Region figures are general estimates based on HRSDC and Statistics Canada figures and are not seasonally adjusted.)

York Region's low unemployment rate in contrast to the Canadian unemployment rate may be viewed as an indication of a strong and diverse economy.

Employment Insurance

In 2006, York Region's Services Canada Centres received 94,923 Employment Insurance claims (Figure 2.4). This represents a significant decline from the number of claims received in 2005 (119,194). In 2006, the number of workers on Employment Insurance ranged from a high of 9,696 in March, to a low of 6,276 in June. The average number of workers on Employment Insurance during 2006 was 7,910 per month. By comparison, the monthly average for claims in 2005 was 9,933.

Employment Insurance Claims in York Region 2001 - 2006
(FIGURE 2.4)

Month	2001	2002	2003	2004	2005	2006
January	8,260	11,220	10,607	11,611	10,485	8,875
February	8,238	12,085	10,926	11,870	11,466	9,695
March	8,247	12,343	11,211	11,651	12,155	9,696
April	7,563	11,287	10,316	10,383	10,881	8,508
May	6,446	9,279	9,842	9,273	9,651	7,021
June	6,352	8,467	9,040	8,333	8,688	6,276
July	7,200	8,978	9,662	9,574	9,754	7,580
August	7,613	9,070	10,275	10,894	10,673	8,821
September	6,990	8,088	9,810	9,107	9,547	7,737
October	8,885	7,838	8,304	7,776	8,261	6,409
November	7,857	7,766	8,714	7,832	8,383	6,697
December	9,265	8,735	10,432	9,258	9,250	7,608

Source: Human Resources Development Canada, 2001, 2002, 2003, 2004, 2005, 2006.

Ontario Works

The Community Services and Housing Department's Employment and Financial Support Branch provides Ontario Works employment and financial assistance to eligible York Region residents.

Financial Assistance

Eligibility for financial assistance is determined based upon a needs test defined under the Ontario Works Act and Regulations. Once eligibility is determined, the majority of recipients are required to participate in one or more employment assistance activities as a condition of eligibility for financial assistance. Exceptions apply to disabled individuals, seniors over 65 years, and individuals caring for young children.

Employment Assistance

Ontario Works provides four types of employment assistance to support individuals toward employment and financial independence:

1) Employment Supports

The Employment Supports program helps individuals develop action plans needed to find work and become financially independent. An individual action plan can include basic education, training, independent or structured job search, use of available York Region resource centres, and access to funding to assist with costs such as transportation, clothing, training, and child care.

- From January to December 2006, an average of 5,100 individuals were assisted each month through the Employment Supports program.
- In 2006, approximately 350 participants received specialized employment training to address increased labour market demand in areas such as, construction, hospitality and call centre positions.
- Since January 1998, over 8,800 individuals found paid employment through York Region's Ontario Works employment programs.

2) Community Participation

Community Participation gives Ontario Works participants opportunities to volunteer with non-profit organizations, service clubs, or public sector organizations to develop new employment skills or to update current skills.

- From January to December 2006, approximately 460 participants took part in volunteer activities to enhance their employment skills and job readiness.
- Since the introduction of the Community Participation program in 1998, Ontario Works participants have benefitted from over 321,000 hours of volunteer work experience.

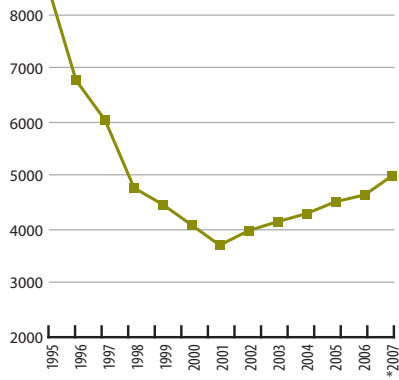
3) Employment Placement

Building on the Employment Support offered by Ontario Works, Employment Placement links individuals to paid job opportunities in the community.

- In 2006, approximately 1,400 individuals who received employment assistance found paid employment.



York Region Ontario Works Average Monthly Caseload 1996-2007
(FIGURE 2.5)



Source: York Region Community Services and Housing Department, 2007.
*Indicates forecast.

4) Learning, Earning and Parenting Program (LEAP)

The Learning, Earning and Parenting Program (LEAP) was introduced to York Region in December of 1999. LEAP is designed to encourage young parents on social assistance (aged 16 to 21) to complete their high school education, learn about child development, acquire parenting skills, and develop employment skills. Additional financial supports are made available to the parents based on their individual employment plan.

- In 2006, 58 young parents participated in LEAP.

Ontario Works Caseload

York Region's Ontario Works caseload has remained relatively stable since 1999 (Figure 2.5). The caseload declined from 1995 through 1999, consistent with the Region's economic recovery. The Provincial download of sole-support parent cases to municipalities in 1999 impacted the social assistance caseload for subsequent years. In 2006, the social assistance caseload averaged approximately 4,650 cases (households) per month. These cases were comprised of over 8,700 individual beneficiaries (including spouses and children).

The average monthly caseload is projected to increase moderately through 2007 and 2008.



3. Property Market

Residential Property

Despite the housing slump experienced in the United States in 2006, the strength of the Canadian economy shielded the housing market from extreme fluctuations. According to the latest RBC Economics Housing Affordability Index, Canada's housing affordability conditions actually improved in 2006.

The improvement was the result of several factors including accelerating income growth, moderate housing price increases, a decrease in mortgage rates and lower average utility bills.

According to the Toronto Real Estate Board (TREB), the average price of all residential dwellings in the GTA rose by approximately 4% to \$351,941 by year end 2006. This increase was driven by another strong year in the number of homes sold, with 83,084 homes sold, representing a 1% reduction from the previous year's record-breaking 84,145 sales.

According to the Canada Mortgage and Housing Corporation, the results reflect the strong fundamentals that continue to underlie the Toronto area housing market. "While rising slightly over the past few months, mortgage rates have remained very low by historical standards. Low borrowing costs coupled with respectable job growth have kept home purchases near record levels." (CMHC, 2007).

The CMHC reports that "confidence in Toronto's real estate market remains high; low interest rates, steady job growth and an abundance of housing choices are ingredients for a healthy market."

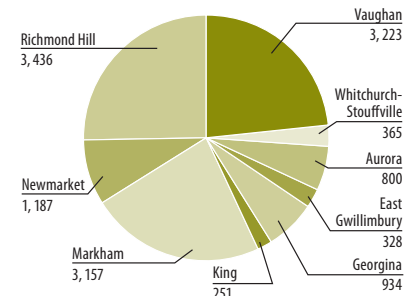
According to the Toronto Real Estate Board's Market Watch Report, York Region resales for 2006 were 11.6% lower than 2005 (Figure 3.2). From January to December 2006, the resales of residential units in York Region totalled 13,681 dwelling units (Figure 3.1) with a value of \$5.6 billion. This was a decrease of approximately 1786 units from the 15,467 resales in 2005.

In 2006, the average resale price of single family detached dwellings increased to \$466,915 (Table 3.1). By comparison, the average resale price of a single family home in York Region in 2005 was \$435,707 (an increase of 7.2%).

The average resale price of multi-family units varied between municipalities. However, general increases were seen in the average multi-family unit prices for town/row/attached and condo/apartment units across the region.

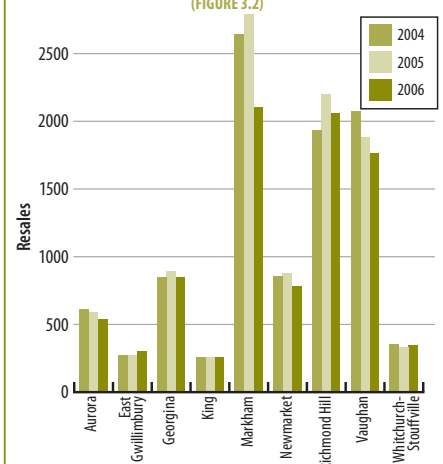
The average resale price (for all dwelling types) was 15.5% higher in York Region (\$406,517) than in the GTA (\$351,941).

Total Residential Resales of All Dwelling Types in York Region 2006
(FIGURE 3.1)



Source: Toronto Real Estate Board, Market Watch, 2006.

Total Number of Resales of Detached Dwellings in York Region 2004 - 2006
(FIGURE 3.2)



Source: Toronto Real Estate Board, Market Watch, 2006.



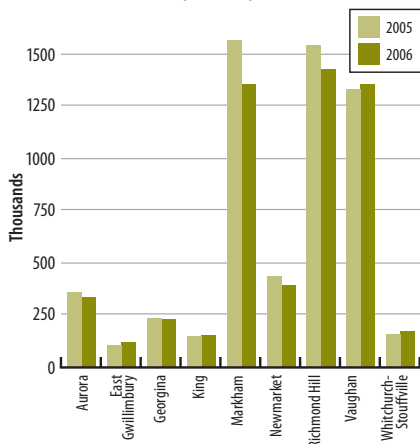
From January to December 2006, resales in York Region made up 19.2% of the total resales in the GTA (by \$ volume). The Region's share of the total resales in the GTA in 2006 was 1.9% lower than 2005 (20.9%). While the number of residential resales across the Region varied, the average value of these sales was consistently higher than they were in 2005 (Table 3.1). The average price reflected the price of the homes that were actually sold in this period (not the assessed value of housing in each community).

Total Number of Resales and Average Price of Single Family Detached Dwellings by Area Municipality 2004-2006
(TABLE 3.1)

	Sales			Average Price \$		
	2004	2005	2006	2004	2005	2006
Aurora	608	582	531	430,410	452,171	490,501
East Gwillimbury	268	267	292	350,661	390,285	389,501
Georgina	844	884	842	201,102	240,204	251,902
King	252	252	249	526,607	580,834	621,855
Markham	2,633	2,782	2,097	413,389	433,084	495,093
Newmarket	849	870	776	333,606	359,106	375,319
Richmond Hill	1,924	2,196	2,055	464,751	496,310	508,429
Vaughan	2,067	1,876	1,756	439,045	470,675	506,386
Whitchurch-Stouffville	347	327	341	468,728	478,691	496,609
York Region Total	9,792	10,036	8,936	407,896	435,707	466,915

Source: Toronto Real Estate Board, Market Watch, 2004, 2005 and 2006.

Total Value of Resales in York Region for All Dwelling Types 2005 - 2006
(FIGURE 3.3)



Source: Toronto Real Estate Board, Market Watch, 2005 and 2006.

The Toronto Real Estate Board reports that the number of resales of multi-family units in York Region was down 12.6% from last year (based on the number of units). Multi-family dwellings include semi-detached, townhouse condominiums, condominium apartments, and attached row houses. In 2006, 4,745 multi-family units were sold in York Region. By comparison, in 2005, 5,431 multi-family units were sold in the Region. Multi-family units are popular with first time buyers, particularly in times of continued low interest rates.

Table 3.2 outlines the number of resales and average prices of homes for each area municipality in York Region. In total, as shown in Figure 3.3, 2006 held strong in home resales, with an estimated \$5.6 billion of real estate transactions occurring in York Region alone.

As indicated by The Toronto Real Estate Board, the average number of days that a residential dwelling was on the market was 39 days for York Region in 2006. On average, properties in York Region sold at 97% of their listed prices.

York Region Resales & Average Prices All Dwelling Types 2006
(TABLE 3.2)

	Detached		Semi		Town/Row/AttachCondo/Apt			
	Sales	Avg Price	Sales	Avg Price	Sales	Avg Price	Sales	Avg Price
Aurora	531	490,501	102	288,572	148	283,696	19	245,310
East Gwillimbury	292	389,034	2	229,000	31	239,241	3	158,167
Georgina	842	251,902	25	233,866	57	203,809	10	124,483
King	249	621,855	0	N/A	2	266,000	0	N/A
Markham	2,094	495,093	350	315,191	412	314,385	301	266,233
Newmarket	776	375,319	181	262,882	156	268,276	74	218,781
Richmond Hill	2,055	508,429	189	335,379	570	335,573	622	208,329
Vaughan	1,756	506,386	389	341,200	710	343,610	368	250,460
Whitchurch-Stouffville	341	496,609	5	312,700	19	277,979	0	N/A
York Region Total	8,936	466,915	1,243	314,815	2,105	319,929	1,397	232,252

Source: Toronto Real Estate Board, Market Watch, 2006.

York Region Resales & Average Prices 2005 and 2006

(TABLE 3.3)

Standard Condominium Apartment			Standard Two-Storey		
	2005	2006		2005	2006
Markham	260,000	275,000	Markham	385,000	425,000
Richmond Hill	225,000	235,000	Richmond Hill	300,000	340,000
Thornhill	240,000	260,000	Thornhill	350,000	400,000
Unionville	300,000	330,000	Unionville	400,000	460,000
Woodbridge	257,000	275,000	Woodbridge	360,000	348,000

Luxury Condominium Apartment			Executive Detached Two-Storey		
	2005	2006		2005	2006
Markham	330,000	345,000	Markham	425,000	460,000
Richmond Hill	235,000	245,000	Richmond Hill	360,000	385,000
Thornhill	285,000	295,000	Thornhill	460,000	525,000
Unionville	385,000	430,000	Unionville	500,000	540,000
Woodbridge	273,000	269,000	Woodbridge	436,000	472,000

Standard Townhouse			Senior Executive		
	2005	2006		2005	2006
Markham	280,000	300,000	Markham	485,000	545,000
Richmond Hill	225,000	235,000	Richmond Hill	420,000	475,000
Thornhill	225,000	235,000	Thornhill	550,000	580,000
Unionville	320,000	375,000	Unionville	620,000	660,000
Woodbridge	265,000	293,000	Woodbridge	562,000	472,000

Detached Bungalow		
	2005	2006
Markham	425,000	425,000
Richmond Hill	300,000	335,000
Thornhill	450,000	500,000
Unionville	433,000	450,000
Woodbridge	392,000	425,000

Detached Bungalow: A single storey 3-bedroom home with a full basement and a house area of 111 sq. metres (1,200 sq. ft.) situated on a 511 sq. metre (5,500 sq. ft.) lot.

Executive Detached Two Storey: A 4-bedroom home with a full basement and a house area of 186 sq. metres (2,000 sq. ft.) situated on a 604 sq. metre (6,500 sq. ft.) lot.

Standard Two Storey: A 3-bedroom home with a full basement and a house area of 139 sq. metres (1,500 sq. ft.) situated on a 325 sq. metre (3,500 sq. ft.) lot.

Standard Townhouse: A 3-bedroom condominium or freehold home with a full unfinished basement and an inside area of 92 sq. metres (1,000 sq. ft.).

Senior Executive: A two storey 4 or 5 bedroom home with a full unfinished basement and a house area of 279+ sq. metres (3,000+ sq. ft.) situated on a 627 sq. metres (6,750 sq. ft.) lot.

Standard Condominium Apt.: A 2-bedroom unit in a high rise with an inside floor area of 84 sq. metres (900 sq. ft.).

Luxury Condominium Apt.: A 2-bedroom unit in a high rise with an inside floor area of 130 sq. metres (1,400 sq. ft.).



Industrial & Commercial Property Market

Industrial Land

The GTA industrial market holds approximately 710 million square feet of inventory, situating it as the third largest industrial market in North America. The strength of this market is tied to its favourable location to serve both major Canadian and U.S. markets. Due to the close integration of the Canadian and American economies, it is not surprising that the Canadian industrial sector has been mirroring trends in the U.S. industrial markets.

Colliers International reports that GTA increased its industrial inventory by 7.9 million square feet in 2006 in spite of record-high land prices. Colliers International follows the industrial market for six of the nine municipalities in York Region (Aurora, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville). These combined six municipalities represent 17.3% of the industrial inventory in GTA and in 2006, accounted for 24.0% of the new industrial supply. With 2.1 million square feet of industrial property under construction, Colliers International forecasts that York Region industrial property market will remain an appealing market against other options in GTA West.

Due to the new Greenbelt Legislation and the limited availability of serviced land parcels supplying an increased demand, CB Richard Ellis Ltd. notes that industrial land prices have risen in the GTA for 2006, with the highest at \$157,788 per acre in Richmond Hill followed by Newmarket at \$134,194 per acre. CB Richard Ellis Ltd. records indicate that average asking sales prices in 2006 escalated 8% from 2005. As a result of the scarcity of industrial property supply in the GTA, land prices are expected to continue to rise in 2007.

According to Cushman & Wakefield LePage, the high demand for industrial space was “driven by requirements for warehouse distribution space, as consumers took advantage of the higher dollar and spent more on lower-priced electronics and other imported goods.” In fact, many tenants are migrating to newer and more efficient industrial spaces, leaving a large number of older buildings available.

Industrial Buildings

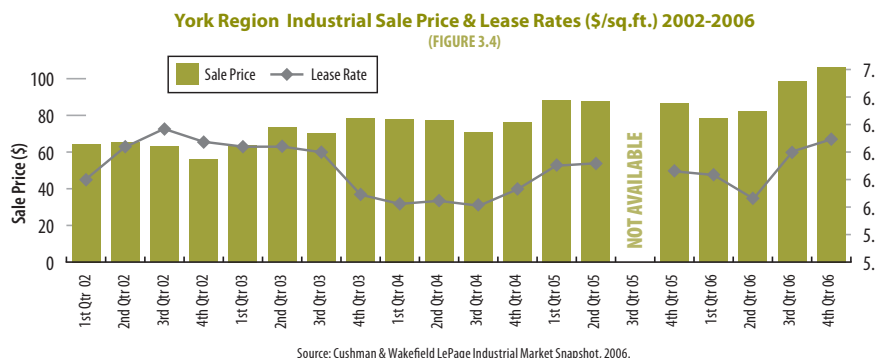
Cushman & Wakefield LePage tracks the industrial market in five of the nine municipalities in York Region including Aurora, Markham, Newmarket, Richmond Hill and Vaughan. In the last quarter of 2006, the average lease rate for industrial buildings in these municipalities was \$6.48 per square foot. By comparison, the average lease rate was \$6.29 per square foot in the last quarter of 2005 (Figure 3.4). The market forces of location and product quality determine lease rates and sale prices. Cushman & Wakefield LePage forecast that “lease rates will remain on a flat trajectory during the course of [2006], whereas, sale prices will likely continue their steady climb, due to limited product supply.” Industrial sale prices per sq. foot ranged from \$78.26 in the first quarter of 2006 to \$106.37 by year end. In York Region, the industrial vacancy rate was 5.1% in December 2006.

The Region’s overall industrial vacancy rate remained low for the individual municipalities as new inventory was quickly absorbed (Table 3.5).



According to Cushman & Wakefield LePage, in the GTA industrial property market, Vaughan reported the highest market share for lease and sale transactions for York Region.

Although the high-tech market has softened, it has influenced the kind of industrial product now being built. Today, industrial buildings are smaller with more office space, more parking and building features similar to that of commercial space.



Vacancy Rates and Total Inventory of Industrial Buildings in York Region 2006
(TABLE 3.5)

	1st Qtr 2006		2nd Qtr 2006		3rd Qtr 2006		4th Qtr 2006	
	Inventory	Vac. Rate	Inventory	Vac. Rate	Inventory	Vac. Rate	Inventory	Vac. Rate
Aurora	6,198,708	5.7%	6,198,708	5.1%	6,198,645	4.8%	6,198,645	3.6%
Markham	35,083,242	5.2%	35,181,679	4.9%	35,221,525	4.5%	35,252,709	4.3%
Newmarket	6,235,284	2.3%	6,289,694	2.2%	6,310,411	2.3%	6,436,416	3.8%
Richmond Hill	12,257,512	4.9%	12,589,259	4.6%	12,798,652	4.5%	13,227,998	6.0%
Vaughan	79,684,091	3.5%	80,342,304	3.6%	80,885,705	4.1%	82,453,064	5.5%
Total (sq. ft.)	139,458,837	4.1%	140,601,644	4.0%	141,414,938	4.2%	143,568,832	5.1%

Source: Toronto Real Estate Board, Market Watch, 2006.

Commercial/Office Properties

Canada's office market improved in 2006 due to an increase in the activity in most of the downtown office markets. As a result of the strong demand for office space, fuelled in part by employment growth and viable space, vacancy rates across Canada decreased. It is anticipated that this strong demand in the Canadian office market will continue into 2007, resulting in additional reductions in national office vacancy rates. By year-end 2006, office vacancy rates in the GTA fell from 10.1% in 2005 to 8.9% in 2006 (Table 3.6).

The three office nodes in York Region tracked by CB Richard Ellis Ltd had a vacancy rate between 8.4% - 11.0% in Markham North & Richmond Hill, 6.6% - 7.8% in Steeles Woodbine and between 3.9% - 5.3% in Vaughan. All of these vacancy rates have fallen during 2006 as the office market has increased in step with greater economic activity in the Region. In comparison, the vacancy rate for the Greater Toronto Area was 8.9-9.7% (Table 3.6).

Selected Office Market Vacancy Rates 2003-2006

(TABLE 3.6)

Office Nodes	2003				2004				2005				2006			
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Markham North & Richmond Hill	24.4%	23.5%	23.8%	21.2%	16.6%	16.5%	14.2%	14.7%	15.5%	11.8%	12.0%	9.9%	8.4%	8.4%	9.1%	11.0%
Steeles Woodbine	13.6%	13.6%	12.4%	12.4%	12.1%	11.4%	11.9%	9.4%	8.2%	7.3%	9.1%	9.1%	7.8%	7.2%	7.2%	6.6%
Vaughan	12.0%	11.8%	11.2%	10.4%	7.9%	6.4%	5.9%	10.7%	11.1%	6.4%	7.2%	6.5%	4.6%	4.5%	3.9%	5.3%
GTA Total/Average	14.5%	15.2%	15.7%	15.6%	15.4%	15.2%	14.5%	14.4%	13.8%	12.5%	11.9%	10.1%	9.2%	9.2%	9.7%	8.9%

Source: CB Richard Ellis, Office Market Review, 2003-2006

For 2007, it is anticipated that vacancy rates will continue to dip further as the economy continues to grow and the availability of quality office space remains at a premium. The lease rates per sq. foot in York Region were between \$10.32 and \$14.60, with the lease rate for the GTA being \$14.81 (Table 3.7).

Selected Office Market Lease Rates (\$/sq.ft.) 2003-2006

(TABLE 3.7)

Office Nodes	2003				2004				2005				2006			
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
Markham North & Richmond Hill	\$17.22	\$17.05	\$10.88	\$15.73	\$15.35	\$15.05	\$14.34	\$14.71	\$14.12	\$14.68	\$14.34	\$15.26	\$10.32	\$13.71	\$14.60	\$13.75
Steeles Woodbine	\$12.31	\$11.22	\$17.05	\$11.17	\$10.95	\$10.96	\$11.17	\$11.99	\$12.03	\$12.30	\$12.40	\$12.93	\$14.38	\$13.64	\$10.65	\$11.58
Vaughan	\$13.15	\$13.15	\$8.35	\$11.68	\$11.67	\$11.77	\$11.20	\$13.74	\$13.45	\$14.31	\$14.77	\$14.21	\$13.60	\$13.38	\$12.59	\$13.79
GTA Total/Average	\$16.49	\$16.25	\$16.35	\$16.10	\$15.89	\$16.08	\$15.60	\$14.91	\$14.41	\$14.46	\$14.76	\$15.03	\$15.05	\$15.02	\$15.05	\$14.81

Source: CB Richard Ellis, Office Market Review, 2003-2006

Taxable Assessment**Taxable Assessment for 2007 Taxation**

Taxable Assessment is a barometer of economic health that helps to determine the Region's fiscal capacity to sustain the services and infrastructure that the people of York Region require. Current Value Assessment (CVA) represents the fair market value of a property as of a certain date. In 2006, the CVA for properties in York Region totalled \$127.9 billion, representing a growth of 3.2% over 2005 (\$123.9 billion).

Reassessment Cycle

There have been a number of changes affecting Ontario's property value reassessment cycle in the last two years. The assessments determined by the Municipal Property Assessment Corporation (MPAC) for 2005 were based on the estimated market values as of June 30, 2003. Starting in 2006, province-wide reassessments were scheduled to occur annually as of January 1 of the preceding year. However, in June of 2006 the Minister of Finance announced that property tax reassessments would be cancelled for the purposes of 2007 and 2008 taxation years to allow for the implementation of the Ontario Ombudsman's recommendations with respect to MPAC. As a result, the assessment values used for the 2007 taxation year continue to be based on the reassessment values as determined on January 1, 2005.

Based on the most recent announcements made as part of the 2007 Provincial Budget on March 22, 2007 and commencing with the 2009 taxation year, properties in Ontario will be reassessed on a four year cycle, with the property valuation date set for January 1 of the year preceding every fourth taxation year.

Reassessment Cycle 2005-2013
(TABLE 3.8a)

Taxation Year	Assessed Value
2005	June 23, 2003
2006, 2007 and 2008	January 1, 2005
2009	January 1, 2008
2013 and every four years from then	January 1 of preceding year

Residential to Non-residential Assessment Ratio

The overall ratio of residential to non-residential assessment in York Region was 83%/17% in 2006. All the York Region local municipalities had at least 80% assessment values in the residential category, except for the City of Vaughan which had 76% (Figure 3.5).

York Region Share of GTA Taxable Assessment

York Region's assessment growth was 3.2% in 2006 (Table 3.8b). A comparison of taxable assessment for York Region with other Greater Toronto Area members is illustrated in Figure 3.6. As shown, York Region shared 18.4% of the total assessment of \$696 billion in the GTA in 2006.

York Region Assessment Growth 1998-2006
(TABLE 3.8b)

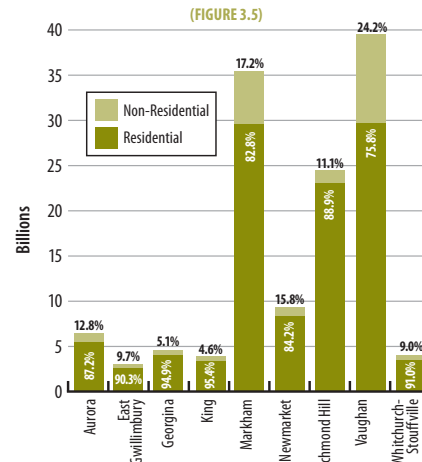
Year	Growth %
1998	3.8
1999	4.4
2000	4.1
2001	5.1
2002	3.8
2003	3.8
2004	4.9
2005	3.7
2006	3.2

Source: York Region Finance Department, 2006.

Development Charges

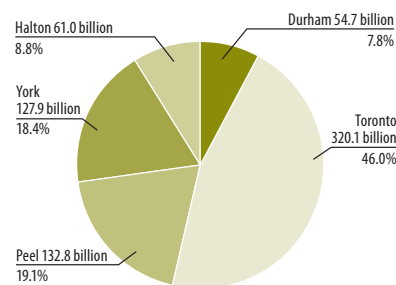
Development charges are used to fund needed infrastructure improvements and to recover costs incurred to service new development. The total development charges collected by the Region since 1998 are illustrated in Table 3.9. The decrease in the development charges collection in 2006 is due to the decrease in residential building permits and the Development Charge (DC) receipts resulting from development charge payments made prior to enactment of an amended DC By-law. Over \$52 million in development charges were collected in the month of June prior to the exactment of the amended DC By-law effective June 23, 2005.

Ratio (%) of Residential/Non-Residential Taxable Assessment 2006
(FIGURE 3.5)



Source: York Region Finance Department, 2006.

GTA Taxable Assessment (\$ Billion) 2006
(FIGURE 3.6)



Source: York Region Finance Department, 2006.

Total Development Charges for New Development in York Region 1998-2006
(TABLE 3.9)

Year	\$ Millions
1998	108.2
1999	92.5
2000	90.1
2001	89.5
2002	108.4
2003	153.1
2004	74.6
2005	142.3
2006	114.3

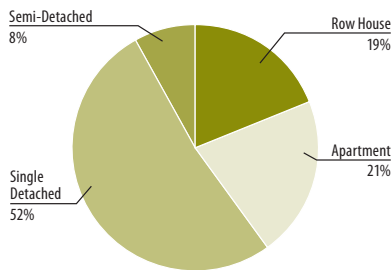
Source: York Region Finance Department, 2006.

Number of Permits Issued for New Residential Units in York Region 2005-2006
(TABLE 4.1)

Municipality	2005	2006	% Change
Aurora	45	407	804%
East Gwillimbury	38	131	245%
Georgina	326	207	-37%
King	92	25	-73%
Markham	3,850	3,181	-17%
Newmarket	706	317	-55%
Richmond Hill	2,946	1,246	-58%
Vaughan	1,868	4,356	133%
Whitchurch-Stouffville	520	1,063	104%
York Region Total	10,391	10,933	5%

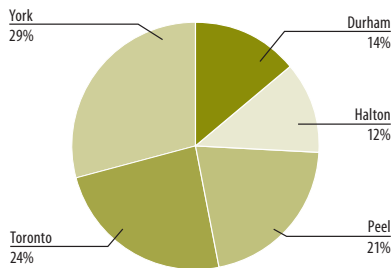
Source: Area Municipal Building Permit Reports, 2006 and Statistics Canada Building Permits Publication, 2006.

York Region 2006 New Residential Building Permit Mix
(FIGURE 4.1)



Source: York Region Planning and Development Services Department, 2006 and Area Municipal Building Permits Reports, 2006.

York Region's Share of GTA Residential Building Activity 2006
(FIGURE 4.3)



Source: Statistics Canada Table 32.2, 2006 and Area Municipal Building Permit Reports, 2006.

4. Building Activities

Building Permits

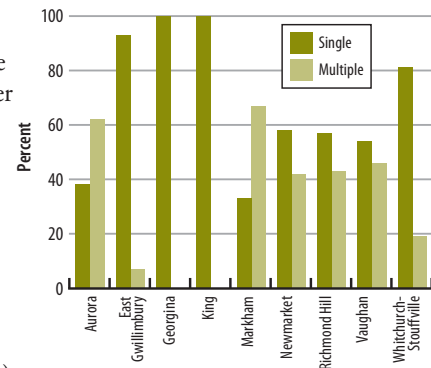
Building permit activity is an essential yardstick to measure local investment and economic performance. In 2006, the number of new residential building permits increased from 10,391 in 2005 to 10,933 in 2006. (see Table 4.1) This resulted in an overall growth rate of approximately 5% from 2005 levels. Meanwhile, the non-residential construction sector remained competitive and was fuelled primarily on the strength of the commercial construction sector.

The number of residential permits issued is above the Regional Official Plan target, which calls for the production of an average of 8,000 housing units annually. Since 1997, York Region has issued approximately 2900 units above the Regional target per year for new residential units. Based on this historical performance, we can expect to operate above this Regional Official Plan target as the market continues to drive demand in the Region. In fact, the Provincial Places to Grow legislation calls for an additional 520,000 people in York Region by 2031.

As expected, the three southern municipalities (Vaughan, Markham and Richmond Hill) accounted for approximately 80% of the total residential building permit activity in 2006. This growth was driven by building activity in the City of Vaughan, which accounted for approximately 40% of the total building permits issued.

In terms of building type, single family detached units accounted for approximately 52% of all new residential building permits issued, down from the 58% registered in 2005. However, the Region continues to take steps in moving towards multi-unit dwellings. This is highlighted by the strong growth in apartment dwellings, which increased from 9% of the total new housing stock in 2005 to 21% in 2006. In addition, approximately 8% of new residential building permits were issued for semi-detached units, whereas row house units accounted for 19% (Figure 4.1). The Town of Markham had the greatest percentage of building permits issued for multiple dwelling units with 67%. This is up from the Town's 45% percentage split for multiple units in 2005.

York Region 2006 New Residential Building Permit Mix by Municipality
(FIGURE 4.2)



Source: York Region Planning and Development Services Department, 2006.

Building Permit Activity in the GTA

Approximately 37,270 building permits were issued for new residential units in the Greater Toronto Area in 2006. During this period, York Region accounted for approximately 29% of the GTA building permit activity, which was the largest in the GTA. This percentage represents a 7% increase from 2005 levels. The second largest issuer of building permits in the GTA was the City of Toronto (24%), followed by the Region of Peel (21%), Durham Region (14%) and the Region of Halton (12%) (Figure 4.3).

This strong building permit activity placed York Region as the third largest issuer of building permits across Canada (Table 4.2). This is an increase from 2005, when York Region placed fifth across Canada. (Please note: This list includes cities, regions and regional districts as defined locally.)

Construction Value

The total estimated construction value for York Region in 2006 was \$3.12 billion. This value represents a 7% increase from the values recorded in 2005 (\$2.92 billion). Table 4.3 displays the total construction value for all of the nine area municipalities in both 2005 and 2006. The strong growth was fuelled by increases in construction values in Aurora, Vaughan and Whitchurch-Stouffville. Overall, strong growth was seen in residential and commercial values, while institutional and industrial construction values moderated.

Estimated Value of Total Construction in York Region 2005 - 2006
(TABLE 4.3)

	2005 (\$000s)	2006 (\$000s)	% Change
Aurora	56,203	140,511	150%
East Gwillimbury	40,028	34,931	-13%
Georgina	69,439	73,161	5%
King	38,941	31,073	-20%
Markham	915,354	848,203	-7%
Newmarket	177,784	143,511	-19%
Richmond Hill	652,797	328,920	-50%
Vaughan	836,273	1,305,845	56%
Whitchurch-Stouffville	137,301	213,557	56%
York Region Total	2,924,120	3,119,711	7%

Source: York Region Planning and Development Services Department, 2006 and Area Municipal Building Permit Reports, 2006.

The value of ICI construction decreased 1.5% from \$922 million in 2005 to \$908 million in 2006. Despite the decrease in total ICI values, strong growth was seen in the commercial construction sector, which was 16.8% higher than in 2005. However, this growth was not sufficient to compensate for the weaker growth seen in both the industrial and institutional sectors.

As expected, the strong growth in residential building permit activity translated into strong growth in the value of construction in the sector. In 2006, the value of residential construction increased 10.4% from 2.00 billion in 2005 to \$2.22 billion in 2006 (Table 4.4).



Comparative Residential Building Permit Figures Across Canada 2006

(TABLE 4.2)

Rank	Municipality	# of Permits
1	Greater Vancouver Regional District	21,097
2	City of Calgary	15,983
3	York Region	10,933
4	Edmonton	9,174
5	City of Toronto	8,923
6	Peel Region	7,854
7	City of Montreal	7,282
8	Durham Region	5,262
9	City of Ottawa	4,922
10	Halton Region	4,298

Source: Statistics Canada Building Permits Reports on Table 32.2 (unpublished), 2006.
Note: List includes cities, Regions and Regional Districts as defined locally

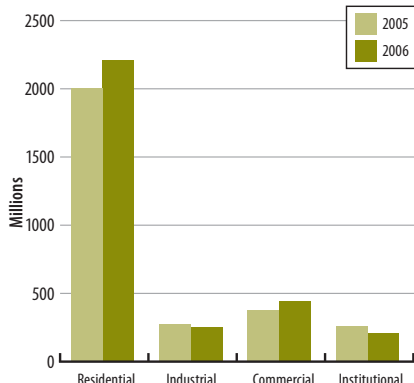
In terms of total estimated value, construction values increased in York Region from 2005 levels. Despite the slight increases in interest rates, construction was notably strong across the Region.

York Region Estimated Value (\$000s) Of Construction* 2005-2006
(TABLE 4.4)

Municipality	Residential		Industrial**		Commercial		Institutional		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Aurora	21,103	96,513	9,340	3,604	18,025	19,570	7,735	19,570	56,203	140,511
East Gwillimbury	16,906	30,868	21,480	3,394	1,093	314	549	355	40,028	34,931
Georgina	64,834	46,825	570	534	1,484	5,307	2,551	20,495	69,439	73,161
King	29,397	17,577	4,040	4,511	1,363	2,258	4,141	6,729	38,941	31,073
Markham	712,459	547,862	34,693	49,183	106,522	153,905	61,680	97,253	915,354	848,203
Newmarket	90,947	51,867	8,270	4,869	26,014	72,559	52,553	14,216	177,784	143,511
Richmond Hill	536,397	244,875	14,385	13,272	45,415	45,506	56,599	25,268	652,796	328,920
Vaughan	433,706	975,457	168,161	171,331	179,787	131,479	54,620	25,578	836,274	1,305,845
Whitchurch-Stouffville	96,461	199,349	16,531	868	1,702	13,312	22,607	29	137,301	213,557
York Region Total	2,002,210	2,221,193	277,470	251,565	381,405	455,462	263,035	211,491	2,924,120	3,119,711

Source: York Region Planning and Development Services Department, Area Municipal building Permits Reports, 2006 and Statistics Canada Building Permits Publication, 2006.
*Estimated values of construction include additions, renovations, temporary structures and new construction. **Agricultural permits are included under the industrial category.

Estimated Construction Values by Building Type in York Region 2005 - 2006
(FIGURE 4.4)



Source: Area Municipal Building Permit Reports, 2006.

Residential building activity continues to dominate the market, accounting for approximately 71% of the total construction value. With the exception of 2002, residential construction values have recently accounted for between 66% and 71% of total construction value. In 2002, the strength of the residential construction sector in combination with a noticeable decline in the industrial, commercial and institutional construction resulted in 78% of the total construction value in York Region being residential. The percentage of residential permits was 68% in 2003, 66% in 2004 and 68% in 2005. The higher percentage in 2006 reaffirms an upwards trend in residential construction that has been emerging since 2004.

York Region maintained its trend of strong ICI construction in 2006. The ICI values decreased slightly by 1.5% compared to the strong values associated with ICI construction in 2005.

Historically, ICI values have remained constant subsequent to the economic slowdown in 2002. By 2003, York Region's ICI values regained momentum with a 47.4% percentage increase (Figure 4.6).

The value of commercial construction, which is contained in the ICI values, reached a peak in 2006, with a 16.8% percentage increase. Institutional construction, however, has consistently fluctuated throughout the years and noted was a moderate decrease in the value of institutional construction in 2006, after a rise in 2005. These values were dominated by education-related construction, which accounted for approximately 77% of the total values of institutional permits. This high proportion of education-related institutional activity differs from both 2004 and 2005, which featured several large non-educational permits (including the construction of major recreational centres in Newmarket, Aurora and Markham).

The trend in Table 4.5 also indicates that construction in York Region is becoming more diversified. Over the past decade, the annual value of the total ICI construction has increased from \$316 million (1996) to \$908 million in 2006 (Figure 4.6). An increase in the value of ICI signals a potential expansion in industrial, commercial, and institutional activities. In the long run, this will stimulate increased job creation and ultimately, employment growth, in York Region. This increase in ICI construction values will likely translate into an increase in employment of approximately 15,000 to 20,000 jobs.

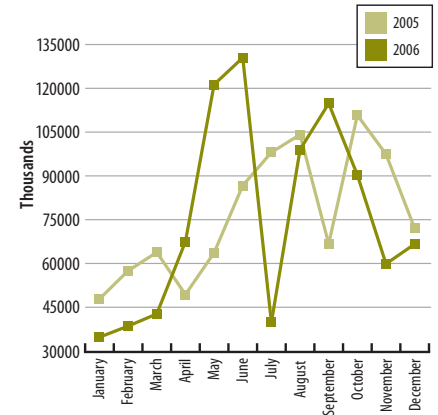
As shown in Table 4.5, construction in York Region in 2006 occurred in several sectors. Among the projects with the highest construction values, include new apartment and condominium buildings, schools (secondary and elementary) and a variety of commercial, manufacturing and industrial buildings. The median construction value for these projects was \$19.8 million in 2006, compared to \$15.0 million in 2005. Notable increases in the number of large apartment projects have been observed in the last few years.

Building Permits with the Highest Construction Values in York Region 2006
(TABLE 4.5)

Project	Value \$000s	Use	Municipality
Apartment Building (Villa Royal Homes)	35,000.00	Residential	Vaughan
Secondary School, Unionville	35,000.00	Institutional	Markham
Apartment Building (Galleria Towers)	34,505.00	Residential	Markham
Apartment Building (Jane-Rutherford Development)	34,465.50	Residential	Vaughan
Apartment Building (Empire Communities)	28,141.99	Residential	Richmond Hill
Secondary School (Public)	25,875.00	Institutional	Markham
Office Building (Kolter Realty)	25,000.00	Commercial	Markham
Single Use (Industrial)	23,485.12	Manf-Industrial	Vaughan
Storage Garage (Libertry Development)	23,178.00	Commercial	Markham
Shopping Centre Addition (Upper Canada Mall)	22,875.00	Commercial	Newmarket
Apartment Building (Thorne Mill)	21,688.70	Residential	Vaughan
Elementary School (Jersey Public School)	20,000.00	Institutional	Georgina
Apartment Building (Alterra Custom Builders)	19,800.00	Residential	Vaughan
Manufacturing (Warehouse)	18,406.40	Manf-Industrial	Vaughan
Apartment Building (Galleria Towers)	17,253.00	Residential	Markham
Commercial Addition (Liberty Square)	16,723.00	Commercial	Markham
Apartment Building (Neamsby Investments)	16,251.00	Residential	Markham
Apartment Building (Liberty Development)	15,744.00	Residential	Markham
Apartment Building (Neamsby Investments)	15,598.00	Residential	Markham
Office Building (Powerstream)	15,000.00	Commercial	Vaughan
Apartment Building (Liberty Development)	13,915.00	Residential	Markham
Apartment Building (Liberty Development)	11,802.00	Residential	Markham
Multi-Use (Industrial)	10,365.88	Manf-Industrial	Vaughan
Secondary School (Ecole Secondaire Catholique Renaissance)	10,000.00	Institutional	Aurora
Apartment Building (Grand Manor)	9,595.29	Residential	Vaughan

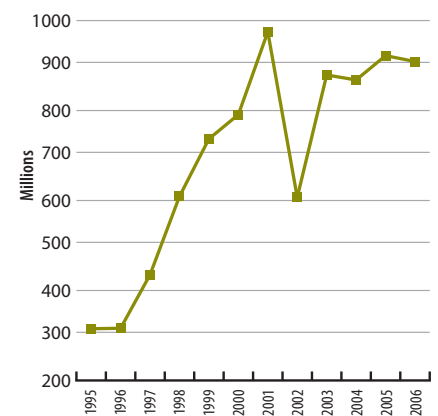
Source: Area Municipal Building Permit Reports, 2006.

Monthly Comparison of York Region ICI Values 2005 - 2006
(FIGURE 4.5)

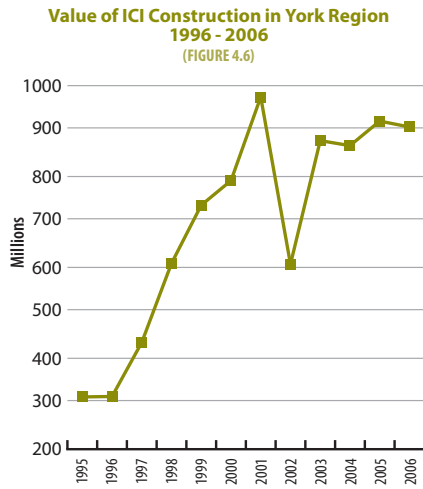


Source: Area Municipal Building Permit Reports, 2006.

Value of ICI Construction in York Region 1996 - 2006
(FIGURE 4.6)



Source: Area Municipal Building Permit Reports, 2006.



Source: Area Municipal Building Permit Reports, 2006.

Cross Canada Comparisons 2006: Values of Total Construction (\$000s)
(TABLE 4.7)

Rank	Municipality	Residential Value
1	Greater Vancouver Regional District	6,609,074
2	City of Calgary	4,762,982
3	City of Toronto	3,464,404
4	York Region	3,119,711
5	Peel Region	2,604,827
6	City of Edmonton	2,012,242
7	City of Montreal	1,896,056
8	City of Ottawa	1,561,795
7	Durham Region	1,536,327
8	Halton Region	1,383,255

Source: Area Municipal Building Permit Reports, 2006 and Statistics Canada Building Permits Reports on Table 32.2 (unpublished), 2006.

Construction Activity - National Comparisons

To help gauge the level of construction activity in York Region, a comparison of the construction values for the top ten municipalities across Canada was conducted. For residential activity, York Region retained its third position compared to the rest of Canada with approximately \$2.21 billion residential construction (Table 4.6).

When the values of all types of construction activity are combined, York Region ranked fourth with \$3.12 billion (Table 4.7). (Please note: The total value of York Region's industrial, commercial, and institutional construction [ICI] accounted for 29% of total construction value in GTA in 2006.)

When compared to other municipalities across Canada, ICI values in York Region was the 6th highest, representing an increase from the 7th place showing in 2005 (Table 4.8). It should be noted that York Region's commercial construction sector was particularly strong in the national comparisons leading all other municipalities in Canada.

Cross Canada Comparisons 2006: Values of ICI Construction (\$000s)
(TABLE 4.8)

Rank	Municipality	Industrial	Commercial	Institutional	Total
1	Greater Vancouver Regional District	1,660,337	172,413	534,674	2,367,424
2	City of Calgary	1,714,498	95,544	535,684	2,345,726
3	City of Toronto	1,081,938	131,904	296,725	1,510,567
4	Peel Region	534,563	166,788	284,164	985,515
5	City of Montreal	515,621	97,696	302,170	915,487
6	York Region	251,565	445,462	211,491	908,518
7	City of Ottawa	451,073	30,408	275,681	757,162
8	City of Edmonton	455,084	70,971	161,548	687,603
9	Québec CMA	291,793	86,353	136,118	514,264
10	Durham Region	78,200	176,000	192,300	446,500

Source: Area Municipal Building Permit Reports, 2006 and Statistics Canada Building Permit Reports, 2006 and Table 32.2 (unpublished), 2006.



Housing Starts

Housing starts posted a 4.8% increase in 2006, compared to 2005 levels. A total of 9,950 housing units were started in 2006 compared to 9,497 housing units in 2005. (Table 4.9). This relatively stable growth in housing construction activity has remained consistent since 2003.



Housing Starts by Municipality in York region 2005-2006

(TABLE 4.9)

Aurora			King			Richmond Hill		
	2005	2006		2005	2006		2005	2006
Singles	46	144	Singles	20	27	Singles	1,799	720
Semis	0	0	Semis	0	0	Semis	248	100
Rows	0	242	Rows	0	0	Rows	723	190
Apartments	0	0	Apartments	65	0	Apartments	171	408
Total	46	386	Total	85	27	Total	2,941	1,418

East Gwillimbury			Markham			Vaughan		
	2005	2006		2005	2006		2005	2006
Singles	42	107	Singles	1,847	1,422	Singles	947	1,873
Semis	0	0	Semis	436	522	Semis	152	342
Rows	27	9	Rows	720	709	Rows	175	387
Apartments	0	0	Apartments	0	722	Apartments	868	554
Total	69	116	Total	3,003	3,375	Total	2,142	3,156

Georgina			Newmarket			Whitchurch-Stouffville		
	2005	2006		2005	2006		2005	2006
Singles	277	230	Singles	302	175	Singles	346	633
Semis	26	4	Semis	112	152	Semis	24	82
Rows	0	0	Rows	67	129	Rows	57	67
Apartments	0	0	Apartments	0	0	Apartments	0	0
Total	303	234	Total	481	456	Total	427	782

York Region		
	2005	2006
Singles	5,626	5,331
Semis	998	1,202
Rows	1,769	1,733
Apartments	1,104	1,684
Total	9,497	9,950

Source: Canada Mortgage and Housing Corporation - Local Housing Market Report, 2005, 2006.

York Region Residential Building: Permit Activity 2005 - 2006
(TABLE 4.10)

	2005	2006
New Residential Permits	10,391	10,933
Housing Starts	9,497	9,950
Housing Completions	8,992	10,162

Source: York Region Planning and Development Services Department, 2005, 2006.

Housing Completions

Housing completions track housing units that are at the end of the construction cycle. (Table 4.10). A total of 10,162 houses were completed in York Region by the end of 2006, representing a 13.0% increase from 2005 levels (Table 4.10). A full account of housing completions by area municipality is found in Table 4.11.

Housing Completions by Municipality in York region 2005-2006
(TABLE 4.11)

Aurora			King			Richmond Hill		
	2005	2006		2005	2006		2005	2006
Singles	109	95	Singles	40	31	Singles	1,410	1,452
Semis	4	0	Semis	0	0	Semis	116	192
Rows	213	13	Rows	0	0	Rows	342	514
Apartments	0	0	Apartments	0	65	Apartments	33	510
Total	326	108	Total	40	96	Total	1,901	2,668

East Gwillimbury			Markham			Vaughan		
	2005	2006		2005	2006		2005	2006
Singles	70	71	Singles	1,635	1,939	Singles	1,009	1,227
Semis	0	0	Semis	798	464	Semis	182	208
Rows	47	0	Rows	767	686	Rows	191	188
Apartments	0	0	Apartments	208	661	Apartments	633	177
Total	117	71	Total	3,408	3,750	Total	2,015	1,800

Georgina			Newmarket			Whitchurch-Stouffville		
	2005	2006		2005	2006		2005	2006
Singles	289	284	Singles	276	343	Singles	251	539
Semis	24	6	Semis	156	196	Semis	0	42
Rows	0	0	Rows	189	141	Rows	0	118
Apartments	0	0	Apartments	0	0	Apartments	0	0
Total	313	290	Total	621	680	Total	251	699

York Region		
	2005	2006
Singles	5,089	5,981
Semis	1,280	1,108
Rows	1,749	1,660
Apartments	874	1,413
Total	8,992	10,162

Source: Canada Mortgage and Housing Corporation - Local Housing Market Report, 2005, 2006.

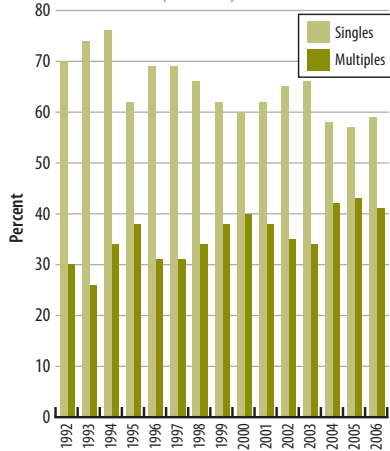
The above breakdown shows that 5,981 or 59% of the housing units completed in 2006 were single family detached units, 1,108 or 11% were semi-detached units, 1,660 or 16% were row house units and 1,413 or 14% were apartments. Over the last few years, the number of multiple unit dwellings has consistently increased across the Region (Figure 4.7).

Diversity of Housing Supply

As outlined in the Region's Housing Supply Strategy, one of York Region's key goals is to encourage the further diversification of the housing stock to ensure that the needs of the Region's workers and residents are met. Although the Region's housing stock is composed primarily of single detached dwellings, the stock is becoming increasingly diversified over time.

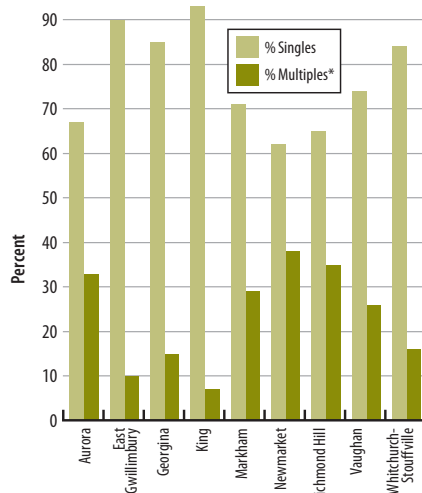
In the last ten years, the supply of single detached homes has fallen from approximately 80% of the total housing stock to 72% in 2006. This figure varies considerably across the area municipalities from highs of 93% and 90% in King and East Gwillimbury respectively to 65% and 62% in Richmond Hill and Newmarket (Table 4.12).

York Region Residential Completion History 1992 - 2006
(FIGURE 4.7)



Source: Canada Housing and Mortgage Corporation, 1992-2006.

Percentage of Dwellings by Structural Type in York Region 2006
(FIGURE 4.8)



Source: York Region Planning and Development Services Department, 2006.
*Multiples includes: semis, rows and apartments

As the percentage of single detached units has decreased, more housing choices have become available to the residents of York Region. As of December 31, 2006, 28% of the stock in York Region was made up of multiple-dwelling units, of which 6% were semi-detached, 10% were row houses and 12% were apartment units (Figure 4.9).

In 2006, single detached dwellings composed 72% of York Region's existing housing stock. The proportion of single detached dwellings is expected to continue its decline as the region continues to increase the number of multi-family dwellings relative to single family detached. This trend is highlighted in the mix of housing starts in York Region in 2006 (Figure 4.9), which featured 48% multi-family dwellings. The composition of the housing type started each year provides a glimpse into the future of York Region's housing stock. In summary, a more balanced ratio of single to multiple dwelling units helps to promote increased housing diversity.

Persons Per Unit (PPU)

The most recent census figures indicate that persons per dwelling unit have decreased for residential dwellings. In 1971, the Region had an average of 3.65 persons per unit. In accordance with a national trend of declining persons per unit, the PPU for each municipality has decreased across the board since 1971. The latest figures from the 2006 census indicate that York Region's PPU sits at 3.24.

The socio-demographic phenomenon that is an ageing population will continue to be a major factor shaping national household composition. Between 1971 and 2006, the development of single person households outgrew all other types in York Region. The changes in household composition and diminishing birth rates have caused a steady drop in the average household sizes nation-wide.

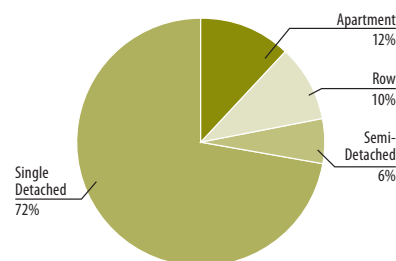
Locally, the 2006 Census revealed some variation between the area municipalities with regard to the PPU. Markham and Vaughan still held the highest PPU figures with approximately 3.4 persons per household, while Georgina had the lowest with 2.77 persons per household (Table 4.13).

Persons Per Dwelling Unit in York Region 1971 - 2006
(Table 4.13)

Municipality	1971	1991	1996	2001	2006
Aurora	3.68	3.08	3.09	3.05	3.04
East Gwillimbury	3.41	3.22	3.16	3.09	3.06
Georgina	3.41	2.80	2.86	2.81	2.77
King	3.76	3.14	3.06	3.05	3.05
Markham	3.81	3.5	3.5	3.43	3.39
Newmarket	3.53	3.14	3.10	3.05	2.96
Richmond Hill	3.71	3.12	3.23	3.18	3.19
Vaughan	3.66	3.71	3.58	3.43	3.44
Whitchurch-Stouffville	3.56	2.98	2.96	2.92	2.86
York Region Total	3.65	3.32	3.31	3.25	3.24

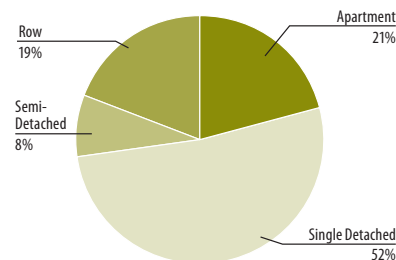
Source: Statistics Canada, Census 1971, 1991, 1996, 2001 and 2006.

York Region Mix of Housing Stock 2006
(FIGURE 4.9)



Source: York Region Planning and Development Services Department, 2006.

Mix of Housing Starts in York Region 2006
(FIGURE 4.10)



Source: Canada Mortgage and Housing Corporation, 2006.

Percentage of Dwellings by Structural Type in York Region 2006
(TABLE 4.12)

Municipality	% Singles	% Multiples
Aurora	67	33
East Gwillimbury	90	10
Georgina	85	15
King	93	7
Markham	71	29
Newmarket	62	38
Richmond Hill	65	35
Vaughan	74	26
Whitchurch-Stouffville	84	16
York Region Total	72	28

Source: York Region Planning and Development Services Department, 2006. Multiples includes: semis, rows and apartments.

5. Planning Activities

When preparing development plans and strategic policies, the Regional Planning and Development Services Department works co-operatively with area municipalities and other stakeholders. The interactive relationships between the Region and area municipalities produce innovative planning policies and initiatives. A number of significant planning activities and approvals occurred in 2006.

Town of Richmond Hill North Leslie

Following a hearing that lasted from February to October, 2006, the Ontario Municipal Board (OMB) approved the North Leslie Secondary Plan on November 23, 2006. The subject lands encompass approximately 620 hectares (1530 acres) within the area generally bounded by Bayview Avenue to the west, Highway 404 to the east, Elgin Mills Road East to the south, and Nineteenth Avenue to the north including lands at the north-west corner of Leslie Street and Nineteenth Avenue.

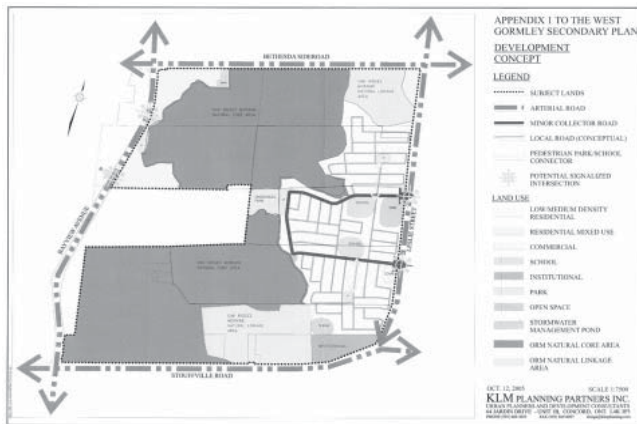
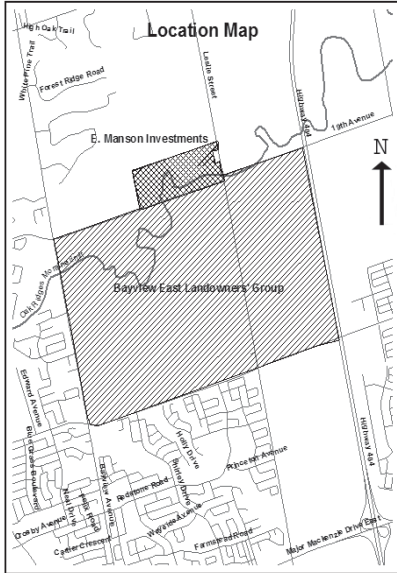
The secondary plan includes the following land uses: low and medium density residential; mixed-use commercial/residential; neighbourhood commercial; institutional; places of worship; elementary and secondary schools; and employment lands. There are also Natural Heritage System lands throughout the Secondary Plan area which are protected from development. A motion for leave to appeal to the Divisional Courts on an interpretation of the Greenbelt Act has been filed by a few parties and a few of the appellants are bringing forward a motion to request the OMB to reconsider its decision with respect to the employment land use designation that was applied to their lands.

Town of Richmond Hill Official Plan Amendment 237 – West Gormley

In March 2006, York Region Council recommended approval of the West Gormley Secondary Plan (OPA 237) to the OMB. The subject lands encompass approximately 361 hectares (892 acres) of land bounded by Bayview Avenue, Leslie Street, Bethesda Sideroad and Stouffville Road. The West Gormley Secondary Plan establishes a policy

framework for the creation of an urban residential community with low and medium density residential and residential mixed-use development. In addition, the OPA designates land for elementary schools, parks, open space blocks, institutional and neighbourhood commercial uses.

The Secondary Plan is bisected by the Oak Ridges Moraine Natural Core designation. The policies of the Plan also establish stringent policies related to the provision of infrastructure and timing of development approvals. The OMB approved the West Gormley Secondary Plan in July of 2006.



City of Vaughan
Official Plan Amendment 620 – Vaughan Steeles Corridor
Secondary Plan

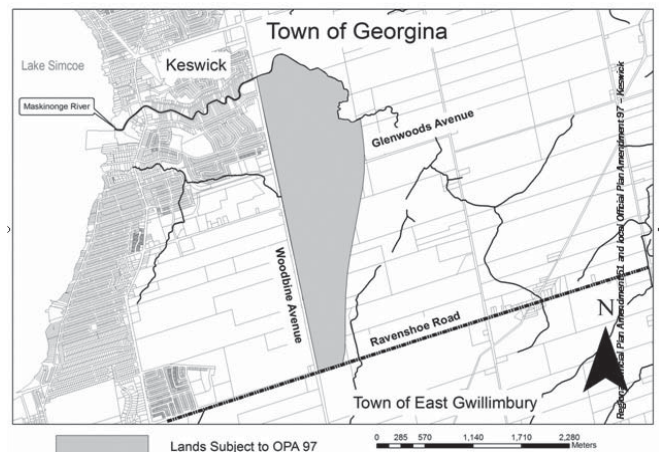
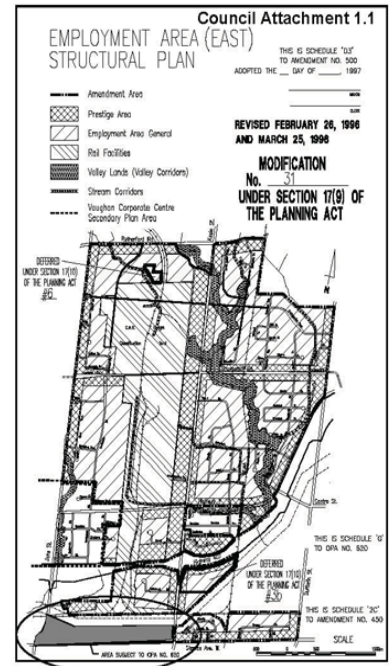
The City of Vaughan in June 2002 initiated a comprehensive study of the Steeles Corridor, between Jane and Keele Streets, immediately north of York University and centred on a proposed station site of the Spadina Subway Extension. The purpose of the Secondary Plan is to create an updated planning and development framework for the community; one that reflects the City’s vision for a vibrant live-work community consisting of higher density mixed-use buildings in a compact pedestrian-friendly urban form. It should be noted that the City of Toronto is currently updating the York University Secondary Plan. Planning staff from the City of Vaughan, City of Toronto and York Region have worked in a collaborative way to plan for a cohesive and seamless district on both sides of Steeles Avenue.

Following the completion of the study at the end of 2005, a revised Secondary Plan was prepared. The Regional Community Planning Branch reviewed and recommended approval of Vaughan Official Plan Amendment 620 (OPA 620) to implement the study recommendations. Included within this amendment were policies to promote a higher quality of urban design, a greater range and mix of land uses, and intensification that supports the planned higher order rapid transit infrastructure. This amendment was approved by the Regional Council on October 19, 2006 and subsequently appealed to the OMB with a pre-hearing pending.

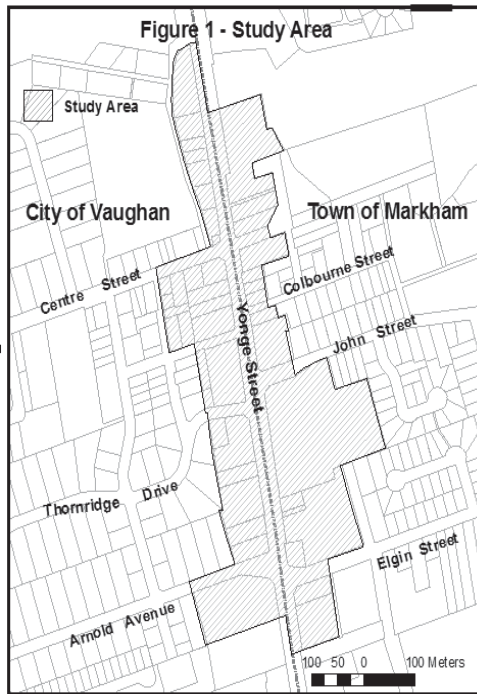
Town of Georgina
Regional Official Plan Amendment 51 and local
Official Plan Amendment 97 – Keswick Business Park

In June 2006, the Town of Georgina adopted OPA 97 and applied for a Regional Official Plan Amendment (ROPA) to expand the urban area of the community of Keswick. The proposed amendments generally extend from the east side of Woodbine Avenue to the future extension of Highway 404, and from just north of Ravenshoe Road up to the Maskinonge River. The purpose of the amendments is to facilitate the creation of the Keswick Business Park in which the permitted uses include all types of business and professional offices, prestige industrial uses, manufacturing, fabrication, warehousing, and other business park type uses. In October 2006, Regional Council adopted ROPA 51 and approved OPA 97.

Subsequently, two appeals were received and forwarded to the OMB. The OMB has not established a hearing date as of the date of publishing this report.



Thornhill-Yonge Street Study – Vaughan OPA 669 and Markham OPA 154



The Region approved on October 20, 2006 official plan amendments for the City of Vaughan and Town of Markham to implement the findings of their joint Thornhill Yonge Street Study. This forward-looking study was jointly initiated by Vaughan and Markham in 2002 to address, in a comprehensive way, the common development challenges and opportunities of the Thornhill core. The study concluded in 2005 following nearly three years of consultation with businesses, residents and staff from the Region including York Region Transit and the York Region Rapid Transit Corporation.

These amendments, although made to existing planning documents in two separate municipalities, have the potential to create a more unified and consistent planning and development framework for the Thornhill community.

Combined, the amendments will advance a planning strategy to achieve the goals of heritage preservation and enhancement, commercial vitality, and encourage redevelopment in a manner that will respect and enhance the unique character of the community.

Regional Transit-Oriented Development (TOD) Guidelines

Regional Council on September 21, 2006 adopted Transit-Oriented Development (TOD) Guidelines to advance the implementation of the Region's planned urban structure of Regional Centres linked by Regional Corridors, served by rapid transit.

The Regional TOD Guidelines are an information and implementation tool to support existing planning policies and programs at the Provincial, Regional and especially at the local municipal level. The guidelines are not new policy, but are a tool to assist the Region and its nine municipal partners to implement planning for well-designed, pedestrian-friendly and transit-supportive development.

The guidelines will also serve as a useful tool for elected officials, residents, businesses and the development industry. They will help inform, in a clear and easy-to-read format, the public's understanding of Regional and local planning objectives and the importance of public transit. Furthermore, the guidelines can be regarded as a customer service tool for prospective developers and property owners within the Regional Centres and Regional Corridors.

6. Processing of Development Applications

Plans of Subdivision and Condominium

In 2006, the Region received 35 subdivision applications and a further 29 condominium plans. A total of 14 subdivision applications with 8,679.5 dwelling units and 12 condominium plans with 748 units received draft plan approval by the Region and the area municipalities in 2006. In the same period, 44 registered plans with 5458.5 dwelling units were registered (Table 6.1).

Subdivision and Condo Activity in York Region 2006
(TABLE 6.1)

	Subdivision Applications	Dwelling Units	Condo Applications	Dwelling Units
New Applications	35	7,514	29	2,133
Draft Approved	14	8,679.5	12	748
Registered	36	4,505.5	8	953

Source: York Region Planning and Development Services Department, 2006.

Among the new applications received, 30% of the total dwelling units proposed were single detached, 2% were semi-detached, 15% were row houses and 56% were apartments (Table 6.2).

Unit Breakdown in New Subdivisions and Condos in York Region 2006
Percentage of Dwelling Units
(TABLE 6.2)

	Single	Semi	Row	Apartment
New Applications	30%	2%	15%	56%
Draft Approved	51%	10%	21%	18%
Registered	41%	13%	9%	37%

Source: York Region Planning and Development Services Department, 2006.

As of December 31, 2006 there were 280 subdivision applications with 42,893 dwelling units and 83 condominium plans for 4,201 units draft approved and awaiting registration by the Region and the area municipalities.

Among the draft approved applications 20,813 of the total dwelling units were single-detached, 3,612 were semi-detached, 6,837 were row houses and 10,398 were apartments.

The Regional Official Plan recommends a 3-7 year supply of draft approved and registered lots and blocks for housing. The total of 49,177 draft approved and registered units represents a 4.8 year supply of draft approved and registered lots/units based on the forecasted average production of the 10,770 units per year.

In 2006, draft approval was given to plans of subdivision containing 200 hectares of industrial and commercial lands. Industrial and commercial lands totalling 54 hectares were registered.



Appendices

Area Municipal Economic Development Boards

York Region

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Chambers of Commerce & Boards of Trade

Aurora Chamber of Commerce

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 Fax: 905 841 6217
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 Website: www.aurorachamber.on.ca

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 Email: admin@georginachamber.com
 Website: www.georginachamber.com

King Township Chamber of Commerce

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 Marina Ferrante, *Executive Assistant*
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 Fax: 905 841 7440
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 kingtownshipchamberofcommerce@sympatico.ca
 Website: www.kingtownshipchamberofcommerce.com

Nobleton Schomberg District Chamber of Commerce

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 Fax: 905 859 5403
 Email: barb@greentractors.com
 Website: www.schomberg.ca

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 Website: www.newmarketchamber.ca

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CEO
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 Website: www.rhcoc.com

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 Fax: 905 761 1918
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 Website: www.vaughanchamber.ca

Whitchurch-Stouffville Chamber of Commerce

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 Fax: 905 642 8966
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 Web site: www.whitchurchstouffville.ca

Refereneces

1. **Strong Population Growth**
 Catholic Community Services of York Region
 Canada Mortgage and Housing Corporation
 Citizen and Immigration Canada
 Statistics Canada
 York Region Planning and Development Services Department

2. **Economic Activities Positive**
 Conference Board of Canada
 Human Resources and Social Development Canada
 Ontario Ministry of Finance
 The Toronto Real Estate Board
 Market Watch, 1997- 2006
 Toronto Economic Development Division, Toronto Economic Indicators
 Statistics Canada
 RBC Financial Group
 York Region Community and Housing Services Department
 York Region Planning and Development Services Department

3. **Property Market**
 Canada Mortgage and Housing Corporation
 CB Richard Ellis
 Collier International
 Cushman & Wakefield LePage
 Municipal Property Assessment Corporation
 RBC Financial Group
 Royal LePage, Survey of Canadian House Prices
 Toronto Real Estate Board, Market Watch, 2006
 York Region Finance Department
 York Region Planning and Development Services Department

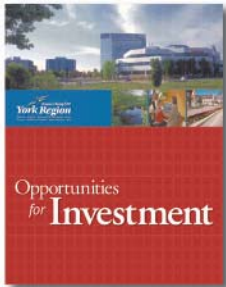
4. **Building Activities**
 Canada Mortgage and Housing Corporation
 Statistics Canada
 York Region Planning and Development Services Department
 Area Municipal Building Permit Reports
 Town of Aurora Building Department
 Town of East Gwillimbury Building Department
 Town of Georgina Building Department
 Township of King Building Department
 Town of Markham Building Department
 Town of Newmarket Building Department
 Town of Richmond Hill Building Department
 City of Vaughan Building Department
 Town of Whitchurch-Stouffville Building Department

5. **Planning Activities**
 York Region Planning and Development Services Department

6. **Processing of Development Applications**
 York Region Planning and Development Services Department

Monitoring the Economic Health of York Region

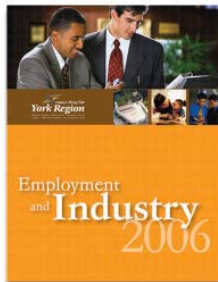
Interested in learning more about the York Region economy?
Check out these other publications:



Opportunities for Investment

Looking at locating your business in York Region?

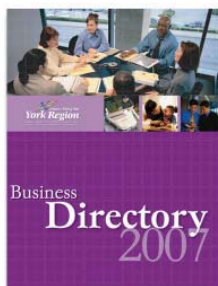
Opportunities for Investment provides the key facts and figures on a variety of indicators to help make that important decision. Employment and labour force trends, population and housing market data, vacant land statistics and real estate market information are all at your fingertips.



Employment and Industry 2006

Want to know where and what type of job growth is occurring in York Region?

Employment and Industry 2006 is an annual report highlighting employment growth trends by industry sector and by area municipality. Detailed employment analysis is also provided for high growth areas within each area municipality, highlighting changing employment patterns and emerging industry sectors at the local level.



York Region Business Directory 2007

Trying to contact a business in York Region?

The York Region *Business Directory 2007* is an important resource for anyone trying to contact employers, providing business size, address and contact information on thousands of businesses in York Region. The directory is available in three convenient formats: in printed form, as an electronic database suitable for mailing lists or online at: www.york.ca/nr/busdir

For more information or to order copies of these reports please contact:
The Regional Municipality of York, Planning and Development Services Department
905-830-4444 ext. 1550 or 1-877-464-9675



Markham · Vaughan · Richmond Hill · Newmarket · Aurora
Georgina · Whitchurch-Stouffville · East Gwillimbury · King

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