

Ground Related Housing Demand/Supply Analysis

**Presentation to Town of
Markham Development
Services Committee**

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Overview

- ❑ Staff undertook an updated residential demand/supply analysis for ground-related units in the Region (singles, semis, rows)
- ❑ Analysis concludes that there is an approximate 10 to 12 year remaining supply of ground-related units (not including ROPA's 1, 2 and 3)
- ❑ Supply is as little as 5 - 6 years in Southern York
- ❑ Risk of shortage of ground-related units in as little as 5 years time
- ❑ Prompt detailed planning for New Community Areas (ROPA's 1,2, and 3) is needed

Residential Land Supply

- ❑ Key part of planning
- ❑ Used to determine years of supply available and ROP Urban Area Expansion Requirements
- ❑ Required an adequate supply to accommodate and manage growth
- ❑ Input to servicing decisions and development charges revenue stream
- ❑ Careful monitoring required of Building Permits and approvals

Policy Target

- ROP and Provincial Policy Statement requirements
- 10 year supply of Residential OP designations
- 3-7 year supply of Residential Subdivision/Condominium approvals



Two Markets

- ❑ Two Housing Type Markets in York Region
 - ❑ Ground-related Units (Singles, Semis, Rows)
 - ❑ Apartment Units
 - ❑ Also different demand/supply characteristics between the Southern and Northern Areas of York Region



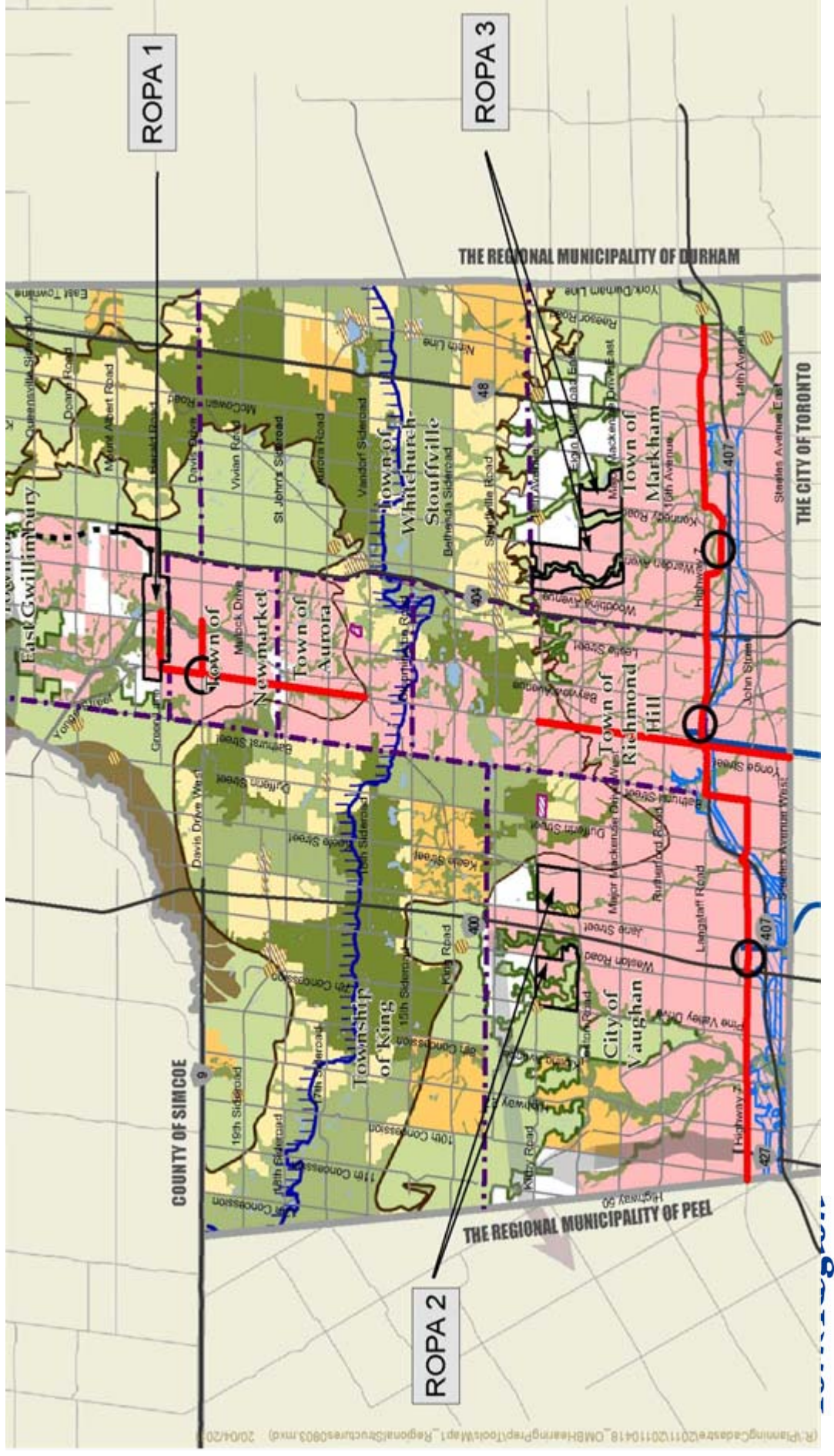
Residential Land Supply

- ❑ Includes Ground-related units within:
 - ❑ Regional and local Official Plan amendments
 - ❑ Subdivision, condominium and site plans
- ❑ Does not include:
 - ❑ ROPA's 1, 2 and 3
 - ❑ Apartment units - more than adequate supply in intensification areas

Residential Demand

- Demand can be calculated based on:
 - Recent housing completion data
 - Forecast housing unit demand

New Community Areas



Estimated Remaining Designated Ground- Related Housing Supply – Mid Year 2011

Municipality	Units	Share
Aurora	3,500	4%
East Gwillimbury	14,700	18%
Georgina	7,800	10%
King	4,100	5%
Markham	11,300	14%
Newmarket	3,000	4%
Richmond Hill	15,100	19%
Vaughan	14,000	17%
Whitchurch-Stouffville	6,800	9%
Total - York Region	80,300	100%

Projected Annual Absorption for Ground-Related Units

Municipality	Historic Housing Completions Average Annual 2002-2011 ¹	Forecast Demand 2011-2016 Average Annual Units ²
Aurora	400	394
East Gwillimbury	117	558
Georgina	218	275
King	83	242
Markham	2,361	1,569
Newmarket	500	311
Richmond Hill	1,388	1,027
Vaughan	2,545	1,652
Whitchurch-Stouffville	607	737
Total - York Region	8,219	6,765

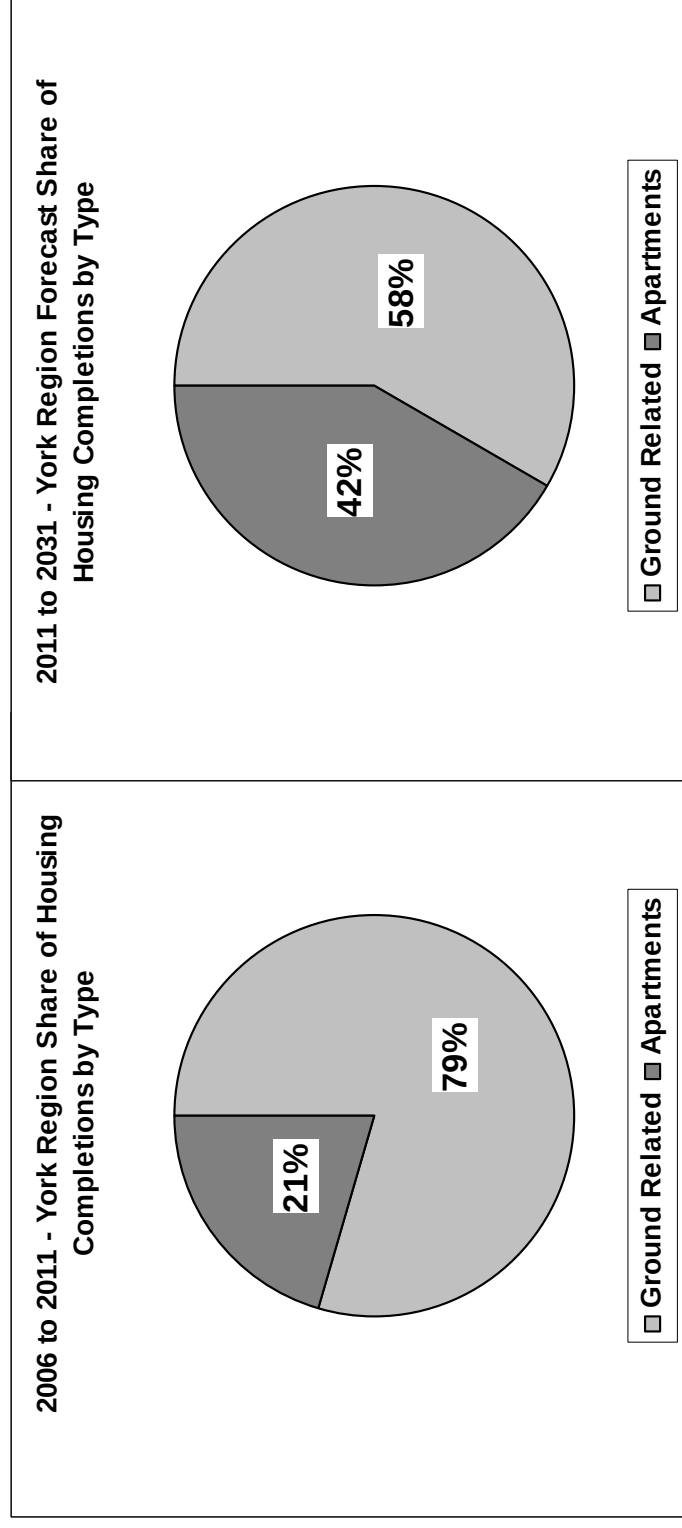
Notes:

1. Historic Housing Completions method based on average annual ground-related housing completions from 2002 to 2011.
2. Forecast Demand method based on average annual ground-related units forecast used as the basis for the York Region Official Plan forecast.

Years of Remaining Ground-Related Housing Supply

Municipality	Historic Housing Completions Average Annual 2002-2011	Forecast Demand 2011-2016 Average Annual Units
Aurora	8.8	8.9
East Gwillimbury	25+	25+
Georgina	25+	25+
King	25+	16.9
Markham	4.8	7.2
Newmarket	6.0	9.7
Richmond Hill	10.9	14.7
Vaughan	5.5	8.5
Whitchurch-Stouffville	11.2	9.2
Total	9.8	11.9

Comparison of York Region Housing Mix



Source: CMHC Housing Completions and York Region Forecast

North South Supply

- ❑ There are significant differences in demand and supply of ground related units in the South and the North of the Region

Area	Units	Years of Remaining Supply	
		Historical Demand	Forecast Demand
Total Ground-Related Supply			
Southern York Region	80,300	9.8	11.9
Northern York Region	40,400	6.4	9.5
	39,900	20.7	15.9

- ❑ Southern York Region (Markham, Richmond Hill and Vaughan)
- ❑ Northern York Region (Aurora, Newmarket, East Gwillimbury, Georgina, King and Whitchurch-Stouffville)

Planning Process for New Lands

- ❑ ROPA's 1, 2 & 3 have not been included in Supply (2,500 Ha)
- ❑ These lands are required to accommodate growth to 2031
- ❑ Completion of all approvals for these lands can take 5-8 years

Conclusions

- ❑ 10-12 year supply across the Region
 - ❑ Only 6-10 year supply in Southern York Region
 - ❑ Potential risk of shortage of land for ground-related housing
- ❑ Need to continue local planning for secondary plans
 - ❑ Planning for new communities can take 5 to 8 years
- ❑ Need to carefully monitor supply and demand fluctuations by local municipality
- ❑ Residential supply can have DC revenue implications