

May 17, 2019

Ms. Kimberley Kitteringham
City Clerk
City of Markham
101 Town Centre Boulevard
Markham, ON L3R 9W3

Dear Ms. Kitteringham:

Re: Growth and Development Review 2018

On May 16, 2019 Regional Council adopted the following recommendation:

1. The Growth and Development Review 2018 be circulated by the Regional Clerk to the local municipalities for information.

The original staff report is enclosed for your information.

Please contact Paul Bottomley, Manager, Policy, Research and Forecasting at 1-877-464-9675 ext. 71530 if you have any questions with respect to this matter.

Sincerely,



Christopher Raynor
Regional Clerk

Attachments

The Regional Municipality of York

Committee of the Whole
Planning and Economic Development
May 9, 2019

Report of the Commissioner of Corporate Services and Chief Planner

Growth and Development Review 2018

1. Recommendation

The Growth and Development Review 2018 be circulated by the Regional Clerk to the local municipalities for information.

2. Summary

The Growth and Development Review 2018 provides Council with key development and population indicators in York Region and reports on the competitiveness of York Region's economy within the Greater Toronto and Hamilton Area (GTHA), the Province and Canada.

Key Points:

- Between 2017 and 2018, York Region's population grew by 22,800 or 2.0 per cent and employment grew by 15,120 jobs or 2.4 per cent
- The Region's 2018 unemployment rate of 4.6 per cent is second lowest in the GTHA
- Residential building permits were issued for 7,902 dwelling units in 2018, representing a 30.7 per cent increase from 2017
- Housing completions in the Region increased in 2018 by 56.5 per cent to 10,230 compared to 6,535 in 2017

3. Background

Annual Growth and Development Review report provides a broad perspective on important economic indicators

Since 1995, York Region has published a Growth and Development Review report each year. The report highlights key economic indicators which illustrate general trends in the economy.

The 2018 report includes information on:

- Economic outlook
- Population growth
- Residential market and building activity
- Industrial, Commercial and Institutional (ICI) market and building activity, and
- Overall construction value

Data for this review is sourced from Statistics Canada, the Canada Mortgage and Housing Corporation, the Toronto Real Estate Board and private firms which publish documents summarizing key trends within the GTHA and beyond. A thorough understanding of this information provides background for effective policy development, York Region Official Plan monitoring, Municipal Comprehensive Review (MCR) and economic strategy initiatives.

4. Analysis

Global growth is anticipated to weaken in 2019 and 2020

In 2018 the Global economy recorded GDP growth of 3.7 per cent compared to 3.8 per cent in 2017. According to the International Monetary Fund (IMF), activity is projected to weaken, with Global GDP forecast at 3.5 per cent for 2019 and 3.6 per cent for 2020. U.S. GDP is anticipated to decrease to 2.5 per cent in 2019 from 2.9 per cent in 2018. Trade disagreements and resulting policy uncertainty are key factors influencing global growth and declines are anticipated in both advanced, and emerging and developing economies.

Canada recorded GDP growth of 2.1 per cent in 2018, lower than the 3.0 per cent recorded in 2017. The IMF forecast for Canada is for slower growth of 1.9 per cent in both 2019 and 2020, due to a drop in global oil prices, softening housing markets and higher interest rates (Table 1).

Table 1
Economic Growth Projections

	Ontario	Canada	U.S.	Global
	(Per cent change)			
2017	2.8	3.0	2.2	3.8
2018	2.2	2.1	2.9	3.7
2019	1.9	1.9	2.5	3.5
2020	1.3	1.9	1.8	3.6

Source: World Economic Outlook (January 2018): International Monetary Fund and RBC Provincial Outlook (December 2018)

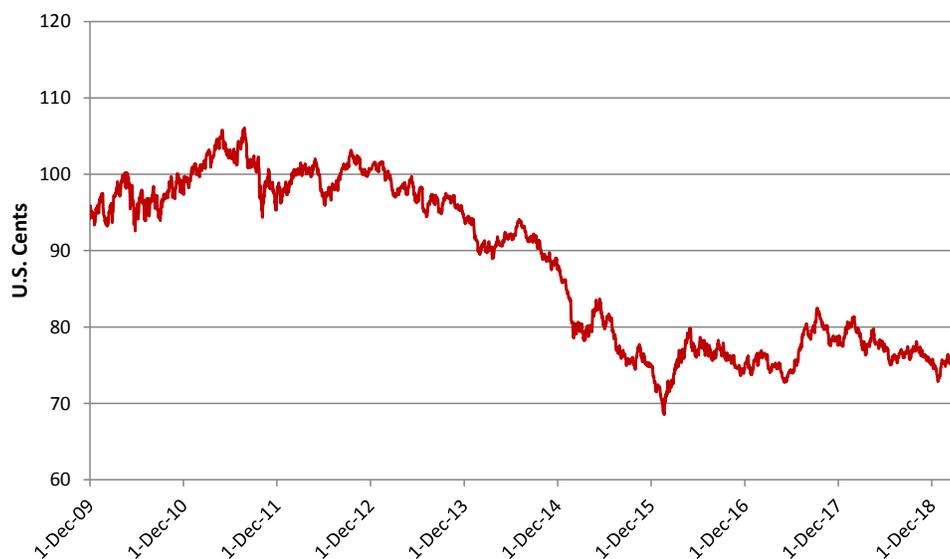
The United States-Mexico-Canada Agreement (USMCA) and a lower Canadian dollar can lead to increased exports to the U.S.

York Region's economy is closely related to U.S. GDP growth, as there is a strong trade relationship between Canada and the United States and the Region is a key recipient of U.S. foreign direct investment. According to RBC, completion of the USMCA has lifted uncertainty and should weigh favourably for investment decisions. Although U.S. GDP is forecast to soften, with the unwinding of fiscal stimulus, strong domestic demand growth is anticipated which will support rising imports and increased demand for Canadian goods such as raw building materials and manufactured products. A lower Canadian dollar also promotes exports with the U.S. (Figure 1).

According to RBC, Ontario's GDP is anticipated to ease from 2.2 per cent in 2018 to 1.9 per cent in 2019 and to slow further to 1.3 per cent in 2020. Housing starts are anticipated to soften in 2019 as increased interest rates and introduction of the mortgage stress test in early 2018 impact the market. In the non-residential sector there are positive export prospects following the USMCA deal and businesses are already boosting capital spending to expand operations and become more productive. York Region businesses that export are well positioned to take advantage of continued domestic demand growth in the U.S. market.

Figure 1

10 Year Canadian Dollar (Daily Rate in U.S. Cents) 2009 - 2019



Source: Bank of Canada

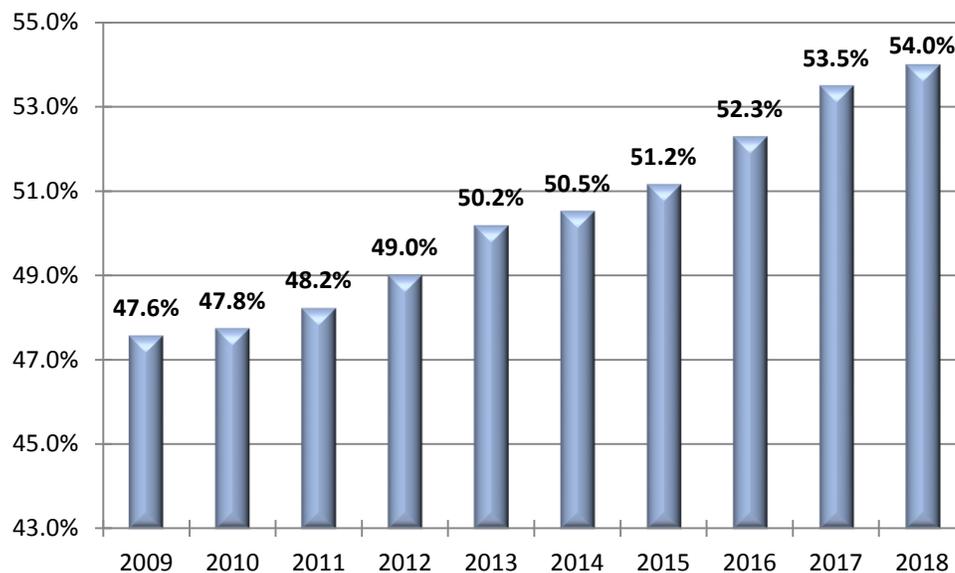
The Bank of Canada (BoC) has raised interest rates by two basis points during the past year to 1.75 per cent in an effort to keep a lid on inflation. The BoC Governor has indicated that slower growth than anticipated in late 2018 and into 2019 will result in rates staying the same throughout 2019 and into 2020, in an effort to help stimulate economic activity.

York Region's economy continues to create jobs, with total employment increasing steadily by approximately 3 per cent annually over the past five years. As reported in the York Region Employment and Industry report to Council on [March 7, 2019](#), from 2017 to 2018, there were approximately 15,120 jobs added for an estimated total of 636,630 jobs in York Region.

York Region's activity rate continues to increase and is greater than the Regional Official Plan target

The activity rate is the ratio of total employment to total population which is different from the live work ratio that measures the per cent of York Region's labour force that both live and work in the Region, as reported in the [York Region Official Plan Monitoring Report](#). One of the objectives of the Regional Official Plan is to create high-quality employment opportunities for residents, with a goal of 1 job for every 2 residents. Balanced growth in both population and employment contributes to a high standard and quality of life. An activity rate of 50 per cent or a 2:1 ratio is consistent with the Regional Official Plan target. York Region's activity rate has been increasing since 2010, as shown on Figure 2, and is currently 53.6 per cent.

Figure 2
York Region Activity Rate 2009 - 2018



Source: York Region Planning and Economic Development Branch

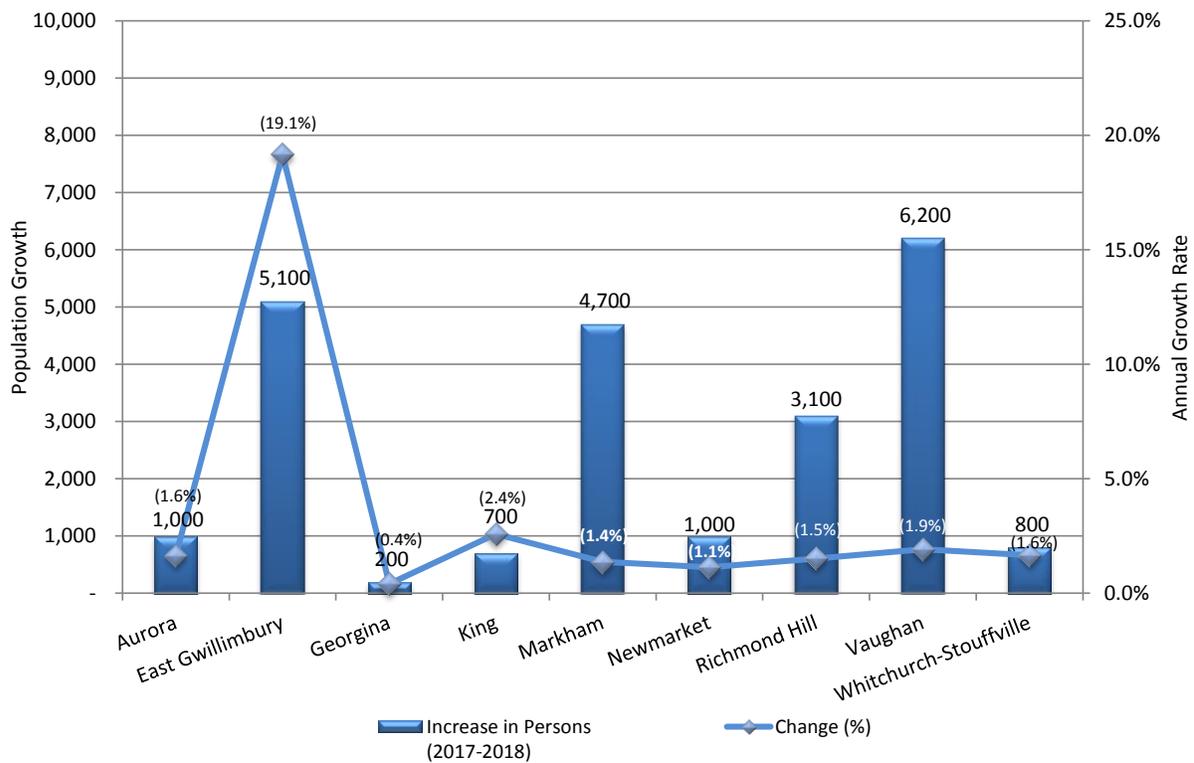
York Region's population grew by 22,800 in 2018, accounting for 14.9 per cent of GTHA growth

It is estimated that York Region's population grew by 22,800 (2.0 per cent) in 2018 to 1,191,400 people.

The Growth Plan includes a forecasted population target of 1,590,000 in 2031 (mid-year). The Region was below forecast for 2018 by 71,000 people. Annual growth of 31,500 is required to reach the 2031 Growth Plan forecast.

All municipalities within York Region experienced growth in 2018. Vaughan, East Gwillimbury and Markham recorded the greatest increases in population of approximately 6,200, 5,100 and 4,700 respectively (Figure 3). East Gwillimbury experienced the highest rate of growth in York Region for 2018 at 19.2 per cent.

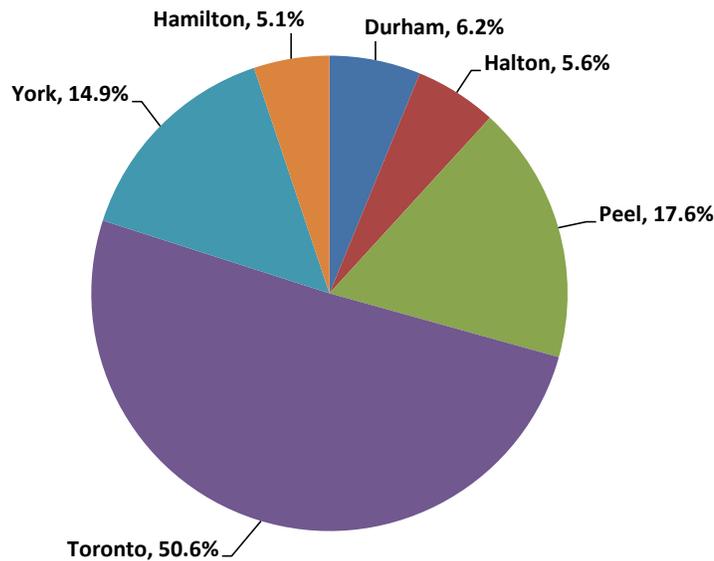
Figure 3
York Region 2018 Population Increase and Percentage Rate of Growth by Local Municipality



Source: York Region Planning and Economic Development Branch

York Region's growth of 22,800 people represents a 14.9 per cent share of GTHA growth in 2018 (Figure 4), a slight increase from its 2017 share of 14.7 per cent. The population growth shares for the 905 areas decreased except for Peel Region, while the City of Toronto's strong population growth continued with a share of 50.6 per cent. York Region's share of the total GTHA population is approximately 16 per cent.

Figure 4
Share of Population Growth by GTHA Municipality 2017 - 2018



Source: York Region Planning and Economic Development Branch and Statistics Canada

Average housing prices for all resale units in York Region decreased in 2018 while condominiums increased by 2.1 per cent

The residential resale housing market continued to soften within York Region in 2018, as there were 11,940 resale units sold, a decrease of 21 per cent from 2017. In York Region, the average cost of a resale residential unit (all dwelling types) in 2018 was \$916,449, a 13.6 per cent decline (Table 2), while a resale single detached unit decreased by 15.3 per cent to \$1,123,734 compared to \$1,326,113 in 2017. Apartment condominiums recorded a slight increase in average price of 2.1% year over year.

Housing prices across the Greater Toronto Area (GTA) decreased in 2018 by 4.5 per cent to \$787,300. York Region’s average resale housing price (all dwelling types) is 16.4 per cent higher than the GTA average in 2018 at \$916,449.

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

According to the Toronto Real Estate Board (TREB), home prices were up slightly in the City of Toronto and down in surrounding GTA regions in 2018. This dichotomy reflects the fact that the condominium apartment segment, which accounted for a large proportion of sales in the City of Toronto, performed better from a pricing perspective than the detached market

segment. The average price for condominium apartment sales across the TREB market area was up by 7.8 per cent year-over-year.

Table 2
Total Number of Housing Resales and Average Housing Price
in York Region, 2017 and 2018 (all dwelling types)

	Housing Resales			Average Housing Price		
	2017	2018	Change (%)	2017	2018	Change (%)
Aurora	962	865	-10.1%	\$1,088,206	\$901,242	-17.2%
East Gwillimbury	442	458	3.6%	\$958,309	\$806,250	-15.9%
Georgina	1,063	666	-37.3%	\$647,174	\$562,010	-13.2%
King	386	287	-25.6%	\$1,611,873	\$1,415,899	-12.2%
Markham	3,958	3,045	-23.1%	\$1,070,241	\$913,500	-14.6%
Newmarket	1,428	1,129	-20.9%	\$914,679	\$755,473	-17.4%
Richmond Hill	2,669	2,006	-24.8%	\$1,173,061	\$1,002,417	-14.5%
Vaughan	3,479	2,916	-16.2%	\$1,093,272	\$977,650	-10.6%
Whitchurch-Stouffville	663	568	-14.3%	\$1,078,438	\$909,664	-15.6%
York Region Total	15,050	11,940	-20.7%	\$1,061,271	\$916,449	-13.6%

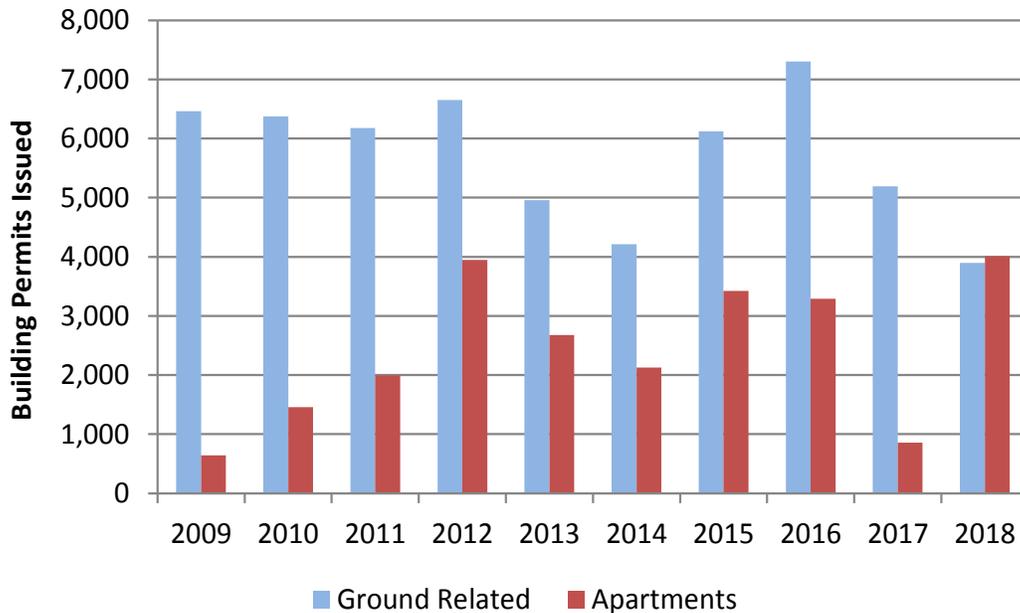
Source: Toronto Real Estate Board, Market Watch, 2018

Higher residential building permits were recorded in 2018

Trends in new housing activity can be assessed by looking at building permit activity and housing completions. Building permits show construction underway (or soon to be underway), while housing completions provide a record of units recently occupied, or ready to be occupied.

Across the GTHA, total building permits issued increased by 31.2 per cent in 2018. The increase was represented across almost all the GTHA municipalities, but was most significant in Peel and Toronto, where the annual growth rate was 69 per cent and 57.5 per cent for 2018. In York Region, residential building permits were issued for 7,902 dwelling units in 2018, representing a 30.7 per cent increase from the 2017 total of 6,048 units.

Figure 5
York Region Residential Building Permits by Unit Type
2009 - 2018



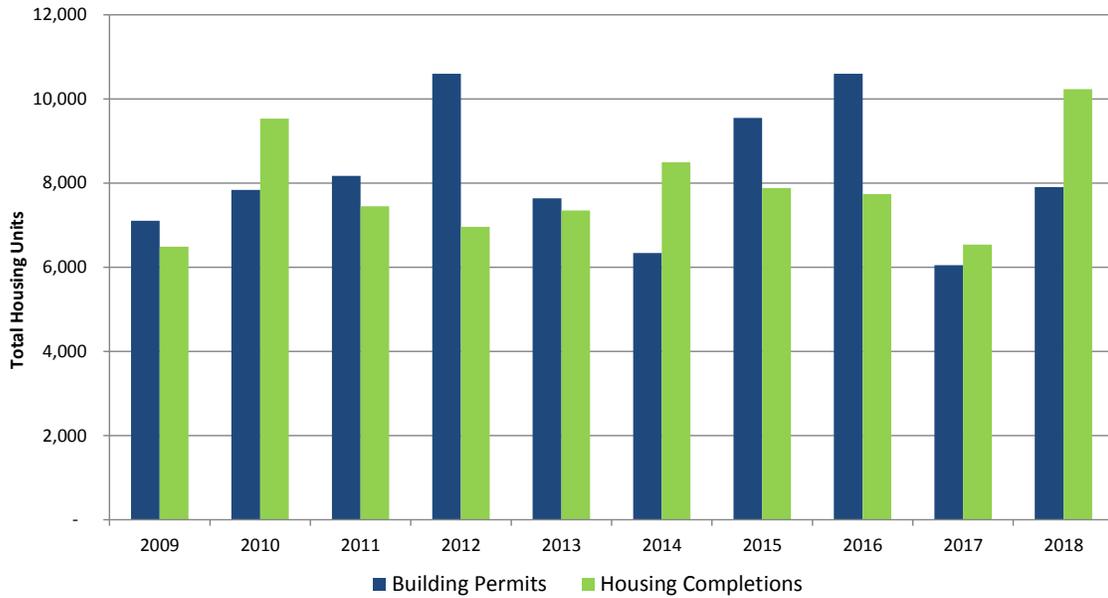
Source: Local Municipal Building Reports, 2018

Markham, Vaughan and Richmond Hill accounted for approximately 80 per cent of the total residential building permit activity in 2018 with 35 per cent, 32 per cent and 13 per cent respectively.

The number of residential building permits issued in Markham and Richmond Hill increased from 2017 levels by 291 per cent and 21 per cent respectively. The large increase in Markham was due to a low overall number in 2017 and a large increase in apartment units from zero in 2017 to 1,425 in 2018.

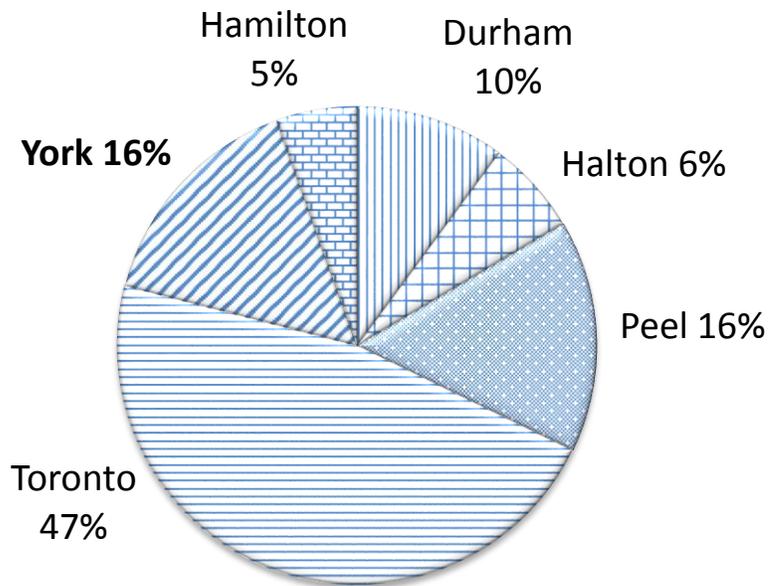
Housing completions in the Region increased in 2018 by 56.5 per cent to 10,230 (Figure 6) from the 2017 number of 6,535. York Region continues to be a strong contributor to GTHA development activity accounting for a 16 per cent share of 2018 GTHA residential building permit activity (Figure 7) and along with Peel Region, was second to the City of Toronto.

Figure 6
York Region Residential Building Permits and Housing Completions
2009 - 2018



Source: Local Municipal Building Reports and Canada Mortgage and Housing Corporation

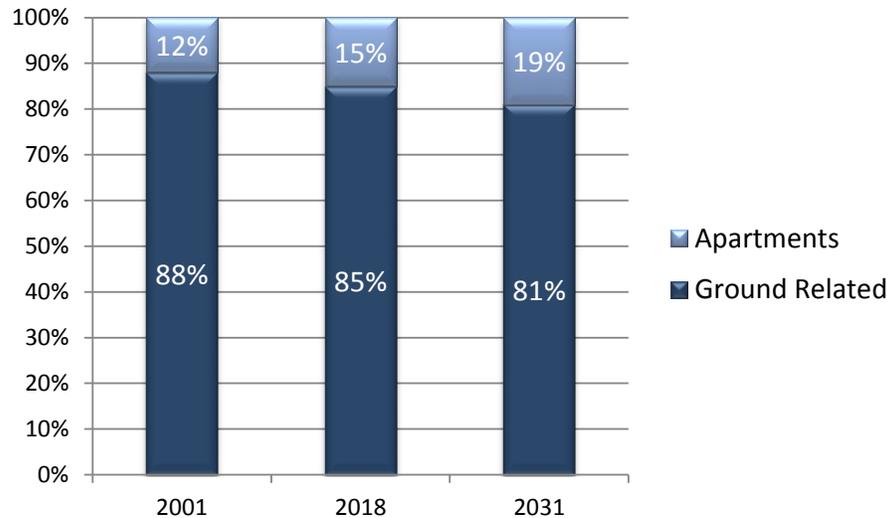
Figure 7
2018 GTHA Residential Building Permit Activity: Shares by Municipality



Source: Local Municipal Building Reports and Statistics Canada

The 2018 breakdown of new residential building permits issued in York Region was 20 per cent single-detached, 4 per cent semi-detached, 26 per cent row and 51 per cent apartment units. York Region’s housing mix for all unit types continues to diversify as the proportion of apartment unit dwellings has increased from 12 per cent in 2001 to 15 per cent in 2018, and is forecast to be 19 per cent in 2031 (Figure 8).

Figure 8
Mix in Housing Stock in York Region
2001 - 2031



Source: York Region Planning and Economic Development Branch

Residential development activity is projected to remain strong

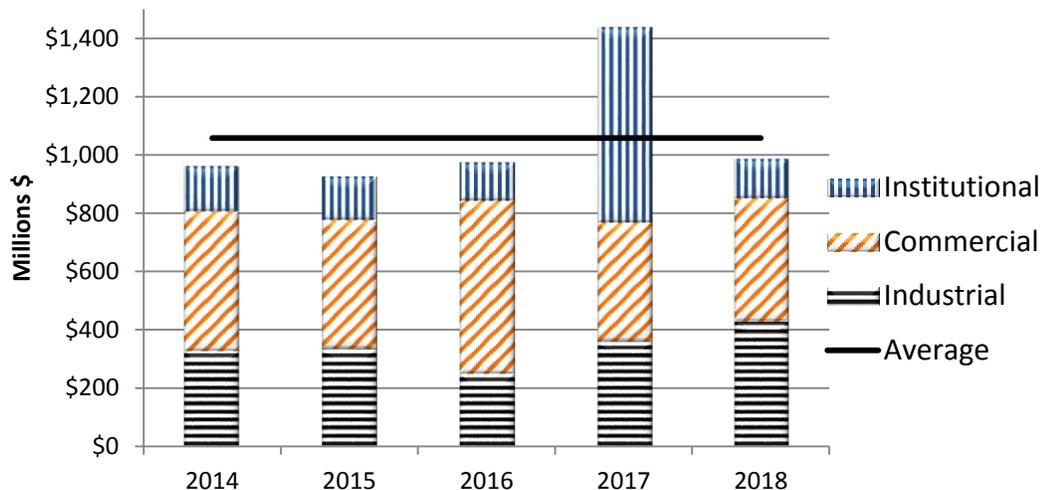
As outlined in the 2018 Development Activity Summary report to Council on [April 11, 2019](#), registration of plans of subdivision and plans of condominium for 2018 has remained strong. In total, 69 plans of subdivision and condominium were issued clearances for registration, for a total of 5,731 residential units in 2018. As of December 31, 2018, regional staff estimate that there are approximately 41,000 dwelling units of all types that are registered unbuilt and draft approved and a further approximate 45,000 dwelling units under application. Therefore, it is anticipated that building permit and housing completion activity will remain strong over the next few years.

Industrial and commercial construction values increased over last year and the total ICI construction value is comparable to a strong ten year average

The total Industrial, Commercial, and Institutional (ICI) construction value for 2018 was \$987 million, 31 per cent below the 2017 value. Although a large annual drop, both industrial and commercial construction values in York Region increased over 2017 figures. The 2018

overall ICI decrease can be attributed to the Mackenzie Vaughan Hospital permit value of \$558.8M that came through in 2017 under institutional. The 2018 annual ICI value is just below the average ICI value of the last five years (Figure 9) and at a very similar level to the ten year average ICI value (\$985.4M). Current declines in ICI values were observed across all GTHA municipalities, except Durham. Within York, Vaughan’s share of ICI construction accounted for over 53 per cent of the total value in 2018.

Figure 9
York Region Industrial, Commercial and Institutional
Construction Values 2014 - 2018

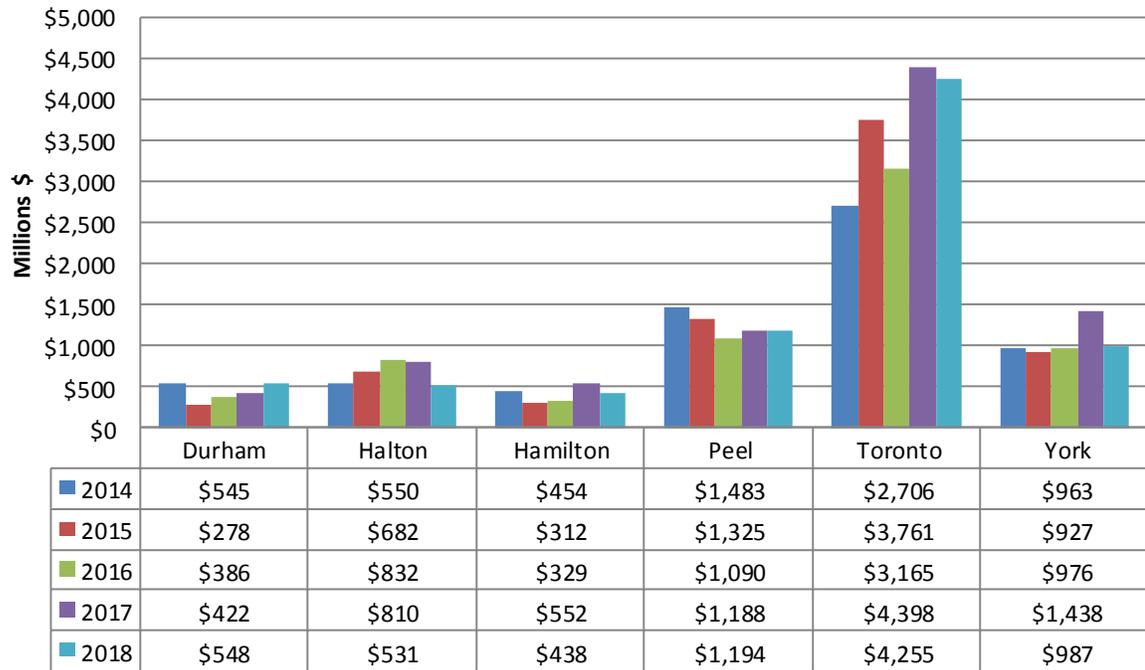


Source: Local Municipal Building Reports

A high-value building permit can result in large annual fluctuations in ICI building permit values. Notable ICI projects for which building permits were issued in 2018 and contributed to the strong overall ICI permit values include a \$43 million commercial development in Vaughan, two permits in Vaughan for multi-use industrial at \$28 and \$25 million, and a \$24 million warehouse in Markham.

Within the GTHA, York Region accounted for just over 12 per cent of the total ICI construction values for 2018 (Figure 10). Overall, the GTHA recorded a 9 per cent decrease in the value of ICI construction from 2017. Only Durham Region recorded an increase in total ICI construction, while the remaining GTHA regional municipalities either remained the same or experienced decreases.

Figure 10
GTHA Industrial, Commercial and Institutional
Construction Values 2014 - 2018



Source: Local Municipal Building Reports and Statistics Canada

As investment in new ICI development has occurred, so have employment opportunities within the Region. York Region’s employment growth once again outpaced provincial (2.0 per cent) and national (1.1 per cent) averages in 2018 posting a gain of 2.4 per cent.

York Region’s economic activity and population growth continues to be a significant contributor to the provincial and national economies

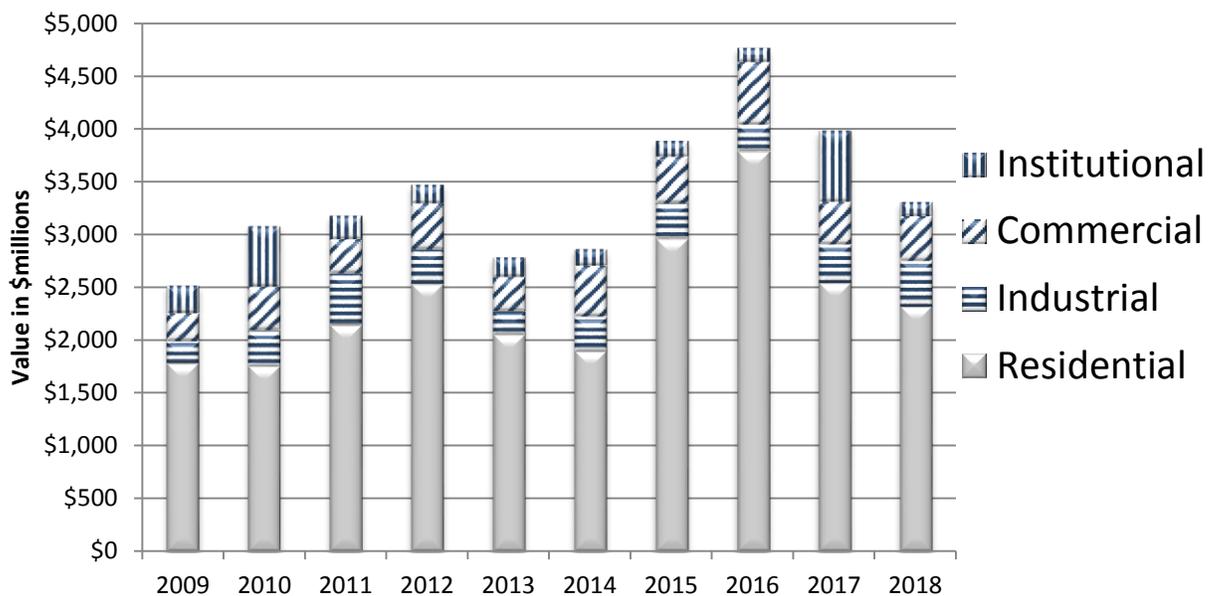
York Region ranked 7th in 2018 for the value of ICI construction across Canada, a decrease from 6th the previous year. Within the GTHA, York Region ranked 3rd for the value of ICI construction behind Toronto and Peel, a decrease from 2nd in 2017.

York Region continues to be one of Canada’s fastest growing municipalities in terms of both population and employment. During 2018, employment in York Region grew by 2.4 per cent, higher than Ontario’s growth rate of 2.0 per cent. The population growth rate for the Region was 2.0 per cent compared to 1.8 per cent for the entire Province. The Growth Plan forecasts indicate York Region is anticipated to accommodate the largest absolute amount of population and employment growth in all of Ontario between 2016 and 2041.

2018 total estimated value of construction of \$3.31 billion is the fifth highest value on record for York Region

The total estimated value of construction in 2018 was approximately \$3.31 billion, compared to \$3.98 billion recorded in 2017, a decrease of 16.9 per cent, but still the fifth highest value on record for the Region (Figure 11). Total construction value, including residential and non-residential values, is important as it is correlated with the new development component of tax assessment growth over subsequent years.

Figure 11
York Region Construction Value by Type 2009 - 2018



Source: Local Municipal Building Reports

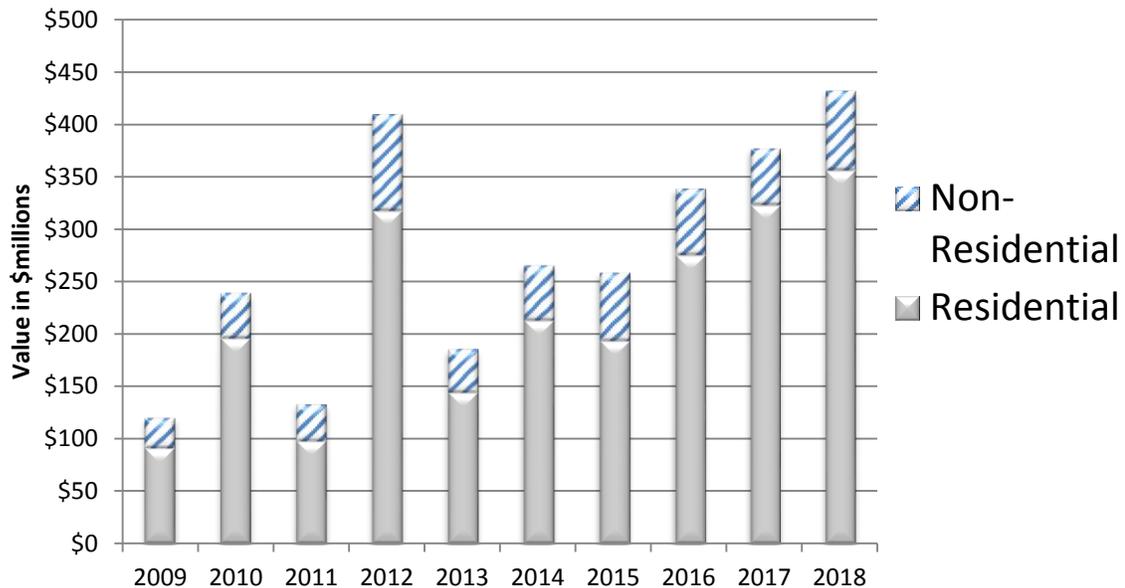
As noted above, York Region continues to experience job growth. According to a recent RBC Economic Research report on Ontario, the labour market is tight, the housing market is cooling and interest rates have increased, all of which they say will make the next phase of the province's economic expansion slower. However, the U.S. economy is expected to experience strong domestic demand growth, and the GTHA's industrial markets are expected to experience further demand from the U.S. for goods and services, translating to economic growth in 2019.

5. Financial

Development Charges (DCs) are a major source of funding for the Region's Capital Plan.

Regional DCs are collected when a building permit is issued and in many cases when a plan of subdivision is registered. The total Regional DCs collected in 2018 was \$431.9 million compared to \$376.7 million in 2017 (Figure 12).

Figure 12
York Region Development Charges Collected 2009 - 2018



Source: York Region Corporate Services

The economic indicators presented in this report will assist Council to effectively monitor, evaluate and respond to variations in the Region’s economic landscape.

6. Local Impact

Regional economic indicators are important for evaluating economic trends across the Region. The Growth and Development Review 2018 report provides local municipal economic development and planning officials with a summary of York Region’s economy. The information is used as a basis for informing decision making, devising strategies, and attracting new businesses to the Region.

7. Conclusion

In 2018, York Region continued to demonstrate growth in population, employment, construction value and the housing market. Strong domestic demand growth in the U.S. economy in 2019 should bode well for York Region businesses.

York Region continues to be a significant contributor to the provincial and national economies, ranking within the top ten municipalities in relation to:

- The Region's contribution to Canada's population
- Number of residential building permits issued
- Value of new industrial, commercial and institutional construction
- Value of total construction (ICI and residential combined)

The Growth and Development Review 2018 report monitors and reports on key performance measures and highlights York Region as a destination to live, work and play.

It is proposed that the attached Growth and Development Review 2018 report be posted on the Region's website for use by municipalities and agencies, local chambers of commerce and board of trade and the public.

For more information on this report, please contact Paul Bottomley, Manager, Policy, Research and Forecasting at 1-877-464-9675 ext. 71530. Accessible formats or communication supports are available upon request.

Recommended by: **Paul Freeman, MCIP, RPP**
Chief Planner

Dino Basso
Commissioner of Corporate Services

Approved for Submission: **Bruce Macgregor**
Chief Administrative Officer

April 25, 2019
Attachments (1)
eDOCS # 9318994

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

MAY 2019

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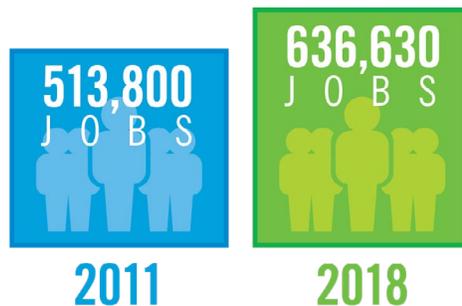
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2018 HIGHLIGHTS

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

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

YORK REGION TOTAL EMPLOYMENT - 2011 and 2018



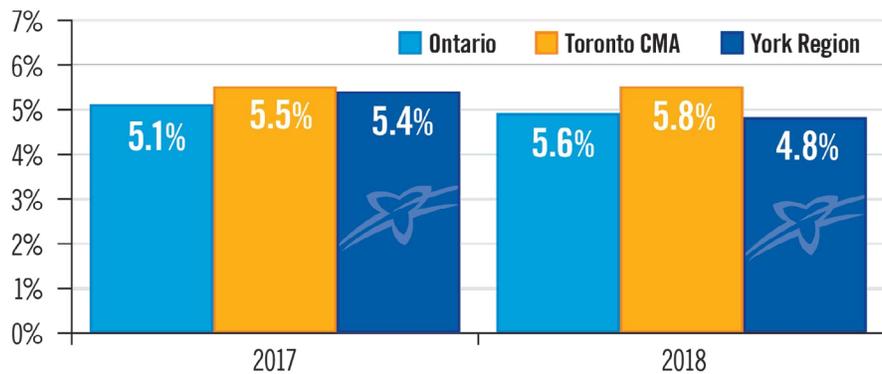
YORK REGION'S ECONOMY

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

YORK REGION'S UNEMPLOYMENT RATE

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

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



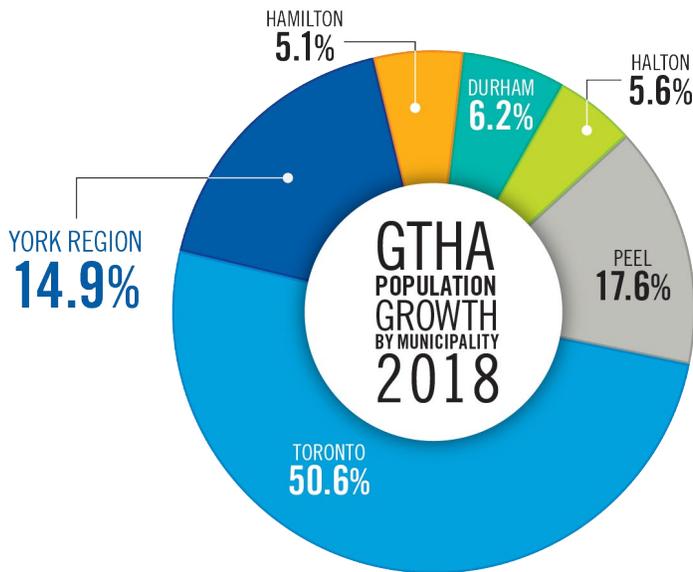
YORK REGION ANNUAL POPULATION GROWTH - 2009 to 2018



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

2018 HIGHLIGHTS

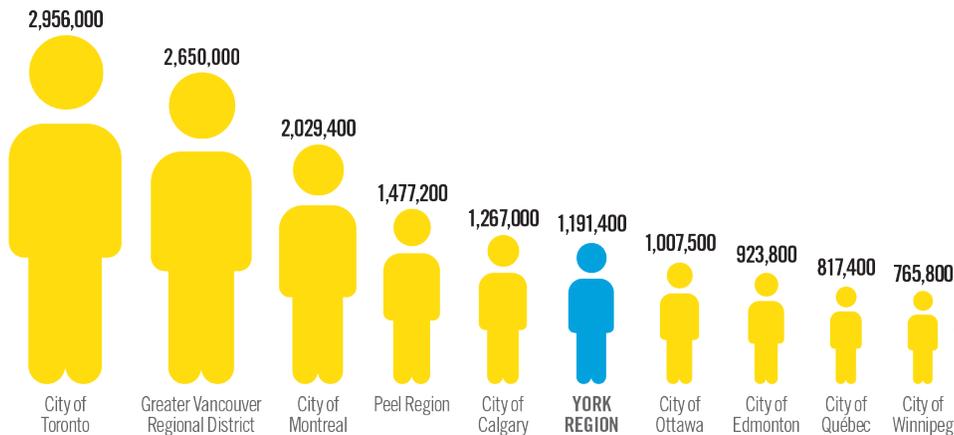
2018 GROWTH AND DEVELOPMENT REVIEW



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

CANADA'S LARGEST MUNICIPALITIES BY POPULATION, 2018

*2018 Population numbers are estimated



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

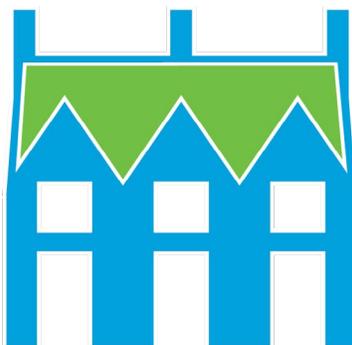
YORK REGION was the **sixth largest municipality** in Canada by population as of year-end 2018.

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

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

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

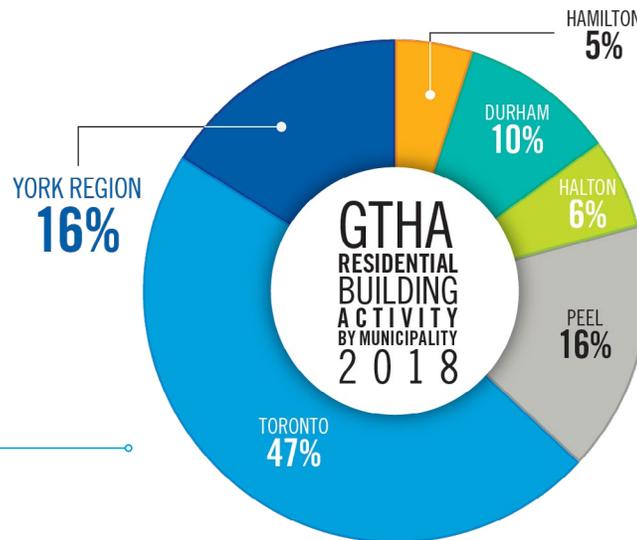
York Region continues to be a strong contributor to GTHA development activity accounting for **16 per cent** of the GTHA's residential building permit activity along with Peel Region and was second to the City of Toronto's **39 per cent** share.



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

2018 HIGHLIGHTS

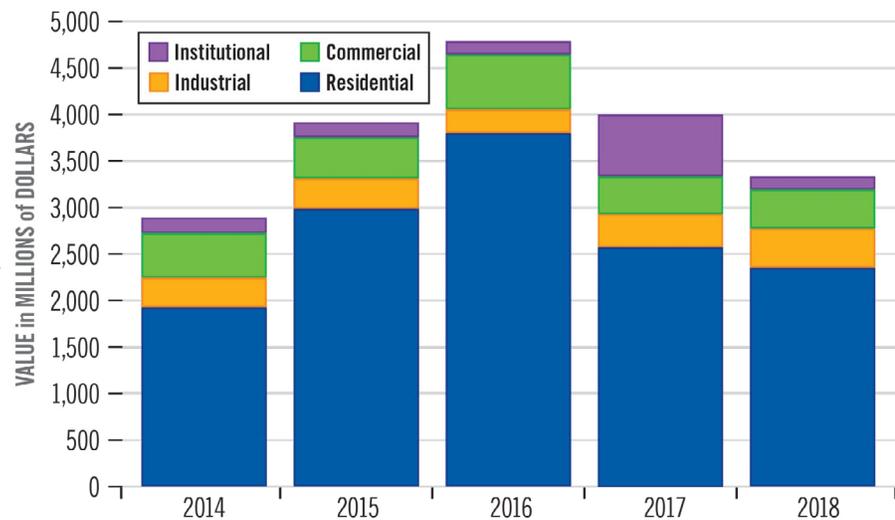
SHARE of GTHA RESIDENTIAL BUILDING ACTIVITY - 2018



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

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

YORK REGION CONSTRUCTION VALUE by TYPE - 2014 to 2018



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

 **\$3.31 BILLION**
TOTAL CONSTRUCTION VALUE

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



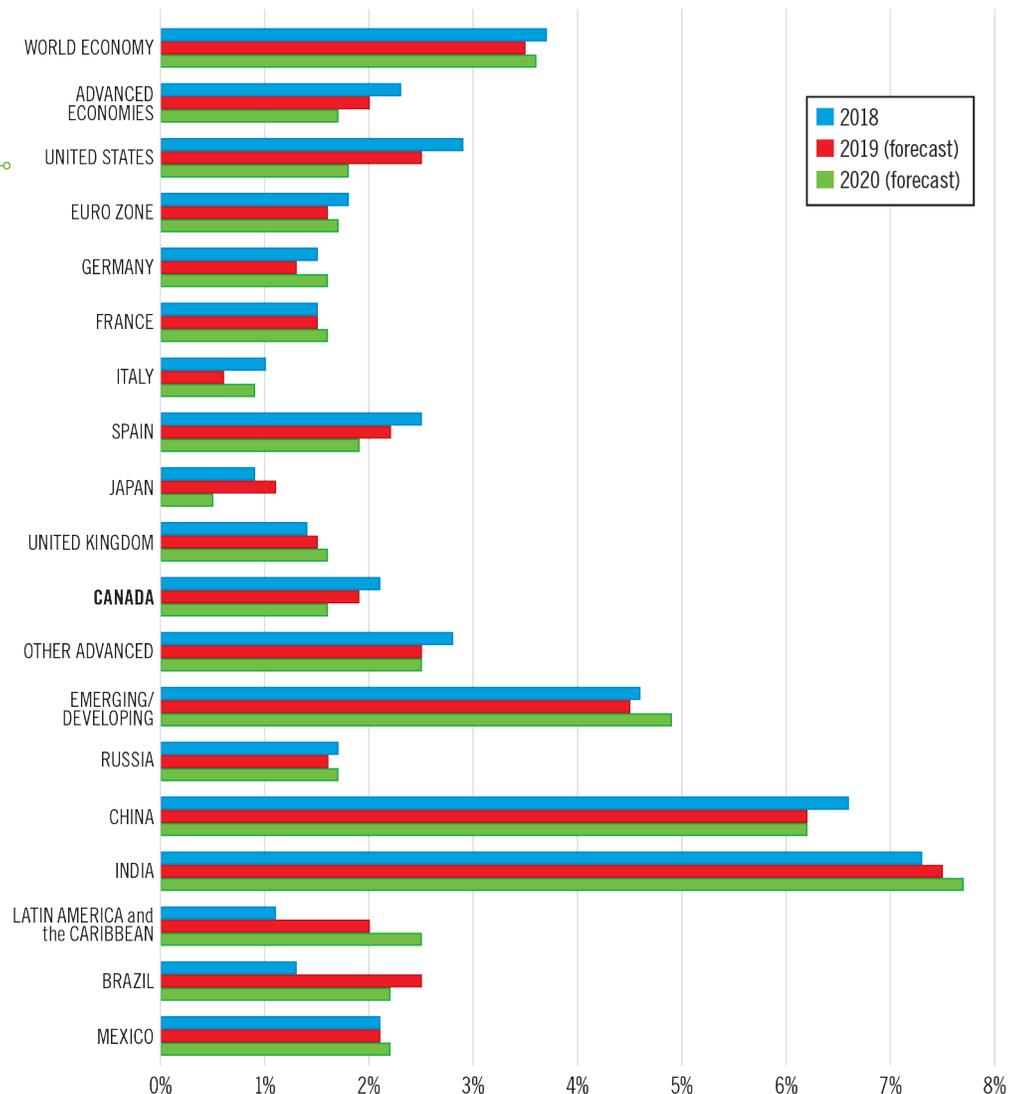
ECONOMIC OUTLOOK

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

GLOBAL and UNITED STATES GDP FORECAST to GROW in 2018

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

FIGURE 1.1: GLOBAL GROWTH FORECAST (%)



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

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

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

OIL PRICES

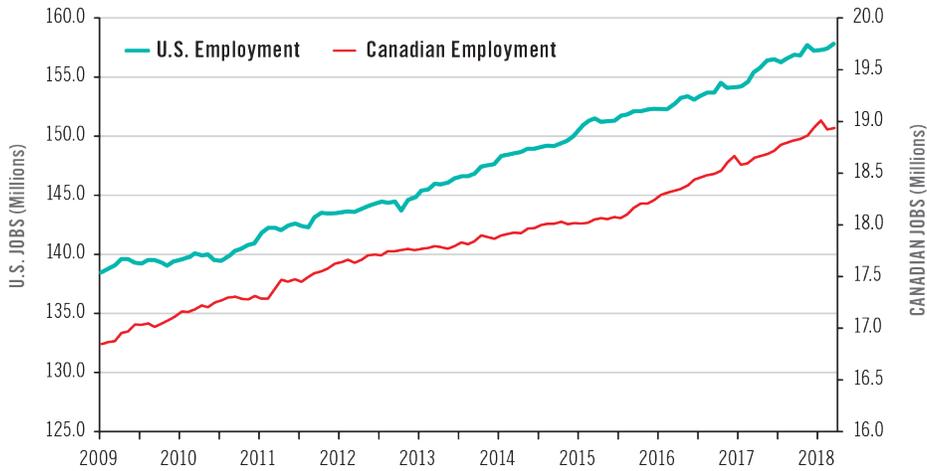
CANADIAN DOLLAR VALUE

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

ECONOMIC OUTLOOK

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

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



Source: U.S. Bureau of Economic Research

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

Regional businesses directly benefit from increased trade activity

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

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

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

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

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



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

ECONOMIC OUTLOOK

OIL PRICES INCREASED SLIGHTLY IN 2018

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

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



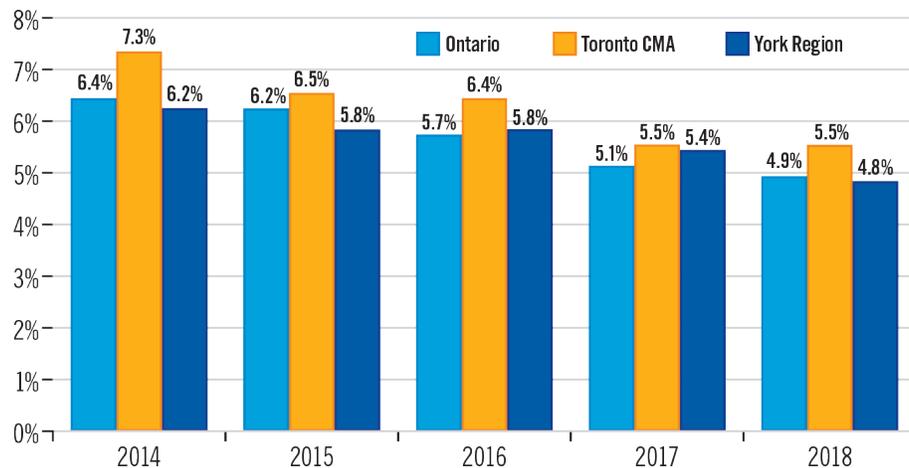
OIL PRICES increased slightly in 2018, but continue to remain well below **\$100 per barrel**, last seen in August 2014

ECONOMIC OUTLOOK

ECONOMIC ACTIVITY in ONTARIO, the TORONTO CMA and YORK REGION

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

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



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

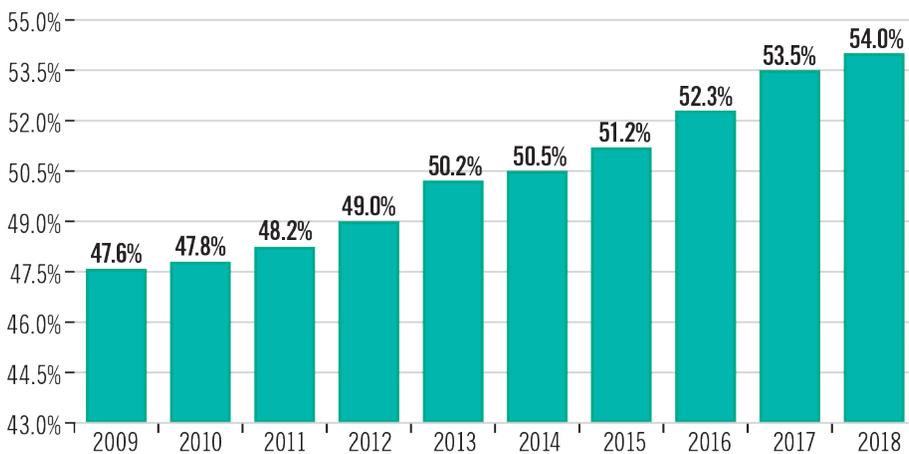
ONTARIO'S ECONOMIC OUTLOOK

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

TOTAL ONTARIO EMPLOYMENT

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

FIGURE 1.6: YORK REGION ACTIVITY RATE



ACTIVITY RATE

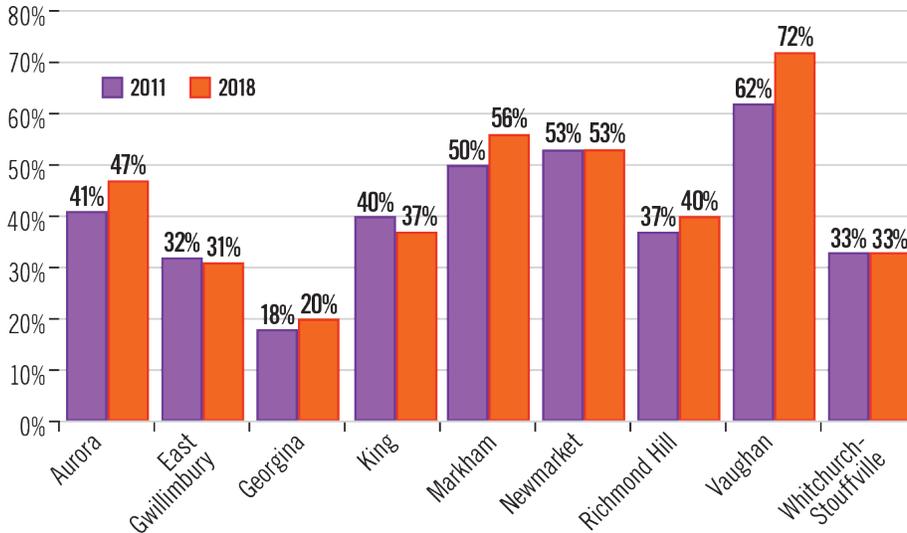
The activity rate compares total employment to total population. One of York Region's Official Plan (ROP) objectives is to create high quality employment opportunities for residents, with a goal of one job for every two residents.

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

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

ECONOMIC OUTLOOK

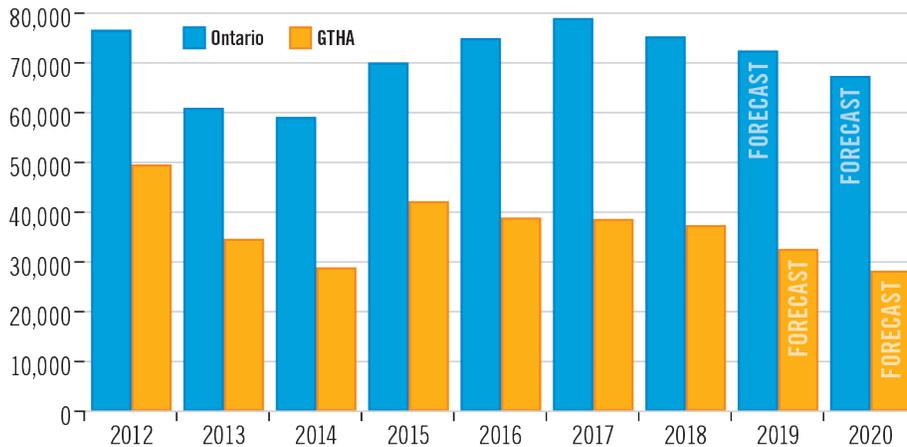
FIGURE 1.7: LOCAL MUNICIPALITY ACTIVITY RATES, 2011 and 2018



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

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

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



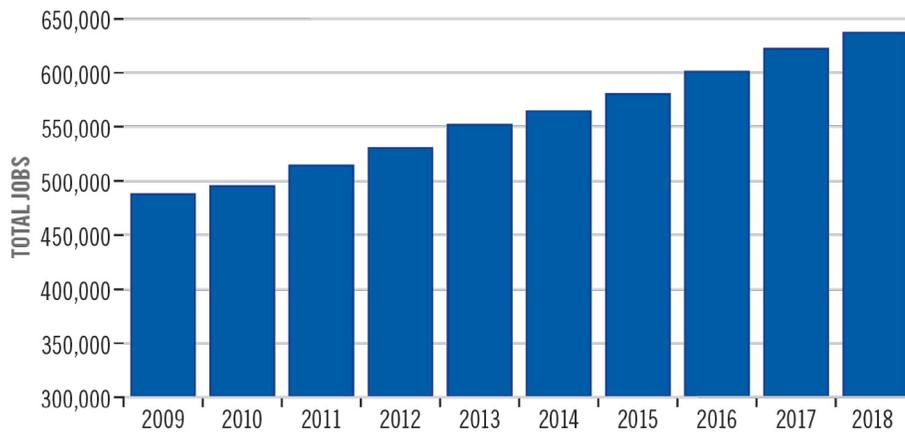
Source: Canada Mortgage and Housing Corporation

ECONOMIC OUTLOOK

YORK REGION'S ECONOMY CONTINUES to CREATE JOBS

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

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



POPULATION GROWTH

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

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

2016 CENSUS POPULATION for YORK REGION

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

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

TABLE 2.1: YORK REGION POPULATION, 2017 and 2018

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

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

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

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

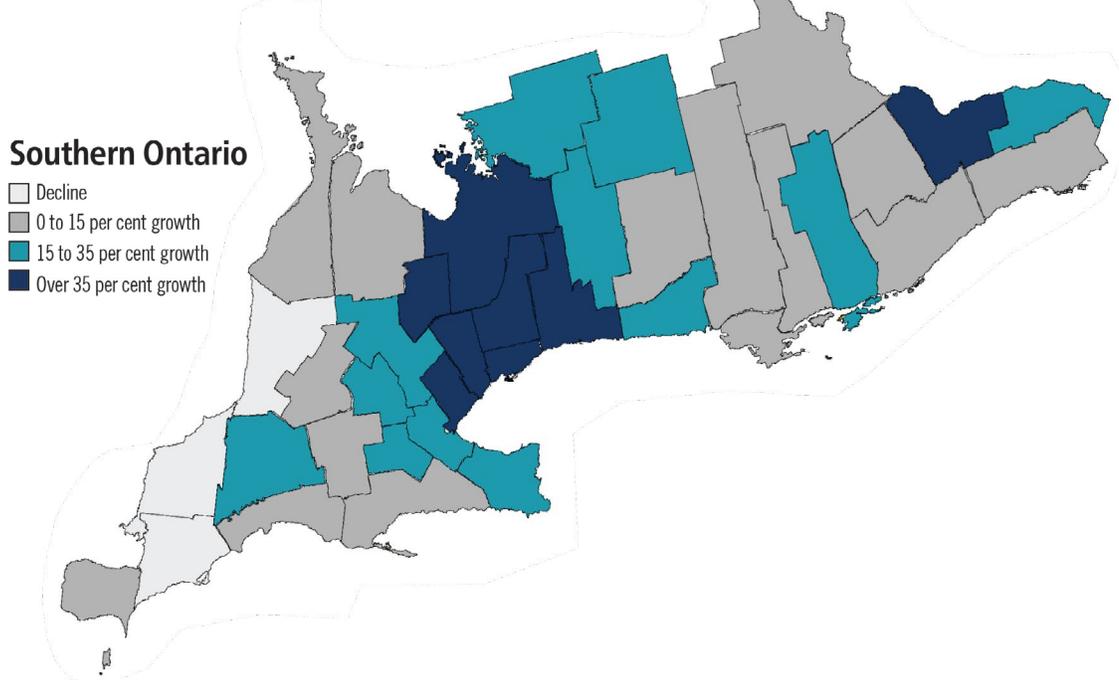


POPULATION GROWTH

ONTARIO MIGRATION PLAYS a LARGE PART in GTHA POPULATION GROWTH

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

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



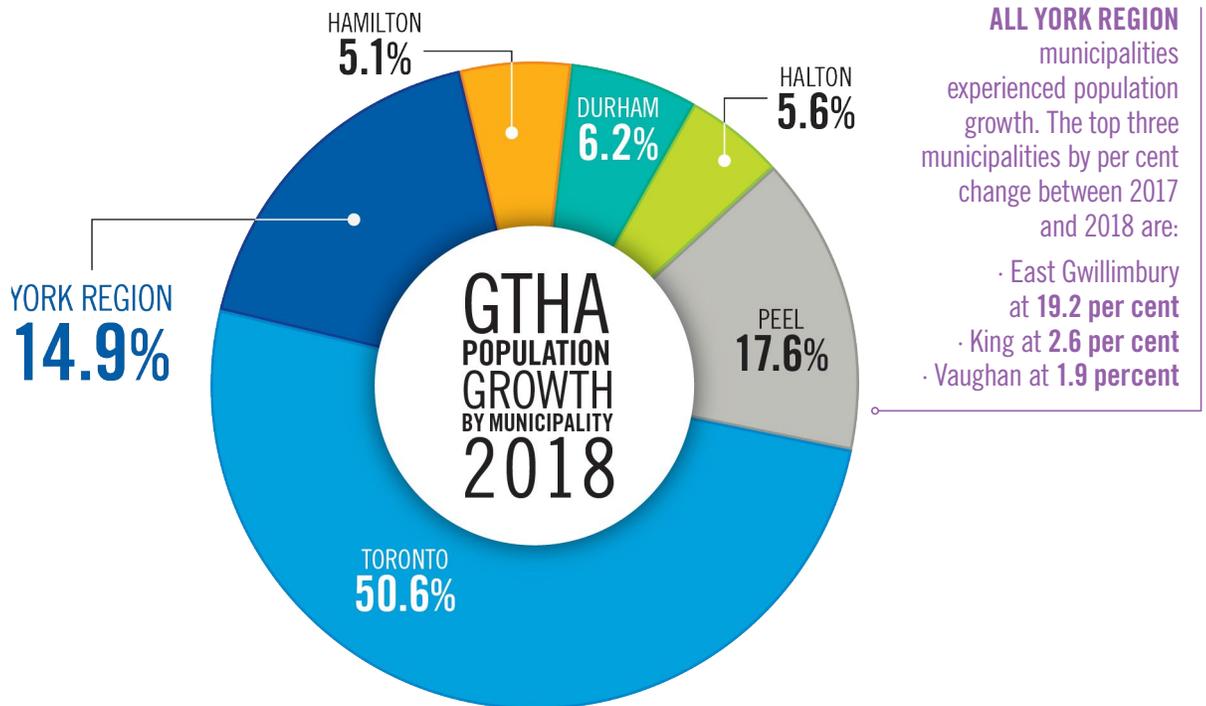
- Population growth in the 905 area between 2011 and 2016 has been slower than the Growth Plan forecast by approximately 10 per cent
- Toronto captured a higher than expected share of population growth between 2011 and 2016 (36 per cent) when compared to the Provincial Growth Plan forecasts (27 per cent)

POPULATION GROWTH

YORK REGION'S CONTRIBUTION to GTHA GROWTH is SIGNIFICANT

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

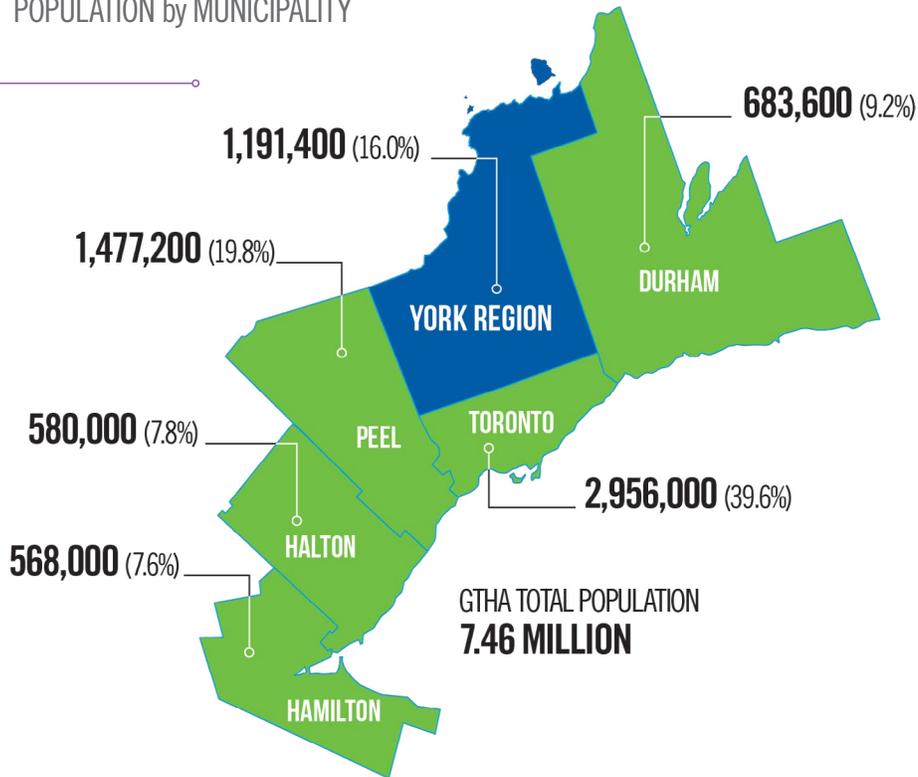
FIGURE 2.3: SHARE of GTHA POPULATION GROWTH by MUNICIPALITY, 2017 to 2018



POPULATION GROWTH

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

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

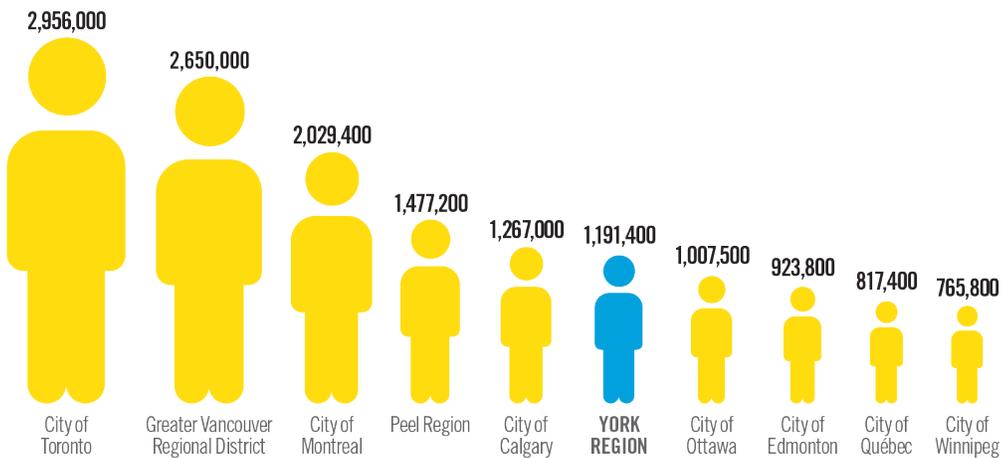


YORK REGION is ONE of the LARGEST MUNICIPALITIES in CANADA

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

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

*2018 Population numbers are estimated



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

POPULATION GROWTH

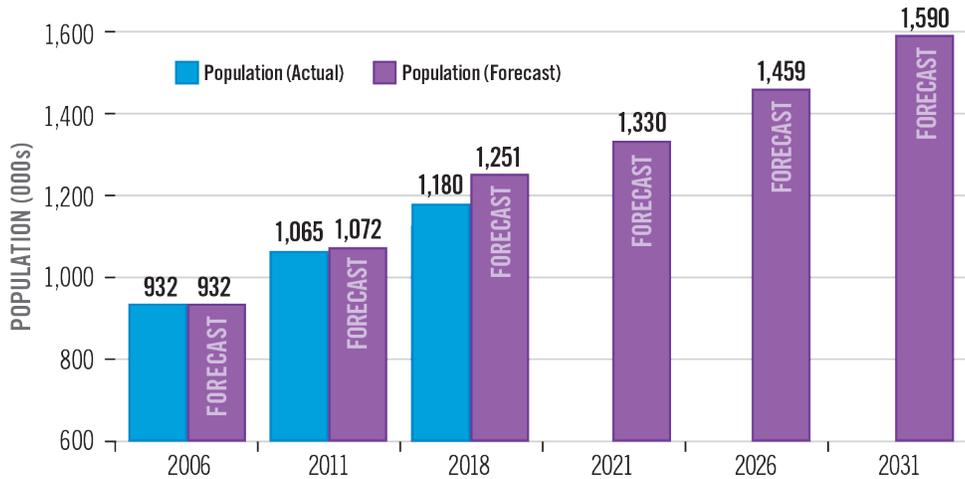
POPULATION and EMPLOYMENT FORECASTS

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

POPULATION and EMPLOYMENT FORECASTS

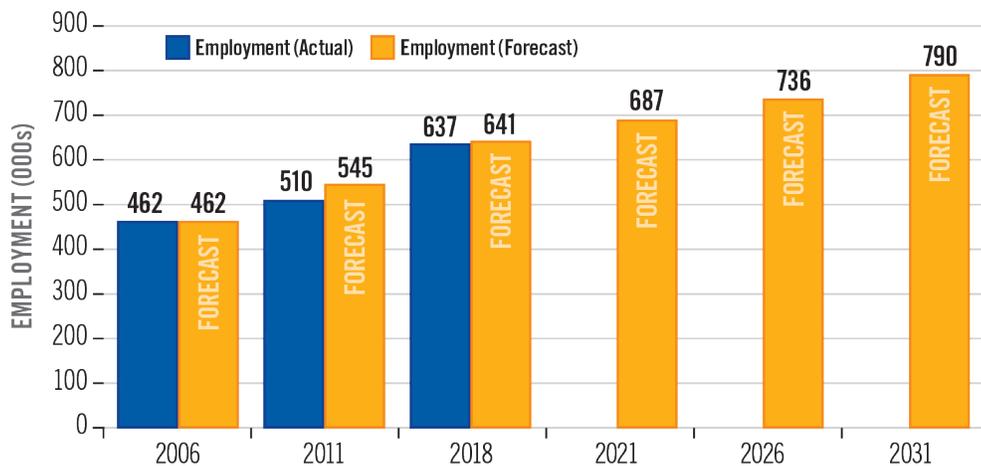
Population and employment growth forecasts form the basis for determining urban land needs, infrastructure and service planning, financial planning, and determining development charges.

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



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

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





RESIDENTIAL MARKET and BUILDING ACTIVITY

NUMBER of RESIDENTIAL REALES DECREASED by 20.7 PER CENT in 2018

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

RESALE HOMES generate significant economic activity

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

Generate taxes and fees

Generate associated spending on appliances, furniture, fixtures etc.

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



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

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

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

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

KEY 2018 YORK REGION RESALE HOME FACTS

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

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

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

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

RESIDENTIAL MARKET and BUILDING ACTIVITY

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

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

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

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

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

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

2019 SALES FIGURES

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

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

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

Source: RealNet, March 2019

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

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

RESIDENTIAL MARKET and BUILDING ACTIVITY

RESIDENTIAL BUILDING PERMITS are UP 30.7 PER CENT from 2017

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

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

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

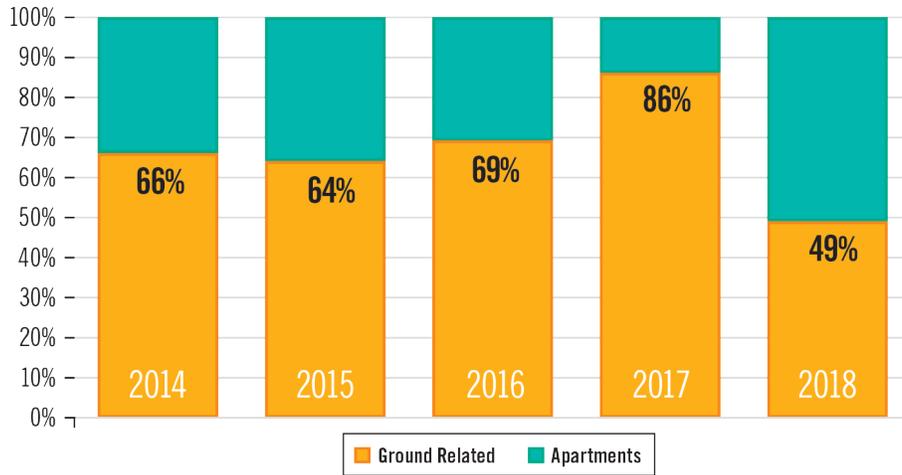
MUNICIPALITY	2017	2018	% CHANGE
Aurora	384	298	-22%
East Gwillimbury	950	376	-60%
Georgina	101	72	-29%
King	174	65	-63%
Markham	712	2,783	291%
Newmarket	422	461	9%
Richmond Hill	876	1,057	21%
Vaughan	2,187	2,511	15%
Whitchurch-Stouffville	242	279	15%
York Region Total	6,048	7,902	30.7%

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

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

RESIDENTIAL MARKET and BUILDING ACTIVITY

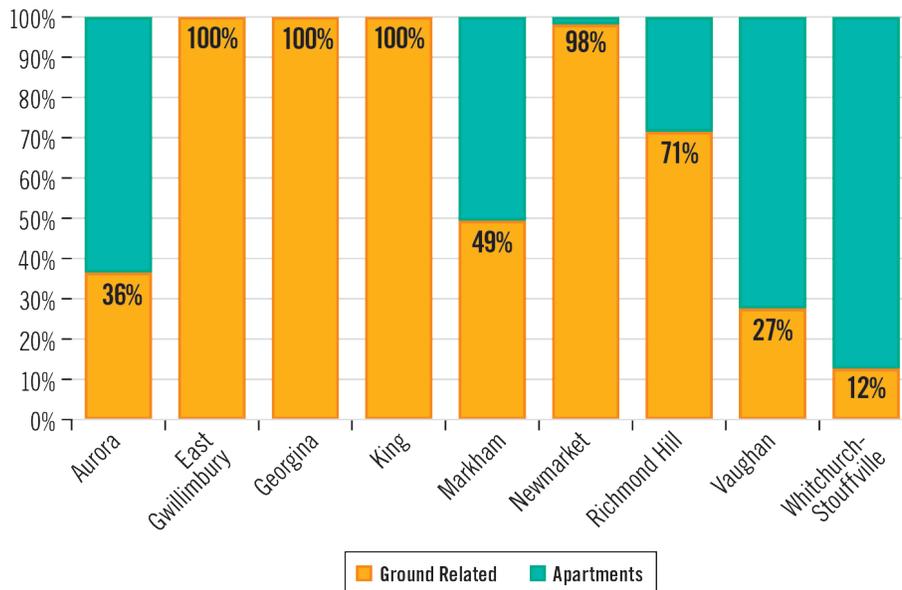
FIGURE 3.2: YORK REGION RESIDENTIAL BUILDING PERMIT MIX 2014 to 2018



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

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

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

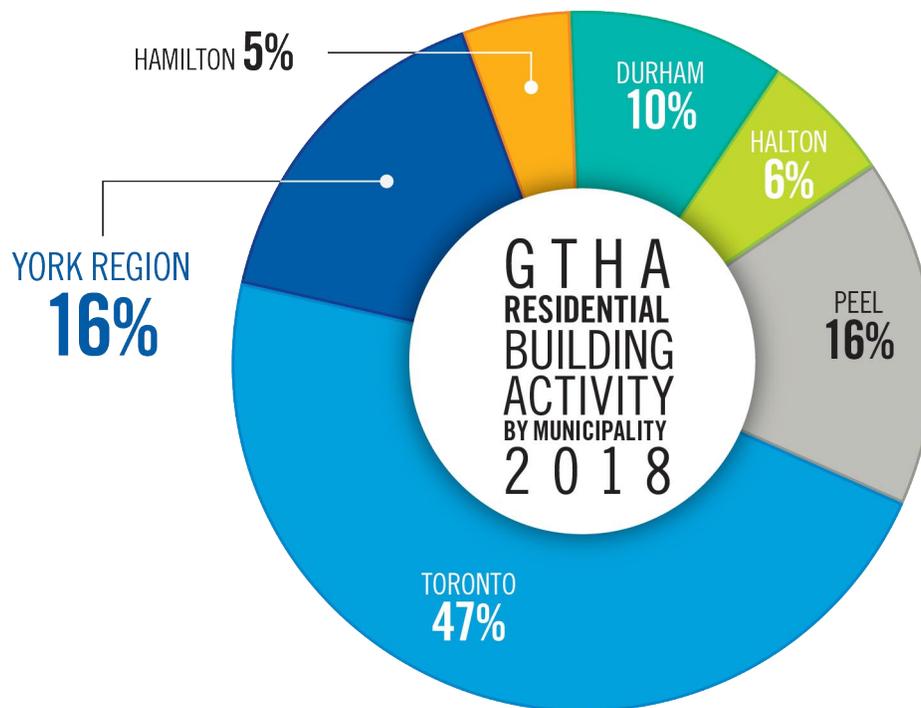


RESIDENTIAL MARKET and BUILDING ACTIVITY

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

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

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



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

RESIDENTIAL MARKET and BUILDING ACTIVITY

YORK REGION RECORDED the 8th LARGEST NUMBER of RESIDENTIAL BUILDING PERMITS ISSUED in CANADA

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

TABLE 3.5: CROSS CANADA COMPARISON 2018: RESIDENTIAL BUILDING PERMITS

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

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

RESIDENTIAL COMPLETIONS INCREASED FOR 2018

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

TABLE 3.6: YORK REGION RESIDENTIAL COMPLETIONS 2017 and 2018

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

Source: CMHC, 2018

RESIDENTIAL MARKET and BUILDING ACTIVITY

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

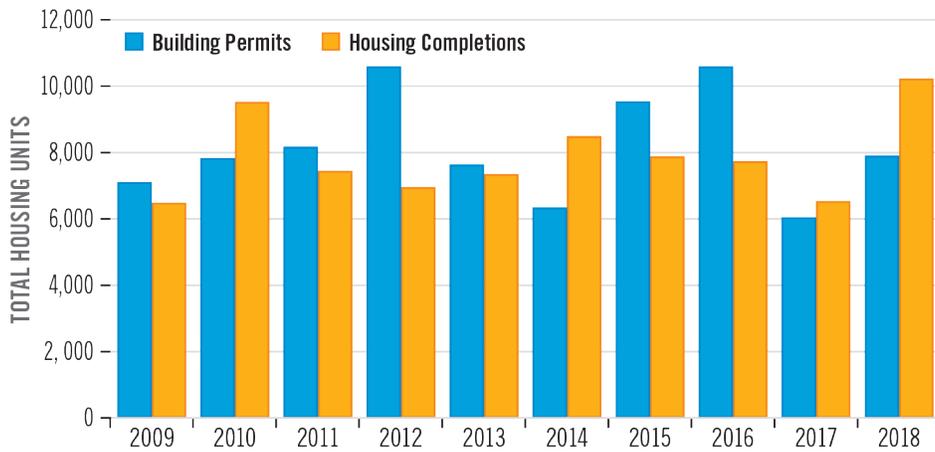
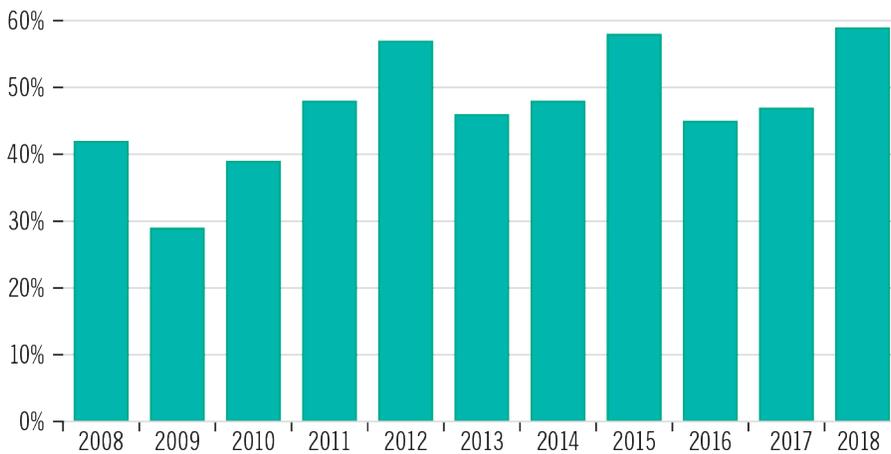


FIGURE 3.6: INTENSIFICATION within the BUILT-UP AREA, YORK REGION, 2008 to 2018



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

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

RESIDENTIAL MARKET and BUILDING ACTIVITY

THE TOTAL HOUSING SUPPLY CONTINUES to DIVERSIFY

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

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

Diversified housing is important for:

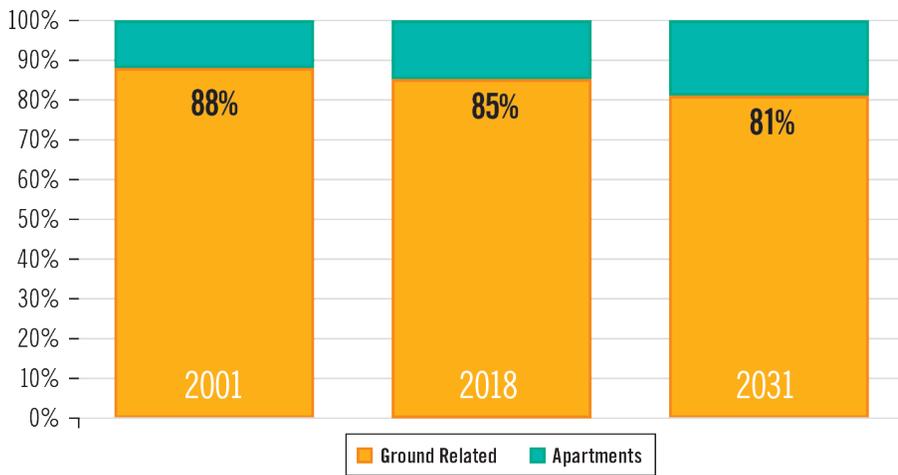
providing affordable options

housing residents at different stages in their lives

reaching the Region’s intensification targets

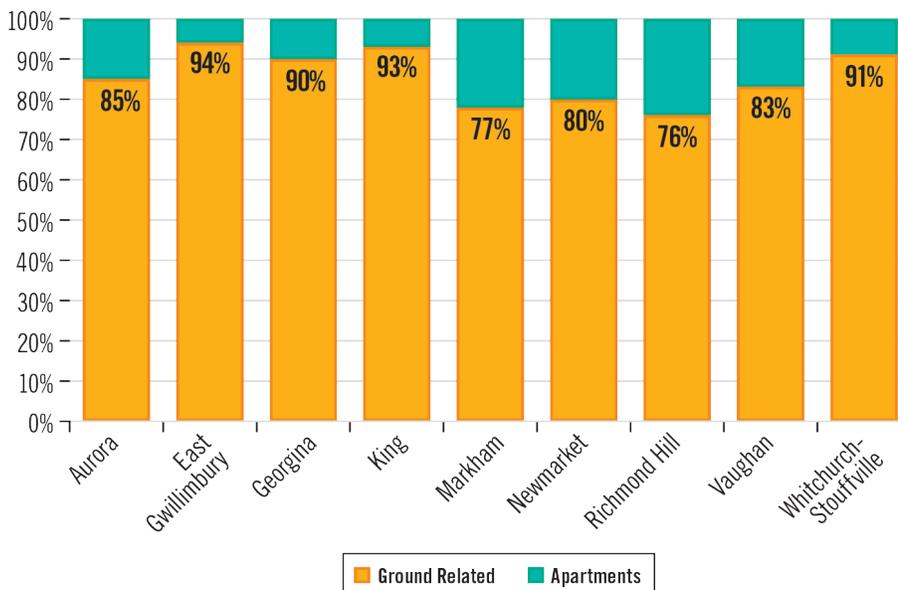
creating more compact, transit supportive development

FIGURE 3.7: MIX of HOUSING STOCK in YORK REGION



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

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



INDUSTRIAL, COMMERCIAL and INSTITUTIONAL MARKET and BUILDING ACTIVITIES

INDUSTRIAL and COMMERCIAL PROPERTY MARKET

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

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

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

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

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

INDUSTRIAL, COMMERCIAL and INSTITUTIONAL MARKET and BUILDING ACTIVITIES

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

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

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

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

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

FIGURE 4.1: YORK REGION ICI CONSTRUCTION VALUES 2014 to 2018



INDUSTRIAL, COMMERCIAL and INSTITUTIONAL MARKET and BUILDING ACTIVITIES

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

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

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

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

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

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

INDUSTRIAL, COMMERCIAL and INSTITUTIONAL MARKET and BUILDING ACTIVITIES

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

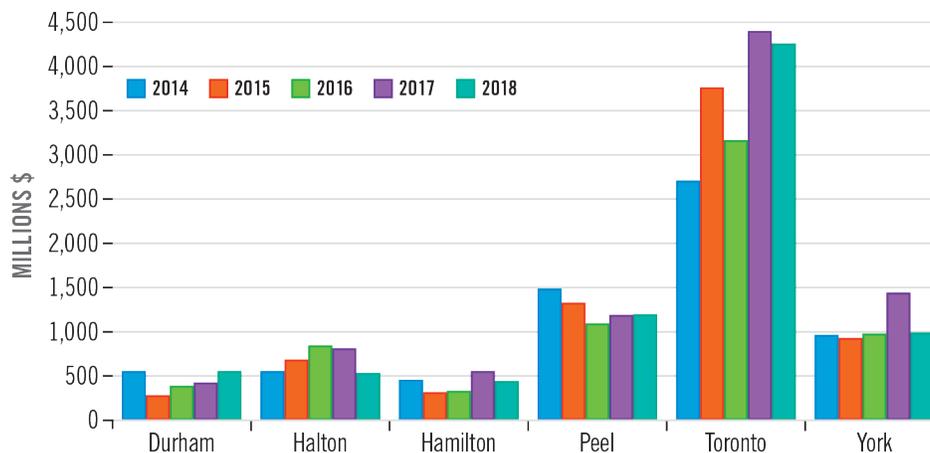
PROJECT	VALUE \$000s	MUNICIPALITY
Primary Dual French Immersion School	\$11,837	Vaughan
Elementary School	\$11,412	Markham
Liuna Local 506 Training Centre	\$8,910	Richmond Hill
Canada Post Corporation	\$6,539	Vaughan
Hospice Palliative Care Facility	\$5,850	Vaughan
Religious Building	\$4,500	Whitchurch-Stouffville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

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

GREATER TORONTO and HAMILTON AREA (GTHA) CONSTRUCTION

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

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



INDUSTRIAL, COMMERCIAL and INSTITUTIONAL MARKET and BUILDING ACTIVITIES

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

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

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

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



OVERALL CONSTRUCTION VALUE in YORK REGION

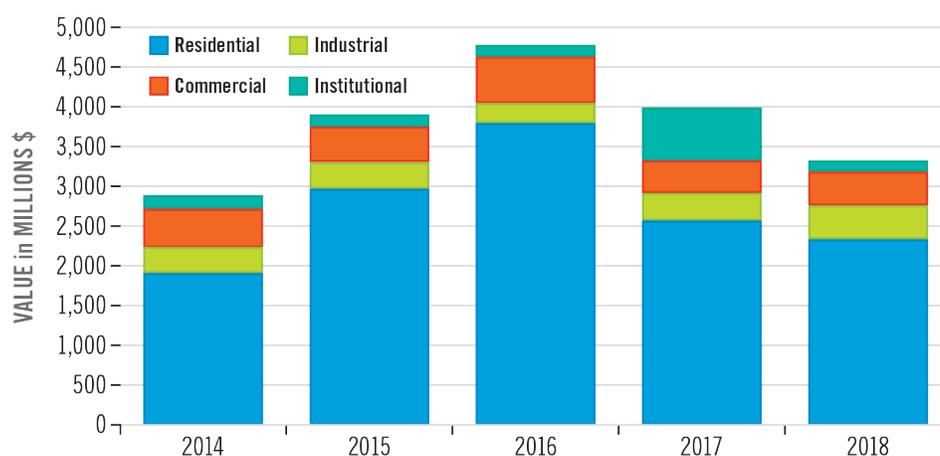
An ICI share of total construction value within the range of 30 per cent means that job opportunities continue to be provided to match the growth in the Region's labour force

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

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

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

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



Source: Local Municipal Building Permit Reports, 2014- 2018

Note: *Agricultural permits are included under the industrial category

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

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

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

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

OVERALL CONSTRUCTION VALUE in YORK REGION

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

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

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

CONSTRUCTION ACTIVITY - NATIONAL COMPARISONS

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

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

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

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

CONCLUSION

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

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

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

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

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

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