Ontario's Rising Star
York Region
Markham · Vaughan · Richmond Hill · Newmarket · Aurora
Georgina · Whitchurch-Stouffville · East Gwillimbury · King

Economic & Development Review

mid-year 2002

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Town of Aurora

Mayor James Young
Town of East Gwillimbury

Mayor Jeffrey Holec
Town of Georgina

Regional Councillor
Danny Wheeler
Town of Georgina

Mayor Margaret Black
Township of King

Message from York Regional Council

The first six months of 2002 has shown that the Regional Municipality of York's broad economic base enabled us to weather a softening economy. As a result, in June 2002, York Region had the lowest unemployment rate in comparison to the Greater Toronto Area (GTA), Ontario and Canadian economies.

In the first half of 2002, the Region maintained its strong performance in construction activity, with $1.2 billion worth of construction. This put York Region among the top municipalities in Canada for construction. The Region continued to grow at a rapid pace, with the addition of 20,500 new residents. This represents a five per cent annual growth rate. With 812,500 people residing in York Region as of June 30th, the Region now represents 15 per cent of the GTA's total population. In an effort to manage and support this growth, York Region continues to invest in infrastructure, transit and human services.

The number of jobs in York Region grew by 5,000 in the first six months of 2002. Strategically located north of the City of Toronto, the Region benefits from an excellent transportation network, a state-of-the-art telecommunications infrastructure, a youthful, educated and skilled labour force, and an ample supply of available land. Together these factors ensure that the Region will remain economically strong and competitive for years to come.

York Region's solid performance highlights our diversified economy and first-class communities. Our economic strength has helped create a wonderful quality of life for the people of York Region. We have strong strategic policies in place to manage the growth in the Region. We have a clear commitment to enhancing our healthy communities. We are engaged in encouraging a mix of housing types. We have taken significant steps to protect our natural environment.

As we enter the second half of 2002, we fully expect York Region to continue to be the prosperous place that we have come to know.

Mayor Tom Taylor
Town of Newmarket

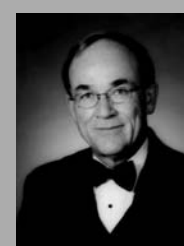
Regional Councillor
Diane Humeniuk
Town of Newmarket

Mayor William F. Bell
Town of Richmond Hill

Regional Councillor
Brenda Hogg
Town of Richmond Hill

Mayor Donald Cousens
Town of Markham

Regional Councillor
Frank Scarpitti
Town of Markham



Regional Councillor
Gordon Landon
Town of Markham

Regional Councillor
Tony Wong
Town of Markham

Regional Councillor
David Barrow
Town of Richmond Hill

Mayor Michael Di Biase
City of Vaughan

Regional Councillor
Joyce Frustaglio
City of Vaughan

Regional Councillor
Gino Rosati
City of Vaughan

Mayor Wayne Emmerson
Town of Whitchurch-Stouffville

Regional Councillor
Bill O'Donnell
Town of Markham

The Economic and Development Review is a semi-annual report on the 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 Mid-Year 2002 is one of a family of documents available from the York Region Planning and Development Services Department that deal with the Region's economy and its residents. Other publications in the series include: the Economic and Development Review 2001 (a report on the economic and development activity in York Region for 2001); Opportunities for Investment (a publication providing key demographic and economic data for businesses looking to locate in York Region); Employment & Industry 2001 (highlighting Regional employment trends by municipality and sector); the Vacant Employment Land Inventory (an integrated and detailed tracking system of vacant employment lands for the Region); and the York Region Business Directory (providing business 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.region.york.on.ca.

*Please note that data contained in this report has been rounded and, as a result, some totals may be affected.

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HIGHLIGHTS

- York Region's total population was 812,500 by June 30, 2002, an increase of approximately 20,500 from December 2001.
- York Region contains 15% of the GTA's population.
- Building permits for 5,964 new residential units were issued in the first half of 2002. It is the fifth largest number issued in the first half of the year anywhere in the country.
- Housing completions reached 6,045 units in 2002.
- Total construction for the first six months of 2002 was valued at $1.2 billion.
- Industrial, commercial, institutional (ICI) construction made up 20% of the total construction value in York Region during the first six months of 2002.
- The total estimated value of industrial construction was $66 million.
- Industrial and commercial construction is down by 63% and 62% respectively over the same period last year. It is important to note that industrial and commercial construction values are down across the country by 35% in the first half of 2002.
- Institutional construction increased by 31% to $102 million.
- The estimated number of jobs as of June 2002 in York Region was between 400,000 to 410,000.
- The unemployment rate as of June 2002 in York Region is estimated to be 6.3%.
- Performance in the third and fourth quarters of 2002 is being carefully monitored to detect the impact of a softening economy and global geopolitical events on the Regional economy.

OVERVIEW

York Region continued to grow at a rapid pace in the first six months of 2002. By June 30, 2002, the total population of York Region was estimated to be 812,500. This represents an increase of 20,500 persons (2.6%) from December 2001. York is a major growth area in the Greater Toronto Area, accounting for 15% of the total GTA's population.

Total construction for the first six months of 2002 was valued at $1.2 billion, a decrease of 8% from the same period in 2001. From January to June, 2002 industrial, commercial and institutional (ICI) construction decreased 47% from the same period in 2001. Residential construction across the Region was 12% higher than during the first six months of 2001.

York Region had the fourth highest total residential construction value in Canada for the first six months of 2002. Between January and June 2002, 5,964 building permits for new residential units were issued in York Region, a 7% increase from the same period in 2001. York's was the fifth largest number of residential permits issued anywhere in the country for this period.

Building permits were issued for over 24,000 new residential units in the GTA during the first six months of 2002. York Region's share of the permits accounted for 25% of all the building permits issued in the GTA. Durham Region issued 11%, the Region of Halton issued 12%, the Region of Peel issued 26%, and the City of Toronto issued 26%.

Housing resales remain strong in the Region. The Toronto Real Estate Board recorded sales of 7,298 dwelling units in York Region in the first six months of 2002. This is a 25% increase in the number of homes sold through the first half of 2001. The value of the 2002 resales was $2.3 billion. The Region had 6,045 homes completed and another 6,066 new houses started in the first six months of 2002.

In the first six months of 2002, the number of jobs in York Region is estimated to have grown by approximately 5,000. There were 400,000 to 410,000 jobs in York Region in June 2002. The number of jobs has increased by more than 70,000 since the 1998 Employment Survey. Despite the overall positive job growth, the unemployment rate in York Region rose to 6.3% as of June 2002 as more entrants joined the labour force.

1. STRONG POPULATION GROWTH

York Region's Population Growth

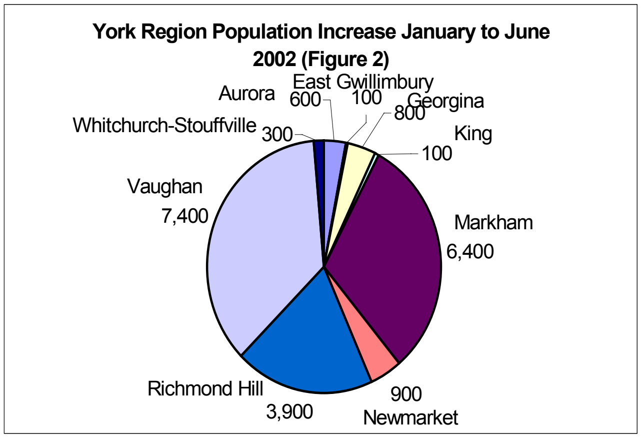
York Region Population December 2001 to June 2002 (Table 1)

	Dec. 31, 2001	June 30, 2002	Increase in Persons	Change (%)
Aurora	42,900	43,500	600	1.4
East Gwillimbury	21,700	21,800	100	0.5
Georgina	42,200	43,000	800	1.9
King	19,600	19,700	100	0.5
Markham	224,900	231,300	6,400	2.8
Newmarket	70,300	71,200	900	1.3
Richmond Hill	144,300	148,200	3,900	2.7
Vaughan	202,600	210,000	7,400	3.7
Whitchurch-Stouffville	23,500	23,800	300	1.3
York Region Total	**792,000**	**812,500**	**20,500**	**2.6**

Source: York Region Planning and Development Services Department, 2002.
Note: Population figures have not been adjusted to reflect the 2001 Census.

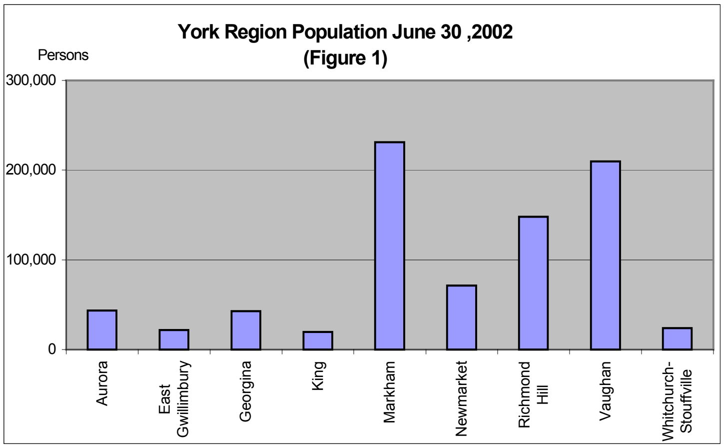
In the over thirty years since its creation, York Region's population has grown dramatically. In 1971, the Region's population was 169,000 people. Over thirty years later, on June 30, 2002, the Region's population is an estimated 812,500 (Figure 1). This mid-year population estimate represents an increase of approximately 20,500 persons from December 2001 (Table 1). By comparison, population growth during the same six-month period in 2001 was 18,000 people.

Although all municipalities in York Region are growing, the largest population increase is concentrated in the southern half of the Region. The City of Vaughan, for example, experienced the largest population growth in the first six months of this year (7,400 people), followed by the Town of Markham (6,400 people) and the Town of Richmond Hill (3,900 people) (Figure 2).

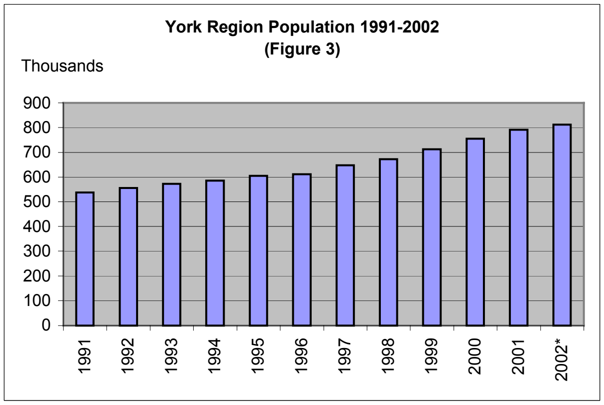


Source: York Region Planning and Development Services Department, 2002.

Historically, the highest average annual growth rate ever experienced in York Region was 7.6%, which occurred over the five-year period from 1986-1991. The recession of the early 1990s triggered a sharp decline in the Region's average annual growth rate. It dropped to an historical low of 3.3% between 1991 and 1996. Spurred by improving economic conditions, the average annual growth rate increased to 4.4% for the 1996 to 2001 period. In 2000 and 2001, the Region was growing at an average annual growth rate of 5.7%, adding approximately 40,000 people per year. For the first six months of 2002, the Region has continued to grow at a pace which will result in an additional 40,000 people to the Region's population by the end of the year.



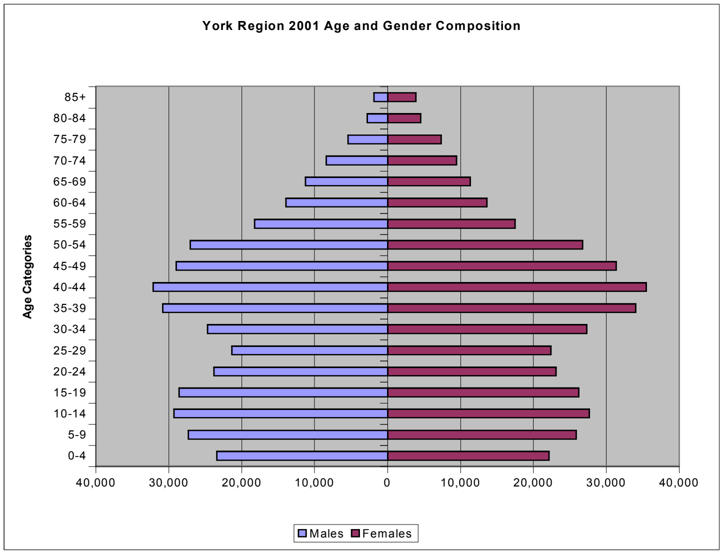
Source: York Region Planning and Development Services Department, 2002.

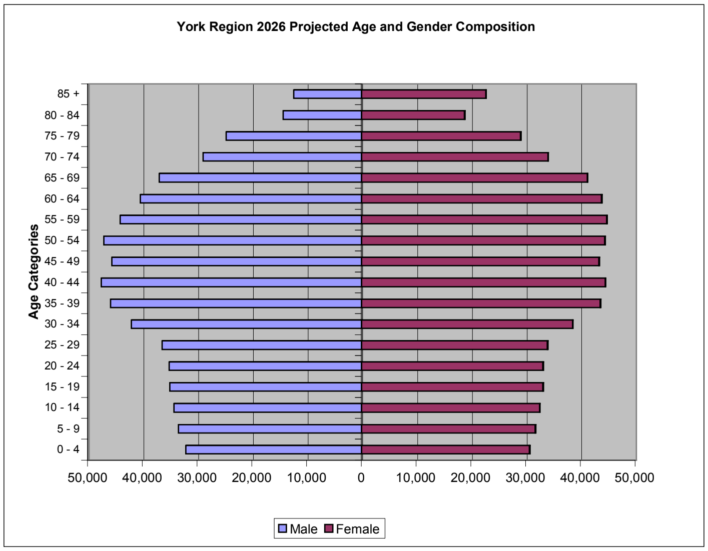


York Region Planning and Development Services Department, 2002.

2002* represents half a year.

Figure 4





Source: York Region Planning & Development Services Department, and Statistics Canada Annual Demographics Statistics.

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 currently has a "younger" population (Table 2). This is primarily due to the large proportion of the population between the ages of 35 and 54 years of age. These "baby boomers" make up 34.4% of the Region's population. By comparison, only 31.8% of the GTA population and 31.6% of the Canadian population are in this age bracket. Only 9.0% of York Region's population falls into the senior age bracket, while both the GTA and Canada have higher proportions at 11.2% and 12.6% respectively.

Age Groups for York Region, the GTA and Canada (Table 2)

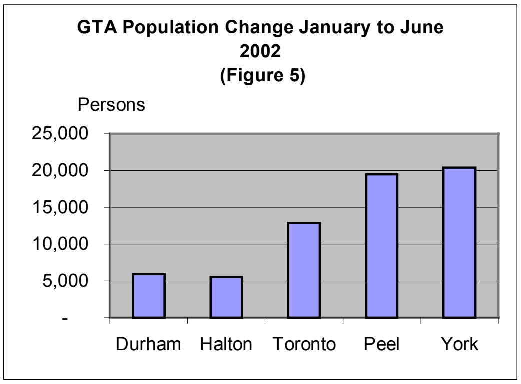
% of Population

	York Region	GTA	Canada
The Future Born 1996-2001 (0-5)	7.3%	7.5%	6.8%
Baby Boom Echo Born 1980-1995 (6-21)	22.6%	20.7%	21.4%
Baby Bust Born 1967-1979 (22-34)	18.2%	20.3%	18.2%
Baby Boom Born 1947-1966 (35-54)	34.4%	31.8%	31.6%
Pre-Seniors Born 1936-1946 (55-64)	8.5%	8.6%	9.4%
Seniors Born before 1935 (65+)	9.0%	11.2%	12.6%

Source: York Region Planning and Development Services Department, based on Statistics Canada Annual Demographic Statistics 2001 data.

By 2026, York's large proportion of ageing baby boomers will contribute to a substantial increase in the senior's population. It is expected that by 2026, the senior's population will increase four times over 2001 levels (Figure 4). This will have critical, long term effects on the demand for all services including health, community and social services.

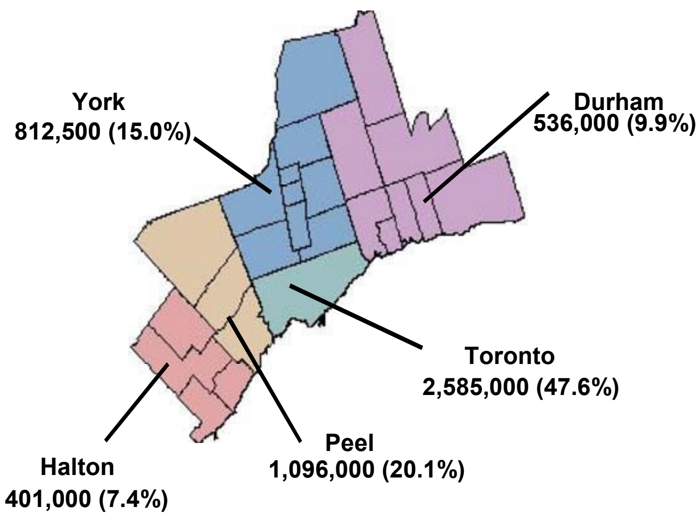
Increasing diversity is a key characteristic of York Region's population. It is expected that by 2026, York Region will see a significant increase in its numbers of seniors, and post-secondary graduates, and continuing diversification of incomes and household types.



Source: York Region Planning and Development Services Department, 2002

York Region in the GTA

Figure 6



York Region's rapid population growth is due, in part, to its proximity to the City of Toronto. Benefiting from an excellent transportation network, a high quality of life, a vibrant diversified economy and available land space, York Region has become a major growth area in the Greater Toronto Area (GTA) (Figure 6).

As of June 30, 2002, the GTA's population was estimated to be 5.43 million. This is an increase of 64,000 people since December 2001, a 36% increase over the same six month period in 2001. Between 1996 and 2001 the GTA added approximately 500,000 people to its population. As Figure 6 illustrates, York Region's proportion of the total GTA population has increased to 15% in June 2002. This means that York holds the third-largest share of the GTA population.

In terms of York Region's share of the growth that occurred in the GTA, York Region accounted for 31.7% of the GTA's population growth in the first half of 2002. Durham had 9.2%, Halton had 8.7%, Peel had 30.3%, and Toronto had 20% of the population increase. By comparison, for the time period July to December 2001, York Region accounted for 31% of the growth in the GTA, Durham had 12%, Halton had 16%, Peel had 22%, and Toronto had 18%.

York Region in Canada

A national comparison of the population for Canadian cities, Regions, and Regional Districts indicates that, as of June 2002, York Region was the seventh largest municipality in Canada in terms of its population (Table 3).

Canada's Largest Municipalities June 30, 2002 (Table 3)

Rank	Municipality	Population
1	City of Toronto	2,585,000
2	Greater Vancouver Regional District	2,056,000
3	City of Montreal	1,817,000
4	Peel Region	1,096,000
5	City of Calgary	905,000
6	City of Ottawa	822,000
7	**York Region**	**812,500**
8	City of Edmonton	670,000
9	City of Winnipeg	632,000
10	Greater Quebec Area	514,000

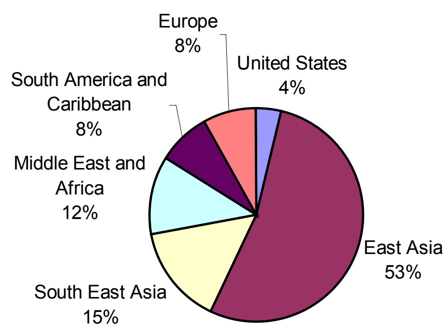
Source: York Region Planning and Development Services Department, 2002.

Migration

Immigrant arrival statistics include only those permanent residents destined 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).

According to the Catholic Community Services, over the last eight years (1993-2001), primary migration to York Region was highest from East Asia. These numbers represent 40% of the recorded totals by Statistics Canada for all immigration, primary and secondary during that eight-year period (Figure 7).

York Region Immigrant Arrival 1993-2001 (Figure 7)



Source: Citizenship & Immigration Canada, Catholic Community Services of York Region, 2001.

2. ECONOMIC ACTIVITIES POSITIVE

Provincial, National & North American Context

Canada and Ontario's economy experienced a weakening in 2001 similar to that of the United States. This weakening reflects the high degree of integration between the two countries and the importance of U.S. markets to Canadian exporters. While the Canadian economy avoided moving into an outright recession last year, the very weak pace of economic expansion caused the unemployment rate to jump and corporate profits to fall.

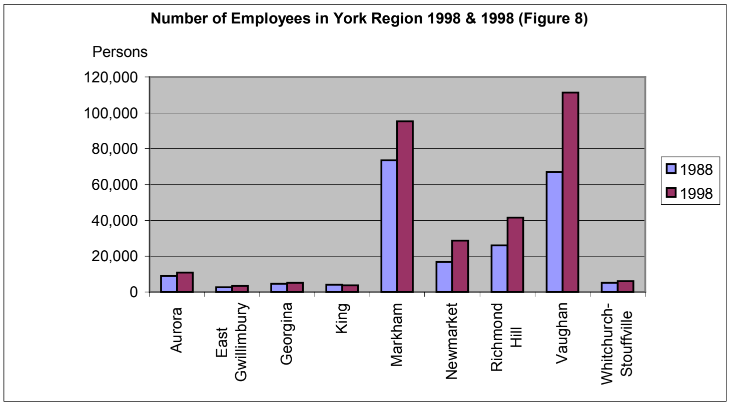
Nationally, the Canadian economy has performed exceptionally well over the first six months of 2002, outperforming all other G7 nations in growth despite ongoing economic uncertainty in the United States. Spurred on by low interest rates, consumers purchased durable goods such as autos and new homes in near record numbers in 2002. Recovering from sluggish employment growth in 2001, job growth in Canada has been remarkably strong in the first six months of 2002, fuelled in part by high levels of consumer confidence. While employment growth in Ontario has been more moderate compared to the national average due to the export-oriented nature of industry in the Province, it is expected to increase in the coming months.

Overall, the economic fundamentals for Ontario and Canada as a whole appear positive for the remainder of 2002 and early 2003. Strong employment growth, increased disposable income, low interest rates and high consumer confidence will likely result in continued economic prosperity for the remainder of 2002, albeit at a reduced rate compared to the first six months. While business confidence is up in 2002, non-residential construction was not as strong compared with a year earlier. In York Region the total value of industrial, commercial and institutional construction (ICI) was down 47% whereas across the nation it was down 35%. Given the reliance of the Ontario and Canadian economy on US exports, most business decision-makers have adopted a "wait and see" attitude towards new real estate construction in light of the uncertain economic situation south of the border. Historically, ICI values have risen in the second half of the calendar year. York Region recorded $133 million of non-residential construction ($91 million of commercial and industrial construction) in July and August of this year indicating more strength in this sector. Should the statistical trends and historic relationships continue in the last half of 2002, the Region would end the year with a total ICI construction value of approximately $650 million, a decrease of 33% over the 2001 ICI figure.(see Chapter 4)

York Region has not been immune to the effects of the past year's economic slowdown, but it continues to grow. The first six months of 2002 have witnessed continued job growth and non-residential construction throughout the Region, although at a reduced rate compared to 2001. York Region's strong and diversified economy has been a key factor in helping it withstand the economic slowdown. As such, the prospects for healthy, sustainable economic growth remain solid for the remainder of 2002.

Employment Growth

In spite of the economic slowdown in many sectors of the economy, the number of jobs in York Region is estimated to have grown by approximately 5,000 jobs in the first half of 2002. With approximately 400,000 to 410,000 jobs in York Region, the number of jobs has increased by 70,000 since the 1998 Employment Survey (Figure 8). In the past four and half years, growth has been particularly strong in the business service and retail sectors. There are now an estimated 25,000 places of work in York Region.



Source: York Region Planning & Development Services Department, 2002.

Small Business in York Region

The small business sector is a strong part of York's economy. While the Region is host to a number of large international firms, 95% of the businesses in York Region employ fewer than 50 people. These small businesses contribute to a diversified and innovative economy which helps to provide York Region with a stable economic base even as key economic sectors face serious economic challenges. York Region's diverse economy helps it to cope in the recessionary cycles of the economy. For this, and other reasons, part of the Region's on-going economic development strategy is to encourage enterprise formation and small business development.

Top Private Sector Employers

As of June 2002, there are approximately 31 companies in York Region with more than 500 employees. A summary of the 31 largest private sector employers in the Region is listed in Table 4. York Region's top employers represent a broad array of sectors including commercial, transportation and industrial, making it easier for the Region's economy to cope with recessionary cycles.

Top Employers in York Region (Table 4)

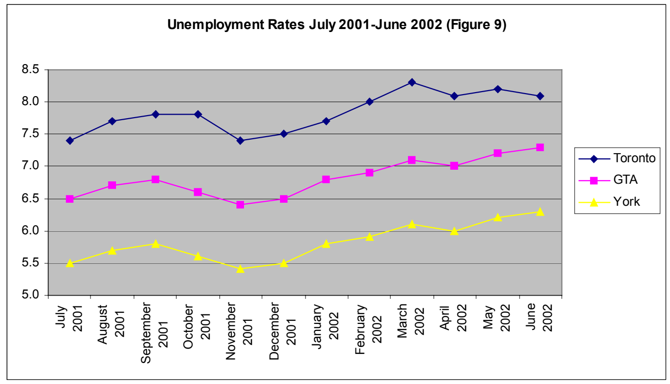
	Company and Location	No. of Emp.	Industry Type
1	**Magna International** York Region	10,200	Manufactures automotive components and systems
2	**IBM Canada Ltd.** Markham	7,500	Provides information technology solutions
3	**Paramount Canada's Wonderland** Vaughan	3,850	Amusement Park
4	**Royal Group Technologies** Vaughan	3,800*	Produces plastic building products and building systems
5	**Toromont Industries Ltd.** Vaughan	2,500	Distribution of heavy construction equipment and engines
6	**Amex Canada** Markham	2,250	Financial services & call centre
7	**ATI Technologies Inc.** Markham	1,300	Manufactures graphic accelerators, multimedia equipment and communication products
8	**Canadian National Railway** Vaughan	1,300	Rail based transportation & real estate services
9	**Crown Cork & Seal** Vaughan	1,250	Manufactures metal containers
10	**Canac Kitchens** Markham	1,200	Manufactures kitchen cabinets & counters
11	**Sears Canada Inc.** Vaughan	1,200	Other Support Activites for Transportation
12	**Quebecor** Richmond Hill, Aurora, Vaughan	1,200	Printed materials
13	**Con Drain Co. (1983) Ltd.** Vaughan	1,100	Sewer & water main contractors
14	**Global Contract** Vaughan	1,000	Manufactures office furniture
15	**Progressive Moulded Products Ltd.** Vaughan	1,000	Manufactures custom injection moulds for automobiles & appliances
16	**Inscape** East Gwillimbury	900*	Manufactues filing cabinets
17	**Lucent Technologies Inc.** Markham	850	Broadband communications and mobile Internet infrastructure
18	**Progressive Moulded Products Ltd.** Vaughan	830	Plastics product manufacturing
19	**Steelcase Canada Ltd.** Markham	700	Manufactures office furniture
20	**The Toronto Star Press Centre** Vaughan	700	Newspaper printing centre
21	**Hewlett-Packard**** Markham/Richmond Hill	700	Sales and service of computers
22	**Concord Transportation Inc.** Vaughan	600	Truckload Service for Canada & USA
23	**A.C. Nielsen Co. of Canada Ltd.** Markham	600	Market research
24	**Allstate Insurance** Markham	600	Automobile and homeowner insurance
25	**Liten's Automotive Partnership** Vaughan	550	Motor vehicle parts manufacturing
26	**K-T-M Locks** Vaughan	530	Motor vehicle parts manufacturing
27	**Liberty Health** Markham	510	Provides supplementary health benefit plans (carriers)
28	**Scholastic Canada Ltd** Markham	500	Publishes children's books
29	**Emerson Electric Canada** Markham	500	Manufactures wet/dry vacuum cleaners
30	**Woodbridge Foam Corp.** Vaughan	500	Manufactures automotive polyurethane foam components
31	**ADC Software Systems Canada Ltd.** Markham	500	Supplier of transmission and networking systems

Note: There are employers in York Region with multiple branch locations that employ over 500 people (e.g. banks and various retail outlets). These have not been included in this table. List includes seasonal employees.
*December 2001 figure. ** Represents the merger of Compaq and Hewlett-Packard.
Source: York Region Planning and Development Services Department, 2002.

Labour Market Conditions

Unemployment Rate

After limited growth throughout 2001, job growth in Canada has shown surprising strength in 2002. Since January, employment has grown by approximately 306,000 jobs however due to a higher labour force participation rate Canada's June unemployment rate at 7.6% is higher than the unemployment rate recorded in December 2001 (7.1%).

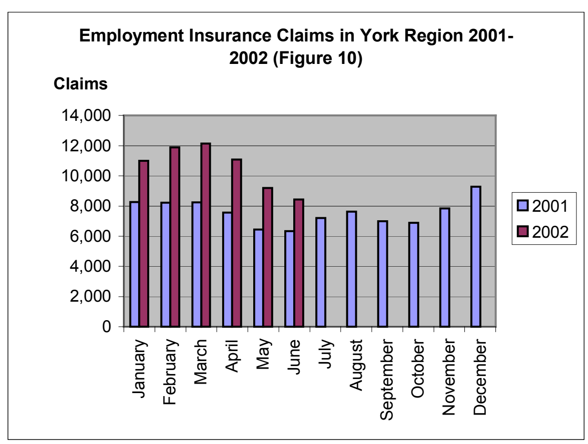


Source: Toronto Economic Development Division, Toronto Economic Indicators, 2001 & 2002.
York Region unemployment figures are estimates.

Mirroring that of the nation, Ontario's June unemployment rate of 7.0% is also higher than the December 2001 figure of 6.2%. According to Human Resource Development Committee (HRDC), many of Ontario's major metropolitan areas registered an increase in their unemployment rates in the first half of 2002. Toronto and the GTA are no exceptions for both of their June unemployment rates stood at 8.1% and 7.3% respectively.

HRDC estimates put York Region's unemployment rate at 1.0-2.0% lower than the GTA's unemployment rate (Figure 9). Thus, York Region's unemployment rate in June 2002 is approximately 6.3%, higher than the December 2001 figure of 5.5%. York Region figures are general estimates based on HRDC and Statistics Canada figures and are not seasonally adjusted. It should be noted that York Region's unemployment rate, while up, is still the lowest when compared to the Canadian, Ontario, GTA and City of Toronto unemployment rates, an indication of a strong and diversified economy able to withstand downturns in the economy.

Employment Insurance

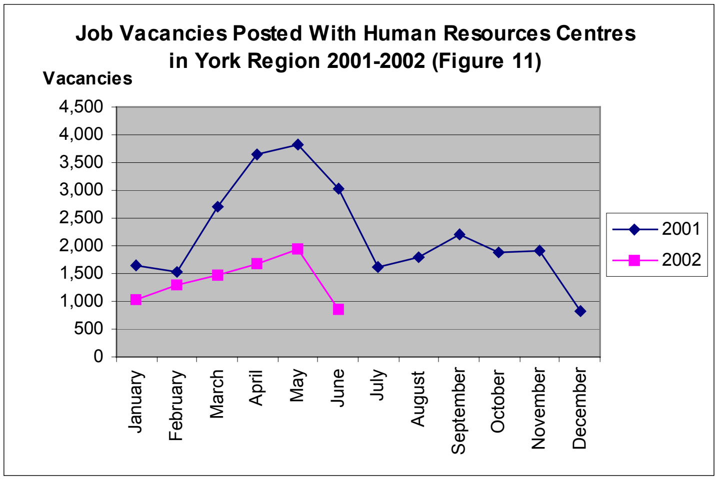


Source: Human Resources Development Canada, 2001 and 2002

In the first six months of 2002, York Region's Human Resources Development Canada Centres received 63,755 Employment Insurance claims (Figure 10). This number of claims is higher than the number of claims that were received in the first six months of 2001 (45,106) due to high job turn over in certain sectors. Over the first six months of 2002, the number of workers on Employment Insurance ranged from a period high of 12,150 in March, to a period low of 8,430 in June, reflecting the improving employment environment in the Region. The average number of workers on Employment Insurance during the first half of 2002 was 10,626 per month. By comparison, for the same time period in 2001, the monthly average for claims was 7,518.

Job Vacancy Activity

A total of 8,237 job vacancies were advertised through the Human Resources Development Canada Centres in York Region in the first six months of 2002 compared to 16,387 in the same time period in 2001 (Figure 11).



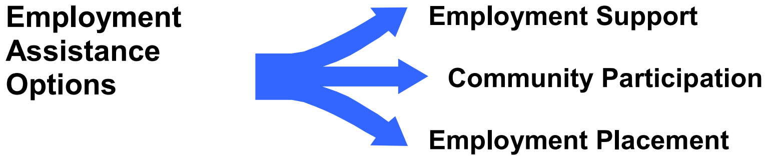
Source: Human Resources Development Canada 2001 and 2002.

Ontario Works

York Region's Community Services and Housing Department's Social Assistance Division delivers Ontario Works (employment assistance and financial assistance) for eligible residents in the nine area municipalities in York Region.

Financial assistance entitlement is determined through an eligibility test mandated by law. To maintain eligibility for financial assistance, the majority of Ontario Works clients or participants must actively participate in a planned activity leading to paid employment. Exceptions apply for disabled individuals, seniors over 65 years and individuals caring for young children.

Ontario Works provides three types of employment assistance to help individuals achieve financial independence-employment support, community participation and employment placement. Ontario Works also provides the Learning Earning And Parenting (LEAP) program for young parents aged 16-21.



Employment Supports

The Employment Supports program helps individuals to develop action plans so that they can become financially independent. An individual's action plan can include basic education, training, independent or structured job searches, linkage to available resource centres within York Region, and access to funding to assist with transportation, clothing, training fees or child care costs.

✔ From January to June 2002, an average 4,168 individuals were assisted each month through the Employment Supports program.

✔ Approximately 331 individuals who received assistance through Employment Supports found paid employment in the first six months of 2002.

✔ Since January 1998, 4,600 individuals have found paid employment through this program.

Community Participation

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

✔ From January to June 2002, 147 placement organizations created opportunities for 446 participants.

✔ Since the beginning of the Community Participation program volunteer participants have contributed approximately 94,589 hours of volunteer work to their communities.

York Region Rewarded for Ontario Works Success

By finding community placements for 1,099 Ontario work participants within the Region in the last fiscal year, York Region achieved 125% of the Community Participation placement target. Ontario's Ministry of Community, Family and Children's Services awards municipalities $1,000 for every placement created beyond the set target.

Employment Placement

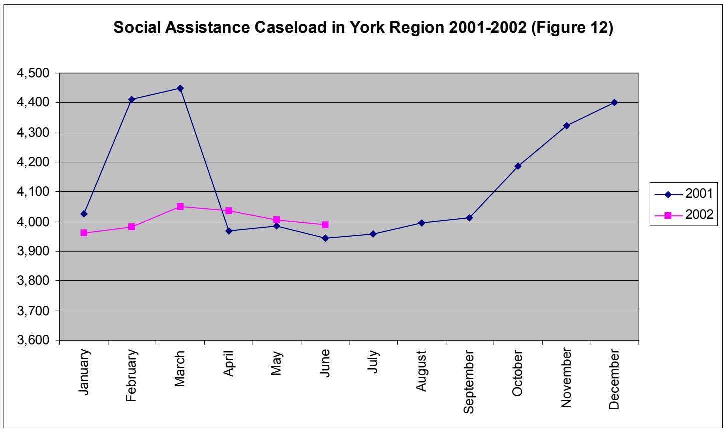
The Employment Placement program matches individuals to paid job opportunities in the community.

✔ In the first half of 2002, 42 job ready individuals were linked with specific paid job opportunities.

Learning, Earning, and Parenting Program (LEAP)

The *Learning, Earning, and Parenting Program* (LEAP) was introduced to York Region in December 1999. LEAP is designed to encourage young parents (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 parent based on an individual service plan.

✔ Since the beginning of the program in December 1999, 206 young parents have joined the program and 6 have gone on to graduate from the program.



Source: York Region Community Services and Housing Department, 2002.

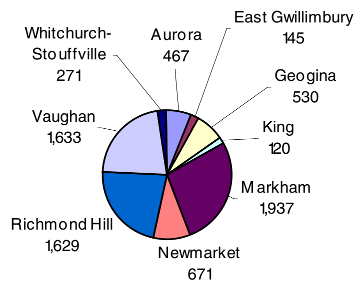
Social Assistance Caseload Information

Since 1999, York Region's Ontario Works program has helped to reduce the social assistance caseload. York Region's total social assistance caseload (number of households) has decreased from a high of 5,768 in January of 1997 to 3,989 in June of 2002. The decrease in caseload is attributed to successful employment interventions and to the economic growth of the Region (Figure 12).

3. PROPERTY MARKET

Residential Property

Total Residential Resales of All Dwelling Types
January to June 2002
Figure 13



Source: Toronto Real Estate Board, Market Watch 2002

The resale market continued to be very strong in the first six months of 2002, which lead to increases in the average price of residential dwellings in York Region. In fact, the Toronto Real Estate Board President reported that "the first five months of 2002 have been outstanding. Total sales figure for the Greater Toronto Area of 35,560 is up 28% from the same time in 2001, which was our best year ever for sales." The healthy sales of residential property (Chapter 3) and building activity (Chapter 4) in York Region are indicators of the Region's attractiveness to home-buyers.

According to the Toronto Real Estate Board's Market Watch Report, York Region sales for the first half of 2002 were 25% higher than they were during the same time period in 2001. From January to June 2002, the resales of residential units in York Region totalled 7,298 dwelling units (Figure 13) with a dollar volume of $ 2.3 billion. This was a substantial increase from the 5,851 housing units (with a dollar value of $1.7 billion) sold from January to June 2001.

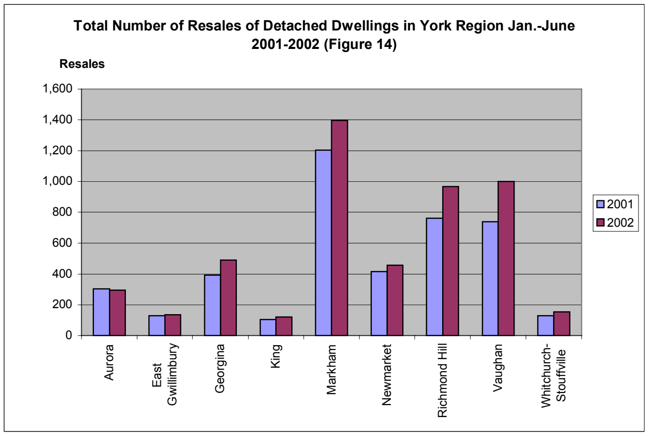
In the first half of 2002, the average price of single family residential dwellings increased to $344,936. By comparison, the average price of a single family home for the first half of 2001 was $309,200 (Table 5). The increase in house prices occurred across the range of dwelling types that were sold in York Region. The average house price (for all dwelling types) was 13.2% higher in York Region ($310,854) than in the GTA ($274,635).

Through the first half of 2002, resales in York Region made up 17.3% of the total sales in the GTA. The Region's share of the total sales in the GTA from January to June 2002 is slightly higher than it was for the same time period in 2001 (16.7%). The number and value of residential sales were consistently higher than they were in the first half of 2001 (Table 5). The selling price reflected the price of the homes that sold in this period.

Total Number of Resales (Single Family Detached) by Area Municipality January- June 2001 & 2002 (Table 5)

	Sales		Average Price	
	2001	2002	2001	2002
Aurora	303	295	$315,290	$359,907
East Gwillimbury	129	134	$249,942	$282,378
Georgina	393	489	$169,963	$179,483
King	103	120	$422,765	$475,177
Markham	1,203	1,397	$310,153	$357,905
Newmarket	414	456	$266,721	$295,905
Richmond Hill	762	967	$355,175	$404,535
Vaughan	739	999	$343,736	$358,013
Whitchurch-Stouffville	128	154	$345,981	$362,170
York Region Total	**4,174**	**5,011**	**$309,200**	**$344,936**

Source: Toronto Real Estate Board, Market Watch, 2001 & 2002.



Source: Toronto Real Estate Board Market Watch 2001 & 2002

The Toronto Real Estate Board reports that the resale of multi-family units in York Region is up 36% from last year. Multi-family dwellings include semi-detached, townhouse condominiums, condominium apartments, and attached row houses. In the first six months of 2002, 2,287 multi-family units were sold. By comparison, for the same time period in 2001, 1,677 multi-family units were sold.

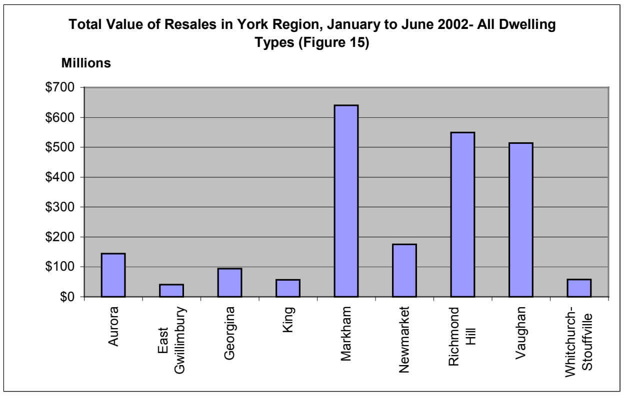
In York Region, the average price for single family detached units in the first half of 2002 was $344,936. This represents an 11.6% increase from the mid-year 2001 figures. The average price of the multi-family units varied between municipalities. Table 6 outlines the number of resales and average prices of homes for each area municipality in York Region. In total as shown in Figure 14, the first half of 2002 has been a strong year in home resales in York Region with almost $2.3 billion of real estate transactions occurring.

York Region Resales All Dwelling Types January to June 30, 2002

(Table 6)

	Detached		Semi		Town/Row/Attach		Condo/Apt	
	Sales	Price	Sales	Price	Sales	Price	Sales	Price
Aurora	295	$359,907	53	$217,992	113	$217,732	6	$195,150
East Gwillimbury	134	$282,378	0	$0	8	$172,675	3	$125,167
Georgina	489	$179,483	6	$162,833	35	$153,138	0	$0
King	120	$475,177	0	$0	0	$0	0	$0
Markham	1,397	$357,905	92	$254,574	273	$236,350	175	$290,752
Newmarket	456	$295,905	79	$198,266	117	$181,353	19	$163,305
Richmond Hill	967	$404,535	85	$265,837	356	$255,658	221	$201,285
Vaughan	999	$358,013	177	$256,029	278	$242,545	179	$237,922
Whitchurch-Stouffville	154	$362,170	3	$217,333	9	$203,167	0	$0
York Region Total	**5,011**	**$344,936**	**495**	**$242,787**	**1,189**	**$233,269**	**603**	**$236,489**

Source: Toronto Real Estate Board, Market Watch, 2002.



Source: Toronto Real Estate Board Market, Market Watch, 2002.

The Toronto Real Estate Board reported that the average number of days that a residential dwelling was on the market in York Region decreased from an average of 50 days in January to 41 days in June 2002. The Board also reported that properties sold at prices that were 98% of their listed prices as opposed to 97% for the same period in 2001.

York Region House Prices, June 2001 to June 2002 ($000’s)(Table 7))

Standard Condominium Apt.	2001	2002	Standard Two-Storey	2001	2002
Markham	200	230	Markham	265	330
Newmarket	n.a.	n.a.	Newmarket	n.a.	n.a.
Richmond Hill	170	195	Richmond Hill	230	250
Thornhill	175	195	Thornhill	250	280
Unionville	222	285	Unionville	285	345
Woodbridge	220	233	Woodbridge	330	349
Luxury Condominium Apt.	**2001**	**2002**	**Executive Detached Two-Storey**	**2001**	**2002**
Markham	250	285	Markham	290	355
Newmarket	n.a.	n.a.	Newmarket	n.a.	n.a.
Richmond Hill	190	215	Richmond Hill	290	315
Thornhill	225	245	Thornhill	320	365
Unionville	250	230	Unionville	330	395
Woodbridge	300	259	Woodbridge	370	395
Standard Townhouse	**2001**	**2002**	**Senior Executive**	**2001**	**2002**
Markham	185	205	Markham	355	385
Newmarket	n.a.	n.a.	Newmarket	n.a.	n.a.
Richmond Hill	175	205	Richmond Hill	350	395
Thornhill	185	200	Thornhill	475	500
Unionville	218	250	Unionville	390	460
Woodbridge	225	220	Woodbridge	550	569
Detached Bungalow	**2001**	**2002**			
Markham	255	295			
Newmarket	n.a.	n.a.			
Richmond Hill	230	250			
Thornhill	300	345			
Unionville	280	360			
Woodbridge	360	n.a.			

Source: Royal LePage, 2002. N.A.: Figures not available from Royal LePage

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 (the third largest in North America) is favourably located to serve 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.

Industrial Land Prices ($'000 Per Acre) (Table 8)

	2001	2002
Aurora	195-320	195-320
East Gwillimbury	55-90	n.a.
Georgina	50-100	n.a.
King	60-120	n.a.
Newmarket	180-220	180-220
Markham	350-500	300-450
Richmond Hill	400-500	400-500
Vaughan	400-500	400-500
Whitchurch-Stouffville	110-250	n.a.

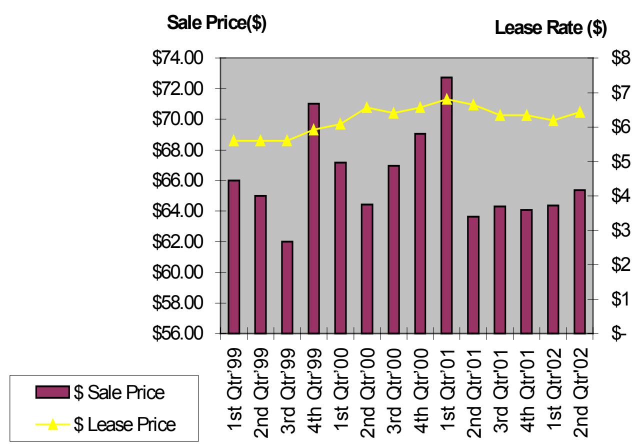
Source: Royal LePage, Canadian Industrial Property Guide, 2002.

Note: Land values based on 2 – 5 acre parcels zoned and serviced.

After robust growth in 1999 and 2000, the GTA industrial market began to slow. The automotive and high-tech manufacturing sectors were among the hardest hit by the economic slowdown in 2001. Almost three-quarters of the nation's high-tech software and hardware industry revenue is generated within a 10-km radius of the Highway 404-407 interchange. With such a high concentration of the electronics industry in one area, a slowdown in high-tech production can have an impact on industrial land and building activity.

The first six months of 2002 has seen the industrial property market begin to show signs of recovery according to a Colliers International Report "as the GTA North had experienced two successive quarters of positive net absorption from October 2001 to March 2002." Despite this positive economic sign, the industrial real estate sector may continue to face a number of challenges due to low overall capital spending (i.e. construction of new buildings) by businesses reflecting low corporate earnings and fluctuations in the capital markets.

York Region Industrial Sale Price & Lease Rates ($/sq.ft.)1999-2002 (Figure 16)



Source: Royal LePage Suburban Industrial Research Department, June 2002.

It is important to note that while there have been some employment losses in the high-tech and automotive sectors, it has been offset by sustained growth in the balance of the industrial and manufacturing sectors. York Region's diverse industrial base and mix of large and small companies provide a degree of resilience to economic slowdowns and has enabled York Region to continue to attract employment growth.

Industrial Buildings

Royal LePage tracks the industrial market for five of the nine municipalities in York Region including Aurora, Markham, Newmarket, Richmond Hill and Vaughan. According to Royal LePage, in the second quarter of 2002, the average lease rate for industrial buildings in these municipalities was $6.43 per square foot. By comparison, in the first six months of 2001, the average lease rate was $6.65 per square foot (Figure 16). The market forces of location and product quality determine lease rates and sale prices.

It is important to note that while the high-tech market may have softened recently, 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, 2001 and 2002 (Table 9)

	2nd Qtr 2001		3rd Qtr 2001		4th Qtr 2001		1st Qtr 2002		2nd Qtr 2002	
	Inventory Sq. Ft.	Vacancy Rate	Inventory Sq. Ft.	Vacancy Rate	Inventory Sq. Ft.	Vacancy Rate	Inventory Sq. Ft.	Vacancy Rate	Inventory Sq. Ft.	Vacancy Rate
Aurora	4,997,381	3.5%	4,997,381	3.5%	4,972,256	2.7%	5,736,775	1.9%	5,736,775	1.4%
Markham	30,402,108	4.7%	30,413,735	4.6%	30,249,386	4.5%	32,554,217	4.3%	32,554,217	5.8%
Newmarket	4,716,374	5.2%	4,816,186	5.3%	4,817,511	3.6%	5,312,232	3.4%	5,312,232	3.3%
Richmond Hill	11,523,612	5.3%	11,565,227	7.4%	11,592,079	7.4%	11,050,641	6.8%	11,050,641	11.5%
Vaughan	58,805,698	3.2%	59,010,263	3.6%	59,642,987	4.0%	70,601,753	6.4%	70,601,753	5.9%
Total	**110,445,173**	**3.9%**	**110,802,792**	**4.4%**	**111,274,219**	**4.4%**	**125,255,618**	**5.6%**	**125,255,618**	**6.1%**

Source: Royal LePage 2001& 2002.

Commercial/Office Properties

According to reports by Royal LePage a review of the Greater Toronto Area commercial real estate market statistics would suggest that the office market is indicating signs of improvement as the total leasing activity and office space absorption levels have increased in comparison to recent quarters. However, it is evident that the state of the office market has not in fact improved, but just as in some sectors of the economy, it has been weakened further due to the further softening of certain sectors within economy. From June 2001 to June 2002, overall office vacancy rates for the Greater Toronto Area rose from 9.1% to 13.3% (Table 10). In York Region the office vacancy rate increased to 6.1% in June 2002 from a vacancy rate of 4.4% recorded in December 2001.

Both the Central and Suburban markets (which includes York Region) have seen an increase in the amount of available space on the market. The reason behind the increase in the amount of available office space is twofold. First, there is an increase in the amount of space due to the continued uncertainty of the economy, which has resulted in many companies' expansion and relocation plans being put on hold for the time being. Second, there is an increase in sublet space for rent. The primary reason for the increase in sublet space is a slowdown in the market, which causes businesses to downsize or consolidate leaving them with excess space. As a result, in an effort to reduce costs, businesses will often offer their excess space for sublet.

The three office nodes in York Region tracked by CB Richard Ellis Limited had a vacancy rate between 10.1% and 21.5%. In comparison, the vacancy rate for the Greater Toronto Area was 13.3% (Table 10). The lease rates in York Region were between $13 and $17, with the lease rate for the GTA being $18.5 (Table 11).

Selected Office Market Vacancy Rates (Table 10)

		2000				2001				2002	
Office Nodes	2002 Inventory Total	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr
Markham North & Richmond Hill	6,430,108	2.8%	3.0%	5.7%	7.1%	9.7%	10.2%	14.6%	16.5%	22.3%	21.5%
Steeles Woodbine	2,720,434	2.7%	2.1%	4.8%	4.6%	5.6%	5.1%	5.8%	10.2%	14.1%	13.5%
Vaughan	1,288,847	5.2%	3.8%	4.4%	5.2%	6.8%	12.8%	12.0%	6.0%	11.2%	10.1%
GTA Total/Average	**134,397,848**	**8.9%**	**7.2%**	**7.3%**	**7.4%**	**8.0%**	**9.1%**	**10.3%**	**11.3%**	**12.4%**	**13.3%**

Source: CB Richard Ellis, Market Index Briefs, including 2nd Quarter, 2002.

Selected GTA Office Market Lease Rates ($/sq.ft.) 2000-2002 (Table 11)

		2000				2001				2002	
Office Nodes	2002 Inventory Total	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr
Markham North & Richmond Hill	6,430,108	$14.10	$14.04	$17.32	$17.53	$17.94	$15.82	$13.21	$16.31	$17.27	$17.04
Steeles Woodbine	2,720,434	$12.52	$11.63	$13.00	$15.00	$14.82	$12.11	$12.50	$12.08	$12.20	$11.89
Vaughan	1,288,847	$14.36	$13.25	$10.73	$15.41	$15.07	$13.11	$12.35	$11.62	$13.15	$12.71
GTA Total/Average	**134,397,848**	**$18.00**	**$16.59**	**$16.70**	**$18.06**	**$19.32**	**$18.29**	**$17.04**	**$17.01**	**$17.01**	**$18.51**

Source: CB Richard Ellis, Market Index Briefs, including 2nd Quarter, 2002.

4. BUILDING ACTIVITIES

Building Permits

Building permit activity is a standard indicator of local investment and economic performance. Analysis of the Region's building permit activity in the first half of 2002 suggests that from January to June 2002, York Region has experienced increased activity in the residential sectors as well as high levels of institutional construction. Industrial and commercial construction was not as strong in 2002 compared with the first six months of 2001. Most business decision-makers have adopted a "wait and see" attitude towards new construction in light of the uncertain economic situation south of the border.

Number of New Residential Units with Permits Issued in York Region, 2000 & 2001 (Table 12)

Municipality	Jan-June 2001	Jan-June 2002	% Change
Aurora	147	212	44%
East Gwillimbury	36	46	28%
Georgina	196	249	27%
King	39	34	-13%
Markham	1,679	1,542	-8%
Newmarket	334	197	-41%
Richmond Hill	1,013	1,249	23%
Vaughan	2,067	2,329	13%
Whitchurch-Stouffville	82	106	29%
York Region Total	**5,593**	**5,964**	7%

Source: Area Municipal Building Permit Reports, Statistics Canada Building Permits Publication, 2002.

In the first six months of 2002, building permits were issued for 5,964 new residential units in York Region (Table 12). This figure represents a 7% increase from the 5,593 units with permits that were issued during the same period in 2001.

The municipalities of Vaughan, Markham and Richmond Hill accounted for 86% of the total residential building permit activity from January to June 2002. A majority of the building permits issued for new residential units were for single detached units. These made up 68% of the total, while 10% were for semi-detached units, 16% were for row house units and 5% were for apartments (Figure 18).

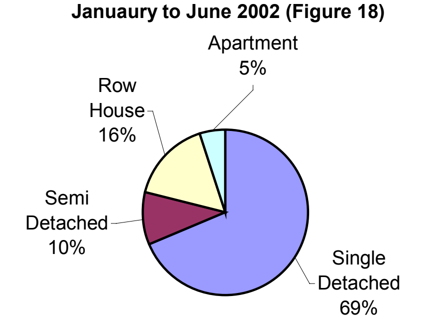
A mix of dwelling types was recorded in the nine area municipalities. Single detached units accounted for as much as 100% of the new residential building permits issued in East Gwillimbury, King and Whitchurch-Stouffville and as little as 51% of the new residential building permits issued in Richmond Hill (Figure 17).

York Region Municipal Building Permit Mix (Jan. to June 2002) (Figure 17)

	Single Detached	Multiple Units
Aurora	90%	10%
East Gwillimbury	100%	0%
Georgina	60%	40%
King	100%	0%
Markham	74%	26%
Newmarket	78%	22%
Richmond Hill	51%	49%
Vaughan	69%	31%
Whitchurch Stouffville	100%	0%

Source: York Region Planning and Development Services Department, 2002.

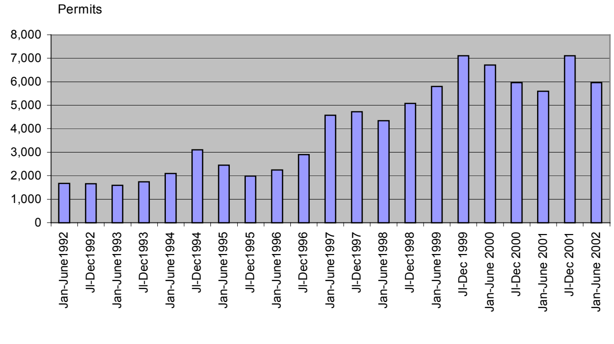
York Region Building Permits Mix Januaury to June 2002 (Figure 18)



Source: York Region Planning and Development Services Department based on Statistics Canada Building Permits Publication, 2002.

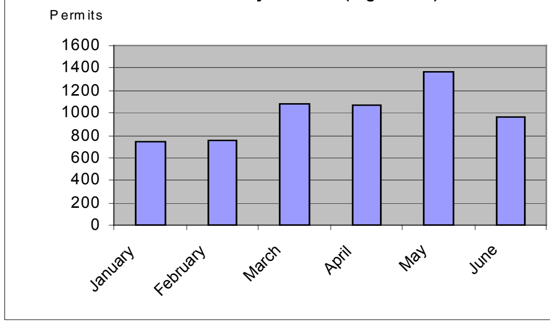
Building permits were issued for approximately 24,000 new residential units in the GTA during the first six months of 2002. York Region's share of the permits accounted for 25% of all the building permits issued for new residential units in the GTA. Durham Region issued 11%, the Region of Halton issued 12%, the Region of Peel issued 26%, and the City of Toronto issued 26% (Figure 21).

Number of Residential Units with Building Permits Issued in York Region 1993-2002 (Figure 19)



Source: York Region Planning and Development Services Department, 2002 based on area municipal building permits.

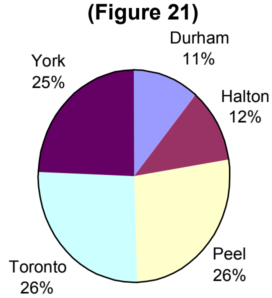
York Region New Residential Units with Permits issued January to June (Figure 20)



Source: Area Municipal Building Permit Reports, Statistics Canada Building Permits Publication, 2002.

When comparing the number of permits issued for new residential units across the whole of Canada, York Region ranked in the top 5 (Table 13). It is important to note that cities across Canada are organized in different ways. This list includes cities, regions and regional districts as defined locally.

Share of GTA Building Activity January to June 2002 (Figure 21)



Source: Statistics Canada, Building Permit Publication, York Region Planning and Development Services Department, 2002.

Comparative Residential Building Permit Figures across Canada January to June 2002 (Table 13)

Rank		# of Permits
1	City of Calgary	8,635
2	Greater Vancouver Regional District	6,972
3	Peel Region	6,509
4	City of Toronto	6,322
5	**York Region**	**5,964**
6	City of Edmonton	5,702
7	City of Ottawa	3,668
8	City of Montreal	3,054
9	Halton Region	2,824
10	Durham Region	2,669

Source: Statistics Canada Building Permits Publication, 2002.
Note: List includes cities, regions and regional districts as defined locally.

Construction Value

The total estimated construction value for York Region in the first six months of 2002 was $1.2 billion. This value was only marginally lower than it was during the same period in 2001 ($1.3 billion). The largest percentage increases were Whitchurch-Stouffville 102% ($15.0 million) and East Gwillimbury 37% ($3.2 million) (Table 14).

York Region Estimated Value of Total Construction January to June 2001 & 2002 (Table 14)

Municipality	2001 ($'000)	2002 ($'000)	% Change
Aurora	32,887	27,868	-15%
East Gwillimbury	8,417	11,564	37%
Georgina	36,315	28,809	-21%
King	10,967	13,730	25%
Markham	385,022	294,887	-23%
Newmarket	65,792	35,654	-46%
Richmond Hill	258,203	248,014	-4%
Vaughan	517,053	533,738	3%
Whitchurch-Stouffville	14,684	29,640	102%
York Region Total	**1,329,339**	**1,223,904**	**-8%**

Source: York Region Planning and Development Services Department and Area Municipal Building Permit Reports, 2002.

Although the commercial and industrial construction sectors experienced a decline, there was considerable construction activity in York Region during the first six months of 2002. In fact, for the first half of 2002, the largest percentage increase was in the value of institutional construction. The total estimated value of institutional construction for the first six months of 2002 was $102 million. This was an increase of 31% from the same period in 2001. East Gwillimbury Markham, Vaughan and Whitchurch-Stouffville all experienced growth in institutional construction. (Table 15).

Due to continued low interest rates and strong demand, residential construction values were up across the Region. Overall, there was a 13% increase in residential construction from the same time period in 2001. All municipalities except Newmarket experienced an increase in residential construction.

Estimated Value of Construction* ($000's) in York Region Janaury to June 2001 & 2002 (Table 15)

	Residential		Industrial**		Commercial		Institutional		Total	
Municipality	**2001**	**2002**	**2001**	**2002**	**2001**	**2002**	**2001**	**2002**	**2001**	**2002**
Aurora	15,497	25,906	4,200	165	7,648	1,767	5,542	30	32,887	27,868
East Gwillimbury	6,905	10,443	61	100	1,450	1,016	0	5	8,417	11,564
Georgina	19,706	28,266	0	65	5,901	278	10,708	200	36,315	28,809
King	9,292	11,416	452	506	157	1,675	1,067	62.5	10,967	13,730
Markham	260,379	266,165	21,381	10,707	99,368	9,068	3,894	8,947	385,022	294,887
Newmarket	42,604	22,265	7,016	2,882	5,036	3,928	11,136	6,580	65,792	35,654
Richmond Hill	176,589	198,836	23,521	1,792	26,678	16,918	31,415	30,467	258,203	248,014
Vaughan	326,603	396,819	123,807	48,332	52,738	36,251	13,906	52,335	517,053	533,738
Whitchurch-Stouffville	14,307	20,074	100	1,442	228	5,028	50	3,095	14,684	29,640
York Region Total	**871,881**	**980,190**	**180,537**	**65,991**	**199,203**	**75,929**	**77,718**	**101,722**	**1,329,339**	**1,223,904**

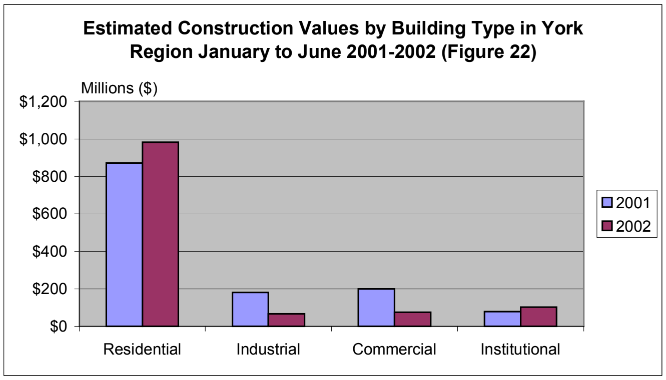
Source: Region of York Planning and Development Services Department

Area Municipal Building Permits Reports

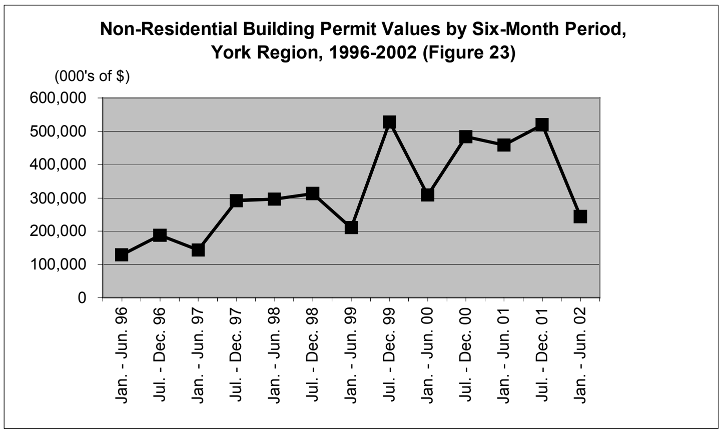
Statistics Canada Building Permits Publication

*Estimated values of construction include additions, renovations, temporary structures and new construction

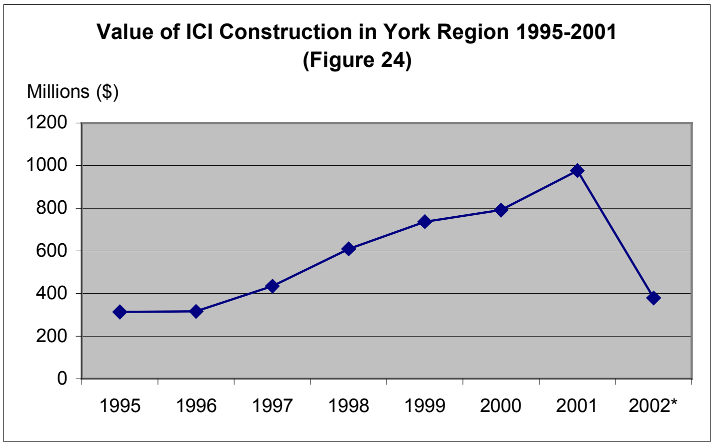
**Agricultural permits are included under the industrial category



Source: York Region Planning and Development Services Department, 2002.



Source: York Region Planning and Development Services Department, 2002.



Source: York Region Planning and Development Services Department, 2002.
Note: 2002* represents half a year of ICI construction.

By contrast, the value of both industrial and commercial construction declined by 63% and 62% respectively from the same period last year when both industrial and commercial construction combined was valued at $379 million (Figure 22). In 2002 commercial and industrial construction was $142 million. The decline in industrial and commercial construction in York Region can be attributed in large part to cautiousness within the business community due to an uncertain economic outlook in the United States. This uncertainty has led many corporations to defer their real estate decisions until the economic situation south of the border becomes clearer.

Examining ICI (industrial, commercial and institutional) construction values across Canada indicates that the ICI value for the nation is down 35% whereas in York Region the value of ICI construction is down 47% for the same time period in 2001. Historically ICI values have risen in the second half of the calendar year as indicated in Figure 23. In fact, York Region recorded $133 million of non-residential construction ($91 million of commercial and industrial construction) in July and August indicating increasing strength in the non-residential construction sector. Should the statistical trends and historic relationships continue in the last half of 2002, the Region would end the year with a total ICI construction value of approximately $650 million, a decrease of 33% over the 2001 ICI figure.

The total estimated value of institutional construction in York Region in the first six months of 2002 was $102 million a 31% increase over the same period in 2001. As Table 16 indicates many of the major construction projects for the first half of 2002 were for new schools and long-term care facilities.

Traditionally, building activity in York Region has been dominated by the residential sector, but recent building permit reports (with the exception of 2002) demonstrate a more balanced distribution of building activity in York Region. For example, in the first half of 2000, 77% of the total construction value in York

Region was generated from residential construction. By comparison, in June 2001, only 66% of the total construction values in York Region was generated by residential construction. In June 2002, the strength of the residential construction sector in combination with a noticeable decline in both industrial and commercial construction resulted in 80% of the total construction value in York being residential.

It is important to note that the value of industrial, commercial and institutional (ICI) construction in York Region has increased steadily since 1995. Since 1995, the annual value of ICI construction has increased from $315 million to $976 million in 2001 (Figure 24).

Building Permits with the Highest Construction Values in York Region January to June 2002 (Table 16)

Project	Value ($000s)	Use	Municipality
305 - Secondary School	$17,732.40	Institutional	Vaughan
030 - Condo. Apartment Building	$15,475.10	Residential	Richmond Hill
300 - Elementary School	$15,275.04	Institutional	Richmond Hill
300 - Elementary School	$13,040.40	Institutional	Richmond Hill
030 - Condo. Apartment Building	$11,701.00	Residential	Markham
560 - Misc Structure Commercial	$9,703.50	Commercial	Richmond Hill
205 - Single Use (Industrial)	$9,000.00	Manf-Industrial	Markham
205 - Single Use (Industrial)	$8,253.58	Manf-Industrial	Vaughan
305 - Secondary School	$8,188.80	Institutional	Vaughan
345 - Nursing/Retirement Home	$7,147.76	Institutional	Vaughan
300 - Elementary School	$6,865.20	Institutional	Vaughan
300 - Elementary School	$6,241.20	Institutional	Vaughan
300 - Elementary School	$5,882.00	Institutional	Markham
300 - Elementary School	$5,827.06	Institutional	Vaughan
165 - Recreation Facility (Commercial)	$4,485.60	Commercial	Vaughan
205 - Single Use (Industrial)	$4,084.61	Manf-Industrial	Vaughan
205 - Single Use (Industrial)	$3,593.94	Manf-Industrial	Vaughan
001 - Single Family Dwelling	$3,509.00	Residential	Markham
105 - Single Use (Commercial)	$3,375.00	Commercial	Vaughan
155 - Banquet Hall	$3,206.40	Commercial	Vaughan
200 - Multi-Use(Ind. Speculative)	$2,877.22	Manf-Industrial	Vaughan
200 - Multi-Use(Ind. Speculative)	$2,801.04	Manf-Industrial	Vaughan
001 - Single Family Dwelling	$2,500.00	Residential	King
200 - Multi-Use(Ind. Speculative)	$2,482.83	Manf-Industrial	Vaughan
700 - Commercial Addition/Alteration	$2,000.00	Commercial	Richmond Hill

Source: Area Municipal Building Permits, January to June 2002

Construction Activity - National Comparisons

Cross Canada Comparisons January 1 to June 30, 2002: Values of Residential Construction ($000s) (Table 17)

Rank		Residential Value
1	Greater Vancouver Regional District	$1,185,255
2	Peel Region	$1,134,727
3	City of Calgary	$1,100,032
4	**York Region**	**$980,190**
5	City of Toronto	$733,934
6	City of Edmonton	$572,815
7	City of Ottawa	$483,403
8	Halton Region	$467,116
9	Durham Region	$402,467
10	City of Montreal	$376,701

Source: Area Municipal Building Permit Reports, Statistics Canada Building Permits and Table 32.2 (unpublished), 2002

To help gauge the level of construction activity in York Region, a comparison of the construction values for the top ten municipalities throughout Canada was conducted. For residential activity, York Region ranked fourth with $980 million of residential construction in the first six months of 2002 (Table 17).

When the values of all types of construction activity are combined York is ranked fourth in the country (Table 18). The total value of York Region's industrial, commercial and institutional construction (ICI) accounted for 20% of total construction value in York Region for the first six months of 2002. When compared to other municipalities across Canada York Region's ICI value in the first six months of 2002 places York Region eighth in the country (Table 19).

Cross Canada Comparisons January 1 to June 30, 2002: Values of Total Construction ($000s) (Table 18)

Rank	Municipality	Total Value
1	Greater Vancouver Regional District	$1,718,649
2	Peel Region	$1,489,957
3	City of Calgary	$1,488,448
4	**York Region**	**$1,223,904**
5	City of Toronto	$932,480
6	City of Edmonton	$827,319
7	City of Montreal	$794,521
8	City of Ottawa	$785,610
9	Halton Region	$669,945
10	Waterloo Region	$546,316

Source: Area Municipal Building Permit Reports, Statistics Canada Building Permit Reports and Table 32.2 (unpublished), 2002

Cross Canada Comparisons January 1 to June 30, 2002: Values of ICI Construction ($000s) (Table 19)

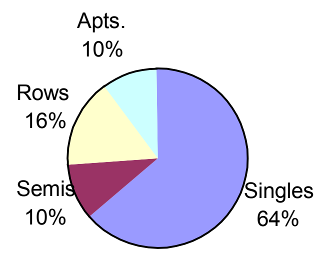
Rank		Industrial	Commercial	Institutional	Total
1	Greater Vancouver Regional District	$54,757	$386,034	$92,603	$533,394
2	Montreal Urban Community	$73,289	$275,379	$69,152	$417,820
3	City of Calgary	$25,193	$279,179	$84,044	$388,416
4	Peel Region	$85,941	$128,924	$140,365	$355,230
5	Niagara Region	$12,519	$301,287	$20,487	$334,293
6	City of Ottawa	$16,100	$169,700	$116,407	$302,207
7	City of Edmonton	$74,953	$147,835	$31,716	$254,504
8	**York Region**	**$65,991**	**$75,931**	**$101,721**	**$243,643**
9	Essex County	$50,006	$83,176	$69,765	$202,947
10	Halton Region	$78,662	$54,865	$69,342	$202,869

Source: Area Municipal Building Permit Reports, Statistics Canada Building Permits and Table 32.2 (unpublished), 2002.

Housing Starts

Housing starts in the first six months of 2002 were higher than they were for the same period in 2001. A total of 6,066 housing units were started in York Region in the first half of 2002 (Table 20). By comparison, a total of 5,062 houses were started in the first half of 2001. Based on this 20% increase in the housing start figure, it appears that the new housing market is still strong due to continued low interest rates.

Mix of Housing Starts in York Region January to June 2002 (Figure 25)



Source: Canada Mortgage and Housing Corporation, 2002

York Region Housing Starts by Municpality January 1 to June 30, 2001 & 2002 (Table 20)

Municipality	2001	2002
Aurora		
Singles	19	142
Semis	34	8
Rows	120	12
Apts.	0	0
Total	173	162
East Gwillimbury		
Singles	27	43
Semis	0	0
Rows	0	0
Apts.	0	0
Total	27	43
Georgina		
Singles	130	133
Semis	32	28
Rows	6	26
Apts.	0	0
Total	168	187
King		
Singles	39	30
Semis	0	0
Rows	0	0
Apts.	0	0
Total	39	30

	2001	2002
Markham		
Singles	812	1,385
Semis	152	224
Rows	197	258
Apts.	0	115
Total	1161	1,982
Newmarket		
Singles	242	124
Semis	46	74
Rows	86	67
Apts.	0	0
Total	374	265
Richmond Hill		
Singles	642	571
Semis	108	90
Rows	96	216
Apts.	144	408
Total	990	1285

	2001	2002
Vaughan		
Singles	1,148	1,339
Semis	618	202
Rows	226	405
Apts.	87	86
Total	2,079	2,032
Whitchurch-Stouffville		
Singles	51	80
Semis	0	0
Rows	0	0
Apts.	0	0
Total	51	80
York Region		
Singles	3,110	3,847
Semis	990	626
Rows	731	984
Apts.	231	609
Total	5,062	6,066

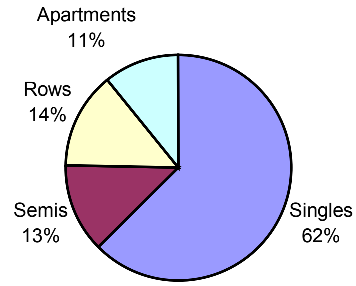
Source: Canada Mortgage and Housing Corporation-Local Housing Market Report 2001, 2002.

Housing Completions

Housing completions, which represent the end of the construction cycle, increased by 20% in the first half of 2002. In total, 6,045 houses were completed in York Region during the first half of 2002 (Table 21). The strong housing completion numbers are a direct fallout of the record starts in the last half of 2001. York Region's housing completions accounted for 29% of the total completions in the GTA for the first half of 2002.

In the first six months of 2002, 3,783 (62%) of the housing units completed were single family detached units, 804 (13%) were semi-detached units, 823 (14%) were row house units and 635 (11%) were apartments (Figure 26).

Mix of Housing Completions in York Region January to June 2002 (Figure 26)



Source: Canadian Mortgage and Housing Corporation, 2002.

Housing Completions by Municipality in York Region, January to June 2001 & 2002 (Table 21)

Municipality	2001	2002		2001	2002		2001	2002
Aurora			**Markham**			**Vaughan**		
Singles	30	130	Singles	925	1,231	Singles	1,301	1,356
Semis	20	46	Semis	36	366	Semis	492	244
Rows	35	28	Rows	238	206	Rows	37	281
Apts.	10	0	Apts.	89	0	Apts.	0	258
Total	95	204	Total	1,288	1,803	Total	2,091	2,139
East Gwillimbury			**Newmarket**			**Whitchurch-Stouffville**		
Singles	21	27	Singles	185	128	Singles	70	78
Semis	0	0	Semis	6	42	Semis	0	0
Rows	0	0	Rows	0	90	Rows	26	0
Apts.	0	0	Apts.	3	0	Apts.	0	0
Total	21	27	Total	194	260	Total	96	78
Georgina			**Richmond Hill**			**York Region**		
Singles	140	191	Singles	661	616	Singles	3,372	3,783
Semis	14	12	Semis	86	94	Semis	654	804
Rows	14	50	Rows	282	168	Rows	632	823
Apts.	0	0	Apts.	10	377	Apts.	112	635
Total	168	253	Total	1,039	1,255	Total	5,031	6,045
King								
Singles	39	26						
Semis	0	0						
Rows	0	0						
Apts.	0	0						
Total	39	26						

Source: Canada Mortgage and Housing Corporation-Local Housing Market Report 2001 & 2002.

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.

Percentage of Dwellings by Structural Type in York Region June 30, 2002 (Table 22)

Municipality	Singles	Multiples
Aurora	65%	35%
East-Gwillimbury	89%	11%
Georgina	84%	16%
King	96%	4%
Markham	75%	25%
Newmarket	65%	35%
Richmond Hill	66%	34%
Vaughan	74%	26%
Whitchurch - Stouffville	82%	18%
York Region Total	73%	27%

Source: York Region Planning and Development Services Department, 2002.
Multiples: includes semis, rows and apartments.

In the last ten years, for example, the supply of single detached homes has fallen from 80% of the total housing stock to 73%. This figure varies considerably across the area municipalities from a high of 96% in King to a low of 65% in Newmarket and Aurora (Table 22).

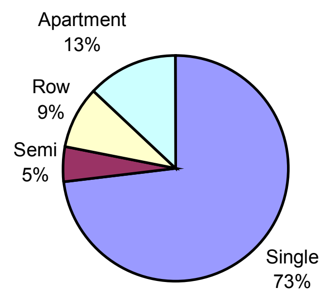
York Region Residential Building Activity June 30, 2001- June 30, 2002 (Table 23)

	2001	2002
New Residential Permits	5,593	5,964
Housing Starts	5,062	6,066
Housing Completions	5,031	6,045

Source: York Region Planning and Development Services Department, 2001 & 2002

As the percentage of single detached units has decreased, more housing choice is available to the residents of York Region. As of June 30, 2002, 27% of the stock in York Region was made up of multiple-dwelling units, of which 5% were semi-detached, 9% were row houses and 13% were apartment units (Figure 27).

York Region Mix of Housing Stock as of June 30, 2002 (Figure 27)



Source: York Region Planning and Development Services Department, 2002.

Persons Per Unit

In the 30-year period from 1971 to 2001, York Region's persons per unit figure (PPU) has decreased for residential dwellings. In 1971, the Region had an average of 3.65 persons per unit. Thirty years later, in 2001, the PPU figure was 3.25- a pattern that reflects the trend toward a decreasing family size in Canada.

The 2001 Census also revealed some variation between municipalities with regard to the persons per unit figure. Vaughan had the highest figure with 3.43 persons per household and Georgina had the lowest with 2.81 persons per household. (Table 24).

Persons Per Dwelling Unit, York Region, 1971-2001 (Table 24)

	Persons Per Unit			
Municipality	1971	1991	1996	2001
Aurora	3.68	3.08	3.09	3.05
East Gwillimbury	3.41	3.22	3.16	3.09
Georgina	3.41	2.80	2.86	2.81
King	3.76	3.14	3.06	3.05
Markham	3.81	3.50	3.50	3.43
Newmarket	3.53	3.14	3.10	3.05
Richmond Hill	3.71	3.12	3.23	3.18
Vaughan	3.66	3.71	3.58	3.43
Whitchurch-Stouffville	3.56	2.98	2.96	2.92
York Region Total	**3.65**	**3.32**	**3.31**	**3.25**

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

5. PLANNING ACTIVITIES

When preparing development plans and strategic policies, the Regional Planning and Development Services Department works co-operatively with area municipalities. The interactive relationships between the Region and area municipalities produce innovative planning policies and initiatives. A number of significant planning activities and approvals have occurred in the first six months of 2002.

Highway 7 Vision

In July 1997, York Region assumed responsibility for Highway 7 from the Province and is developing a vision, which will see the highway evolve into a major rapid transit facility. Over the next 25 to 50 years, Highway 7 is anticipated to evolve from a highway with a character and design that is distinctively suburban to a multi-purpose, transit supportive urban street. The Vision represents a co-ordination of land use, urban design and streetscape, transportation, transit, public facilities and other investments within the corridor. To illustrate the Vision the Planning and Development Services Department have developed a series of images that depict the evolution of Highway 7 over the next 25-50 years. The images are intended to help facilitate discussion and consensus regarding the future of Highway 7.

Highway 7 and McCowan Road Looking West (Town of Markham) (Figure 28)

Planning Approvals

Planning approvals that occurred in the first half of 2002 are reported here.

Town of Markham

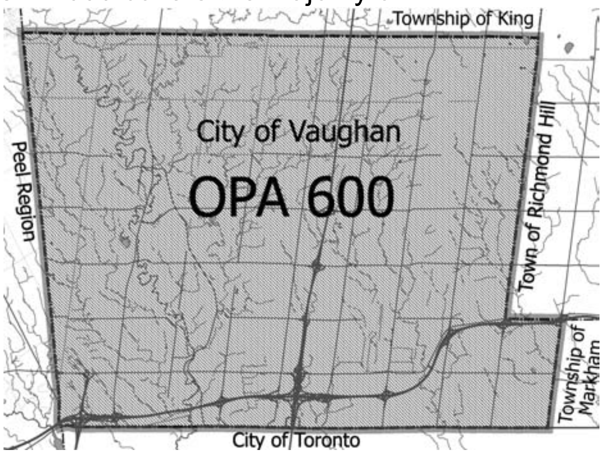
Group Homes Policies

On June 27, 2002, Regional Council recommended the approval of group home policies that were deferred as part of the Town's Official Plan Consolidation (OPA No. 58), and to direct Regional staff to work with interested area municipalities in the development of a framework for group home zoning by-law provisions. These policies establish principles to provide housing for all residents and to equally distribute this form of housing throughout the Town. Group Homes are an essential component of supportive housing and are an important residential alternative, especially for seniors, the physically disabled and developmentally handicapped adults. The Region's Housing Supply Strategy is supportive of special needs housing. Notice to modify and further approve OPA 58 was issued on July 2, 2002.

City of Vaughan

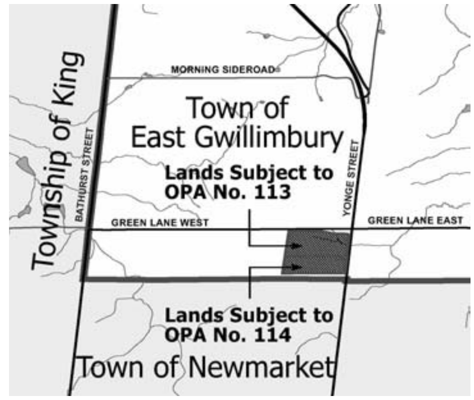
Further Approval of OPA 600

The City of Vaughan as part of its five-year Official Plan review adopted OPA 600 on September 25, 2000, which updates the land use policies of OPA 400 and provides improvements and refinements to those policies. OPA 600 covers the majority of Vaughan and includes secondary plans for Vellore Village and Carrville Village (formerly referred to as Patterson Village). On January 24, 2002, Regional Council recommended further approval of OPA 600 for the portion of the lands within the Oak Ridges Moraine area. The approval of the portion of the land within the Moraine was stayed following the introduction of the Oak Ridges Moraine Protection Act in May 2001. With the passing of the Oak Ridges Moraine Conservation Act on December 13, 2001, the moratorium was lifted allowing the further approval of OPA 600. One of the significant components contained in OPA 600 is the inclusion of Block 12 in the Carrville Village Secondary Plan through the redesignation of Block 12 from "Future Urban Area" to the various lands uses within the Secondary Plan which includes 38% public open space.



East Gwillimbury

OPA 113 and 114

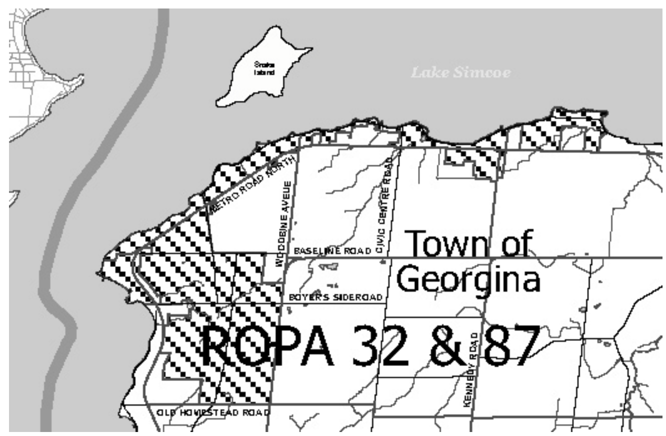


On June 27, 2002, Regional Council approved Amendments 113 and 114 to the Town of East Gwillimbury's Official Plan. OPA 113 and OPA 114, located at the southwest corner of Green Lane West and Yonge Street, would permit the development of the subject lands for regional scale commercial uses and adds a grocery store to the permitted uses under this designation.

Georgina

ROPA 32 and OPA 87

On June 27, 2002, Regional Council adopted Amendment 32 to the Region's Official Plan and approved Amendment 87 of the Town of Georgina's Official Plan. The purpose of these amendments is to provide for the extension of municipal services to the 2,100 existing residences and 300 existing vacant lots in the Willow Beach Area and the surrounding Lakeshore Residential Community. The Town had recently received $31 million from the Federal and Provincial governments to rectify problems with the existing private servicing systems. The Amendment to the Town's Official Plan defines the areas to be serviced by municipal water and sanitary sewers. The Amendment does not provide for any additional residential growth but allows the extension of municipal water and sanitary sewer services to existing residences and existing vacant lots of record within the area defined by OPA 87.



6. PROCESSING OF DEVELOPMENT APPLICATIONS

Plans of Subdivision and Condominium

Thirteen (13) subdivision applications and a further 9 condominium plans were received for comment by the Region in the first six months of 2002. A total of 17 subdivision applications with 5,359 dwelling units and 4 condominium plans with 225 units received draft plan approval by the Region and the area municipalities in the first half of 2002. In the same period, 9 registered plans with 925 dwelling units and 2 condominium plans with 357 units were registered.

Subdivision and Condo Activity January 1 to June 30, 2002 (Table 25)

	Subdivision Applications	Dwelling Units	Condo Applications	Dwelling Units
New Applications	13	4,925	9	515
Draft Approved	17	5,359	4	225
Registered	9	925	2	357

Source: York Region Planning and Development Services Department, 2002.

Among the new applications received, 49% of the total dwelling units proposed were single-detached, 19% were semi-detached, 27% were row houses and 5% were apartments.

As of June 30, 2002 there were 246 subdivision applications with 45,932 dwelling units including 14 condominium plans for 547 units draft approved and awaiting registration by the Region and the area municipalities.

Unit Breakdown in New Subdivisions and Condos January 1 to June 30, 2002 (Table 26)

Percentage of Dwelling Units

	Single	Semi	Row	Apartment
Draft Approved	53	14	20	12
Registered	44	12	17	28

Source: York Region Planning and Development Services Department, 2002.

The Regional Official Plan recommends a 3-7 year supply range of draft approved and registered lots and blocks for housing. The total of 49,353 draft approved and registered unbuilt lots/units represents a 5.6 year supply of draft approved and registered lots/units based on the forecasted average production of the 8,750 units per year. Table 28 presents the supply in each of the area municipalities.

Total Subdivision Applications in Process (Table 27)

	Applications	Dwelling Units
New Applications	249	56,815
Draft Approved	246	45,932
Registered Unbuilt	n.a.	3,421

Source: York Region Planning and Development Services Department, 2002.

In the first half of 2002, draft approval was given to plans of subdivision containing 1.3 hectares of industrial lands and commercial lands. Industrial and commercial lands totalling 24.1 hectares were registered.

Table 28
Draft Approved, Registered, and Unbuilt Units
January to June 2002

Name of Municipality	Units	Year Supply
Aurora	4,230	8.9
East Gwillimbury	2,840	7.8
Georgina	2,253	4.8
King	400	4.0
Markham	10,002	4.7
Newmarket	2,804	4.3
Richmond Hill	12,802	7.1
Vaughan	13,257	5.7
Whitchurch-Stouffville	760	2.5
York Region	**49,353**	**5.6**

Source: York Region Planning and Development Services, 2002.

APPENDICES

Area Municipal Economic Development Contacts

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