

York Region Residential Unit Supply Appendix One: Summary Tables

TABLE 1
York Region Unit Potential in Registered and Draft Approved Plans

Municipality	Registered Vacant ¹					Draft Approved ²					Total				
	SFD	SD	Row	Apt.	Total	SFD	SD	Row	Apt.	Total	SFD	SD	Row	Apt.	Total
Aurora	14	0	19	0	33	1,249	78	331	519	2,177	1,263	78	350	519	2,210
East Gwillimbury	20	0	7	0	26	3,139	524	903	0	4,566	3,159	524	910	0	4,592
Georgina	176	24	0	0	200	1,667	0	98	122	1,887	1,843	24	98	122	2,087
King	47	0	0	0	47	88	0	0	0	88	135	0	0	0	135
Markham	1,088	435	773	618	2,915	1,418	363	682	1,187	3,650	2,506	798	1,455	1,805	6,565
Newmarket	152	55	192	0	400	1,267	118	385	50	1,820	1,419	173	577	50	2,220
Richmond Hill	638	88	356	373	1,456	3,417	404	2,656	1,972	8,449	4,055	492	3,012	2,345	9,905
Vaughan	1,244	278	283	1,705	3,511	6,746	1,881	1,191	1,528	11,346	7,990	2,159	1,474	3,233	14,857
Whitchurch-Stouffville	438	0	0	0	438	4,205	1,006	714	0	5,925	4,643	1,006	714	0	6,363
York Region	3,817	881	1,630	2,697	9,026	23,195	4,374	6,960	5,378	39,907	27,012	5,255	8,590	8,075	48,933

Source: York Region Planning and Development Services Department. Data current to June 30, 2005.

1. Total Registered Vacant units is a York Region Planning Department estimate. The structure type distribution is based on CMHC June 2005 units under construction.
2. Units from Draft Approved Plans of Subdivision and Condominium.

TABLE 2
York Region Unit Potential in Registered and Draft Approved Plans - Percentage by Unit Type

Municipality	Registered Vacant ¹					Draft Approved ²					Total				
	SFD	SD	Row	Apt.	Total	SFD	SD	Row	Apt.	Total	SFD	SD	Row	Apt.	Total
Aurora	43%	0%	57%	0%	100%	57%	4%	15%	24%	100%	57%	4%	16%	23%	100%
East Gwillimbury	75%	0%	25%	0%	100%	69%	11%	20%	0%	100%	69%	11%	20%	0%	100%
Georgina	88%	12%	0%	0%	100%	88%	0%	5%	6%	100%	88%	1%	5%	6%	100%
King	100%	0%	0%	0%	100%	100%	0%	0%	0%	100%	100%	0%	0%	0%	100%
Markham	37%	15%	27%	21%	100%	39%	10%	19%	33%	100%	38%	12%	22%	27%	100%
Newmarket	38%	14%	48%	0%	100%	70%	6%	21%	3%	100%	64%	8%	26%	2%	100%
Richmond Hill	44%	6%	24%	26%	100%	40%	5%	31%	23%	100%	41%	5%	30%	24%	100%
Vaughan	35%	8%	8%	49%	100%	59%	17%	10%	13%	100%	54%	15%	10%	22%	100%
Whitchurch-Stouffville	100%	0%	0%	0%	100%	71%	17%	12%	0%	100%	73%	16%	11%	0%	100%
York Region	42%	10%	18%	30%	100%	58%	11%	17%	13%	100%	55%	11%	18%	17%	100%

Source: York Region Planning and Development Services Department. Data current to June 30, 2005.

1. Total Registered Vacant units is a York Region Planning Department estimate. The structure type distribution is based on CMHC June 2005 units under construction.
2. Units from Draft Approved Plans of Subdivision and Condominium.

TABLE 3
York Region Unit Potential in Registered and Draft Approved Plans
Number of Years Supply

	Registered Vacant and Draft Approved ¹					Projected Demand ²					Years Supply ³				
	SFD	SD	Row	Apt.	Total	SFD	SD	Row	Apt.	Total	SFD	SD	Row	Apt.	Total
York Region Forecast⁴	27,012	5,255	8,590	8,075	48,933	42,914	285	20,771	18,679	82,649	6.3	184.4	4.1	4.3	5.9
CMHC Avg. Completions	27,012	5,255	8,590	8,075	48,933	5,859	972	1,827	573	9,231	4.6	5.4	4.7	14.1	5.3
Provincial Forecast	27,012	5,255	8,590	8,075	48,933	55,000	13,500	19,000	14,000	101,500	4.9	3.9	4.5	5.8	4.8

Source: York Region Planning and Development Services Department. Data current to June 30, 2005.

1. From Table 1.
2. Based on the *Regional Official Plan 2006-2016* forecast, CMHC 1995-2004 housing completions, and Hemson Consulting 2006-2016 Compact Reference Forecast Scenario.
3. Registered Vacant and Draft Approved Units/Annual Projected Demand.
4. The York Region *Official Plan* forecast for semi detached units considered the historical market demand at the time the *Regional Official Plan* forecast was prepared (1999), which has changed significantly over the last number of years. York Region's updated forecast will include a more thorough analysis of the semi detached market.

TABLE 4
York Region Unit Potential in Pending Plans and on Lands with No Applications

Municipality	Pending ¹					No Application ²					Total				
	SFD	SD	Row	Apt.	Total	SFD	SD	Row	Apt.	Total	SFD	SD	Row	Apt.	Total
Aurora	208	0	105	0	360	867	173	347	347	1,733	1,075	173	452	347	2,093
East Gwillimbury	298	126	68	90	582	4,620	924	1,848	1,848	9,240	4,918	1,050	1,916	1,938	9,822
Georgina	1,721	98	346	356	2,521	2,049	410	819	819	4,097	3,770	508	1,165	1,175	6,618
King	1,300	118	63	45	1,526	1,156	231	462	462	2,311	2,456	349	525	507	3,837
Markham	4,039	1,400	2,501	3,647	11,587	4,752	950	1,901	1,901	9,504	8,791	2,350	4,402	5,548	21,091
Newmarket	1,514	200	128	0	1,842	1,056	211	423	423	2,113	2,570	411	551	423	3,955
Richmond Hill	1,786	204	1,335	620	3,945	3,528	706	1,411	1,411	7,056	5,314	910	2,746	2,031	11,001
Vaughan	3,000	992	885	2,470	7,346	5,064	1,013	2,025	2,025	10,127	8,063	2,004	2,910	4,495	17,473
Whitchurch-Stouffville	986	164	195	0	1,345	1,957	391	783	783	3,914	2,943	555	978	783	5,259
York Region	14,851	3,302	5,626	7,228	31,053	25,047	5,009	10,019	10,019	50,095	39,898	8,311	15,644	17,247	81,148

Source: York Region Planning and Development Services Department. Data current to June 30, 2005.

- Units from Plans of Subdivision and Condominium that have not yet been approved.
- Target Build-out of Inventory Areas excluding units that have already been built and units under application. Distribution of total No Application units based on a 50/50 split assumption (50% SFD, 10% SD, 20% Row, 20% Apt.)

TABLE 5
York Region Unit Potential in Pending Plans and on Lands with No Applications - Percentage by Unit Type

Municipality	Pending ¹					No Application ²					Total				
	SFD	SD	Row	Apt.	Total	SFD	SD	Row	Apt.	Total	SFD	SD	Row	Apt.	Total
Aurora	58%	0%	29%	0%	100%	50%	10%	20%	20%	100%	51%	8%	22%	17%	100%
East Gwillimbury	51%	22%	12%	15%	100%	50%	10%	20%	20%	100%	50%	11%	20%	20%	100%
Georgina	68%	4%	14%	14%	100%	50%	10%	20%	20%	100%	57%	8%	18%	18%	100%
King	85%	8%	4%	3%	100%	50%	10%	20%	20%	100%	64%	9%	14%	13%	100%
Markham	35%	12%	22%	31%	100%	50%	10%	20%	20%	100%	42%	11%	21%	26%	100%
Newmarket	82%	11%	7%	0%	100%	50%	10%	20%	20%	100%	65%	10%	14%	11%	100%
Richmond Hill	45%	5%	34%	16%	100%	50%	10%	20%	20%	100%	48%	8%	25%	18%	100%
Vaughan	41%	13%	12%	34%	100%	50%	10%	20%	20%	100%	46%	11%	17%	26%	100%
Whitchurch-Stouffville	73%	12%	14%	0%	100%	50%	10%	20%	20%	100%	56%	11%	19%	15%	100%
York Region	48%	11%	18%	23%	100%	50%	10%	20%	20%	100%	49%	10%	19%	21%	100%

Source: York Region Planning and Development Services Department. Data current to June 30, 2005.

- Units from Plans of Subdivision and Condominium that have not yet been approved.
- Target Build-out of Inventory Areas excluding units that have already been built and units under application. Distribution of total No Application units based on a 50/50 split assumption (50% SFD, 10% SD, 20% Row, 20% Apt.)

TABLE 6
York Region Unit Potential in Pending Plans and on Lands with No Applications
Number of Years Supply

	Pending Plans and No Application ¹					Projected Demand ²					Years Supply ³				
	SFD	SD	Row	Apt.	Total	SFD	SD	Row	Apt.	Total	SFD	SD	Row	Apt.	Total
York Region Forecast⁴	39,898	8,311	15,644	17,247	81,148	42,914	285	20,771	18,679	82,649	9.3	291.6	7.5	9.2	9.8
CMHC Avg. Completions	39,898	8,311	15,644	17,247	81,148	5,859	972	1,827	573	9,231	6.8	8.6	8.6	30.1	8.8
Provincial Forecast	39,898	8,311	15,644	17,247	81,148	55,000	13,500	19,000	14,000	101,500	7.3	6.2	8.2	12.3	8.0

Source: York Region Planning and Development Services Department. Data current to June 30, 2005.

- From Table 4.
- Based on the *Regional Official Plan 2006-2016* forecast, CMHC 1995-2004 housing completions, and Hemson Consulting 2006-2016 Compact Reference Forecast Scenario.
- Pending and No Application Units/Annual Projected Demand.
- The York Region *Official Plan* forecast for semi detached units considered the historical market demand at the time the *Regional Official Plan* forecast was prepared (1999), which has changed significantly over the last number of years. York Region's updated forecast will include a more thorough analysis of the semi detached market.

TABLE 7
York Region Total Unit Potential

Municipality	Total ¹				
	SFD	SD	Row	Apt.	Total
Aurora	2,338	251	801	866	4,303
East Gwillimbury	8,077	1,574	2,826	1,938	14,414
Georgina	5,612	532	1,263	1,297	8,705
King	2,591	349	525	507	3,972
Markham	11,296	3,148	5,857	7,353	27,655
Newmarket	3,990	585	1,128	473	6,175
Richmond Hill	9,369	1,402	5,758	4,377	20,905
Vaughan	16,053	4,164	4,384	7,729	32,330
Whitchurch-Stouffville	7,586	1,561	1,692	783	11,622
York Region	66,911	13,566	24,234	25,322	130,080

Source: York Region Planning and Development Services Department.
Data current to June 30, 2005.

1. From Tables 1 and 4.

TABLE 8
York Region Total Unit Potential
Percent by Unit Type

Municipality	Total ¹				
	SFD	SD	Row	Apt.	Total
Aurora	54%	6%	19%	20%	100%
East Gwillimbury	56%	11%	20%	13%	100%
Georgina	64%	6%	15%	15%	100%
King	65%	9%	13%	13%	100%
Markham	41%	11%	21%	27%	100%
Newmarket	65%	9%	18%	8%	100%
Richmond Hill	45%	7%	28%	21%	100%
Vaughan	50%	13%	14%	24%	100%
Whitchurch-Stouffville	65%	13%	15%	7%	100%
York Region	51%	10%	19%	19%	100%

Source: York Region Planning and Development Services Department.
Data current to June 30, 2005.

1. From Tables 2 and 5.

TABLE 9
York Region Total Unit Potential
Number of Years Supply

	Registered Vacant, Draft Approved and Pending Plans and No Application Lands ¹					Projected Demand ²					Years Supply ³				
	SFD	SD	Row	Apt.	Total	SFD	SD	Row	Apt.	Total	SFD	SD	Row	Apt.	Total
York Region Forecast⁴	66,911	13,566	24,234	25,322	130,080	42,914	285	20,771	18,679	82,649	15.6	476.0	11.7	13.6	15.7
CMHC Avg. Completions	66,911	13,566	24,234	25,322	130,080	5,859	972	1,827	573	9,231	11.4	14.0	13.3	44.2	14.1
Provincial Forecast	66,911	13,566	24,234	25,322	130,080	55,000	13,500	19,000	14,000	101,500	12.2	10.0	12.8	18.1	12.8

Source: York Region Planning and Development Services Department. Data current to June 30, 2005.

1. From Table 7.

2. Based on the *Regional Official Plan 2006-2016* forecast, CMHC 1995-2004 housing completions, and Hemson Consulting 2006-2016 Compact Reference Forecast Scenario.

3. Total Units/Annual Projected Demand.

4. The York Region *Official Plan* forecast for semi detached units considered the historical market demand at the time the *Regional Official Plan* forecast was prepared (1999), which has changed significantly over the last number of years. York Region's updated forecast will include a more thorough analysis of the semi detached market.