

**YORK REGION 2024  
HOUSING  
SUPPLY UPDATE**



**JUNE 2024**

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# York Region 2024 Housing Supply Update

## Housing Supply in the Development Approval Pipeline is Monitored and Reported Regularly

Housing supply is monitored on a regular basis to track progress towards planning and developing complete communities, confirm conformity with Provincial supply requirements, and to ensure the development pipeline is moving efficiently to provide a supply of housing over time. The following are included to outline additional information:

- A housing supply breakdown by unit type (single-detached, semi-detached, townhouse, apartment) and application approval status for each local municipality is provided. A list of Provincial housing pledge targets and information on rental households and rental supply is also provided by local municipality
- Mapping of the location of housing supply by unit type and planning application status (registered unbuilt, draft approved, proposed under application, and Ministers Zoning Order units by local municipality)

This Housing Supply Update is current to March 2024 and presents data retrieved from the Region’s development application tracking system (YorkTrax). Not all planning applications submitted to the local municipalities are circulated to the Region therefore the housing supply figures presented in this update are likely a conservative estimate.

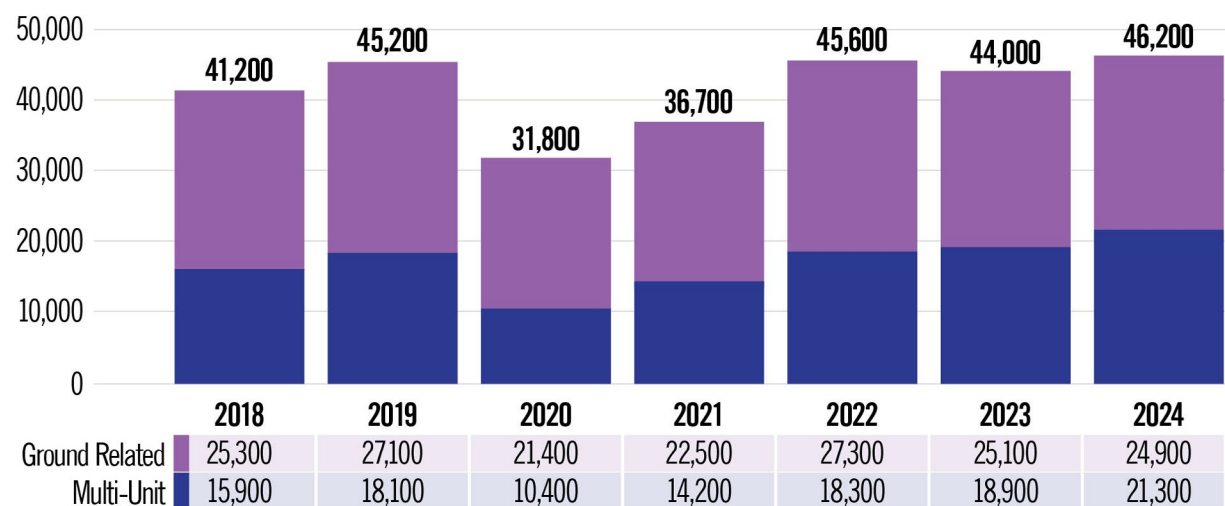
## York Region’s Approved Housing Supply is Approximately 46,000 Units Across all Nine Local Municipalities

The Region’s registered and draft approved housing supply is an estimated 46,000 units as of March 2024. The data, as outlined in Table 1, identifies the supply of all unit types that are registered or draft approved, across all nine local municipalities.

## Housing Supply is Stable – New Proposed Units Coming On-Line Offset Units as they are Built and Sold

The Region’s annual inventory has been relatively stable as new units are approved through applications which off-set others as they are constructed and occupied. The result has been a relatively consistent housing supply since 2018 as shown in **Figure 1**.

**Figure 1: Housing Supply – Registered and Draft Approved Units**



Source: York Region Planning and Economic Development, 2024.

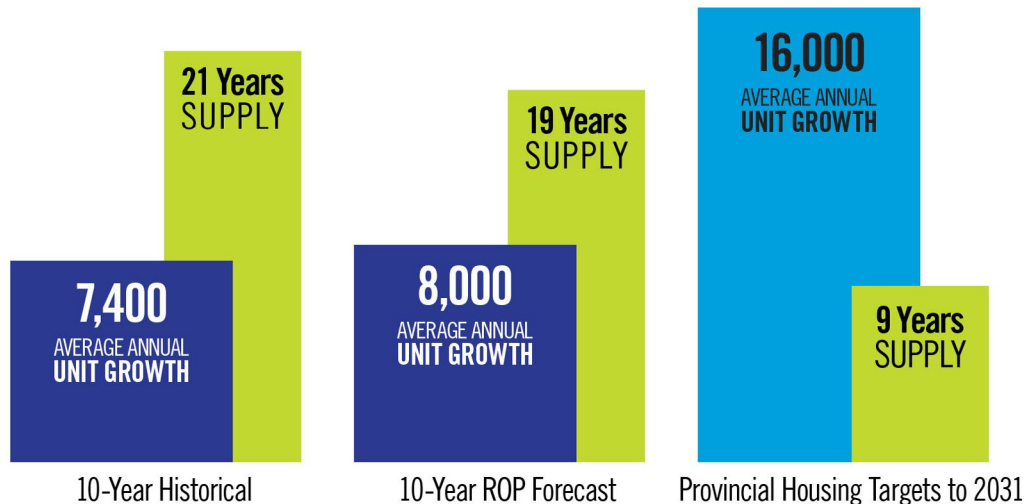
Note: 2018 to 2019 show registered unoccupied and draft approved data, 2020 to 2024 data include registered unbuilt and draft approved units.

## There are More than 112,000 Proposed Housing Units in the Development Application Approval Pipeline

There are more than 112,000 housing units subject to active planning applications (Table 3) in addition to the 46,000 registered and draft approved units. Together, the 158,000 registered unbuilt, draft approved, and proposed units currently in the approval process equate to more than 20-years of growth.

**Figure 2** summarizes average annual unit growth and the associated years supply based on historical average annual growth rates, average annual rates required to meet the ROP forecast, and rates required to meet Provincial Housing Targets by 2031. Estimated years of supply is a function of the timeframe associated with housing units being approved, constructed, sold and occupied.

**Figure 2:** Historical and forecast average annual unit growth and impact on years supply



Source: York Region Planning and Economic Development, 2024.

Note: The Province assigned housing pledges to eight York Region municipalities. King Township was excluded.

The Province of Ontario assigned housing targets to eight York Region local municipalities (King Township excluded) totaling 150,000 units to be delivered by 2031 (**Table 5**). Total number of units under construction, registered, draft approved, and proposed in York Region exceed number of units required to achieve the Provincial housing target. Based on York Region's 10-year historical average unit growth, these targets will not be met. Unit growth per year required to achieve provincial housing targets significantly exceeds both historical and Regional Official Plan forecast averages. Despite significant sewage capacity remaining based on the 2023 assignment (249,618 people), infrastructure improvements are required to facilitate buildout of the Region's current housing supply and achievement of provincial housing targets. Capacity Servicing Assignments were presented to Council in November 2023.

Included in the Region's total approved and proposed housing supply are approximately 158,800 apartment units representing 78% of units that are registered unbuilt, draft approved, proposed under application, or subject to Minister's Zoning Orders. A substantial supply of future apartment growth demonstrates the success of the Region's investment in transit infrastructure and attractiveness of Centres and Corridors for high-density development.

## Supply of Purpose-Built Rental Units is Increasing

With little purpose-built rental growth over the past 20 years, not enough purpose-built rental supply exists in York Region to meet the needs of York Region residents. The York Region Official Plan includes a purpose-built rental target of a minimum of 1,000 units per year. In 2023, there were 1,271 new rental units in York Region, of which 935 were purpose built (including 670 private and 265 community housing units). Although still subject to review, there are more than 8,200 proposed rental units across 34 developments currently active in the development application approval pipeline in York Region.

**Table 1: Registered and Draft Approved Units, March 2024**

Registered Units	Single Units	Semi-Detached Units	Townhouse Units	Apartment Units	Total
Aurora	17	0	134	264	415
East Gwillimbury	74	0	95	0	169
Georgina	222	2	30	150	404
King	14	16	48	0	78
Markham	151	0	1,495	3,096	4,742
Newmarket	113	12	451	225	801
Richmond Hill	493	8	300	200	1,001
Vaughan	225	0	595	940	1,760
Whitchurch-Stouffville	719	0	261	311	1,291
<b>Total Registered Units</b>	<b>2,028</b>	<b>38</b>	<b>3,409</b>	<b>5,186</b>	<b>10,661</b>
Draft Approved Units					
Aurora	431	0	91	667	1,189
East Gwillimbury	1,503	379	336	204	2,422
Georgina	1,017	12	105	0	1,134
King	1,406	0	397	0	1,803
Markham	2,584	256	5,126	8,806	16,772
Newmarket	107	0	272	0	379
Richmond Hill	1,303	321	1,394	758	3,776
Vaughan	1,560	16	765	4,436	6,777
Whitchurch-Stouffville	12	0	0	1,223	1,235
<b>Total Draft Approved Units</b>	<b>9,923</b>	<b>984</b>	<b>8,486</b>	<b>16,094</b>	<b>35,487</b>
<b>Total Units</b>	<b>11,951</b>	<b>1,022</b>	<b>11,895</b>	<b>21,280</b>	<b>46,148</b>

Source: York Region development application tracking system (YorkTrax).

Note: Lands approved for development with no planning applications applied to them are not captured in the tables above.

**Table 2: Minister Zoning Order Units, March 2024**

Municipality	Single Units	Semi-Detached Units	Townhouse Units	Apartment Units	Total
Aurora	30	0	73	74	177
East Gwillimbury	0	0	0	0	0
Georgina	0	0	0	0	0
King	0	0	0	0	0
Markham	0	0	0	19,407	19,407
Newmarket	0	0	0	0	0
Richmond Hill	0	0	0	21,116	21,116
Vaughan	0	0	0	4,859	4,859
Whitchurch-Stouffville	0	0	0	0	0
<b>Total Minister Zoning Order Units</b>	<b>30</b>	<b>0</b>	<b>73</b>	<b>45,456</b>	<b>45,559</b>

Source: York Region development application tracking system (YorkTrax).

**Table 3: Proposed Units Under Application, March 2024**

Municipality	Single Units	Semi-Detached Units	Townhouse Units	Apartment Units	Total
Aurora	85	3	3,144	1,086	4,318
East Gwillimbury	686	148	747	1,299	2,880
Georgina	659	22	454	66	1,201
King	564	0	270	804	1,638
Markham	675	64	1,958	23,909	26,606
Newmarket	93	26	359	1,254	1,732
Richmond Hill	255	18	2,804	9,976	13,053
Vaughan	1,088	16	1,940	50,665	53,709
Whitchurch-Stouffville	1,347	80	2,493	2,950	6,870
<b>Total Minister Zoning Order Units</b>	<b>5,452</b>	<b>377</b>	<b>14,169</b>	<b>92,009</b>	<b>112,007</b>

Source: York Region development application tracking system (YorkTrax).

Note: Proposed units are under applications for approval and do not include those units requiring Local Official Plan Amendments.

**Table 4: York Region Housing Supply Summary, March 2024**

Unit Type	Single Units	Semi-Detached Units	Townhouse Units	Apartment Units	Total
Registered and Draft Approved	11,951	1,022	11,895	21,280	4,318
Minister's Zoning Orders	30	0	73	45,456	45,559
Proposed	5,452	377	14,169	92,009	112,007
<b>Total Unit Supply</b>	<b>17,433</b>	<b>1,399</b>	<b>26,137</b>	<b>158,745</b>	<b>203,714</b>

Source: York Region development application tracking system (YorkTrax).

Note: Proposed units are under applications for approval and do not include those units requiring Local Official Plan Amendments.

**Table 5: Provincial Housing Pledges to 2031**

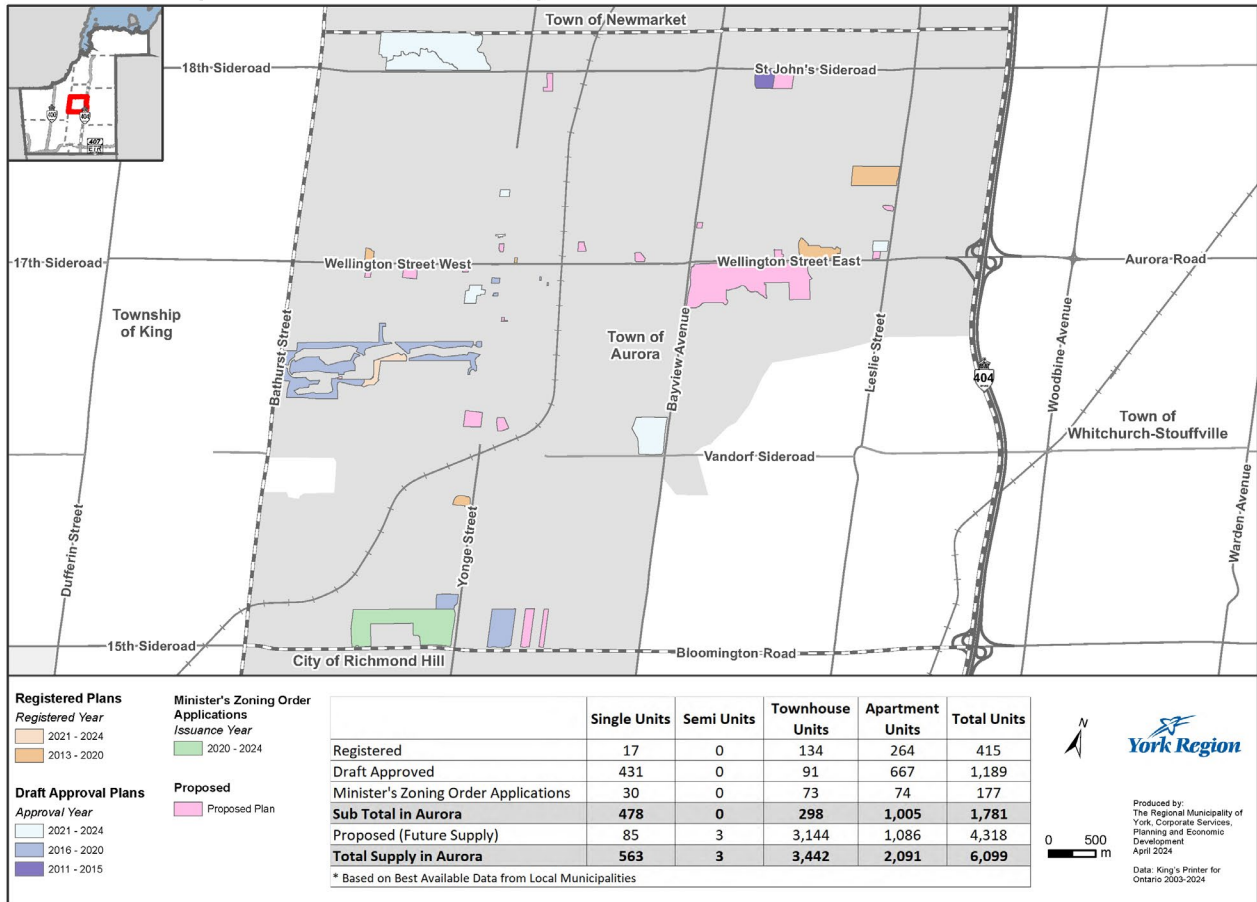
Municipality	2031 Housing Pledges	Potential 2031 Population Growth
Aurora	8,000	23,700
East Gwillimbury	4,300	12,500
Georgina	6,200	16,800
King	-	-
Markham	44,000	145,900
Newmarket	12,000	34,600
Richmond Hill	27,000	84,900
Vaughan	42,000	139,700
Whitchurch-Stouffville	6,500	18,600
<b>Total</b>	<b>150,00</b>	<b>474,900</b>

Source: Province of Ontario 2031 Municipal Housing Targets.

Note: The Province did not assign King Township a housing pledge. Resulting population growth is calculated using an average People per Unit (PPU) for each municipality. Source: Province of Ontario 2031 Municipal Housing Targets.

# Aurora Housing Supply Map - 2024

## Town of Aurora | Available Residential Supply

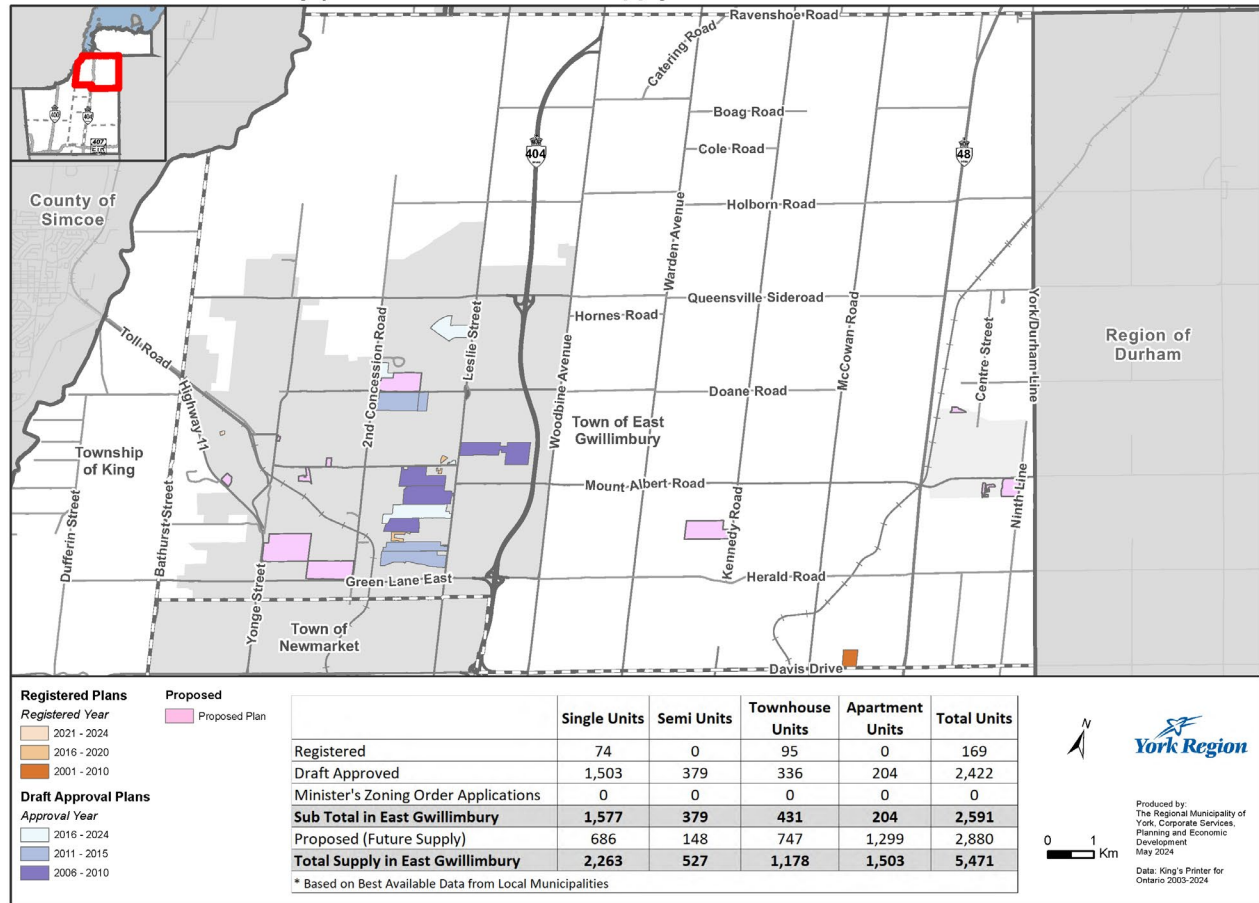


Note: Minister's Zoning Order Applications does not include parcels subject to active development applications (site plan or subdivision). Parcels with active development applications are logged as Proposed (Future Supply).



# East Gwillimbury Housing Supply Map - 2024

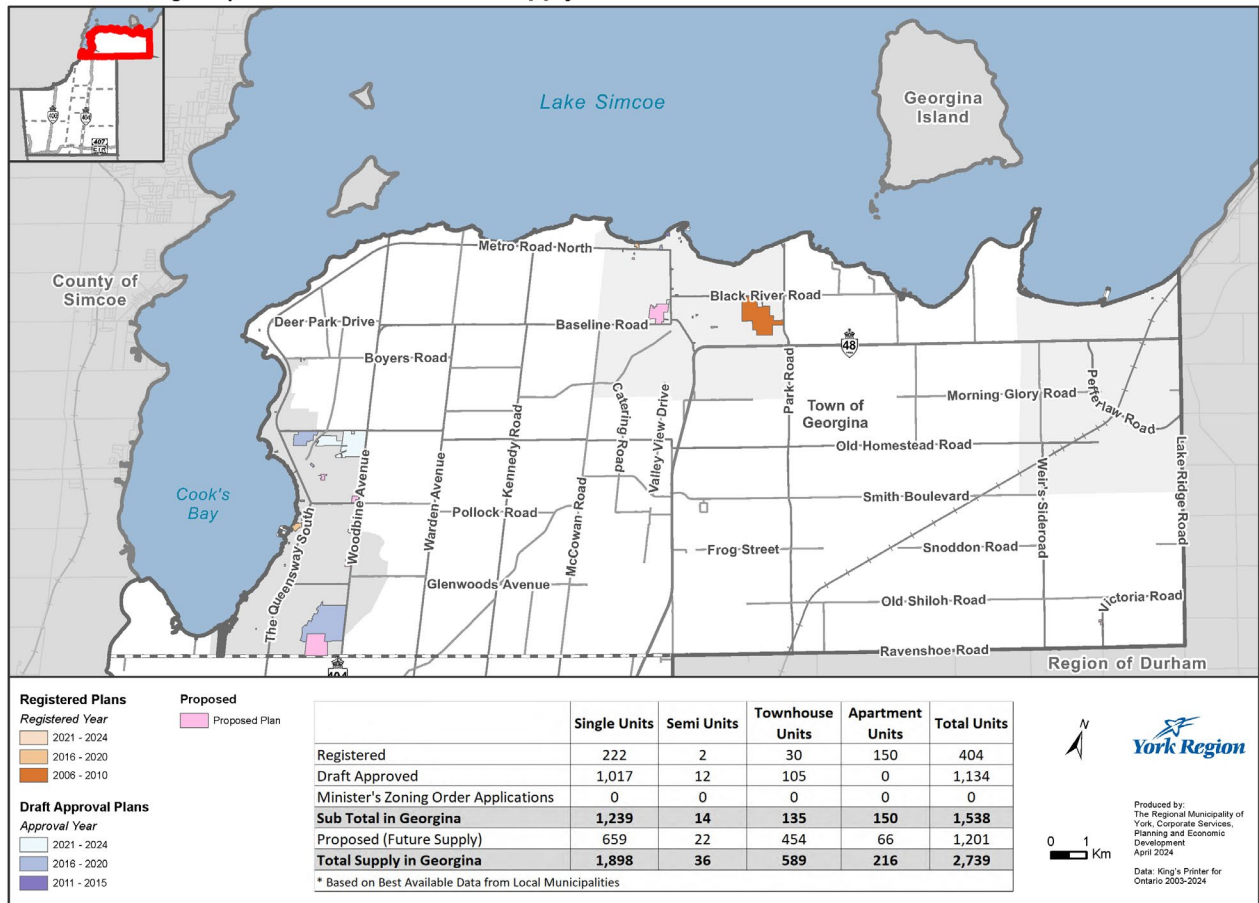
## Town of East Gwillimbury | Available Residential Supply



Note: Minister's Zoning Order Applications does not include parcels subject to active development applications (site plan or subdivision). Parcels with active development applications are logged as Proposed (Future Supply).

# Georgina Housing Supply Map - 2024

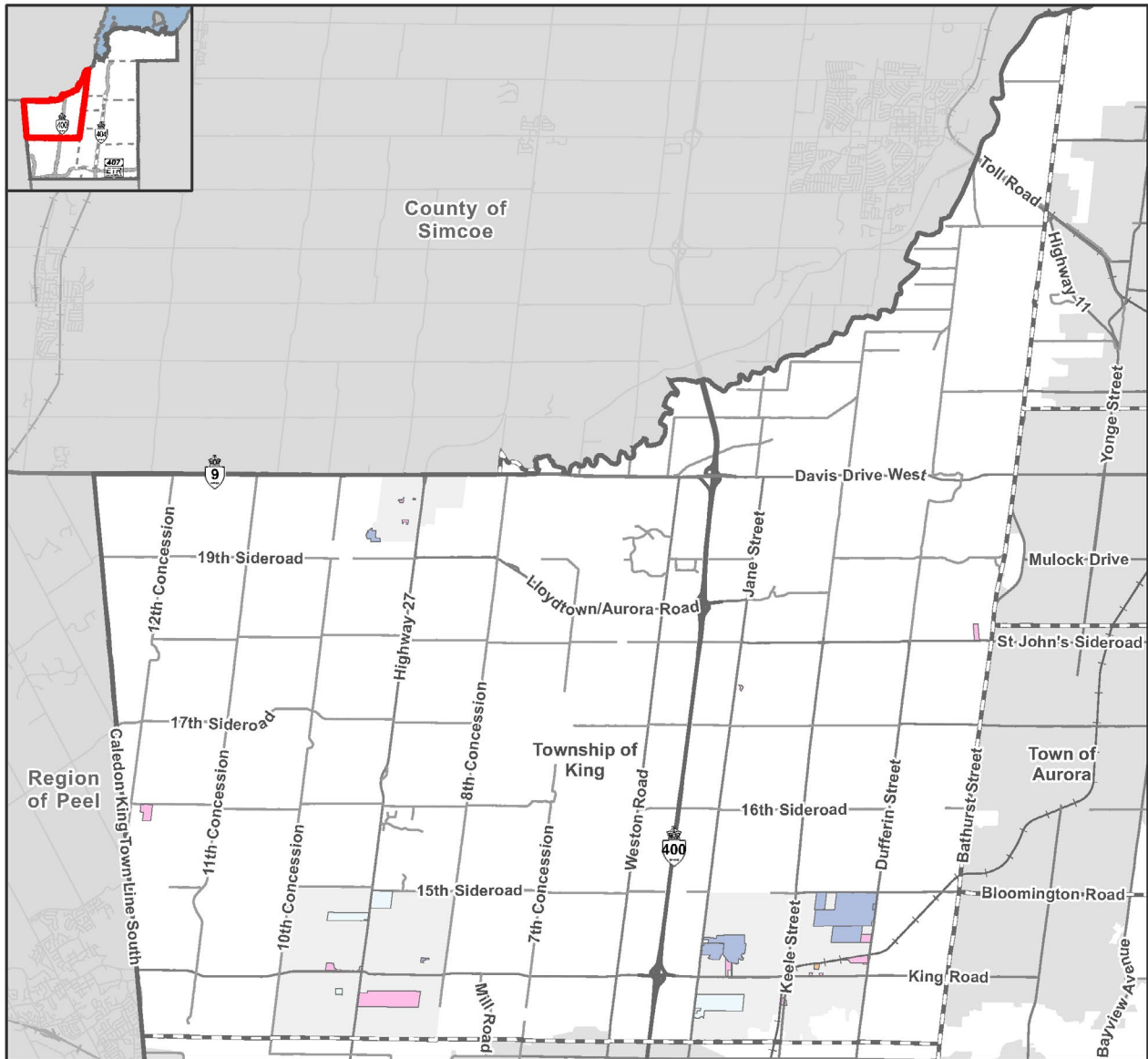
## Town of Georgina | Available Residential Supply



Note: Minister's Zoning Order Applications does not include parcels subject to active development applications (site plan or subdivision). Parcels with active development applications are logged as Proposed (Future Supply).

# King Housing Supply Map - 2024

## Township of King | Available Residential Supply



### Registered Plans

#### Registered Year

- 2021 - 2024
- 2016 - 2020

### Draft Approval Plans

#### Approval Year

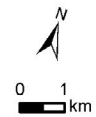
- 2021 - 2024
- 2016 - 2020

### Proposed

- Proposed Plan

	Single Units	Semi Units	Townhouse Units	Apartment Units	Total Units
Registered	14	16	48	0	78
Draft Approved	1,406	0	397	0	1,803
Minister's Zoning Order Applications	0	0	0	0	0
<b>Sub Total in King</b>	<b>1,420</b>	<b>16</b>	<b>445</b>	<b>0</b>	<b>1,881</b>
Proposed (Future Supply)	564	0	270	804	1,638
<b>Total Supply in King</b>	<b>1,984</b>	<b>16</b>	<b>715</b>	<b>804</b>	<b>3,519</b>

\* Based on Best Available Data from Local Municipalities



Produced by:  
The Regional Municipality of York,  
Corporate Services, Planning and  
Economic Development  
April 2024

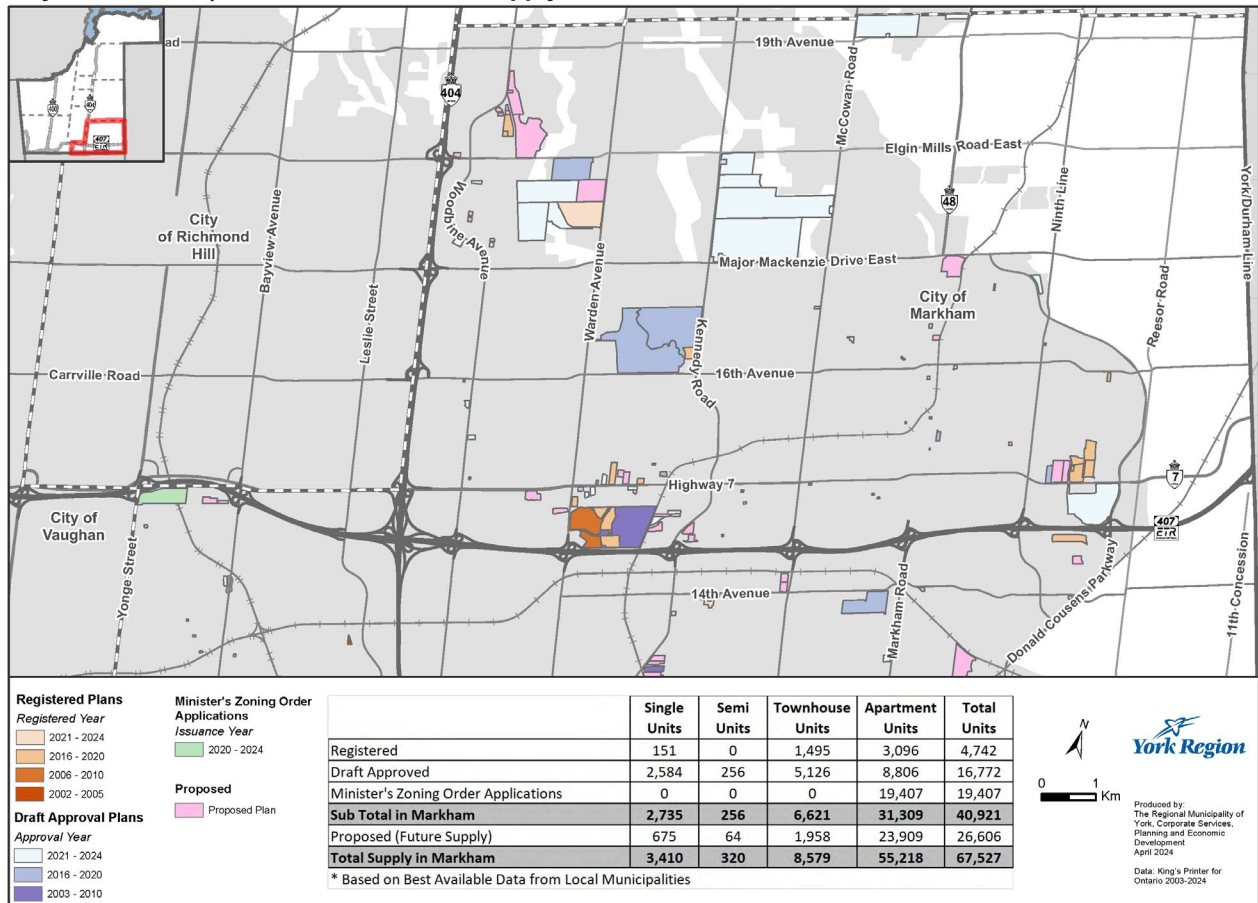
Data: King's Printer for  
Ontario 2003-2024

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Note: Minister's Zoning Order Applications does not include parcels subject to active development applications (site plan or subdivision). Parcels with active development applications are logged as Proposed (Future Supply).

# Markham Housing Supply Map - 2024

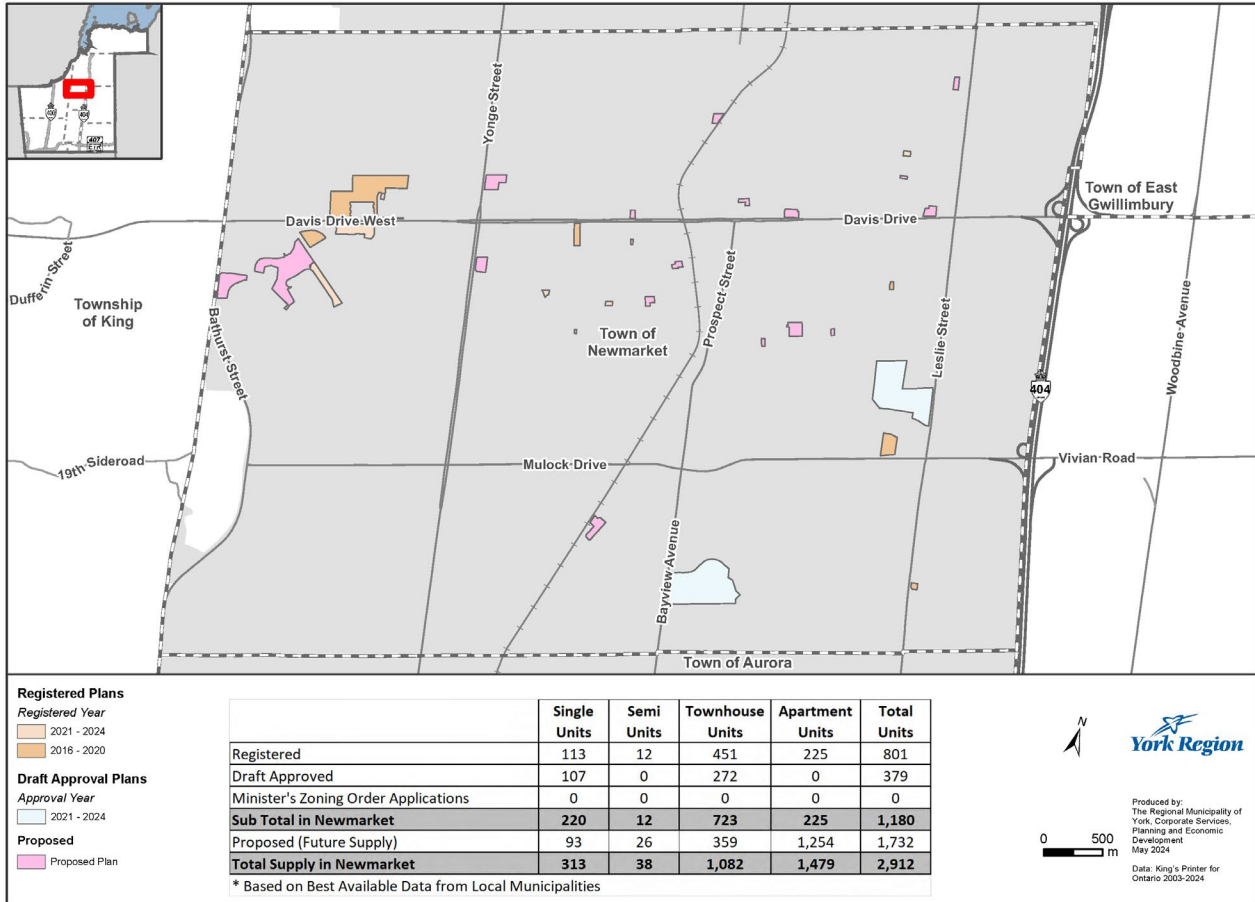
## City of Markham | Available Residential Supply



Note: Minister's Zoning Order Applications does not include parcels subject to active development applications (site plan or subdivision). Parcels with active development applications are logged as Proposed (Future Supply).

# Newmarket Housing Supply Map - 2024

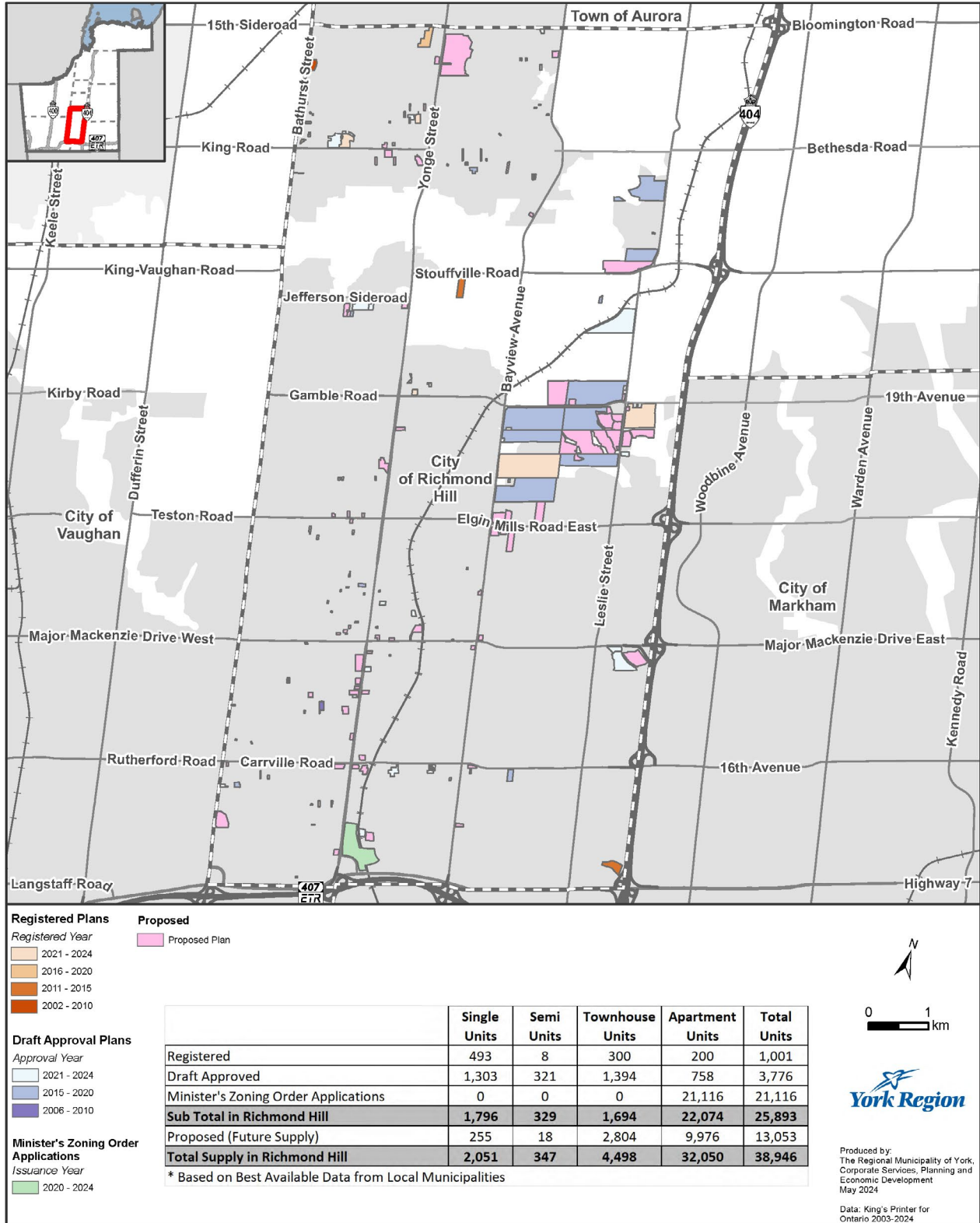
## Town of Newmarket | Available Residential Supply



Note: Minister's Zoning Order Applications does not include parcels subject to active development applications (site plan or subdivision). Parcels with active development applications are logged as Proposed (Future Supply).

# Richmond Hill Housing Supply Map - 2024

## City of Richmond Hill | Available Residential Supply

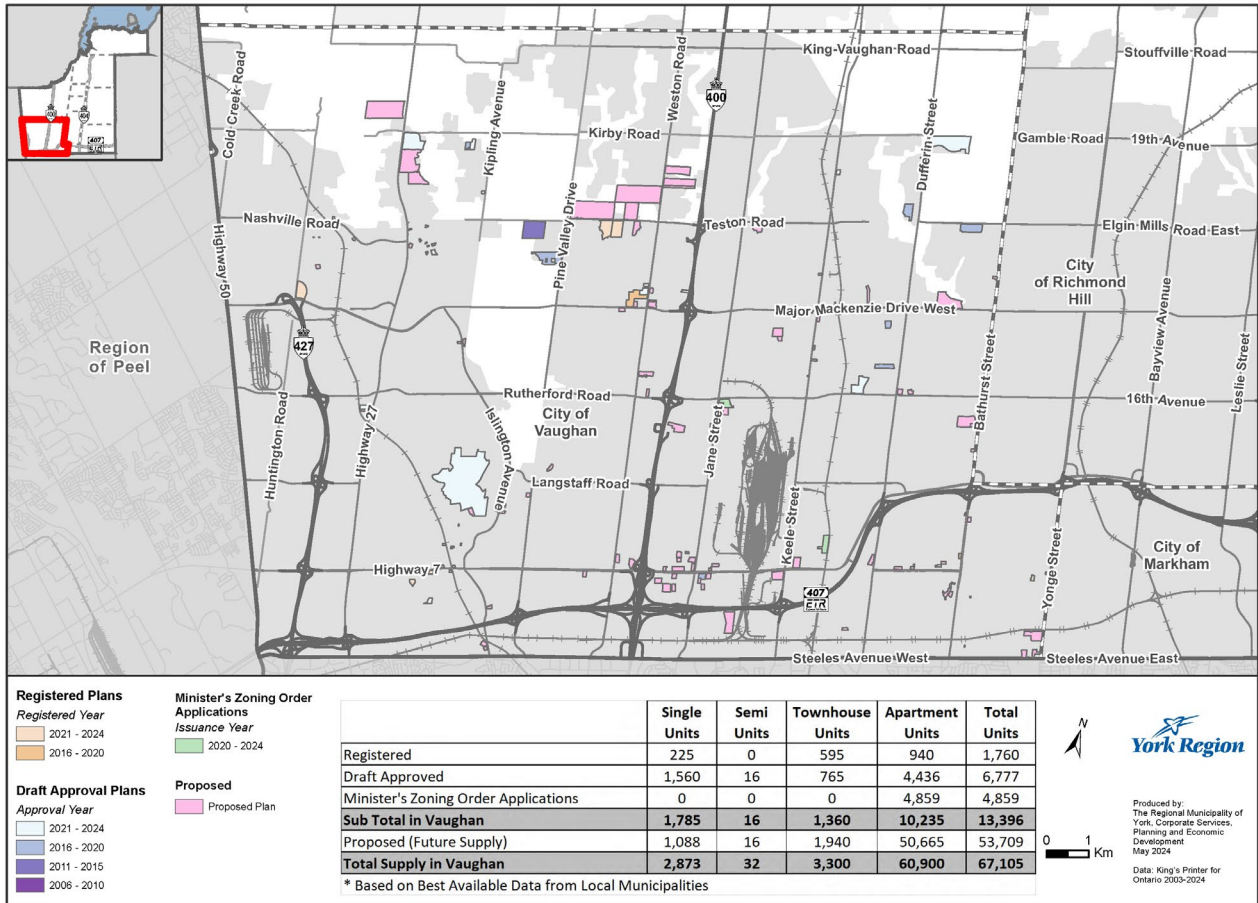


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Note: Minister's Zoning Order Applications does not include parcels subject to active development applications (site plan or subdivision). Parcels with active development applications are logged as Proposed (Future Supply).

# Vaughan Housing Supply Map - 2024

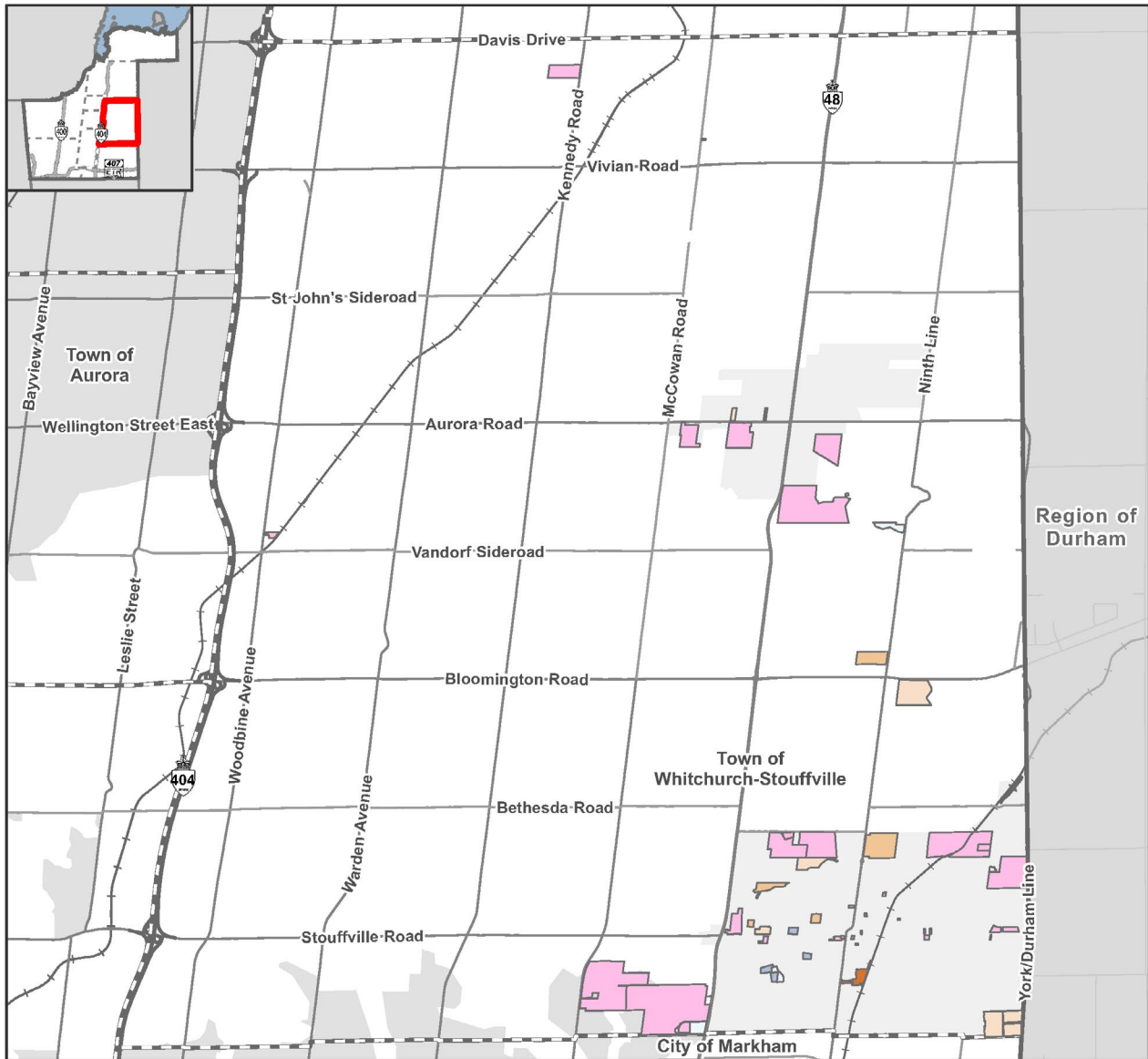
## City of Vaughan | Available Residential Supply



Note: Minister's Zoning Order Applications does not include parcels subject to active development applications (site plan or subdivision). Parcels with active development applications are logged as Proposed (Future Supply).

# Whitchurch-Stouffville Housing Supply Map - 2024

## Town of Whitchurch-Stouffville | Available Residential Supply



### Registered Plans

#### Registered Year

- 2021 - 2024
- 2016 - 2020
- 2007 - 2015

### Draft Approval Plans

#### Approval Year

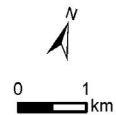
- 2021 - 2024
- 2016 - 2020

### Proposed

- Proposed Plan

	Single Units	Semi Units	Townhouse Units	Apartment Units	Total Units
Registered	719	0	261	311	1,291
Draft Approved	12	0	0	1,223	1,235
Minister's Zoning Order Applications	0	0	0	0	0
<b>Sub Total in Whitchurch-Stouffville</b>	<b>731</b>	<b>0</b>	<b>261</b>	<b>1,534</b>	<b>2,526</b>
Proposed (Future Supply)	1,347	80	2,493	2,950	6,870
<b>Total Supply in Whitchurch-Stouffville</b>	<b>2,078</b>	<b>80</b>	<b>2,754</b>	<b>4,484</b>	<b>9,396</b>

\* Based on Best Available Data from Local Municipalities



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The Regional Municipality of  
York, Corporate Services,  
Planning and Economic  
Development  
May 2024

Data: King's Printer for  
Ontario 2003-2024

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Note: Minister's Zoning Order Applications does not include parcels subject to active development applications (site plan or subdivision). Parcels with active development applications are logged as Proposed (Future Supply).



# YORK REGION 2024 HOUSING SUPPLY UPDATE



For more information on housing affordability  
in York Region please contact:

**York Region Planning and Economic Development**

**1-877-464-9675** Extension 71508

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