

RICHMOND HILL

2019 Socio-Economic Study

Richmond Hill, where people come together to build our community.



Richmond Hill

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Executive Summary

Chapter 1: Introduction

The Richmond Hill 2019 Socio-Economic Study is an update to the 2015 Socio-Economic Study and primarily uses statistics from the 2016 Census. The study aims to answer four questions:

- a) What is the make-up of Richmond Hill?
- b) How does Richmond Hill compare to other municipalities in York Region and the Greater Toronto Area?
- c) How has Richmond Hill changed over time?
- d) What opportunities are there for Richmond Hill in the future?

Data is grouped according to five themes: demographics, economics, transportation, housing, and affordability.

Richmond Hill is one of the 29 municipalities located within the Greater Toronto Area (GTA), one of the most important political and economic regions for both Ontario and Canada. It is located in the geographic centre of the GTA, and is well connected to its neighbours through major transportation corridors including Yonge Street and Highways 7, 404, and 407. Many of the challenges and opportunities that exist within the larger GTA are also being experienced by Richmond Hill, including higher levels of urbanization, increasing cultural diversity, rising housing costs and traffic congestion.



Executive Summary

Chapter 2: Demographic Profile

The population of Richmond Hill continues to grow; however, the rate of growth has slowed from previous years. Our population is getting older, with a median age of 42.4. Typical households in Richmond Hill are comprised of 2-4 individuals, most often occupied by a married couple with children. A growing number of households are multigenerational, containing at least one grandparent and one grandchild. People from many countries, ethnicities, and cultures have chosen to settle in Richmond Hill in recent years, helping create a community with a rich mosaic of cultures and languages. Richmond Hill has a workforce with a diverse set of skills that are well-matched to the types of jobs that exist within the City. Residents of Richmond Hill are the most highly educated in York Region.



Chapter 3: Economic Characteristics

Richmond Hill has the third highest number of jobs in York Region, and the local economy continues to expand with the number of jobs increasing by 11.5% between 2011 and 2016. Small businesses continue to dominate the economic make up of Richmond Hill, a trend that exists across York Region. Health care and social assistance; retail trade; and professional, scientific and technical services industries provide the majority of jobs in Richmond Hill. Richmond Hill has a competitive labour force participation rate and a lower unemployment rate than the Toronto CMA and provincial rates.



Chapter 4: Transportation

The automobile is the primary mode of transportation for commuting and recreational travel within Richmond Hill. Residents of Richmond Hill commute primarily to Toronto and within York Region for work, and people working in Richmond Hill are travelling most commonly from Toronto and within York Region. Most commuting into Richmond Hill for work is done by car. Richmond Hill residents are embracing alternate modes of transportation, including public transit, carpooling, and cycling. Expansion of the transit network, planned and underway, may give rise to greater uptake of these alternate modes of transportation.



Chapter 5 and 6: Housing Profile and Housing Affordability

Most residents of Richmond Hill continue to be homeowners living in a detached single family home. Dwellings in Richmond Hill are relatively newer and well-maintained. While single-detached homes remain the most common housing form in Richmond Hill, townhomes and high-rise apartments comprise a larger proportion of the housing supply as the City provides more options to residents.

Housing prices in Richmond Hill continue to increase. While this reflects that the City is a desirable community in which to live, housing costs are contributing to affordability issues, as average incomes of residents have generally risen at a significantly lower rate than housing prices. The number of low income households in Richmond Hill has increased since 2011. While rental properties can be considered a more affordable option for some residents, consistently low vacancy rates suggest that demand is stronger than the available supply.



Chapter 7: Analysis and Key Findings

The final chapter of the report provides an overview of key findings from the preceding chapters and begins to make some connections with existing and possible future initiatives and studies. These findings highlight many of the City's strengths including its highly educated and diverse population, growing workforce of skilled labour and job opportunities, and increasing number of businesses that are locating within the City. This chapter also identifies current challenges within the community, including continued reliance on the automobile, a high degree of out migration for work, and increasing lack of affordable housing. Overall, the report is intended to provide a compilation of facts and figures to better inform decision making within the City.



1.0 Introduction

In 2008, the first Richmond Hill Socio-Economic Study was completed. This study used the data from the 2006 Census as a primary source of information. The findings from the data in this report helped inform a number of related plans including the City's Strategic Plan and Official Plan. The 2015 Socio-Economic Study built upon the 2008 Socio-Economic Study, introducing and exploring new data and helping us to understand how Richmond Hill is changing over time.

The 2019 Socio-Economic Study provides an updated picture of Richmond Hill based on 2016 Census data, allowing for a better understanding of our community. It will help inform future plans including the review of Richmond Hill's Strategic Plan, and help guide the objectives and strategies of other major policy documents.



1.1 Study Context

The release of the 2016 Census data by Statistics Canada was completed at the end of 2017. As a result of this release, the 2015 Socio-Economic Study has now been updated with data from the 2016 Census, along with additional data resources, to develop Richmond Hill's 2019 Socio-Economic Study. Similar to the previous study, the key findings and conclusions from this document are expected to inform and influence major City plans, policies and strategies. The study may also be of benefit to businesses, community organizations and individuals conducting market research or community assessments for Richmond Hill.

The 2019 Socio-Economic Study follows a similar format to the previous study. The data has been grouped into five sections:

- a) Demographic Profile;
- b) Economic Characteristics;
- c) Transportation, Commuting, and Travel Patterns;
- d) Housing Profile; and
- e) Housing Affordability and Poverty.

Analysis and key findings are presented and discussed in a sixth section at the end of the document.



1.2 Study Goals and Objectives

The goal of the study is to explore the people, communities, businesses and context of Richmond Hill and examine how the City compares to other local municipalities, York Region, the Greater Toronto Area (GTA), and Ontario as a whole. There are four main questions that the Study aims to answer:

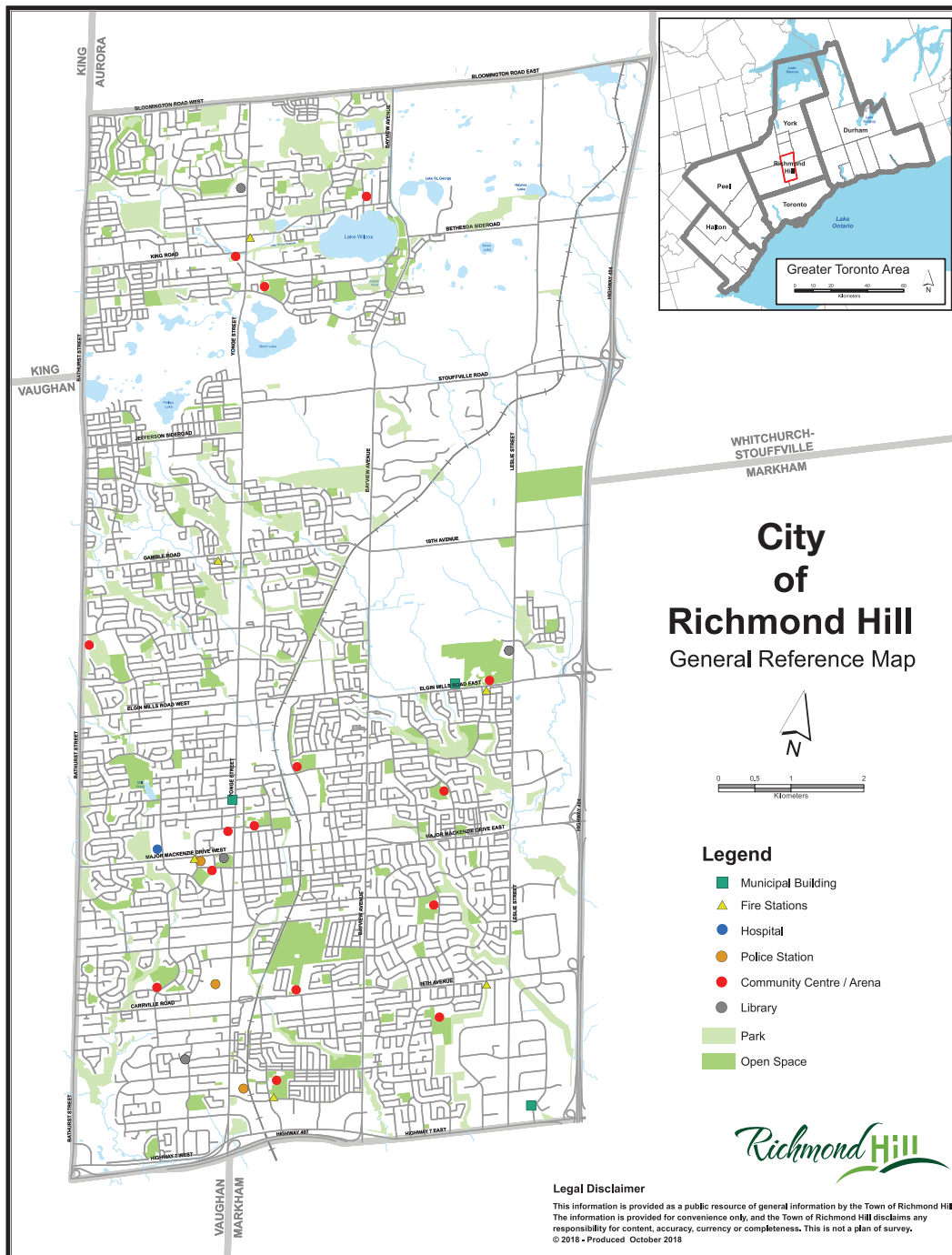
- a) What is the make-up of the City of Richmond Hill?
- b) How does Richmond Hill compare to other municipalities in York Region and the Greater Toronto Area?
- c) How has Richmond Hill changed over time?
- d) What opportunities are there for Richmond Hill in the future?



1.3 Study Area

The study area for this report is the City of Richmond Hill. The data and trends are presented for the City as a whole.

Map of Richmond Hill

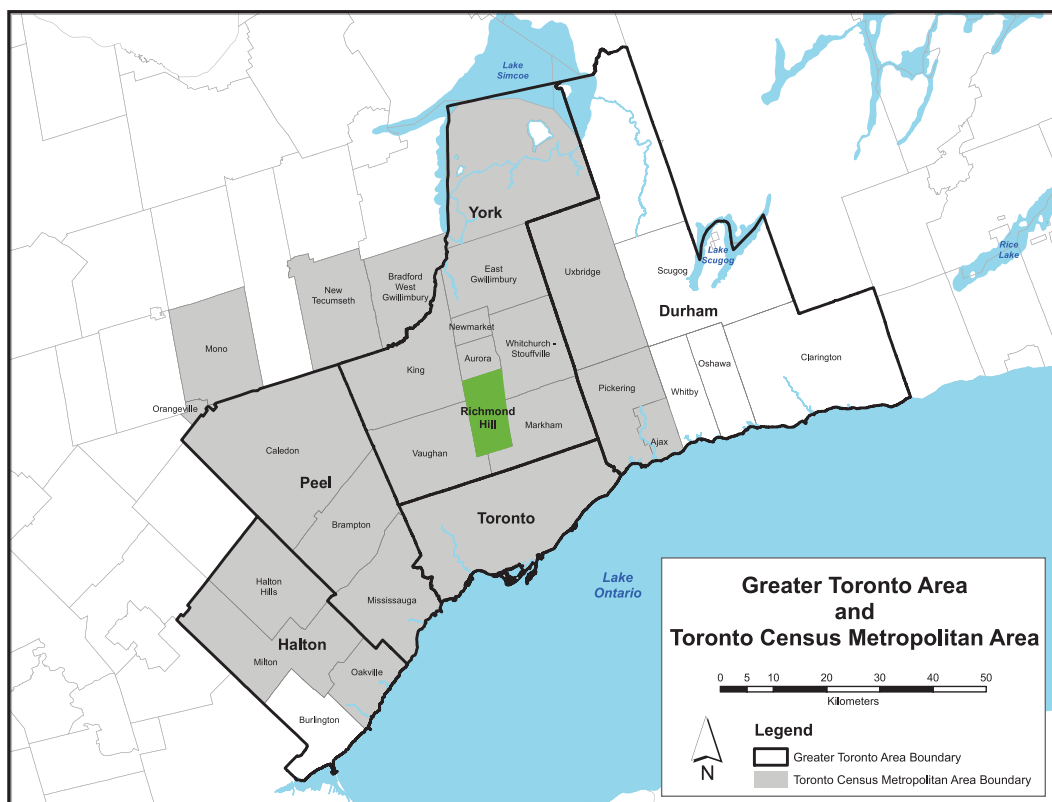


In addition to reviewing Richmond Hill's data, a number of sections within the study compare Richmond Hill to other municipalities, regions and areas. This is done primarily to provide perspective regarding the City of Richmond Hill context. Richmond Hill is a lower tier municipality within York Region, which is an upper tier/regional municipality. Comparisons are frequently made to the other lower tier municipalities within York Region: the Towns of Aurora, East Gwillimbury, Georgina, Newmarket and Whitchurch-Stouffville; the Township of King; and the Cities of Markham and Vaughan. Comparisons are also made between Richmond Hill and York Region as a whole.

Some sections of the report also compare Richmond Hill data to municipalities within the Greater Toronto Area (GTA), which is comprised of the City of Toronto and the Regions of Durham, Halton, Peel, and York. Lower tier municipalities that are frequently used for comparison include the City of Burlington, Town of Oakville, and the City of Oshawa, as they have historically had similar population and demographic characteristics to Richmond Hill.

Statistics Canada does not provide data specifically for the GTA. In its place, the Toronto Census Metropolitan Area (CMA) is used wherever census data is used in the Study. The Toronto CMA includes: the Regions of Halton (except Burlington), Peel, York, and the City of Toronto, as well as the municipalities of New Tecumseth, Bradford West Gwillimbury, Uxbridge, Pickering and Ajax. The Toronto CMA, therefore, does not include Whitby, Oshawa, Clarington, Scugog, Brock or Burlington (which are included in the GTA) but does include Bradford West Gwillimbury, Mono, New Tecumseth and Orangeville (which are not included in the GTA).

Map of Greater Toronto Area (GTA) and Toronto Census Metropolitan Area (CMA)



Source: City of Richmond Hill

1.4 Sources of Information

This Study uses a large number of research sources in order to obtain high-quality data. The resources that were used include the following:

Statistics Canada

- 1991, 1996, 2001, 2006, 2011, 2016 Census
- 2011 National Household Survey

York Region

- Annual Employment Survey, 2006 – 2017

City of Richmond Hill

- Planning and Regulatory Services Department
- Economic Development Office
- Corporate and Financial Services Department
- Custom tabulations

Municipal Property Assessment Corporation

- Property values

Canadian Mortgage and Housing Corporation

- Annual Starts and Completions Survey, 1990 - 2017
- Annual Rental Market Survey, 1990 - 2017

Canada Revenue Agency

- Tax Filer Data, 2011 and 2015

Toronto Real Estate Board

- Housing sales/prices (2015 – 2017)

CBRE Limited

- Industry and office vacancy rates and rents, 2016

Transportation for Tomorrow Survey

- 2001, 2006, 2011, 2016 Transportation for Tomorrow Surveys

Please note that in some figures and tables percentages may not sum to 100% due to rounding.

1.5 Data Caveats Regarding the 2011 National Household Survey (NHS)

Versions of the Census conducted by Statistics Canada from 2006 and earlier were comprised of two parts: a short-form questionnaire sent to all households, and a long-form questionnaire sent to a sample of households (every 1 in 5 households received the long-form in addition to the short-form). Both parts of the census were mandatory to complete.



The procedure for the 2011 Census differed from previous versions. While the short-form Census remained the same as before, the mandatory long-form questionnaire was replaced by a voluntary National Household Survey, which was distributed to 4.5 million households (slightly less than one-third of all Canadian households). The global non-response rate, or the number of households which did not complete the NHS, was 22% for Richmond Hill. As a result of the voluntary format of the NHS, caution has been exercised when comparing the results of the 2011 NHS to past Censuses and the 2016 Census, as there may be an inherent non-response bias (for example, certain demographic groups may be more or less likely to respond to the NHS than other groups).

The 2016 Census survey reverted back to the approach used prior to 2011. All households received a short-form questionnaire, and a long-form questionnaire was sent to a sample of households (approximately 1 in 4, or 25%). Both the short-form and long-form questionnaire in 2016 were once again mandatory to complete.

2.0 Demographic Profile

This chapter helps to answer the question “What is the make-up of Richmond Hill?” by looking at the City’s population, language, culture, faith, migration and immigration, households, education levels, labour force activity and income, drawing on Census Survey data from 1991 to 2016, and National Household Survey data (2011). The demographic analysis also makes comparisons to other local municipalities, York Region, the Greater Toronto Area (GTA), the Toronto Census Metropolitan Area (CMA) and in some cases Ontario and Canada, to better understand how Richmond Hill fits within our geographic context.



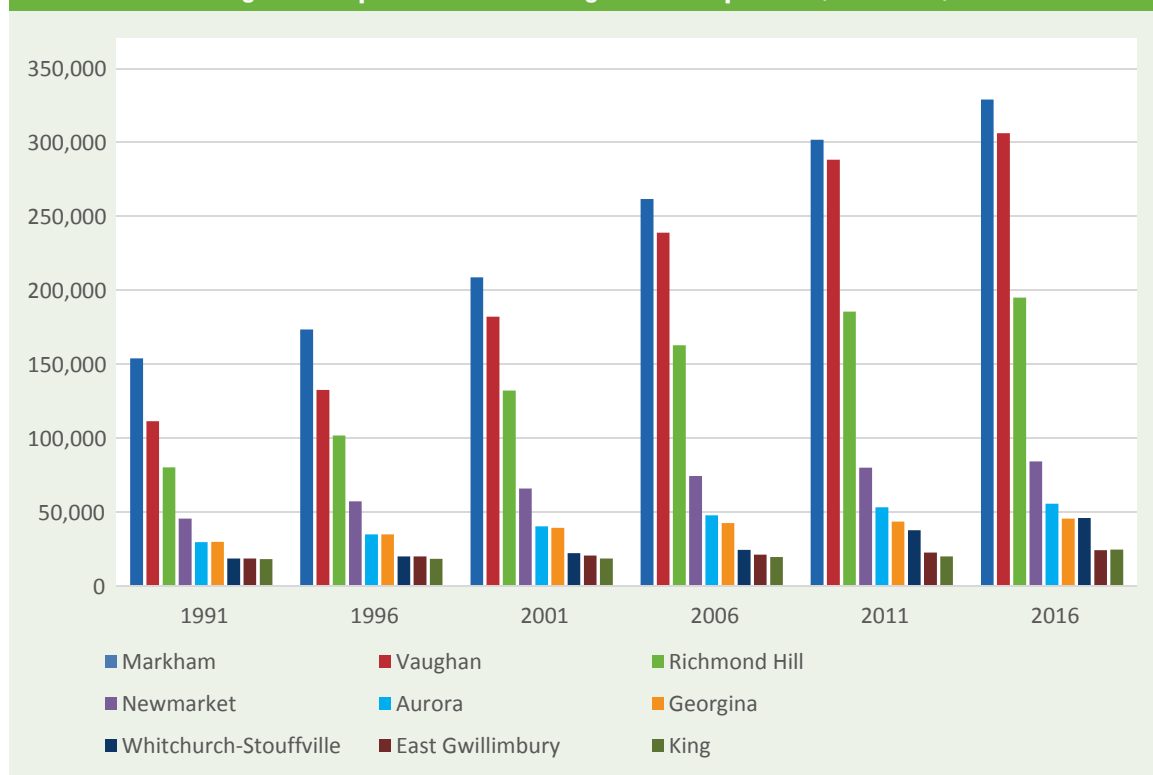
2.1 Population Characteristics

Trends in population growth are analyzed on the basis of overall growth, by the age and gender of the population, and by population change as driven by immigration and migration.

2.1.1 Population

As of the 2016 Census, the population of Richmond Hill has reached 195,022 residents. This represents a population increase of 9,481 people, or 5.1% population growth since the 2011 Census. After considerable growth through the 1990's and early 2000's, the rate of population growth has slowed over the last decade. In comparison to other York Region municipalities, Richmond Hill continues to have the third largest population in the Region (Figure 1). This is a distinction that the City has held over the last 25 years.

Figure 1: Population of York Region municipalities (1991-2016)

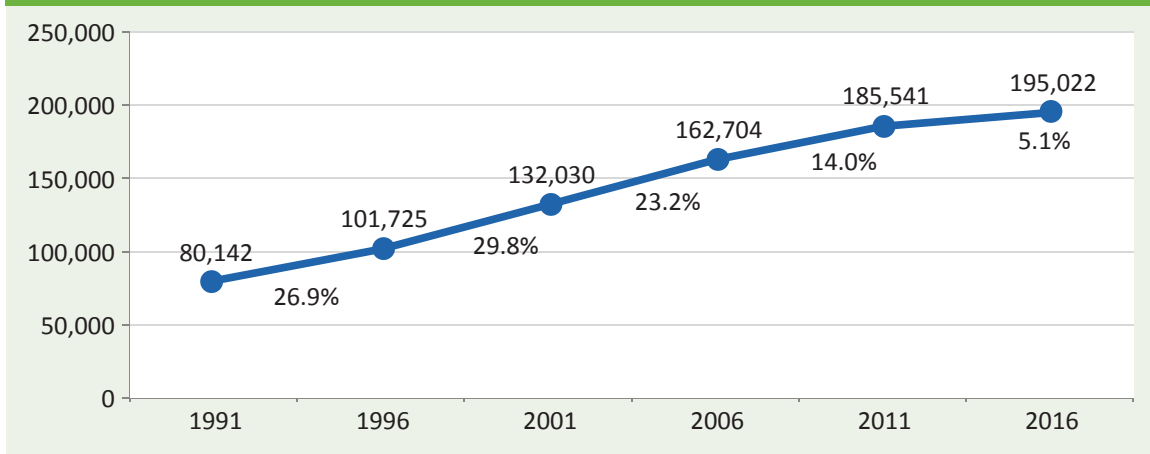


Source: Statistics Canada: 1991, 1996, 2001, 2006, 2011 and 2016 Census

RESEARCH NOTE:

Following the Census, Statistics Canada undertakes a Reverse Record Check (RRC) to measure census population under-coverage (the number of persons missed in the census due to varying reasons including being out of the country or having difficulty understanding the questionnaire) and over-coverage (number of persons counted more than once in the Census). In Ontario in 2016, the estimated net under coverage rate was 2.8%, which would indicate that Richmond Hill's population in 2016 is approximately 200,483.

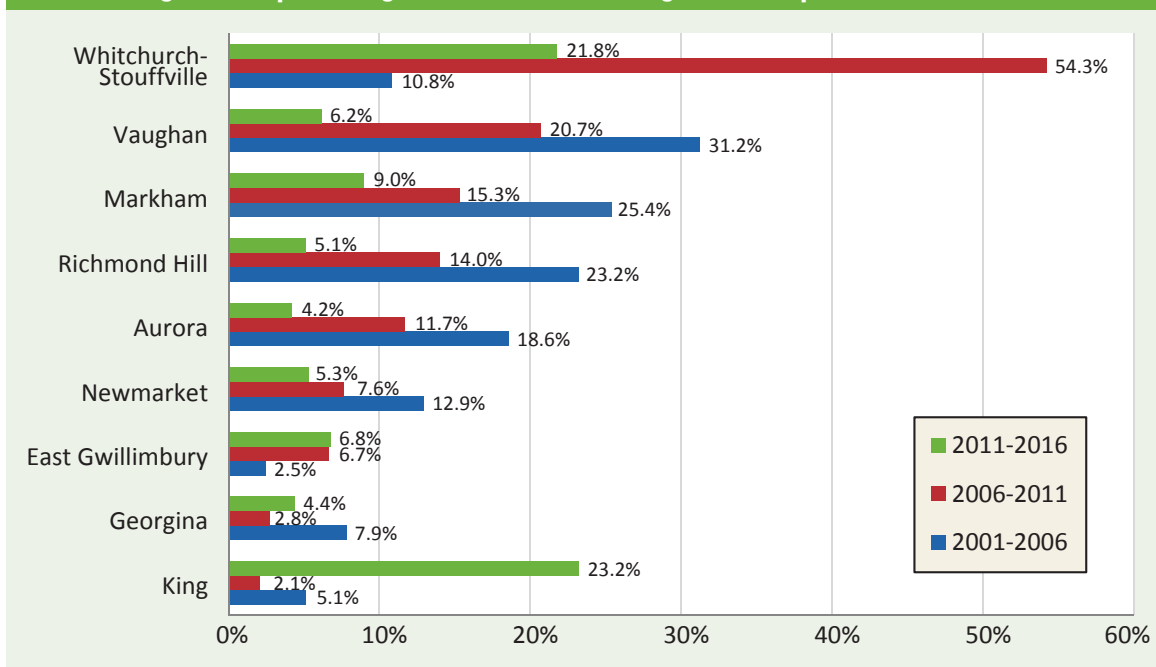
Figure 2: Population growth in Richmond Hill (1991-2016)



Source: Statistics Canada: 1991, 1996, 2001, 2006, 2011 and 2016 Census

From 2011 to 2016, Richmond Hill had the third lowest population growth rate in the region at 5.1%, above Georgina (4.4%) and Aurora (4.2%). Other York Region municipalities have also experienced an overall population increase, but most at a slower growth rate compared to the previous Census periods (Figure 3). Georgina and East Gwillimbury had growth rates that were slightly higher from 2011 to 2016 than 2006 to 2011, while Whitchurch-Stouffville and King's population growth increased more than 20% from 2011 to 2016.

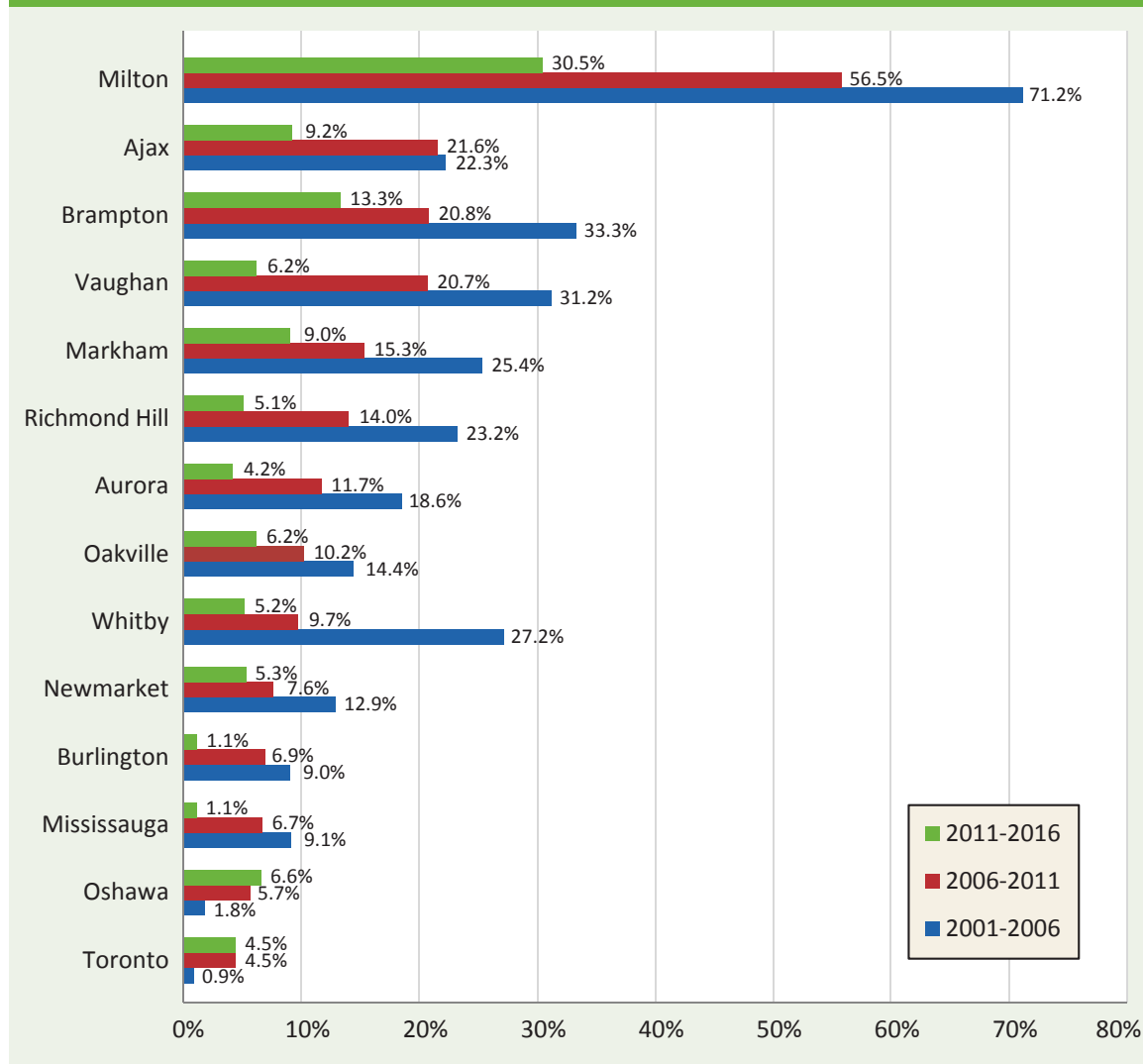
Figure 3: Population growth rates in York Region municipalities (2001-2016)



Source: Statistics Canada: 2001, 2006, 2011 and 2016 Census

Compared to some of the other municipalities in the GTA, Richmond Hill's growth rate is on the decline. While several of the northern municipalities within York Region had a higher growth rate between 2011 and 2016 than between 2006 to 2011, most of the comparator municipalities have experienced a decline in the rate of population growth from the 2011 Census similar to Richmond Hill, except for the City of Toronto and Oshawa (Figure 4).

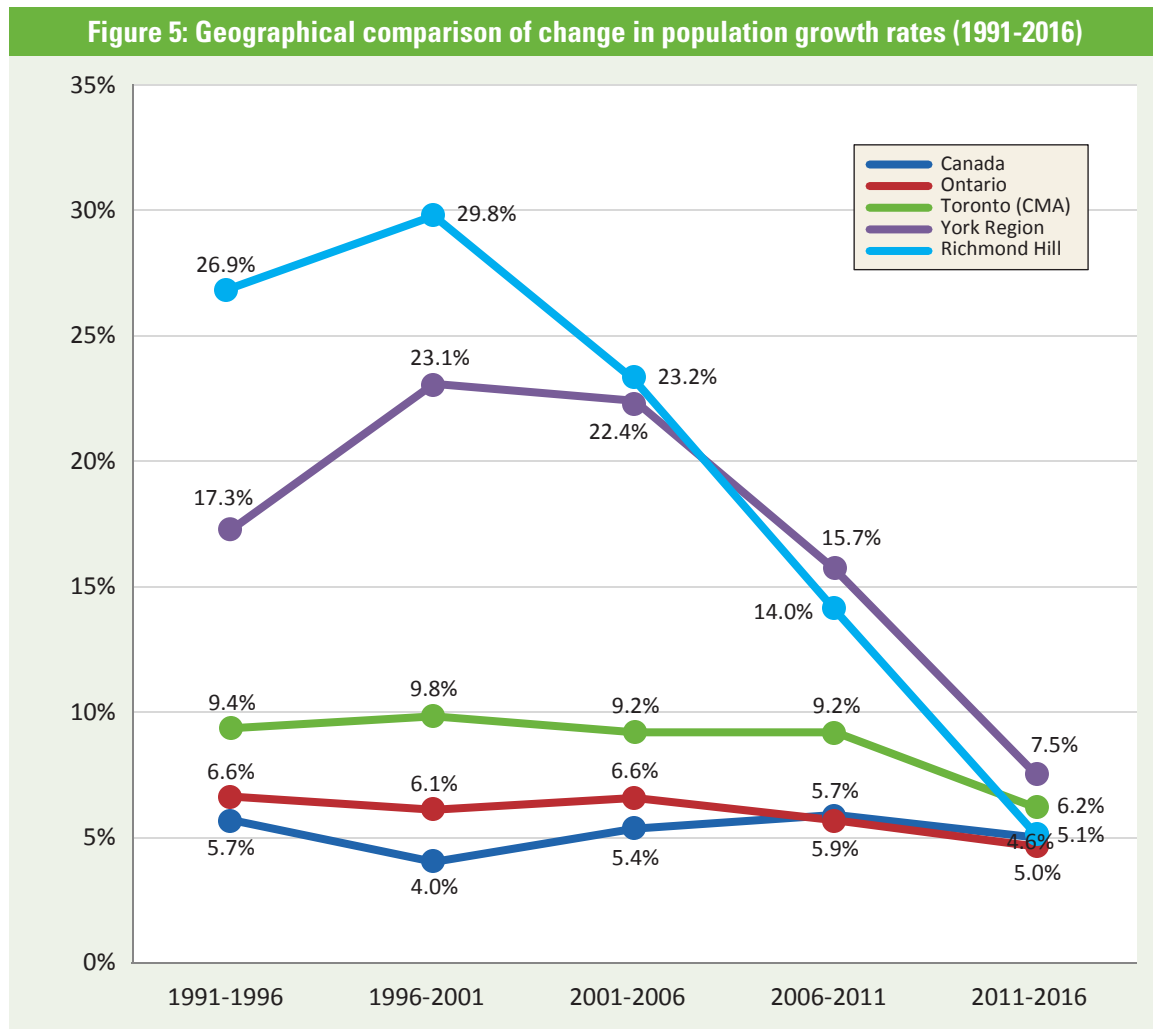
Figure 4: Population growth rates of selected GTA municipalities (2001-2016)



Source: Statistics Canada: 2001, 2006, 2011 and 2016 Census

York Region as a whole grew to a population of 1,109,909 according to the 2016 Census, which is a 7.5% increase from 2011. Similar to the growth rate trend of the lower-tier level municipalities, the overall regional population growth rate has increased, but more slowly in comparison to the 1996-2001, 2001-2006, and the 2006-2011 Census periods.

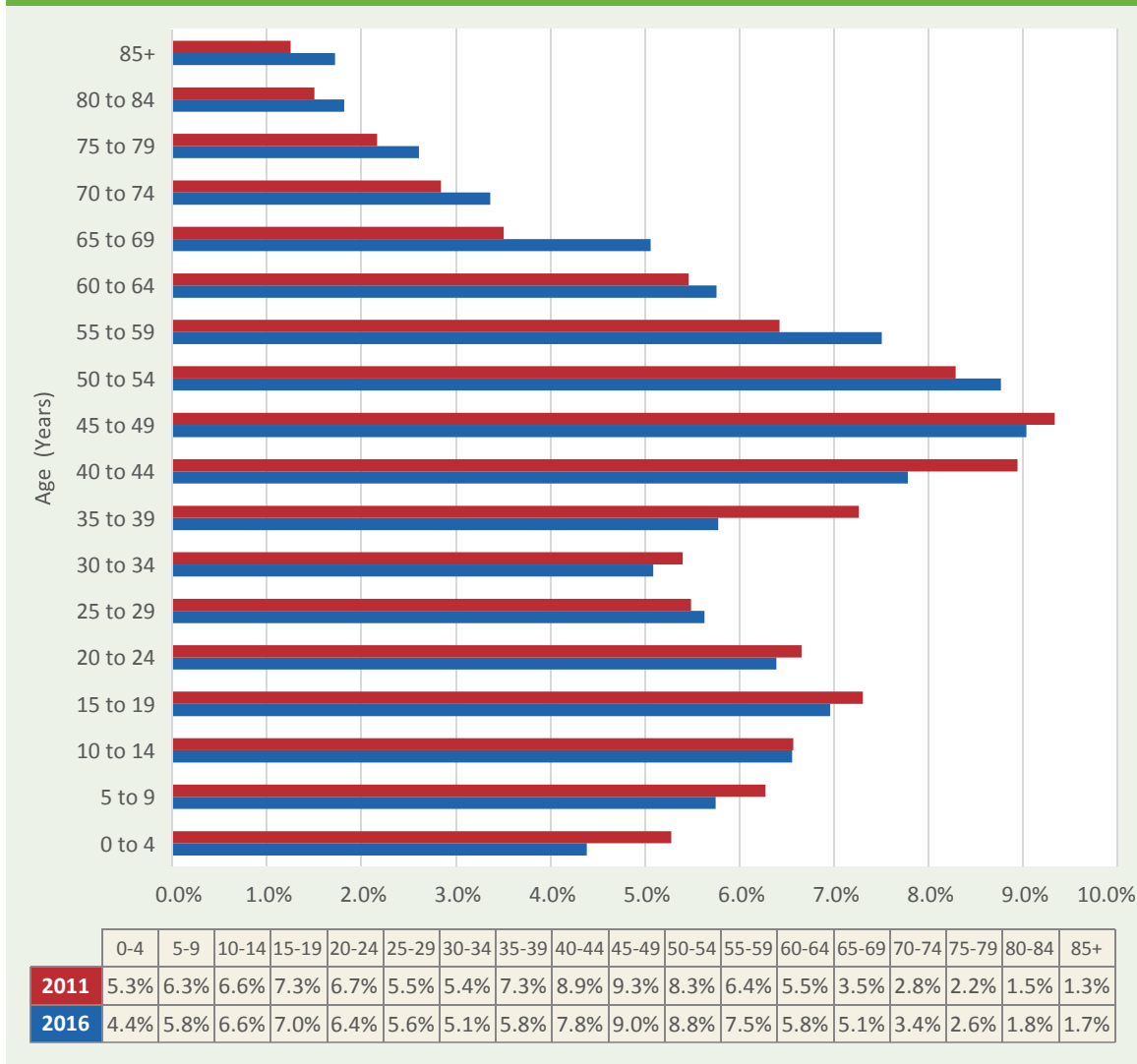
Looking at a broader context, population growth rates of the Toronto CMA, the province, and the country have remained relatively stable in contrast to the decreases occurring in York Region and its municipalities (Figure 5). The growth rates in Richmond Hill, and York Region as a whole, are now trending closer to those of the Toronto CMA, Ontario and Canada.



Source: Statistics Canada: 1991, 1996, 2001, 2006, 2011 and 2016 Census

2.1.2 Population by Age and Gender

The population of Richmond Hill is aging. The median age in Richmond Hill increased from 39.8 years old in 2011 to 42.4 years old in 2016. The largest proportion of the population falls within the ages of 40-59, making up 33.1% of Richmond Hill's residents in 2016 (Figure 6). The amount of residents aged 50 and up has increased proportionately from 2011 to 2016. Inversely, the proportion of residents aged 24 and under has decreased or remained the same from 2011 to 2016.

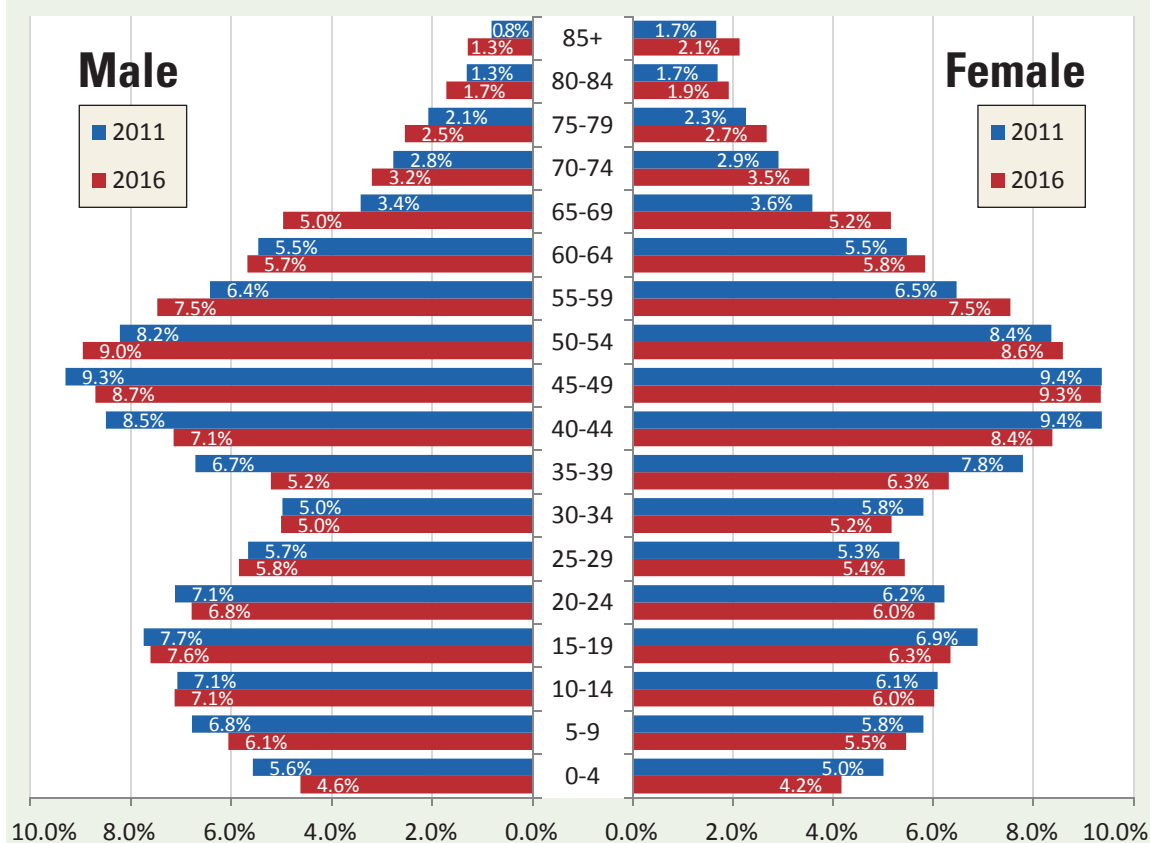
Figure 6: Richmond Hill population distribution by age (2011 - 2016)


Source: Statistics Canada: 2011 and 2016 Census

In terms of gender, Richmond Hill's population is made up of more females, at 51.4% of the total population, than males, at 48.6%. The age cohort that contains the greatest proportion of males is the 50-54 years old cohort with 9.0% of the male population, and for females is the 45-49 years old cohort, which contains 9.3% of the female population (Figure 7). The next largest cohort in the male population is the 45-49 years old cohort (8.7%) and in the female population it is the 50-54 years old cohort (8.6%).

In general, there tends to be more males in the younger age cohorts and more females in the older age cohorts. In all the age cohorts up to 29 years old, there are a greater proportion of males to females. In almost every age cohort after the 30-year-old threshold, the proportion of females is consistently greater than the proportion of males.

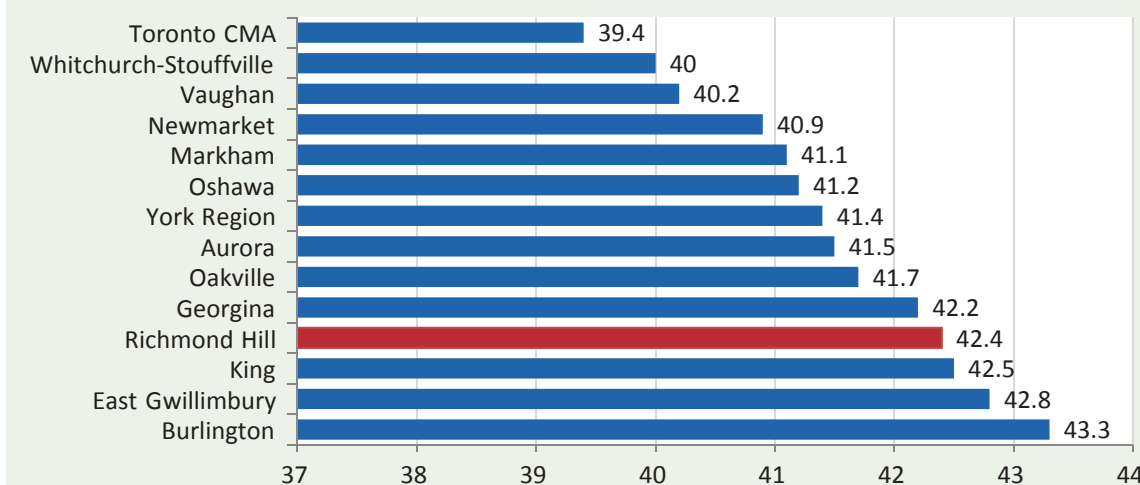
Figure 7: Richmond Hill population distribution change by age and gender (2011-2016)



Source: Statistics Canada: 2011 and 2016 Census

Richmond Hill's median age of 42.4 years old is slightly higher than the York Region average (41.4 years), but within the normal range of comparable municipalities (Figure 8). The median age of males in Richmond Hill is 41.3 years, while the median age of females is older at 43.2 years.

Figure 8: Median age of population of selected GTA municipalities (2016)



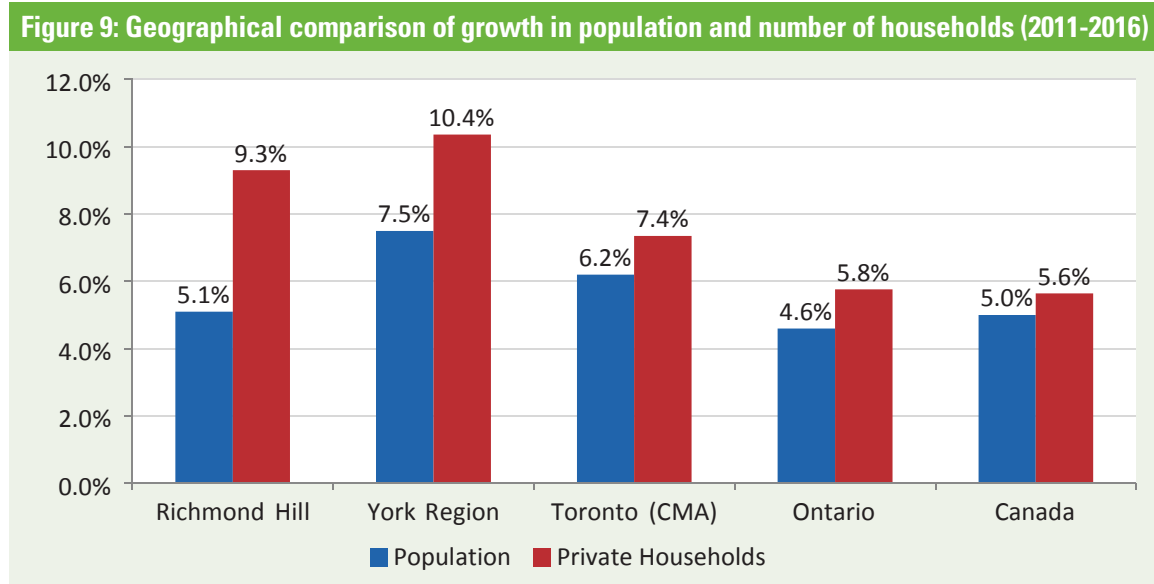
Source: Statistics Canada: 2016 Census

2.2 Household Characteristics

Statistics Canada defines a household as a group of one or more persons who occupy the same dwelling as their primary residence. The occupants of a household may or may not be related to one another. Trends in household characteristics are determined through the analysis of the growth in number of households, as well as the change in household size (persons per household) and household type (family or non-family). While this section will detail information on the characteristics of the people living inside households in Richmond Hill, information on the physical housing stock is provided in *Chapter 5.0 Housing Profile*.

2.2.1 Household Growth

Richmond Hill added 5,460 new households between 2011 and 2016 to reach 64,115 households, an increase of 9.3% (Figure 9). This is slightly lower than the 10.4% increase for York Region as a whole, but higher than the Toronto CMA (7.4%), Ontario (5.8%), and Canada (5.6%). Within York Region, only Markham (13.4%), Vaughan (9.5%), King (22.5%), and Whitchurch-Stouffville (17.7%) had larger increases in the number of households. When compared to the growth in population from 2011-2016 (5.1%), on a percentage basis Richmond Hill added comparatively more households than residents. This is an indicator that households are getting smaller. A similar trend is also occurring in York Region, the Toronto CMA, Ontario, and Canada.



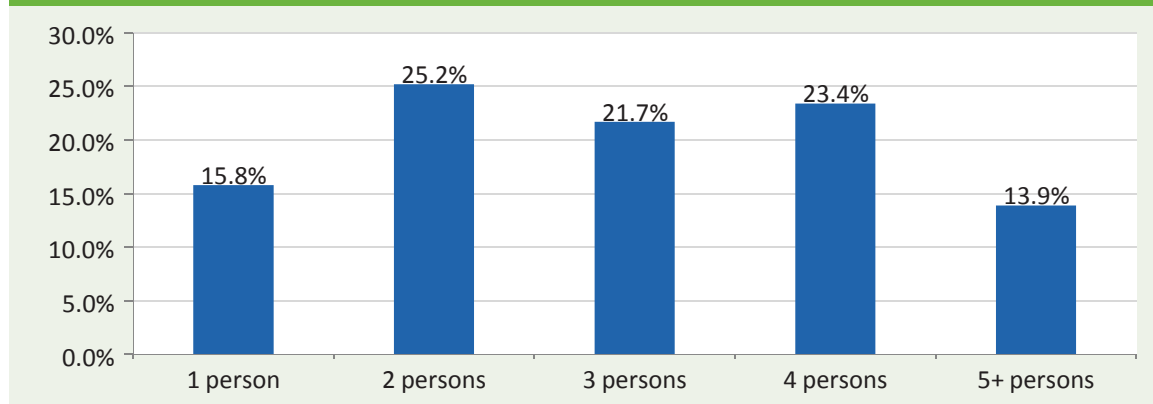
Source: Statistics Canada: 2011 and 2016 Census

2.2.2 Household Size

The average household size for Richmond Hill decreased slightly, from 3.1 persons per household in 2011 to 3.0 persons in 2016. This figure is quite stable, as an average of 3.2 persons was recorded in 2006 and 2001, and 3.1 persons in 1991. This average is the third highest in York Region, next to Markham and Vaughan (both 3.2 persons per household) and the same as Whitchurch-Stouffville and King. It is slightly lower than the York Region average (3.1 persons), but higher than the Toronto CMA (2.7 persons), Ontario (2.6 persons), and national (2.4 persons) averages.

Two-person households are the most common household type in Richmond Hill (Figure 10), with one-quarter (25.2%) of all households containing two members. Four-person (23.4%) and three-person (21.7%) households are also common. The amount of four-or-more-person households has decreased, while two-person and one-person households have increased. Three-person households have remained stable. (Figure 11).

Figure 10: Richmond Hill household size (2016)

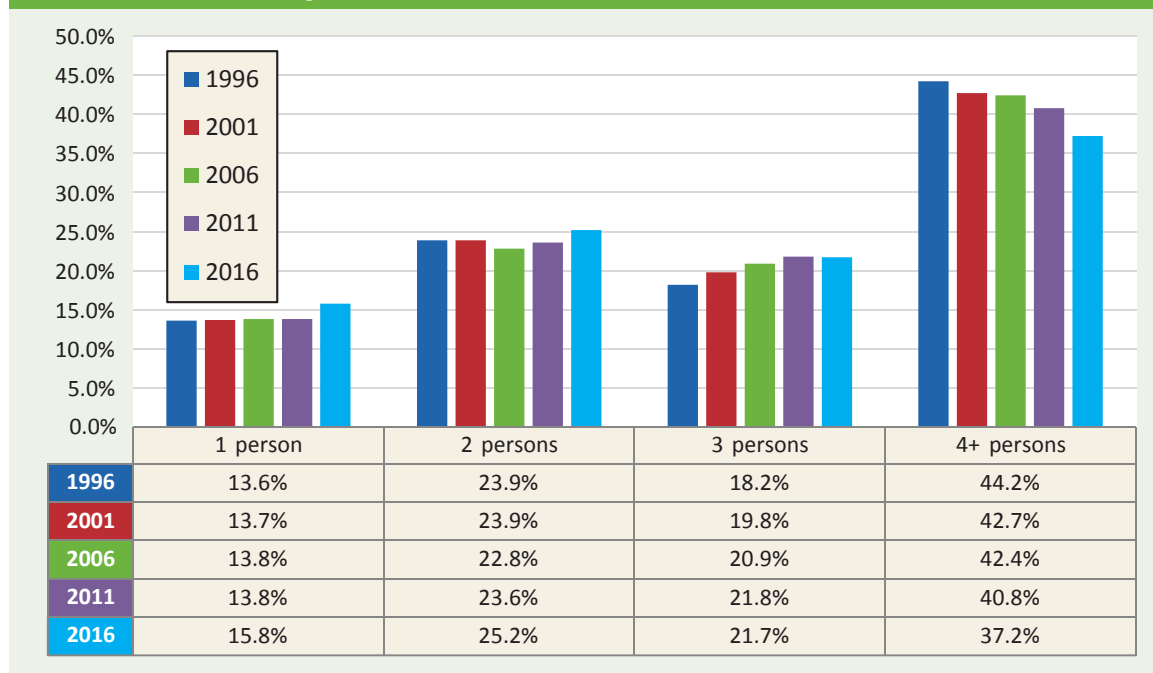


Source: Statistics Canada: 2016 Census

RESEARCH NOTE:

The 2016 Census did not distinguish more than 5+ persons in a household. Additionally, Census periods from before 2011 had one combined statistic for four- and five-person households. As a result, for comparison purposes the four-person and five-person household statistics in the 2011 and 2016 Census were combined when comparing to earlier census periods.

Figure 11: Richmond Hill household size (1996-2016)



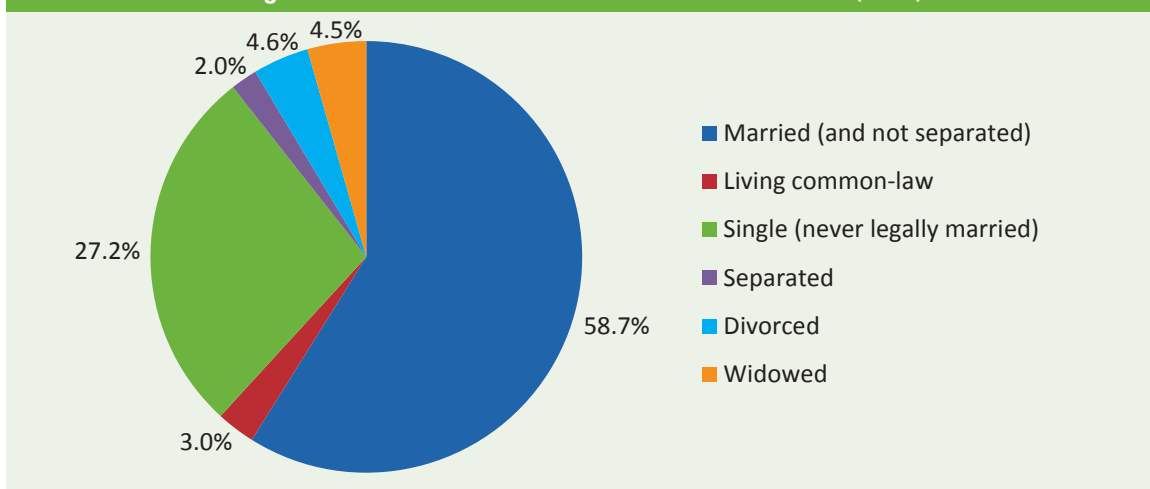
Source: Statistics Canada: 1996, 2001, 2006, 2011 and 2016 Census

2.2.3 Marital Status

A review of the marital status of Richmond Hill residents (Figure 12) shows that the largest portion of Richmond Hill residents are married (58.7%), followed by single residents (27.2%). The remaining marital statuses, widowed, divorced, separated and common-law represent a smaller proportion of the population.

RESEARCH NOTE: Marital Status data represents the population aged 15 and older.

Figure 12: Marital status of Richmond Hill residents (2016)

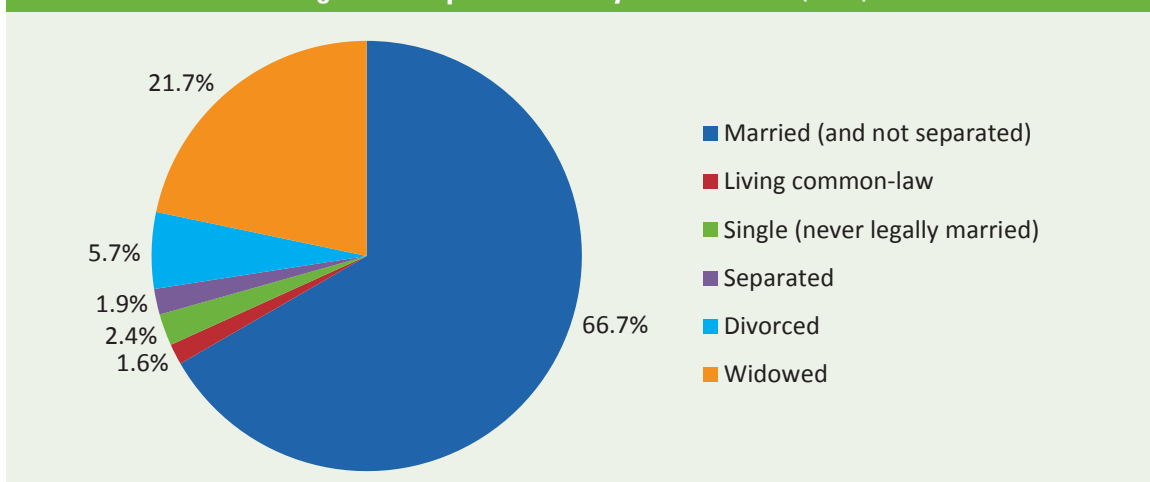


Source: Statistics Canada: 2016 Census

Marital Status of Seniors

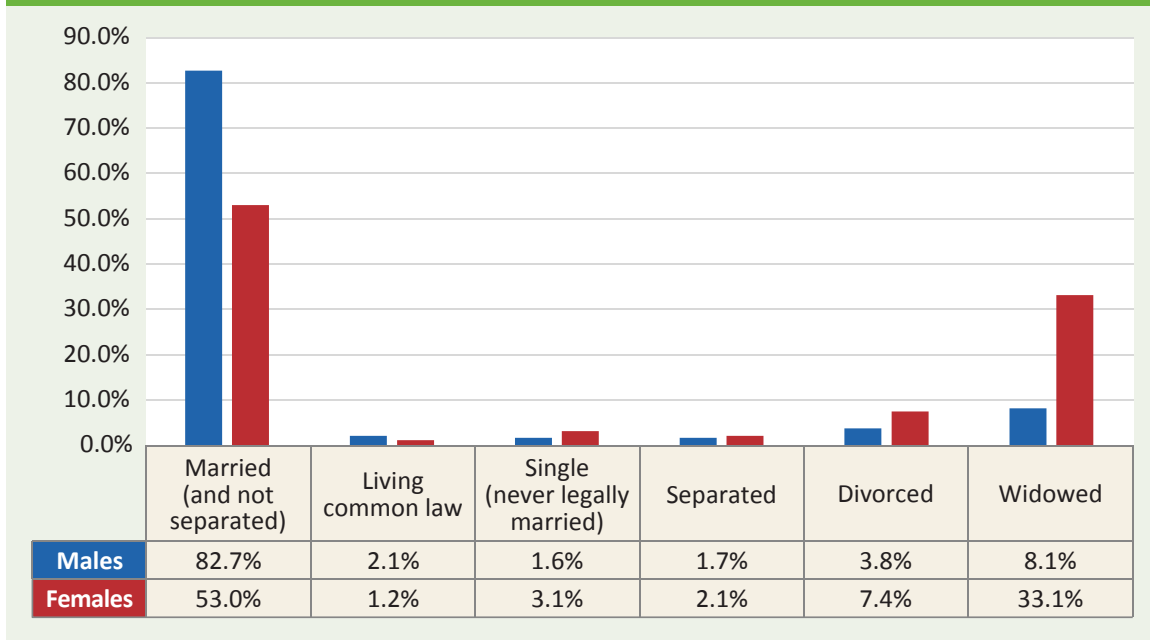
Marital status for the population of Richmond Hill aged 65 years and older show a lower proportion of singles (2.4%) and a higher proportion of widowed (21.7%) than the population as a whole (Figure 13). 82.7% of males in this age group were married compared to 53.0% females (Figure 14). In contrast, 33.1% of females were widowed compared to 8.1% of males.

Figure 13: Population 65+ by marital status (2016)



Source: Statistics Canada: 2016 Census

Figure 14: Population 65+ by marital status and gender (2016)



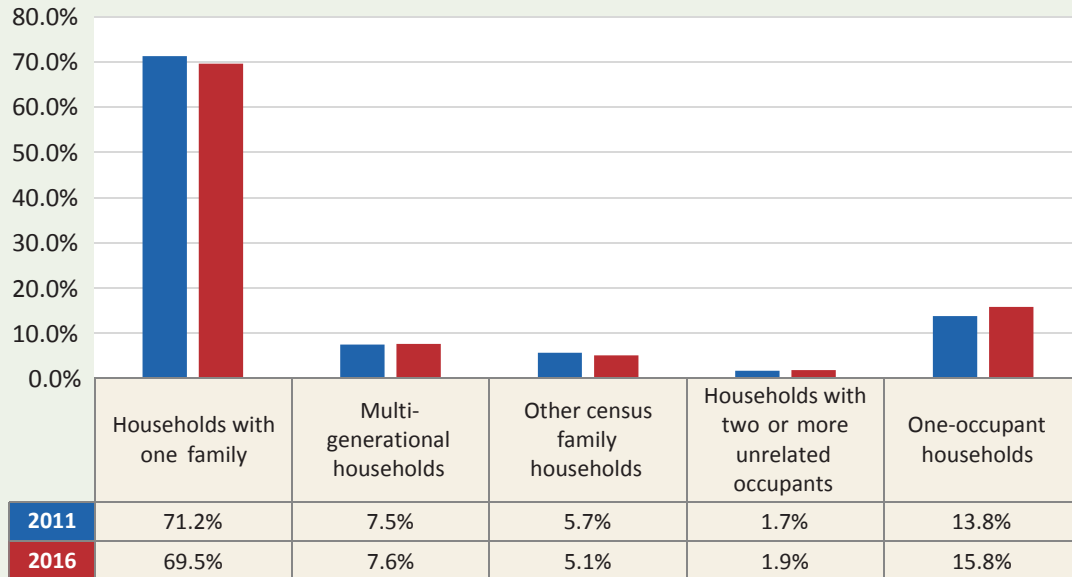
Source: Statistics Canada: 2011 and 2016 Census

2.2.4 Household Type

The most common type of census-family households are one-family households (Figure 15). Statistics Canada defines a census family as a household that contains one married or common law couple with or without children, or a lone parent living with one or more children. One-family households comprise 69.5% of all households in Richmond Hill. An additional 7.6% of households are multigenerational households, which means that there is a child, parent and grandparent all in the same home.

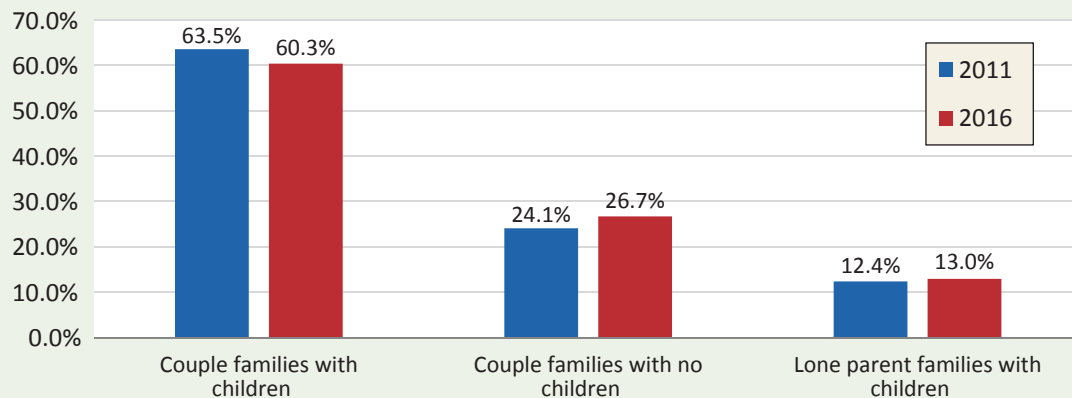
5.1% of households in Richmond Hill are 'other census family households', which means a home with one census family with additional people in the household (such as a relative other than a grandparent, or a person unrelated to the family), or two or more individual families living together. Single-occupant households comprise 15.8% of all households in Richmond Hill and 1.9% of households have two or more unrelated occupants, such as roommates sharing an apartment.

In comparison to 2011, there have been slight increases in the proportion of multigenerational households and households with two or more unrelated occupants, and a slight decrease in other census family households. There has been a slightly larger increase in the amount of one-occupant households (2% more in 2016 than in 2011) and a slightly larger decrease in households with one family (1.7% less in 2016 than in 2011).

Figure 15: Type of households in Richmond Hill (2011-2016)


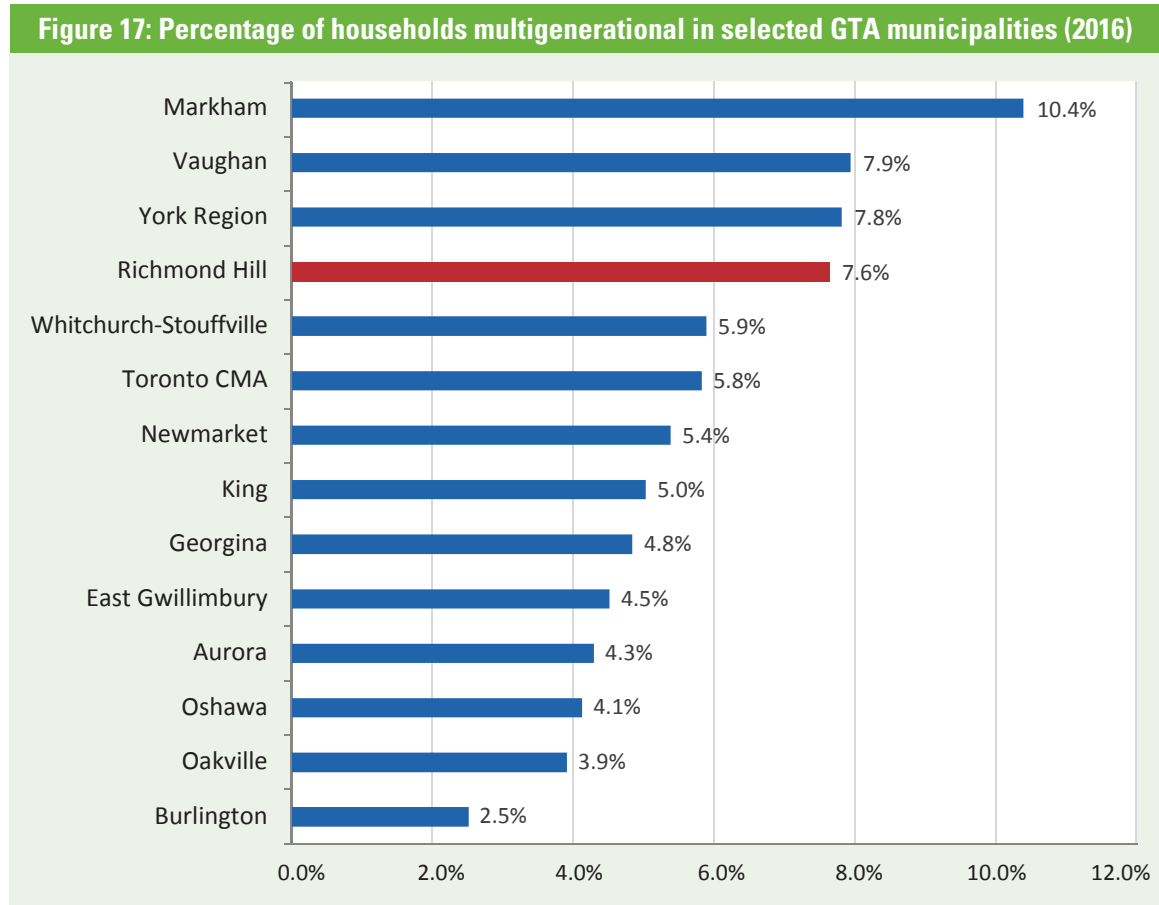
Source: Statistics Canada: 2011 and 2016 Census

Further breaking down the large one-family category (Figure 16), the majority of one-family households (60.3%) are comprised of couples (married or common-law) that have children. This figure has decreased since 2011, while households containing couple families with no children has increased between 2011 and 2016. The amount of households with lone parent families with children has remained stable.

Figure 16: Breakdown of single-family households in Richmond Hill (2016)


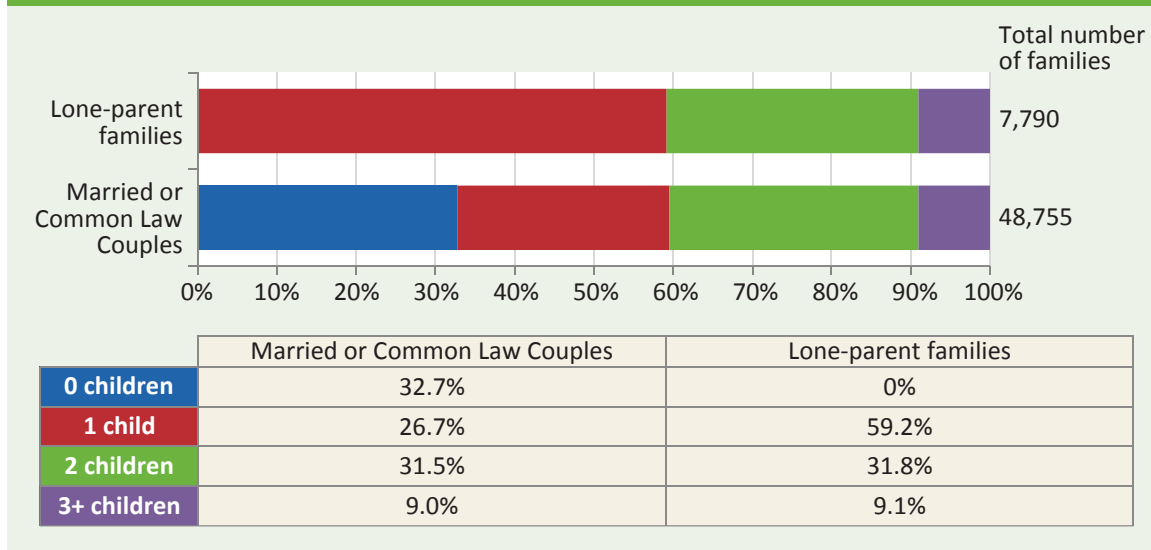
Source: Statistics Canada: 2011 and 2016 Census

With 7.6% of all households in Richmond Hill consisting of multigenerational families, Richmond Hill has a higher proportion than the majority of other select GTA municipalities such as Aurora, Burlington, Oakville, and the Toronto CMA. Vaughan has a similar proportion of multigenerational households to Richmond Hill (7.9%), with Markham having the highest amount at 10.4%. York Region as a whole has a multigenerational household proportion of 7.8%.



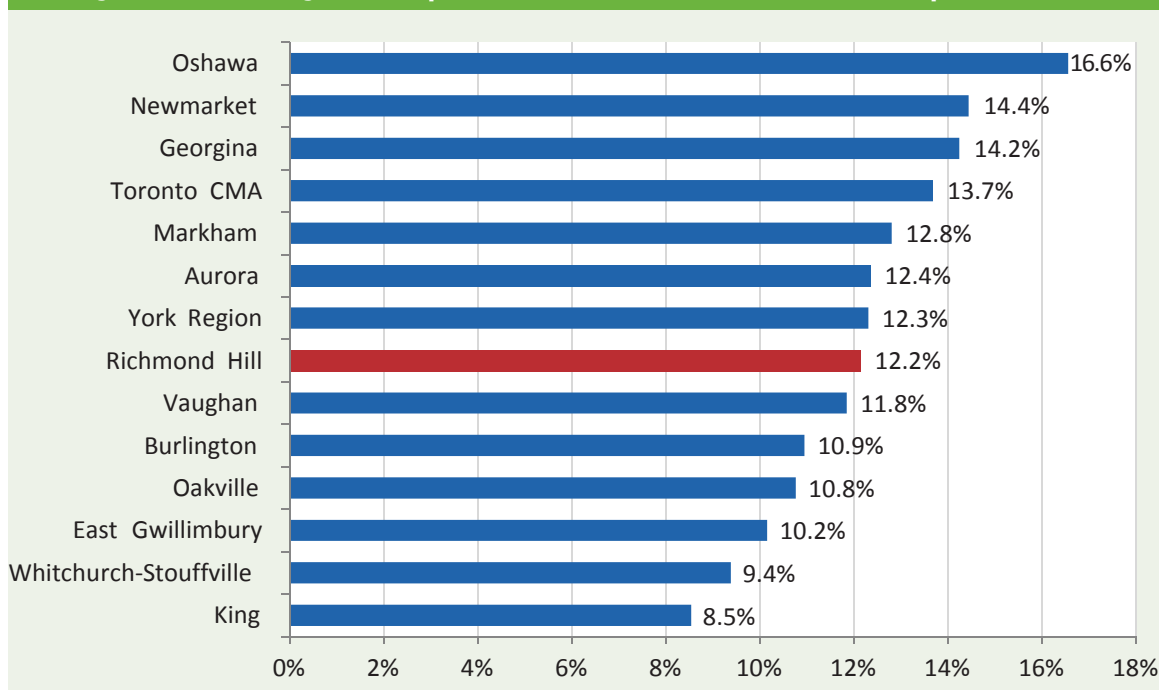
Source: Statistics Canada: 2016 Census

Figure 18 illustrates further the composition of families in Richmond Hill. 67.2% of married or common law couples have children. Lone-parent households tend to have fewer children, with 59.2% of lone-parent households having only one child. Of the families that have children, the largest segment for married or common law couples is the two-child segment.

Figure 18: Richmond Hill families by number of children (2016)


Source: Statistics Canada: 2016 Census

In 2016, there were 7,790 lone-parent households in Richmond Hill, accounting for 12.2% of all households. This is slightly lower than York Region as a whole (12.3%) and lower than the average for the Toronto CMA at 13.7% (Figure 19).

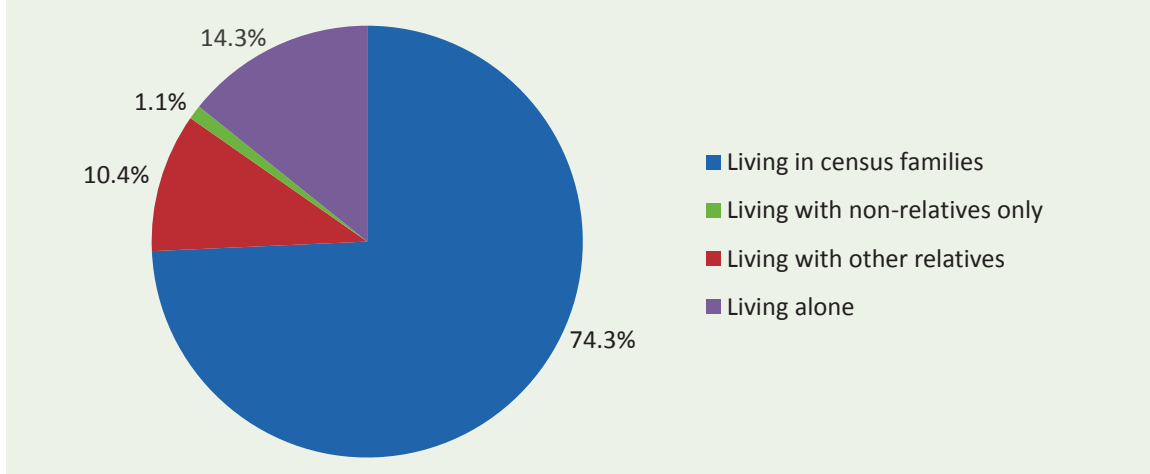
Figure 19: Percentage of lone-parent households in selected GTA municipalities (2016)


Source: Statistics Canada: 2016 Census

Household Characteristics of Seniors

Household types for persons aged 65 years and over in Richmond Hill (Figure 20) show that 14.3% of the 65+ population is living alone, while 74.3% is living in census family households (meaning with a spouse and/or with their child or children and/or grandchild or children), 10.4% is living with other relatives and 1.1% is living with non-relatives.

Figure 20: Population 65+ by household type (2016)



Source: Statistics Canada: 2016 Census

RESEARCH NOTE:

The household type breakdown excludes seniors who are living in institutional collective dwellings such as hospitals and nursing homes.

2.3 Cultural and Faith Characteristics

The Cultural and Faith Characteristics section will analyze a number of cultural characteristics that look at where people come from, and how this informs their identity. Topics include migration, ethnic origins, visible minorities, languages, religion, and place of birth.

2.3.1 Migration & Immigration

Mobility

Statistics Canada defines a migrant as a person who had their main place of residence at a different location from their current address within the last 5 years. Close to two-thirds (63.7%) of Richmond Hill residents have lived at their current address for the past 5 years (2011 to 2016). Of the one-third that have moved in the last 5 years, 46.7% stayed within Richmond Hill, 29.8% moved from elsewhere in Ontario, 2.2% moved from another province or territory in Canada, and 21.3% have moved from outside of Canada (Table 1). In absolute terms, mobility has remained at similar levels across the last four census periods. Generally, there are proportionately less migrants moving to Richmond Hill from other provinces and more moving from other countries.

RESEARCH NOTE:

Prior to 2006, data for migrants within Richmond Hill and intra-provincial migrants were combined into one category; this is reflected in Table 1.

Table 1: Richmond Hill migrant population (2001-2016)

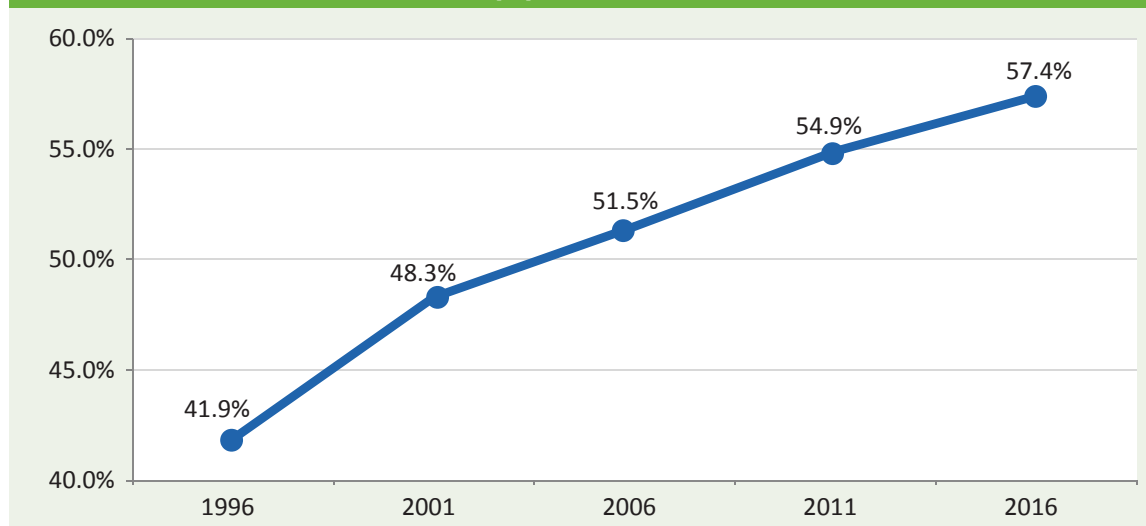
	2001		2006		2011		2016	
Mobility Status	#	%	#	%	#	%	#	%
Migrants within Richmond Hill	49,015	78.9%	28,090	40.1%	26,705	41.8%	31,385	46.7%
Intraprovincial migrants			28,945	41.3%	24,305	38.1%	20,025	29.8%
Interprovincial migrants	1,595	2.6%	1,515	2.2%	1,660	2.6%	1,470	2.2%
International migrants	11,480	18.5%	11,540	16.5%	11,150	17.5%	14,360	21.3%
Total	62,090	100.0%	70,090	100.0%	63,820	100.0%	67,240	100.0%

Source: Statistics Canada: 2001, 2006, 2011 and 2016 Census

Immigration

Statistics Canada defines an immigrant as a person who is or has ever been a landed immigrant/permanent resident, and has been granted the right to live in Canada permanently by immigration authorities. Over half of Richmond Hill's population is composed of immigrants (57.4%), which is the second highest of all municipalities within the Toronto CMA (Markham is higher at 58.7%). This rate is higher than York Region as a whole (46.8%) and the Toronto CMA (46.1%), and significantly higher than the provincial (29.1%) and national (21.9%) immigrant proportions. This rate is also growing steadily, from 41.9% in 1996 to 57.4% in 2016 (Figure 21).

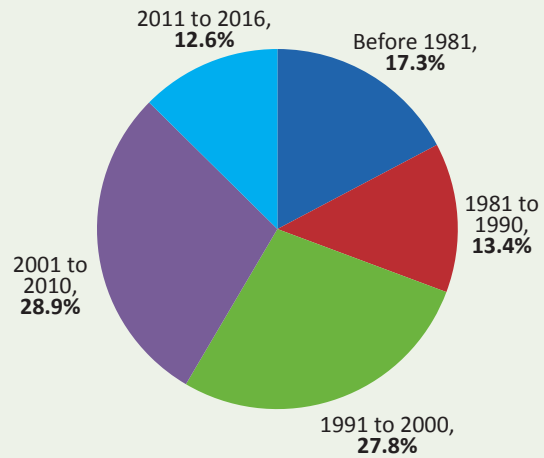
Figure 21: Percentage of Richmond Hill population who self-identify as immigrants (1996-2016)



Source: Statistics Canada: 1996, 2001, 2006, 2011 and 2016 Census

Richmond Hill experienced an increase in the level of immigration beginning in 1991. 69.3% of all immigrants in Richmond Hill arrived in the past 25 years (Figure 22). In previous census periods, Richmond Hill had a comparatively higher proportion of immigrants when compared to other Toronto CMA municipalities, the province and the nation. However, the proportion of recent immigrants arriving in Richmond Hill (2011 to 2016) is relatively consistent with the rates experienced by York Region as a whole, the Toronto CMA, and provincial and national rates (Figure 23). Note that in Figures 22 and 23 the most recent period of immigration (2011 to 2016) represents five years, while the other time periods referenced are ten year periods.

Figure 22: Immigrants in Richmond Hill by period of immigration (2016)

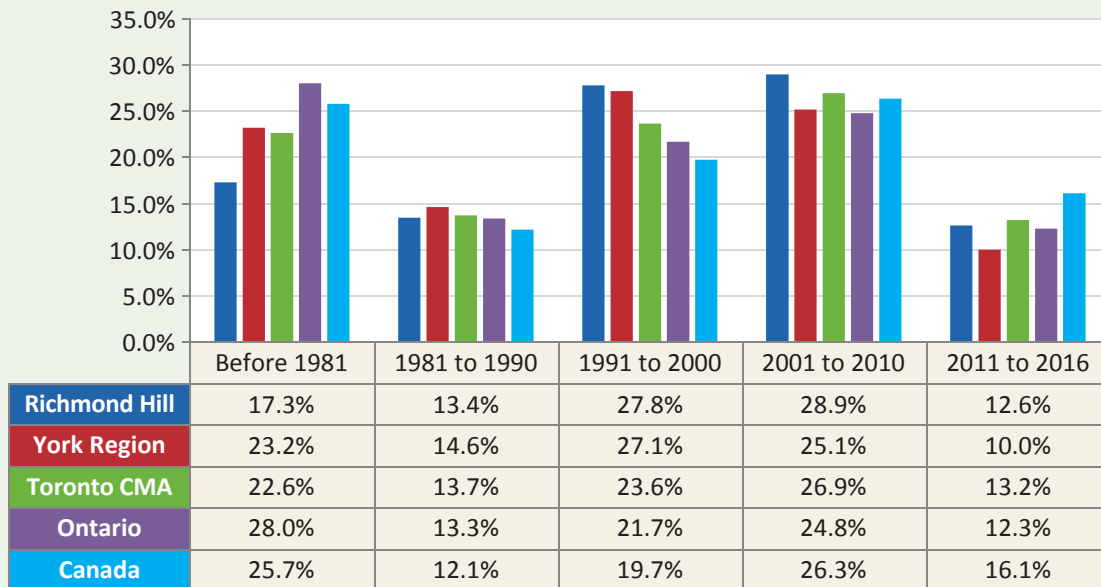


Source: Statistics Canada: 2016 Census

RESEARCH NOTE:

The 2016 Census defines a 'recent immigrant' as an individual who first obtained landed immigrant or permanent resident status between January 1, 2011 and May 10, 2016.

Figure 23: Geographical comparison of immigrants by period of immigration (2016)



Source: Statistics Canada: 2016 Census

2.3.2 Ethnic Origins

Ethnic origins measure a person's ancestral roots and are self-identified. Ethnic origins are collected by Statistics Canada at both country and sub-region levels. Sub-regions measure larger, macro-geographical regions, such as continents. These sub-regions are used for statistical purposes and do not imply political or other affiliations.

The top three ethnic origins of Richmond Hill residents are Chinese (30.2%), Iranian (10.9%), and Italian (9.9%). Richmond Hill is home to individuals from 174 different ethnicities, with 22 of these ethnic groups representing 1.0% or more of the population (Figure 24). In 2016, Richmond Hill held the distinction of having the highest percentage of people self-identifying Iranian as their ethnic origin (10.9%) than any other municipality in the Toronto CMA.

Richmond Hill has the second highest proportion of Chinese residents across the Toronto CMA, with Markham having the highest proportion at 46.5% of the population. Richmond Hill also has the second highest proportion of Italian residents (9.9%), with Vaughan having the largest proportion at 31.1%. In addition, Richmond Hill has the largest population of Korean (3.0%) individuals and the second-highest population of Greek (2.2%) individuals compared to other municipalities in the Toronto CMA.

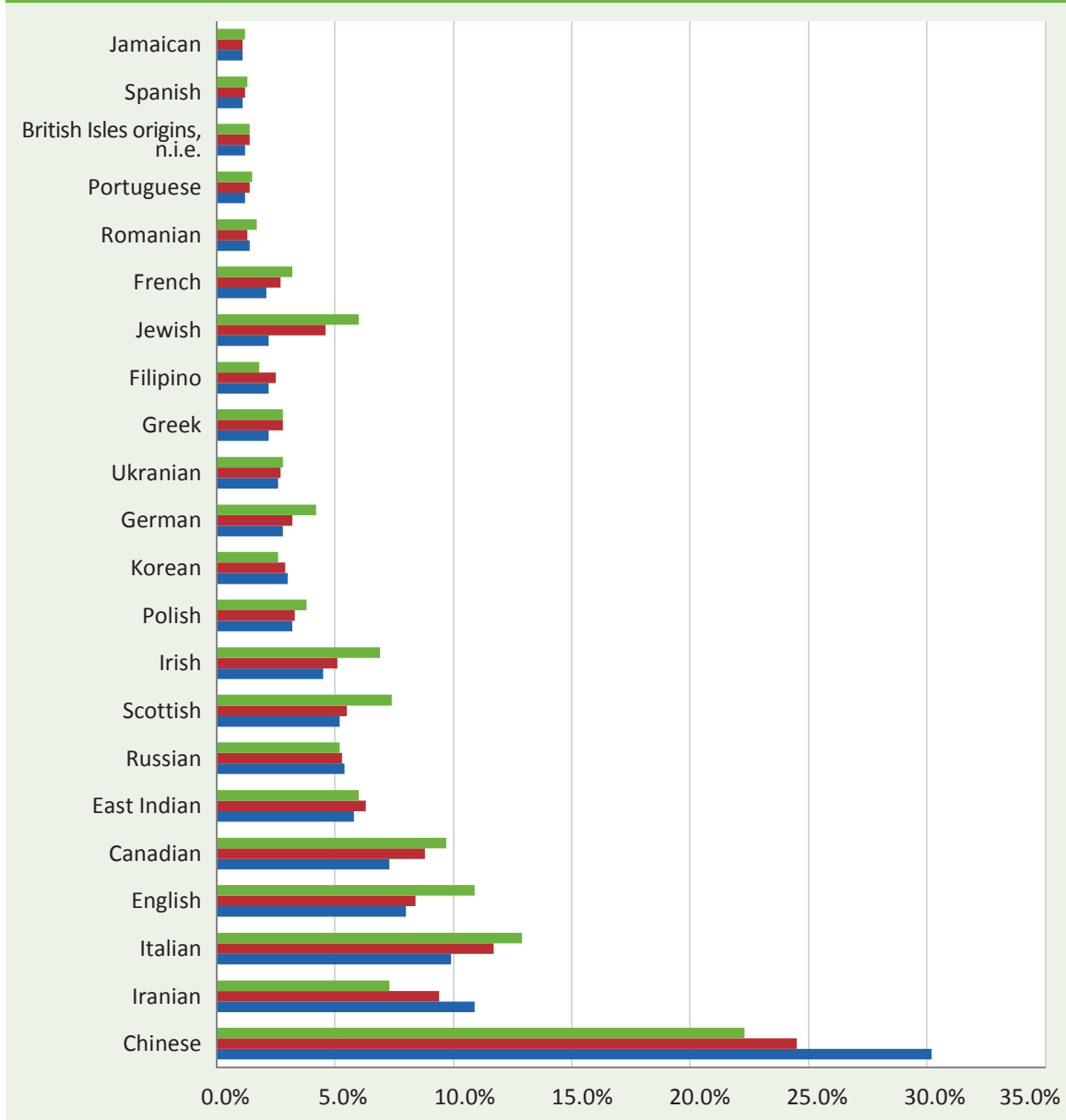
At the larger geographical sub-region level, Richmond Hill's top three ethnic groups are Asian (59.3%), European (37.3%), and North American (8.2%). Richmond Hill's population of Asian origin is higher than that of York Region as a whole (46.7%) and the Toronto CMA (41.6%).

RESEARCH NOTE:

Richmond Hill has seen and continues to see trends and changes in the ethnic origins of residents over the past 10 years. Due to inconsistency in census-to-census tracking and reporting of ethnic origins, it is difficult to compare ethnic origins. Despite this, it appears as though Richmond Hill has also seen growth in its Chinese and Iranian populations between 2011 and 2016, with a larger proportion of respondents reporting Chinese or Iranian ethnicity than in years prior.

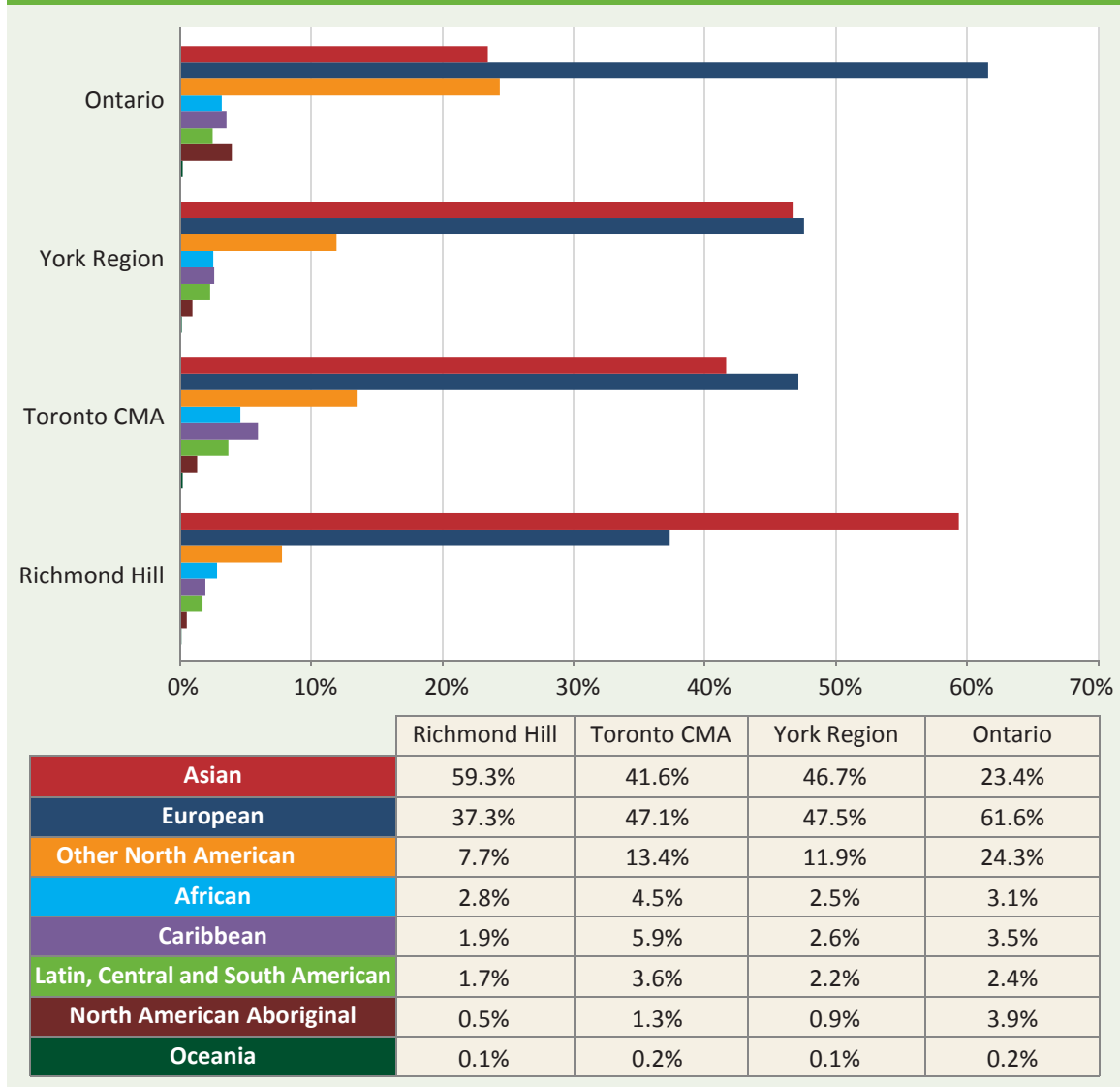
Respondents to the 2016 Census are asked to select as many ethnic origins as applicable (up to six). As a result, the ethnic origin percentage of any country or world region should be considered independent from other country or world region proportions. For example, at the world region level, Richmond Hill is 59.3% Asian, 37.3% European, 8.2% North American, 2.8% African, 1.7% Latin, Central and South American, 1.9% Caribbean and 0.1% Oceanic. These figures do not amount to 100%, as a single respondent may have indicated, for example, that they are North American, Caribbean and Central American.

Figure 24: Ethnic origins of Richmond Hill residents representing 1% or more of population (2006-2016)



	Chinese	Iranian	Italian	English	Canadian	East Indian	Russian	Scottish	Irish	Polish	Korean	German	Ukrainian	Greek	Filipino	Jewish	French	Romanian	Portuguese	British Isles origins, n.i.e.	Spanish	Jamaican
2006	22.3%	7.3%	12.9%	10.9%	9.7%	6.0%	5.2%	7.4%	6.9%	3.8%	2.6%	4.2%	2.8%	2.8%	1.8%	6.0%	3.2%	1.7%	1.5%	1.4%	1.3%	1.2%
2011	24.5%	9.4%	11.7%	8.4%	8.8%	6.3%	5.3%	5.5%	5.1%	3.3%	2.9%	3.2%	2.7%	2.8%	2.5%	4.6%	2.7%	1.3%	1.4%	1.4%	1.2%	1.1%
2016	30.2%	10.9%	9.9%	8.0%	7.3%	5.8%	5.4%	5.2%	4.5%	3.2%	3.0%	2.8%	2.6%	2.2%	2.2%	2.2%	2.1%	1.4%	1.2%	1.2%	1.1%	1.1%

Source: Statistics Canada: 2006, 2011 National Household Survey and 2016 Census Note: n.i.e. is abbreviation for not included elsewhere

Figure 25: Geographical comparison of ethnic origin by sub-regions (2016)


Source: Statistics Canada: 2016 Census

RESEARCH NOTE:

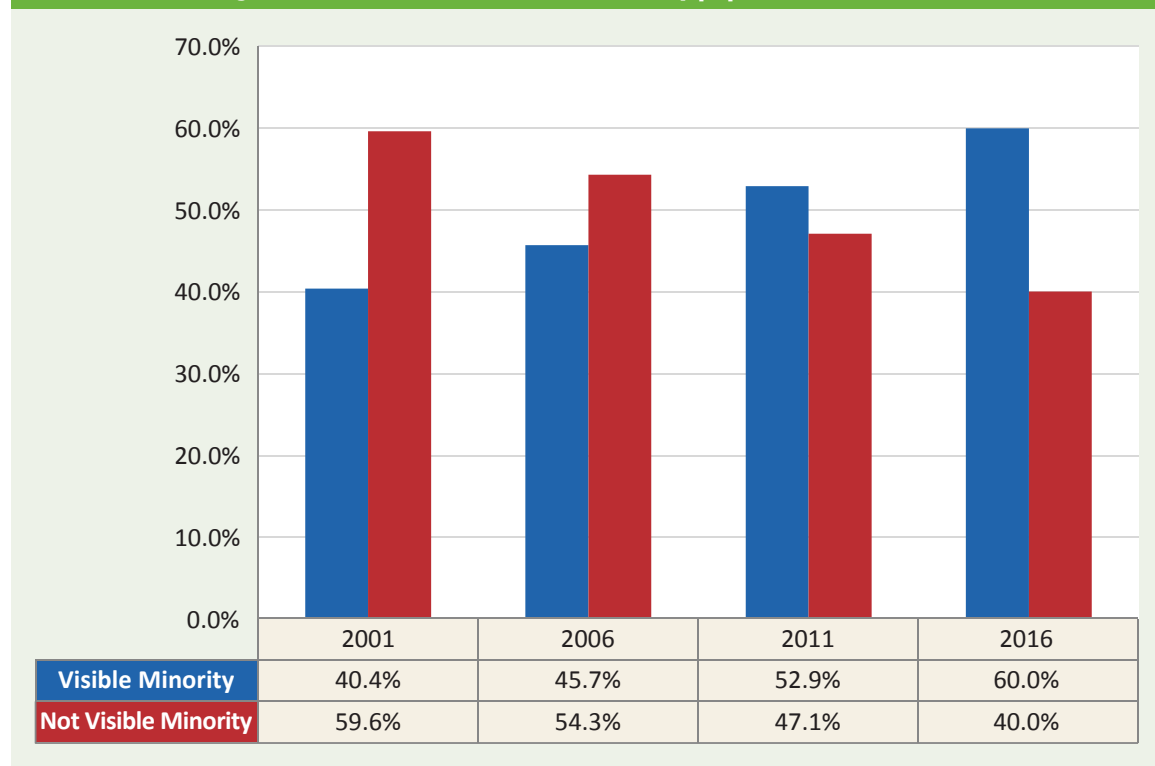
In order to make the data easier to understand, Statistics Canada provides a reference guide to using and interpreting their ethnic origin data. The reference guide suggests that ethnic origins are based on perception, and are not the same as citizenship, nationality, language, or place of birth. They suggest that social environments shape ethnicity, where understanding or views on the topic of ethnicity can affect the outcome. As a result, ethnic origin is a fluid or dynamic attribute that is determined and affected by many characteristics: “a person who has Canadian citizenship, speaks Panjabi (Punjabi) and was born in the United States may report Guyanese ethnic origin.” In order to gain a broader understanding of ethnic origin characteristics, Statistics Canada recommends this data not be considered in isolation, but combined to obtain a broader understanding.

Why Richmond Hill has a different mix of ethnic origins than its comparator municipalities is difficult to determine. In particular, this ethnic origin data does not reveal why initial members of an ethnic community settled in a particular area. However, it is known that once an ethnic community is established, it is more likely for others of the same ethnicity to settle in that area due to family ties and a sense of social community.

2.3.3 Visible Minorities

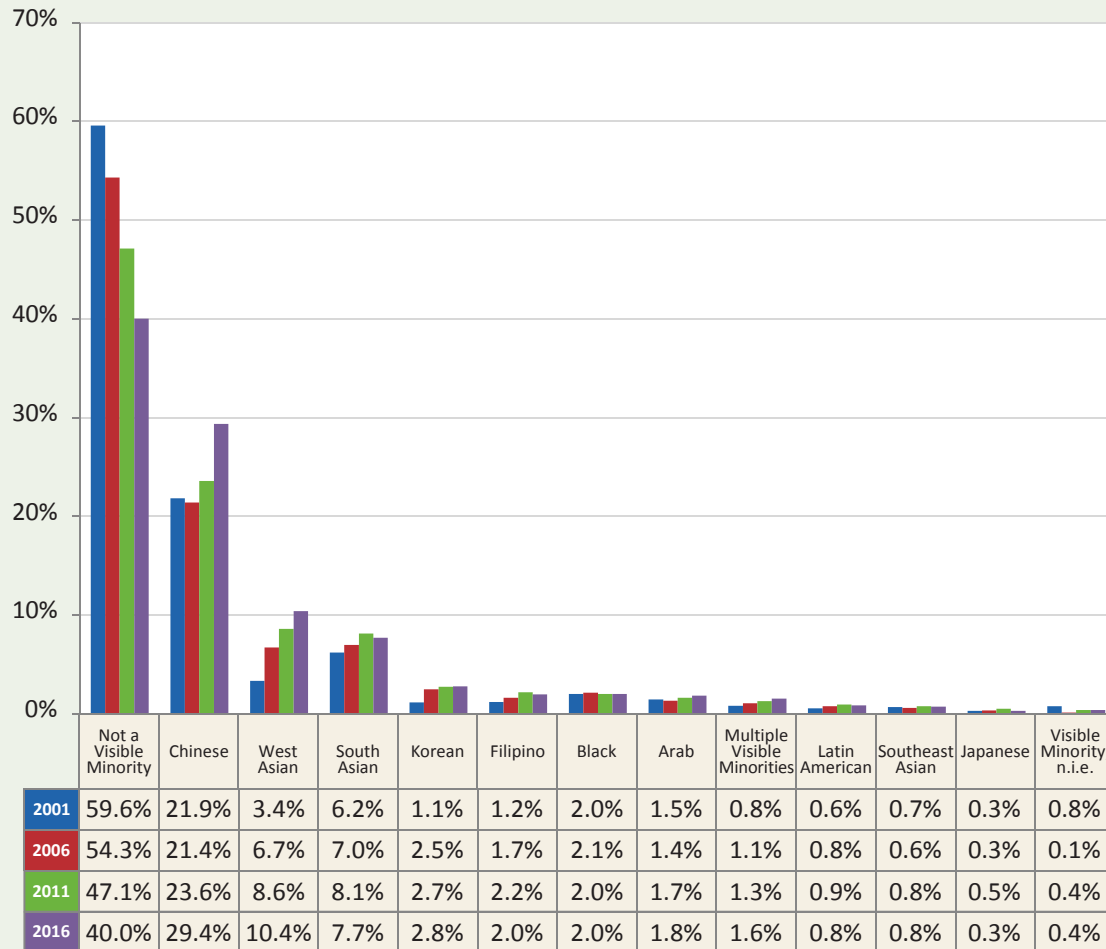
Statistics Canada defines visible minorities as individuals who are non-Caucasian in race or non-white in colour, other than Aboriginal peoples. As Statistics Canada defines it, the visible minority population consists of individuals who are South Asian (East Indian, Pakistani, Sri Lankan), Chinese, Black, Filipino, Latin American, Arab, Southeast Asian (Vietnamese, Cambodian, Malaysian, Laotian), West Asian (Iranian, Afghan), Korean, or Japanese. Since 1996, Richmond Hill's visible minority population has increased between each census period. In 2016, visible minorities make up 60% of the population (Figure 26).

Figure 26: Richmond Hill visible minority population (1996-2016)



Source: Statistics Canada: 2001, 2006 and 2016 Census, and 2011 National Household Survey

Richmond Hill's largest visible minority groups are Chinese (29.4%), West Asian (10.4%), and South Asian (7.7%) (Figure 27). Richmond Hill features the highest West Asian population proportion across the Toronto CMA, as well as the largest proportions of Korean (2.8%) and Japanese (0.3%) individuals. Compared to municipalities in the Toronto CMA, Richmond Hill's Chinese population is second highest behind Markham at 45.1% and Brampton has the highest South Asian population with 44.3%.

Figure 27: Visible minorities as a percentage of the Richmond Hill population (2001-2016)


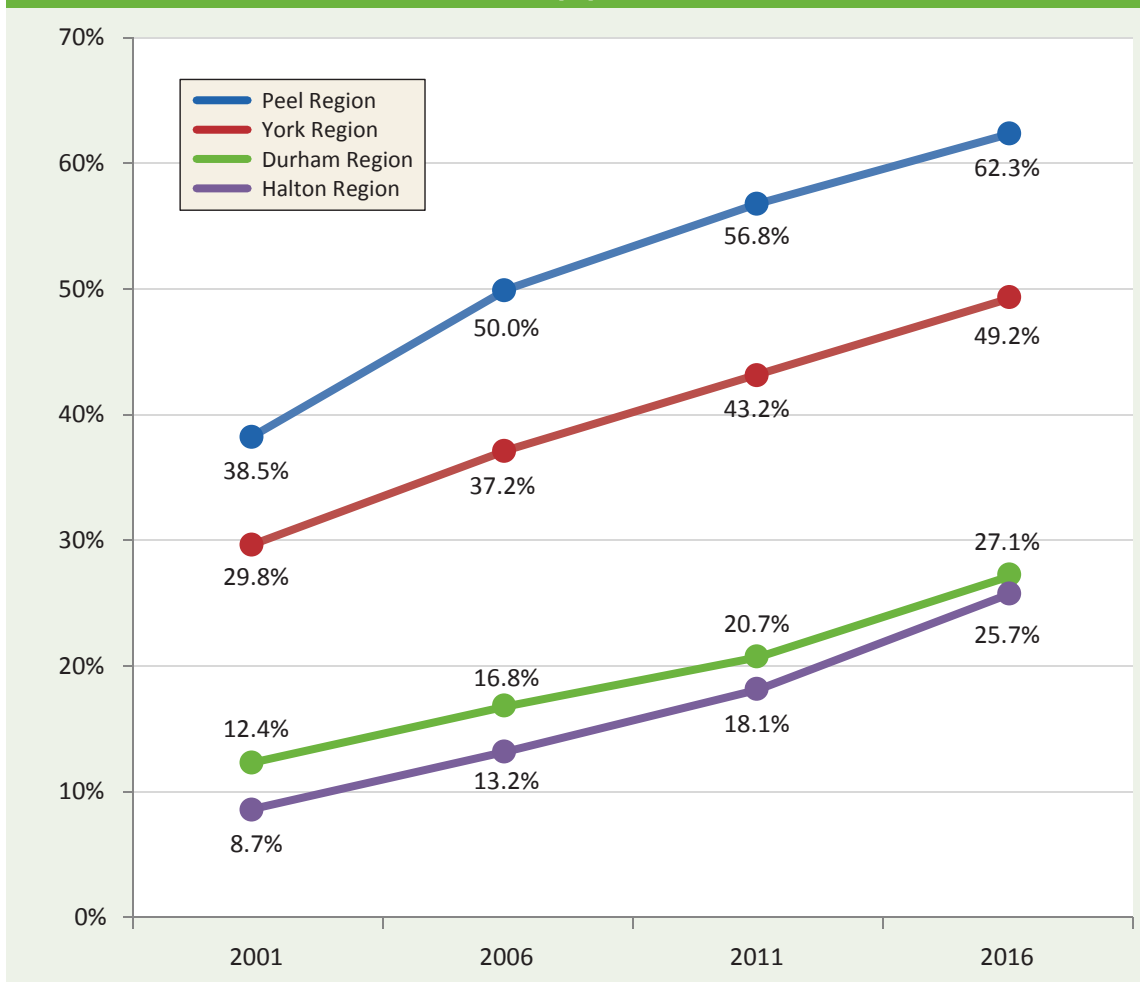
Source: Statistics Canada: 2001, 2006 and 2016 Census, and 2011 National Household Survey

Note: n.i.e. is abbreviation for not included elsewhere

Richmond Hill has a larger proportion of visible minorities than York Region as a whole, the Toronto CMA and Ontario. In 2016, 49.2% of residents in York Region, 51.4% of Toronto CMA residents and 29.3% of residents in Ontario were visible minorities. Of the Toronto CMA lower tier municipalities, two have higher visible minority populations than Richmond Hill: Markham (77.9%) and Brampton (73.3%).

Areas around Richmond Hill continue to experience an increase in visible minority populations, with similar patterns being seen at the regional level. York Region, Durham Region, Peel Region, and Halton Region have all shown a marked growth in their visible minority populations between 2001 and 2016 (Figure 28).

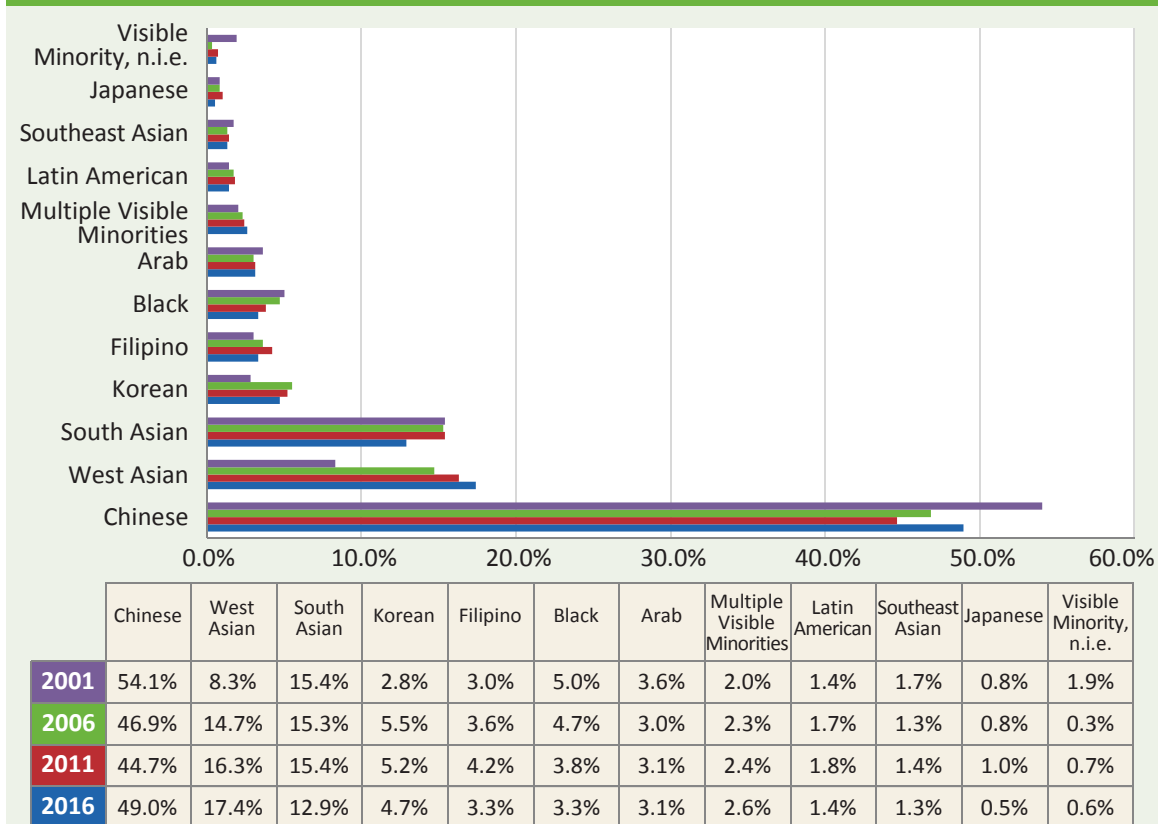
Figure 28: Change in visible minority population at a regional level (2001-2016)



Source: Statistics Canada: 2001, 2006 and 2016 Census, and 2011 National Household Survey

The composition of the visible minority population continues to change and diversify as the community grows. Between 2001 and 2016, Richmond Hill's West Asian population has tripled, growing from 3.4% in 2001 to 6.7% in 2006 to 8.6% in 2011 and 10.4% by 2016. Similarly, there has been growth in the Korean population, growing from 1.1% in 2001 to 2.5% in 2006, 2.7% in 2011 and representing 2.8% of the population in 2016.

The composition of the visible minority community (that is the 60.0% of the population that are visible minorities), has changed over time (Figure 29). There is a significant increase in the West Asian population, representing 17.4% of the visible minority community in 2016, up from 8.3% in 2001. The South Asian population remained a stable proportion of the visible minority community, going from 15.3-15.4% between 2001 and 2011, and then dropping to 12.9% in 2016. The Chinese population represents a smaller share of the visible minority community in 2016 (49.0%) than in 2001 (51.1%).

Figure 29: Visible minority population composition in Richmond Hill (2001-2016)


Source: Statistics Canada: 2001, 2006 and 2016 Census, and 2011 National Household Survey

Note: n.i.e. is abbreviation for not included elsewhere

RESEARCH NOTE:

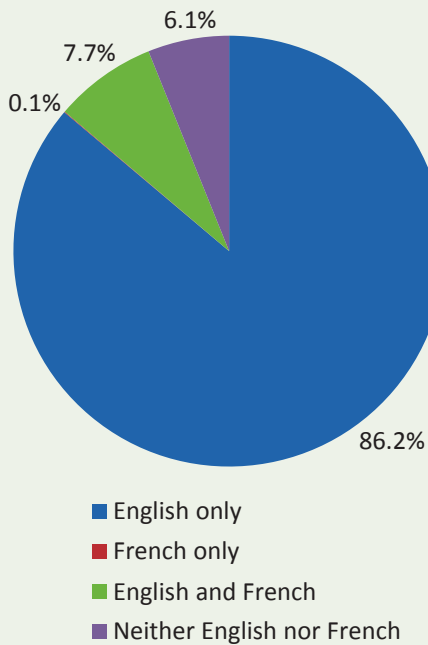
Some visible minority groups were included in a broader category. These include West Asian (Iranian, Afghan); South Asian (East Indian, Pakistani, Sri Lankan); and Southeast Asian (Vietnamese, Cambodian, Malaysian, Laotian).

2.3.4 Native Languages

Official Languages

The two official languages of Canada are English and French. The Census calculates the number of residents who identify as having a basic understanding of one, both, or neither of the two official languages. English remains the dominant official language in Richmond Hill, with 93.9% of residents having an understanding of English (Figure 30). This has decreased slightly over the last 10 years (94.9% in 2006) but remains relatively stable. The number of residents who understand both English and French within this proportion remains the same in 2016 as in 2011 at 7.7%, but overall is down from 8.6% in 2006 and 8.4% in 2001. Meanwhile, the proportion of Richmond Hill residents who do not understand either English or French is now at 6.1%, an increase from 2011 (5.1%), 2006 (4.2%), and 2001 (4.0%). The proportion of Richmond Hill residents who do not understand English or French is higher than both the York Region and Toronto CMA proportions, with Markham (10.0%) being the only municipality in the Toronto CMA which has a higher proportion than Richmond Hill.

Figure 30: Knowledge of official languages in Richmond Hill (2016)



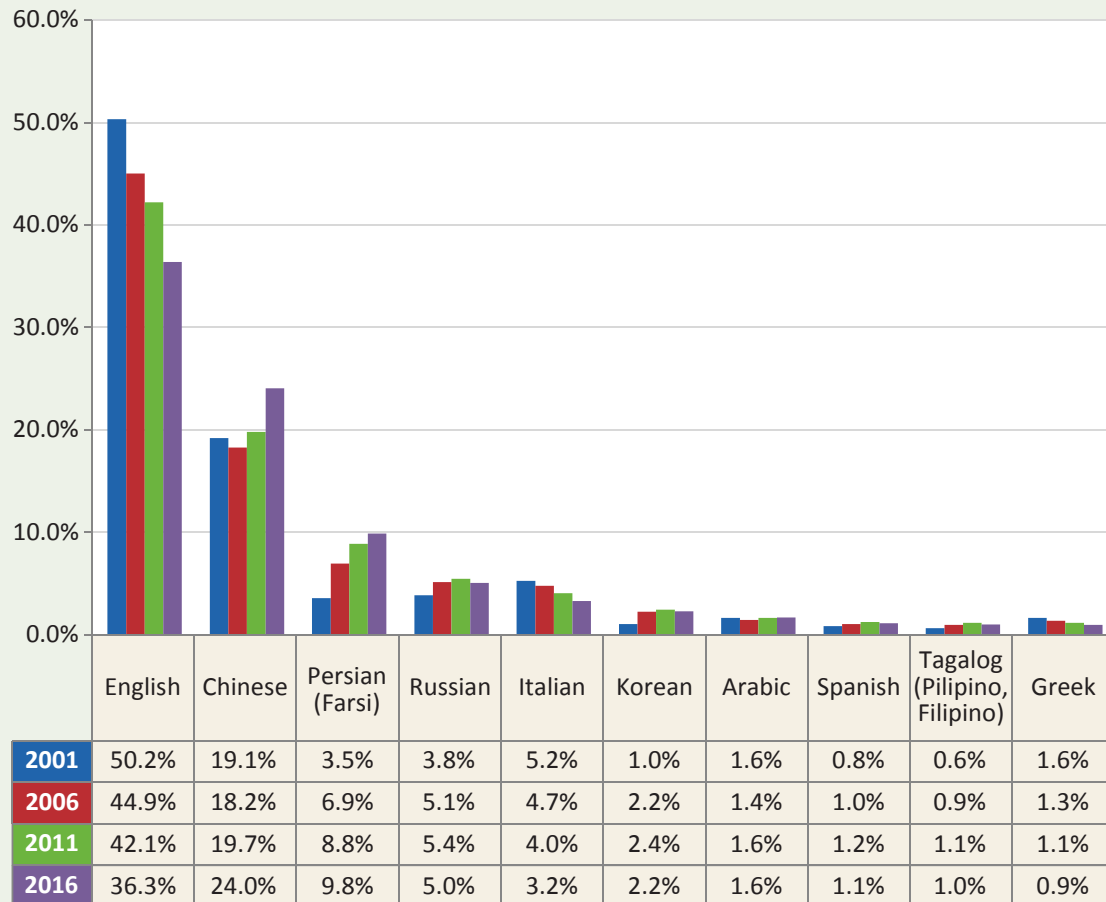
Source: Statistics Canada: 2016 Census

First Official Language Spoken

The 'first official language spoken' is specified within the framework of Canada's Official Languages Act and refers to the first official language spoken by an individual. Statistics Canada derives information on the 'first official language spoken' based on a combination of language data collected through the census. In Richmond Hill, 94.0% of residents use either English or French as their first official language. The age of Richmond Hill residents significantly impacts the use of official languages. The proportion of those over the age of 65 who speak an official language (English or French) as their first/primary language is 77.1%, while the proportion for those aged 0-64 years is 96.8%.

Mother Tongue

According to Statistics Canada, mother tongue is the language that is first learned at home by the respondent, and is still spoken by the respondent at home. English continues to be the most common mother tongue spoken in Richmond Hill, with 36.3% of residents identifying their mother tongue as English (Figure 31). This figure has been declining, from 50.2% in 2001, to 44.9% in 2006 and 42.1% in 2011. Chinese (including Cantonese, Mandarin, Taiwanese, and Chinese not otherwise specified) is the next most common mother tongue, spoken by 24% of residents at home. Persian/Farsi is one of the fastest growing mother tongues in Richmond Hill, growing to 9.8% in 2016, up from 8.8% in 2011, 6.9% in 2006 and 3.5% in 2001. Other mother tongues comprising a significant proportion of the Richmond Hill population include Russian, Italian, Korean, Arabic, Spanish, Tagalog, and Greek.

Figure 31: Ten most common mother tongues in Richmond Hill (2001-2016)


Source: Statistics Canada: 2001, 2006, 2011 and 2016 Census

There are a number of mother tongues that Richmond Hill has the highest proportion of in the Toronto CMA, including Persian/Farsi (9.8%) and Korean (2.2%). Other mother tongues with high proportions in the Toronto CMA include Chinese, where only Markham (37.0%) tops Richmond Hill; Russian, where only Vaughan (6.8%) tops Richmond Hill (5.4%); Arabic, where only Mississauga (4.2%) tops Richmond Hill (1.6%), and Italian, topped by Vaughan (12.3%) and King (10.0%) compared to Richmond Hill (3.2%).

RESEARCH NOTE:

It is sometimes difficult to compare mother tongue census data between different years, due to language categories being modified between census years. Also, the order in which the questions were presented on the Census changed in 2011, so that Mother Tongue appears before the question related to language spoken at home. This may have affected the response rates.

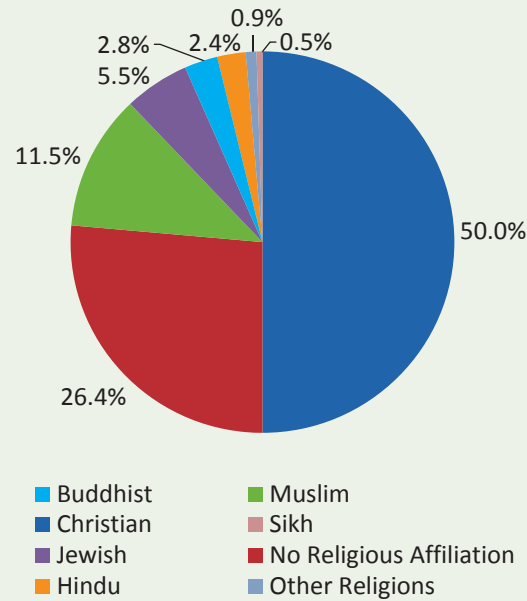
2.3.5 Religion

Statistics Canada collects information related to religion every 10 years (every other census period). The 2016 Census did not include questions related to religious affiliations. As a result, the most current information regarding religious affiliations in the City of Richmond Hill is from the 2011 National Household Survey (Figure 32). For additional data related to Richmond Hill and religion please see the 2015 Socio-Economic Study.

2.3.6 Place of Birth

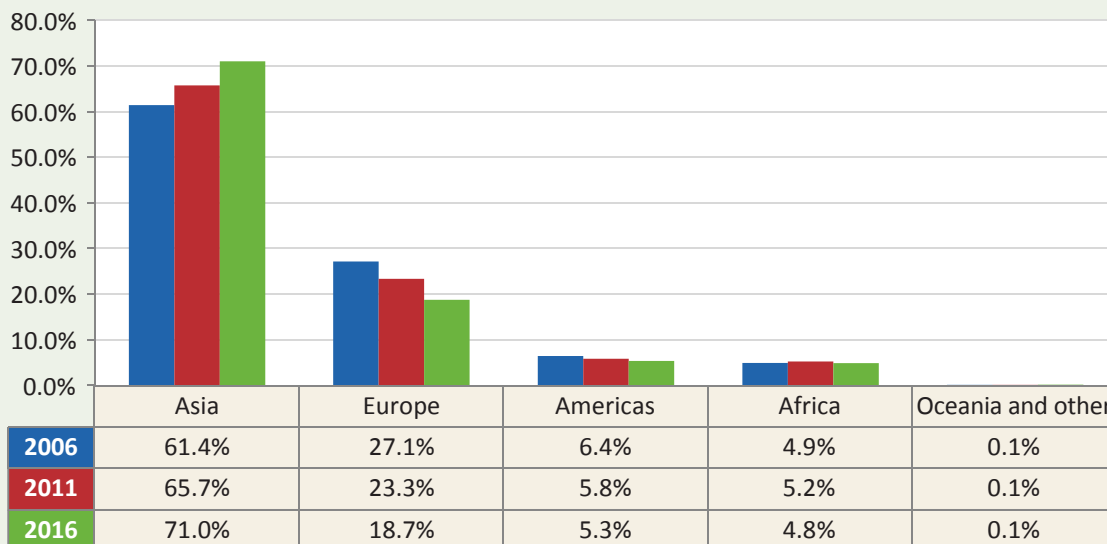
The country of origin for immigrants to Richmond Hill is available by identifying their place of birth. More than two thirds (71.0%) of all immigrants to Richmond Hill come from Asia (Figure 33). Europe (18.7%) was the next most common region of origin, followed by the Americas (5.3%). The proportion of immigrants from Asia has continued to increase from 2006 to 2016, while the proportion of European and American immigrants decreased during the same time period.

Figure 32: Distribution of population in Richmond Hill by religion (2011)



Source: Statistics Canada: 2011 National Household Survey

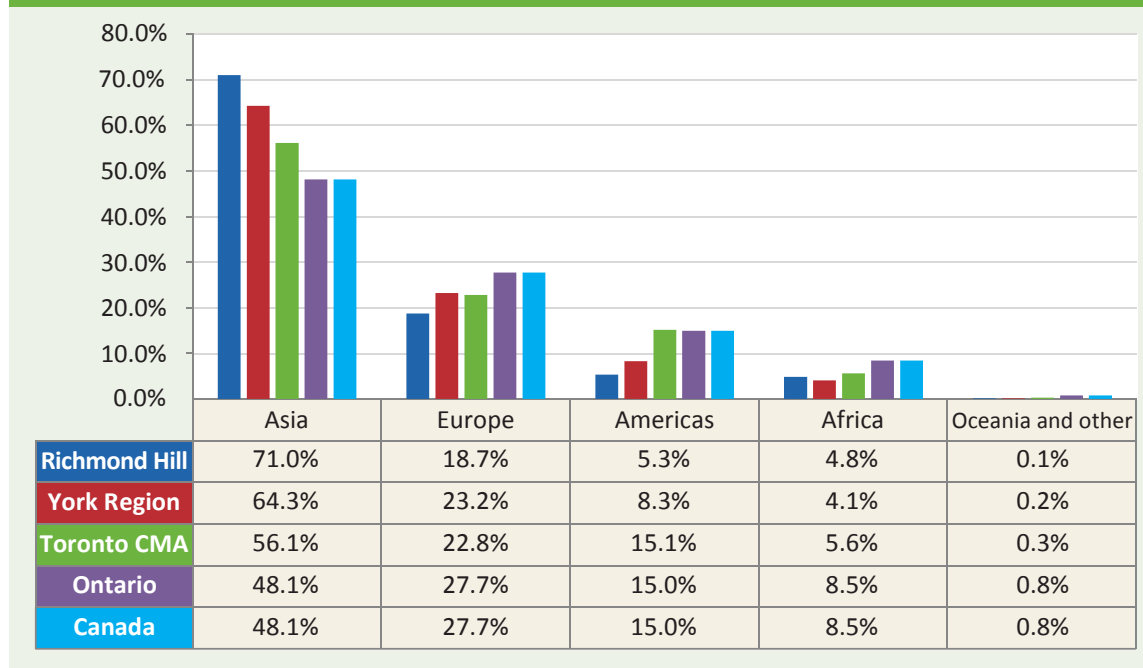
Figure 33: Immigrants to Richmond Hill by region of birth (2006-2016)



Source: Statistics Canada, 2006 Census, 2011 National Household Survey and 2016 Census

Compared to other geographic regions, the proportion of immigrants from Asia in Richmond Hill is higher than York Region as a whole, Toronto CMA, provincial, and national proportions, while the proportion of immigrants from Europe and the Americas are lower in Richmond Hill (Figure 34).

Figure 34: Geographical comparison of immigrants by region of birth (2016)



Source: Statistics Canada: 2016 Census

The top 3 countries of birth for immigrants residing in Richmond Hill in 2016 (Table 2) were China (21.5%), Iran (15.6%), and Hong Kong (11.7%), with no other countries comprising more than 5%. Richmond Hill has the highest proportion of immigrants born in both Iran and South Korea in the Toronto CMA. Aurora (9.2%) is the only other municipality in the Toronto CMA which has a significant percentage of immigrants from Iran. Richmond Hill also has the highest proportion of South Korean immigrants in the Toronto CMA at 3.3%, followed by Oakville (2.9%) Vaughan (2.5%) and Aurora (2.4%). Only Markham exceeds Richmond Hill in the Toronto CMA for immigrants born in China (30.7%) and Hong Kong (16.9%).

Table 2: Top 10 Countries of Birth for all immigrants to Richmond Hill

1. China	21.5%
2. Iran	15.6%
3. Hong Kong	11.7%
4. Italy	3.5%
5. Russian Federation	3.4%
6. South Korea	3.3%
7. India	3.1%
8. Philippines	2.5%
9. Ukraine	2.3%
10. United Kingdom	1.7%

The percentage of immigrants living in Richmond Hill who were born in Italy has continued to decline. Italy was the second most common country of birth for immigrants in 1996 (11.1%), the third most common in 2001 (7.5%) and 2006 (5.4%) and the fourth most common in 2011 (4.3%) and 2016, with 3.5% of all immigrants living in Richmond Hill having been born there.

2.4 Resident Labour Force Activity and Education

Statistics Canada defines “labour force” as the employed, which are persons having a job or business, and the unemployed, which are persons without work, are available for work, and are actively seeking work. Together, the unemployed and the employed constitute the labour force. A review of resident labour force activity includes the analysis of labour force participation and unemployment rates, labour force by industry and occupation, as well as education. Information on labour force mobility is provided in *Chapter 4.0 Traffic and Commuting Patterns*.

2.4.1 Resident Labour Force Participation

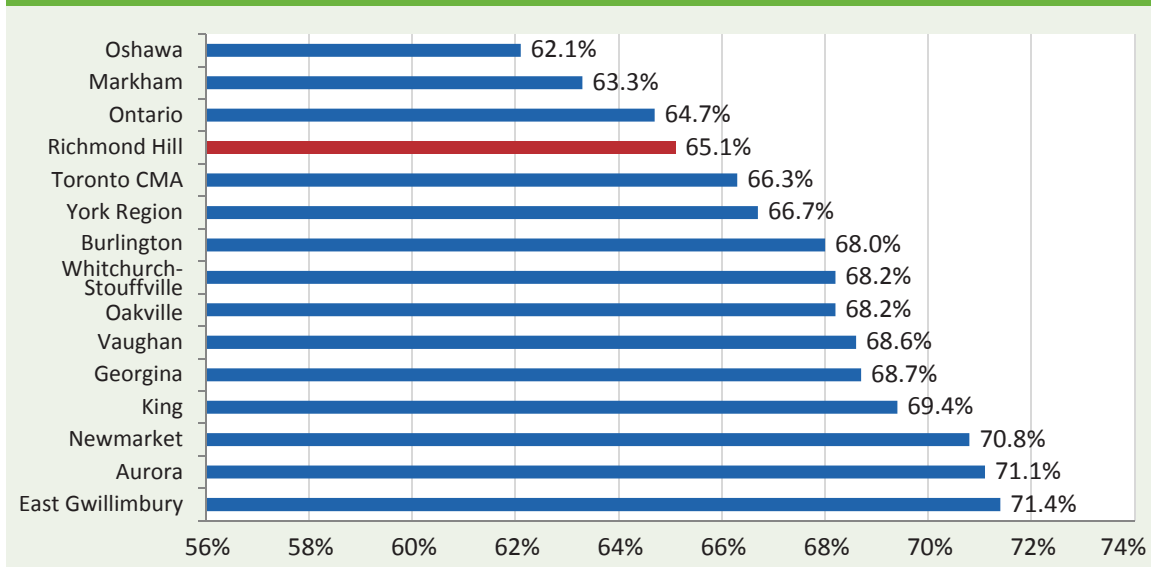
Census respondents aged 15 and older can identify their labour force status as ‘employed’, ‘unemployed’, or ‘not in the labour force’. Labour force participation looks at the proportion of Richmond Hill residents who are employed or unemployed but seeking employment. In 2016, 104,930 residents, or 65.1% of the Richmond Hill population aged 15 and over, was actively participating in the work force (Figure 35).

Richmond Hill has a higher participation rate at 65.1% than neighbouring municipality Markham (63.3%), as well as the provincial average (64.7%). However, the participation rate is lower than all other municipalities in York Region, including Vaughan (68.6%). Three of the northern six municipalities in York Region – East Gwillimbury, Aurora, and Newmarket – all report labour force participation rates over 70.0%. Of the comparator municipalities, Oshawa continues to have the lowest participation rate with 62.1%. Richmond Hill’s participation rate has decreased between each of the last four census periods from 69.9% in 2001, to 69.4% in 2006, to 67.7% in 2011 and 65.1% in 2016.

Table 3: Labour force participation rates for Richmond Hill and selected GTA municipalities (1996-2016)

	Oshawa	Vaughan	Markham	Richmond Hill	Whitchurch-Stouffville	Aurora	Newmarket	King	East Gwillimbury	Georgina	Oakville	Burlington
2001	67.9%	72.2%	68.2%	69.9%	72.9%	76.5%	75.9%	72.4%	77.8%	71.2%	72.0%	70.7%
2006	66.5%	71.1%	67.9%	69.4%	69.6%	75.7%	75.0%	72.9%	74.8%	71.3%	70.9%	69.8%
2011	63.8%	69.8%	64.7%	67.7%	70.5%	74.0%	72.2%	68.2%	74.9%	70.8%	69.6%	68.8%
2016	62.1%	68.6%	63.3%	65.1%	68.2%	71.1%	70.8%	69.4%	71.4%	68.7%	68.2%	68.0%

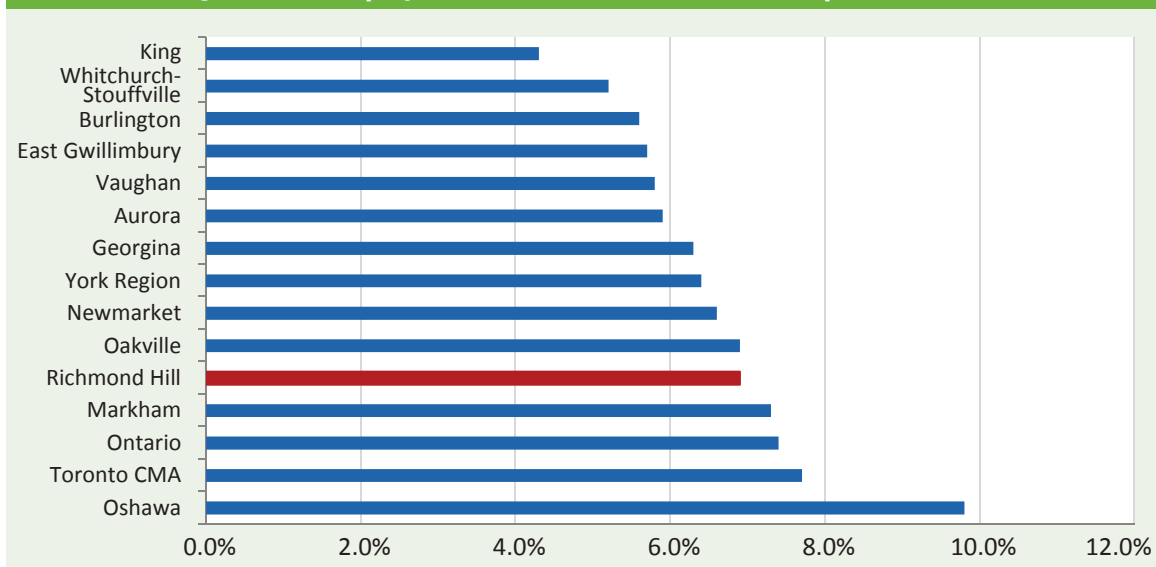
Source: Statistics Canada: 2001, 2006, 2016 Census and 2011 National Household Survey

Figure 35: Labour force participation in selected GTA municipalities (2016)


Source: Statistics Canada, Census 2016

2.4.2 Unemployment Rate

Unemployment rates capture the prevalence of unemployment across the labour force. In 2016, Richmond Hill's unemployment rate is 6.9% (Figure 36) which falls below the provincial average of 7.4%. Burlington reports the lowest unemployment rate across the comparator municipalities at 5.6%. In York Region, King has the lowest unemployment at 4.3%. Neighbouring municipalities, Vaughan and Markham provide varied unemployment rates with 5.9% and 7.3%, respectively. Overall in 2016, Oshawa has the highest unemployment rate across the comparable municipalities with 9.8% and Markham has York Region's highest unemployment rate at 7.3%.

Figure 36: Unemployment rates in selected GTA municipalities (2016)


Source: Statistics Canada, Census 2016

Richmond Hill's unemployment rate is the same as it was in 2011 (Table 4). Over the last 15 years, the unemployment rate in Richmond Hill has remained within the range of rates of comparator municipalities. However, since 2001 the unemployment rate has increased, from 5.0% in 2001 to 5.4% in 2006, to 6.9% in 2011 and 2016.

Table 4: Unemployment rates for Richmond Hill and selected GTA municipalities (2001-2016)

	Oshawa	Vaughan	Markham	Richmond Hill	Whitchurch-Stouffville	Aurora	Newmarket	King	East Gwillimbury	Georgina	Oakville	Burlington
2001	7.2%	4.0%	5.4%	5.0%	3.1%	4.0%	3.3%	3.6%	3.5%	4.5%	4.5%	3.8%
2006	7.6%	4.7%	6.7%	5.4%	4.4%	5.0%	4.7%	4.5%	4.4%	5.3%	5.3%	4.6%
2011	10.8%	6.7%	8.1%	6.9%	6.3%	7.7%	7.7%	7.0%	6.1%	8.4%	7.0%	5.8%
2016	9.8%	5.8%	7.3%	6.9%	5.2%	5.9%	6.6%	4.3%	5.7%	6.3%	6.9%	5.6%

Source: Statistics Canada: 2001, 2006, 2016 Census and 2011 National Household Survey

2.4.3 Resident Labour Force by Industry

Resident Labour Force by Industry examines Richmond Hill's population based on the industries within which they are employed. When examined on a municipality-by-municipality basis, employment by industry can explain how competitive a municipality is, as well as its prospects for competitiveness based on the prevalence of its population employed in one industry or particular up-and-coming industries. *Chapter 3.0 Economic Characteristics* will explore occupations and industry data for jobs that are located in Richmond Hill.

In 2016, professional, scientific, and technical services employed the highest proportion of residents in Richmond Hill (13.2%). Retail trade provided the second largest proportion of jobs (11.3%), tied with finance and insurance and health care and social assistance, each employing 9.0% of the labour force.

Richmond Hill has the highest proportion of population employed in the professional, scientific, and technical services industries (13.2%) when compared to 17 surrounding municipalities including Toronto. Oakville is the municipality with the next highest proportion of people employed in this industry with 12.8%. Richmond Hill surpasses its comparator municipalities in York Region, with Markham coming in second in York Region with 12.0%.

Despite retail trade being a common industry amongst the Richmond Hill labour force (11.3%), several municipalities have a larger proportion of residents employed in this industry, such as Oshawa (12.3%), Newmarket (12.2%), Burlington (12.1%), Aurora (11.5%), and Vaughan (11.5%).

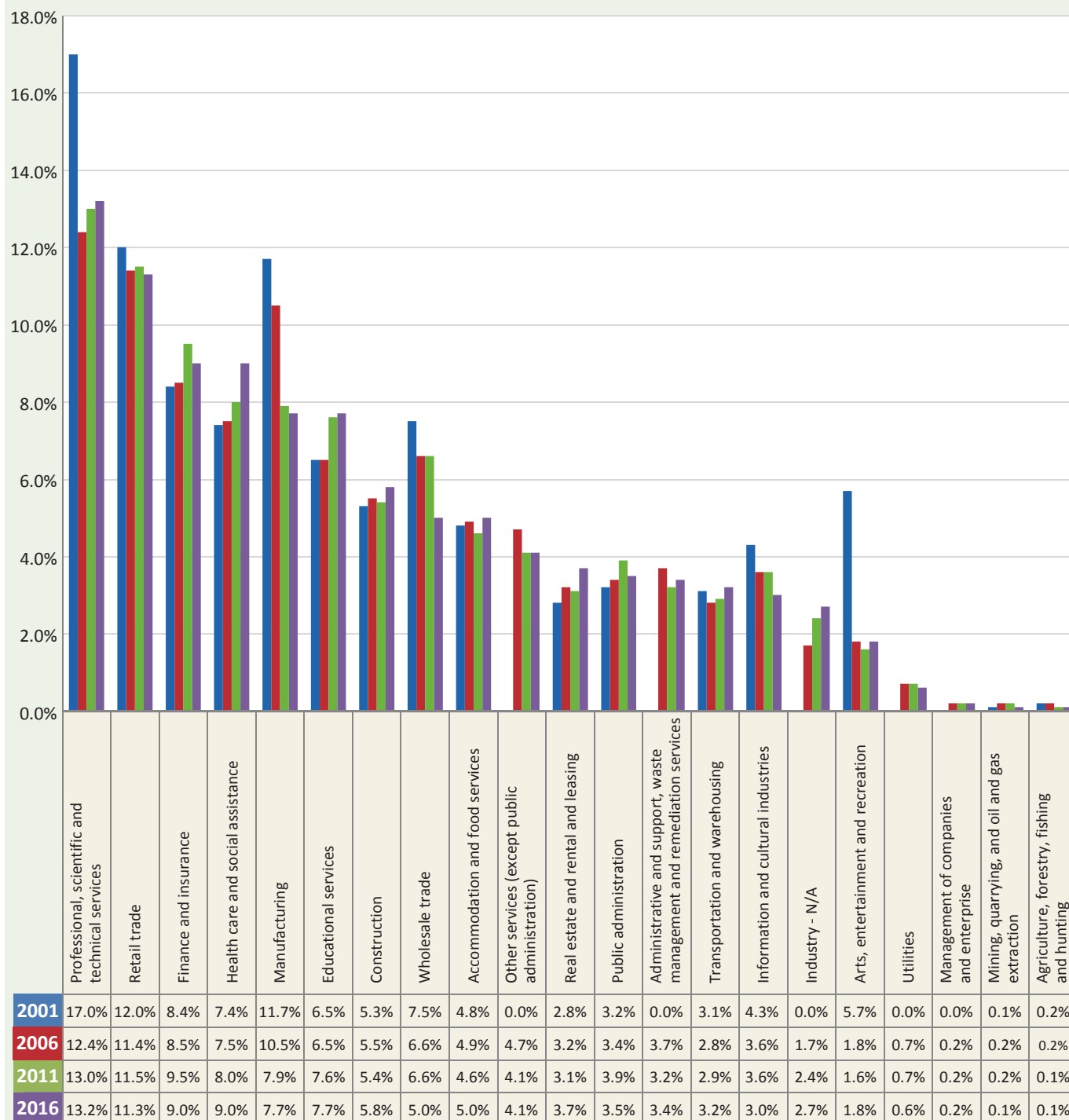
Richmond Hill has a proportion of 9.0% of residents employed in the finance and insurance sector, tied for the third largest category with the health care and social assistance industry. In the finance and insurance sector, Richmond Hill follows behind Markham (10.2%), Oakville (10.1%), and Ajax (9.8%). In the healthcare and social assistance sector, Richmond Hill follows behind Oshawa (10.8%), Burlington (10.3%), Georgina (10.1%), Ajax (10.1%), and Pickering (9.7%). Richmond Hill also has a high proportion of residents employed in the manufacturing (7.7%) and educational services sector assistance (7.7%) sector, tied as the fourth largest industry within which residents are employed.

Since 2001, there has been a change in the industries within which Richmond Hill residents are employed. Between 2001 and 2016, Richmond Hill residents were increasingly employed in finance and insurance from 8.4% in 2001 to 9.0% by 2016. Employment in educational services has increased between each census period from 2001 and 2016, from 6.5% to 7.7%. The increased proportion of residents working in these industries is similar to the labour force changes in the broader Toronto CMA. Finance and insurance comprised 7.7% of the Toronto CMA labour force in 2016, up from 6.9% in 2001; in 2016, 7.1% were employed in educational services, an increase from the 2001 rate of 5.6%.

Conversely, employment in professional, scientific and technical services, manufacturing, and arts, entertainment and recreation amongst Richmond Hill residents has declined between 2001 and 2016. The largest decline was employment in the professional, scientific and technical services industry, decreasing from 17% in 2001 to 13.2% in 2016. In 2001, manufacturing made up 11.7% of the labour force but in 2016, that number has fallen to 7.7%. Arts, entertainment, and recreation made up 5.7% of the labour force in 2001 but in 2016, this industry employs only 1.8% of the labour force.

In the Toronto CMA, the proportion of residents working in professional, scientific and technical services and in arts, entertainment and recreation has remained stable from 2001 to 2016. However, similar to Richmond Hill, employment in manufacturing has declined in both the Toronto CMA, and in Ontario, between 2001 and 2016. The proportion of Toronto CMA residents working in manufacturing declined from 15.4% in 2001 to 8.8% in 2016. Provincially, this proportion decreased from 16.3% in 2001 to 9.6% in 2016.

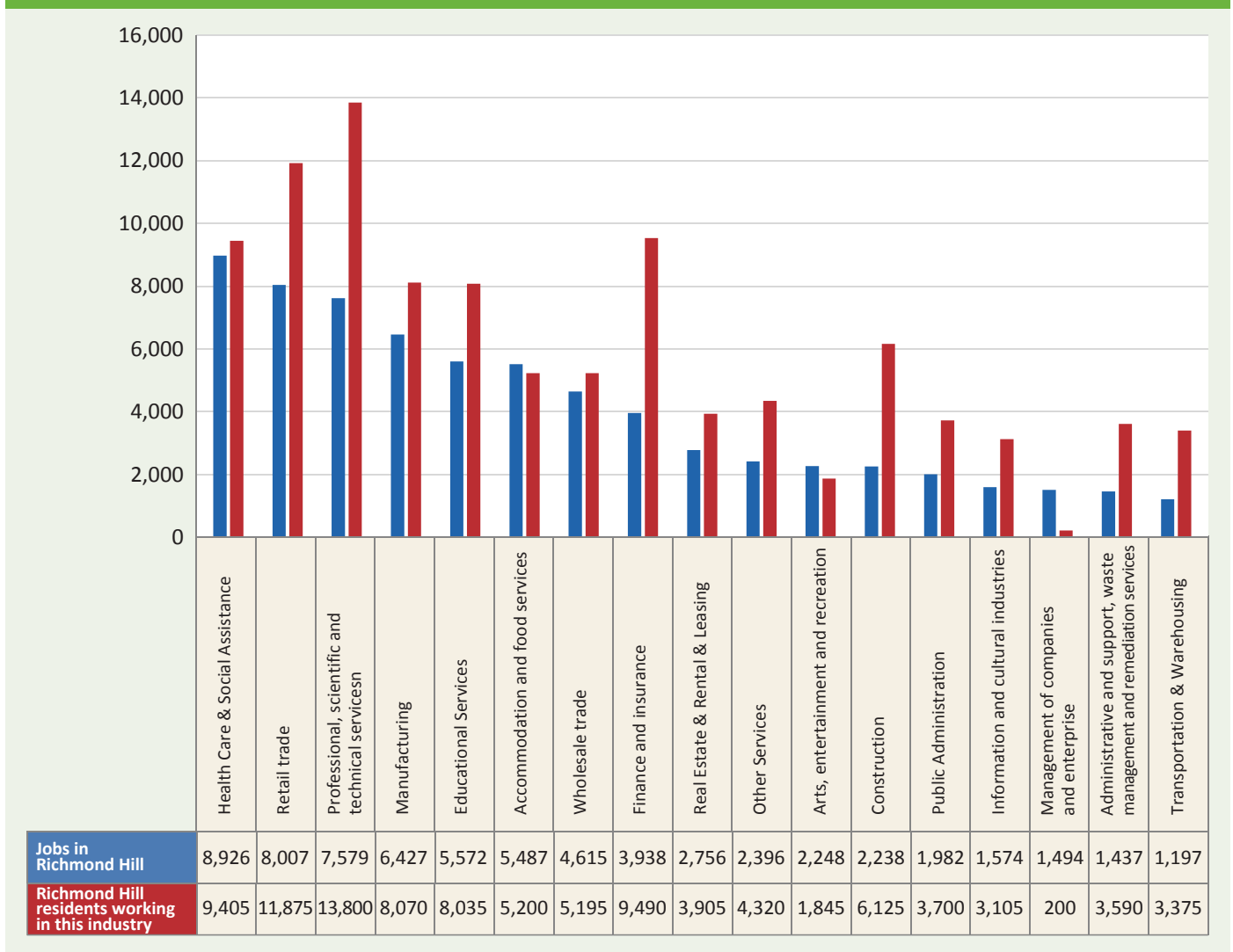
Figure 37: Richmond Hill resident labour force by industry (2001-2016)



Source: Statistics Canada: 2001, 2006, and 2016 Census and 2011 National Household Survey
 Industry – N/A = Unemployed persons aged 15 years and over who have never worked for pay or in self-employment

A comparison of the Richmond Hill resident labour force to the industries in Richmond Hill illustrates the fit between the jobs held by Richmond Hill residents, as reported through Statistics Canada, and the job availability in Richmond Hill, as reported through the York Region Employment Survey. There are several industries where the number of jobs available closely matches the number of residents working in that field, such as the health care and social assistance industry. The largest portion of Richmond Hill residents are employed in the professional, scientific and technical services industry. Residents are holding these industry jobs in Richmond Hill and in other municipalities. The comparison also reveals that there are many more residents employed in retail trade, construction and finance and insurance than there are jobs in Richmond Hill. Note that agriculture forestry, fishing and hunting; mining, quarrying, and oil and gas extraction; and utilities industry details are not included due to minimal representation.

Figure 38: Richmond Hill resident labour force by Richmond Hill industries (2016)



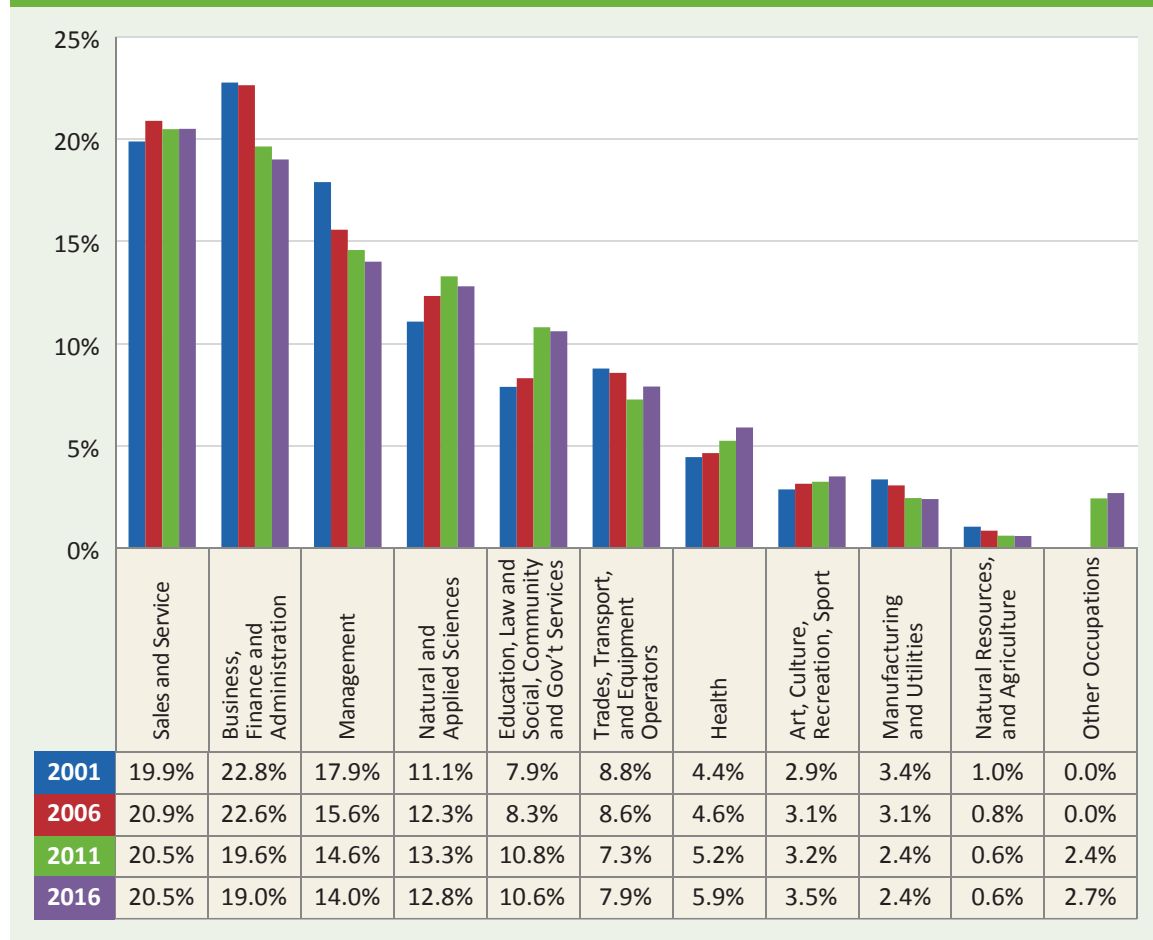
Source: Statistics Canada, 2011 National Household Survey and 2011 York Region Employment Survey

2.4.4 Resident Labour Force by Occupation

Occupation refers to a specific profession or job. The largest numbers of residents in Richmond Hill in 2016 are working in sales and service occupations (22.0%), followed by business, finance, and administrative (18.7%), management (13.6%), and natural and applied sciences (9.9%).

In 2016, the sales and service occupations across the GTA represent more than 19.5% of the population in each individual municipality, with the exception of King (18.6%). Oshawa has the highest concentration of sales and service occupations with 26.0% of their population. Business, finance, and administration occupations are the second most common across the GTA, representing an average of 17.8% in the Toronto CMA. Neighbouring municipality Markham has the highest percentage of business, finance, and administrative occupations with 19.6%, while Richmond Hill has the largest percentage of natural and applied science occupations with 12.8%.

Figure 39: Richmond Hill resident labour force by occupation (2001-2016)

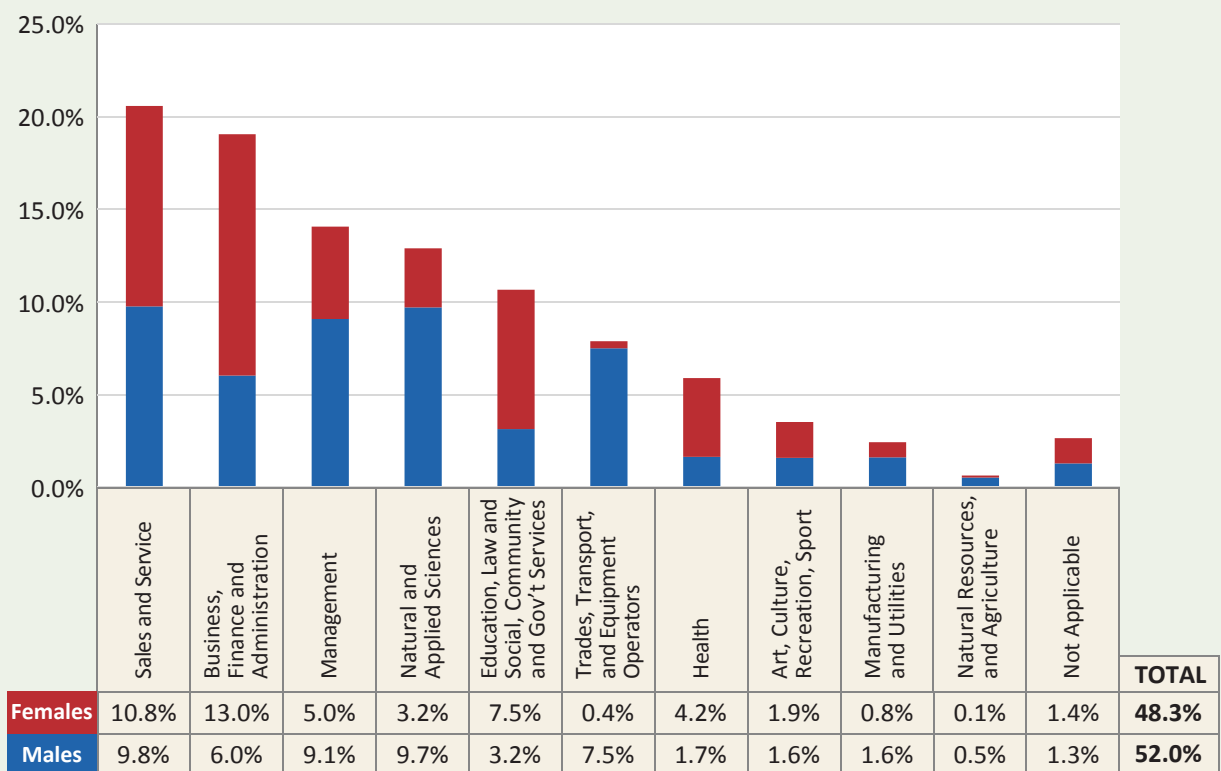


Source: Statistics Canada: 2001, 2006, 2016 Census and 2011 National Household Survey

Richmond Hill's most common occupations have been fairly stable since 2001. In 2001, the largest numbers of residents were working in business, finance and administrative occupations (22.8%), followed by sales and service (19.9%), and management occupations (17.9%). By 2016, there was a slight decrease in the number of Richmond Hill residents in management occupations and business, finance and administrative occupations. The largest increase was occupations in the education, law and social, community and government industry, from 7.9% in 2001 to 10.6% in 2016.

Many occupations continue to be dominated by one gender group (Figure 40). In particular, trades, transportation, and equipment operator occupations and occupations in natural and applied sciences are dominated by males. For trades, transport, and equipment operators, 95.1% of the employees are men. Residents working in natural and applied sciences occupations are 75% male. In contrast, females make up the largest proportion of residents working in health; education, law and social services; and business, finance and administrative occupations. Females represent 72% of the health field occupations, 70.5% of occupations in education, law and social services; and 68.5 % of business, finance, and administration occupations.

Figure 40: Richmond Hill resident labour force by occupation and gender (2016)



Source: Statistics Canada: Census 2016

2.4.5 Education

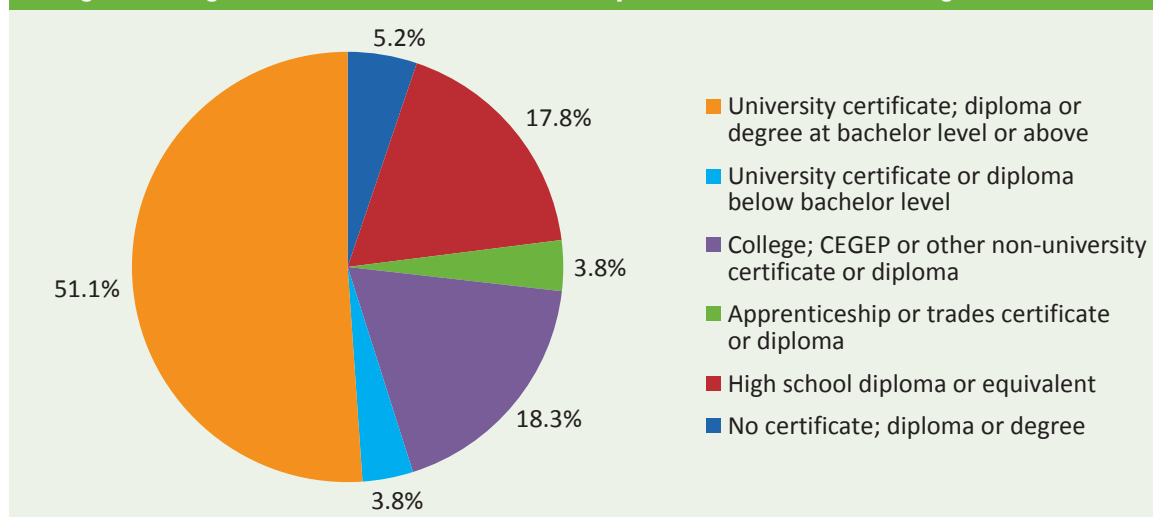
The Education section examines the primary field of study and highest level of education obtained by residents. This data is useful for understanding the community's strengths in targeting employment to the area that suits the needs and interests of our educated workforce. Richmond Hill has a highly educated population with 77.0% of individuals between 25 and 64 having completed some form of post-secondary education and 51.1% of those individuals obtaining/having obtained their post-secondary education at a bachelor's degree or higher (Figure 41).

Richmond Hill has the most educated population amongst municipalities in York Region. It is the second most educated population amongst the comparator GTA municipalities, behind Oakville (79.4%). Only two municipalities in York Region besides Richmond Hill report post-secondary educated populations over 70.0%: Aurora (74.9%) and Vaughan (70.3%). Markham's proportion of the population with a post-secondary education is 67.8%. Amongst the comparator municipalities, Georgina (53.5%), and Oshawa (56.3%) report the lowest proportion for completion of some form of post-secondary education.

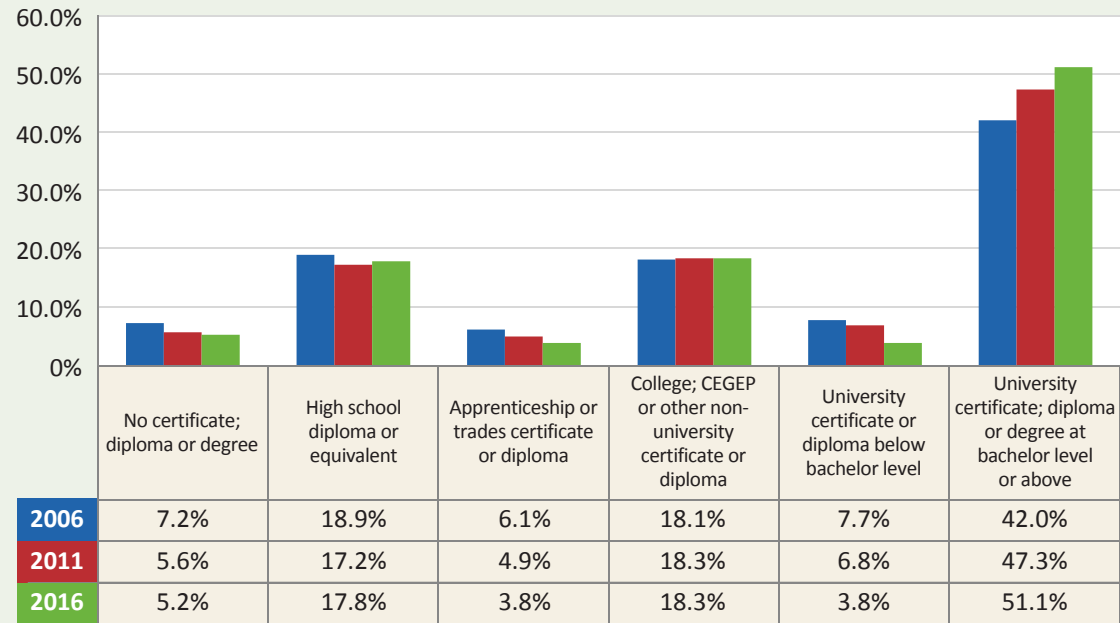
Over time, Richmond Hill has seen an increase in the education levels of its population (Figure 42). In 2006, 92.8% of the population aged 25 to 64 had completed their high school education and by 2011, this number had increased to 94.8%. Similarly, the proportion of this group that has completed their post-secondary education has increased from 73.9% in 2006 to 77.0% in 2016. Of the 25-64 age group, the proportion of the population obtaining/having obtained certificates at the bachelor level or above has increased from 42.0% to 51.1%, while the proportion of the population obtaining/having obtained the following accreditations has declined: apprenticeship or trades certificates or diplomas; college, CEGEP or other non-university certificates or diplomas; and university certificates or diplomas below the bachelor level.

Richmond Hill residents have very diverse educational backgrounds (Figure 43). The most common fields of study are business, management and public administration (24.5%), architecture, engineering and related technologies (20.3%), and social and behavioural sciences and law (12.2%).

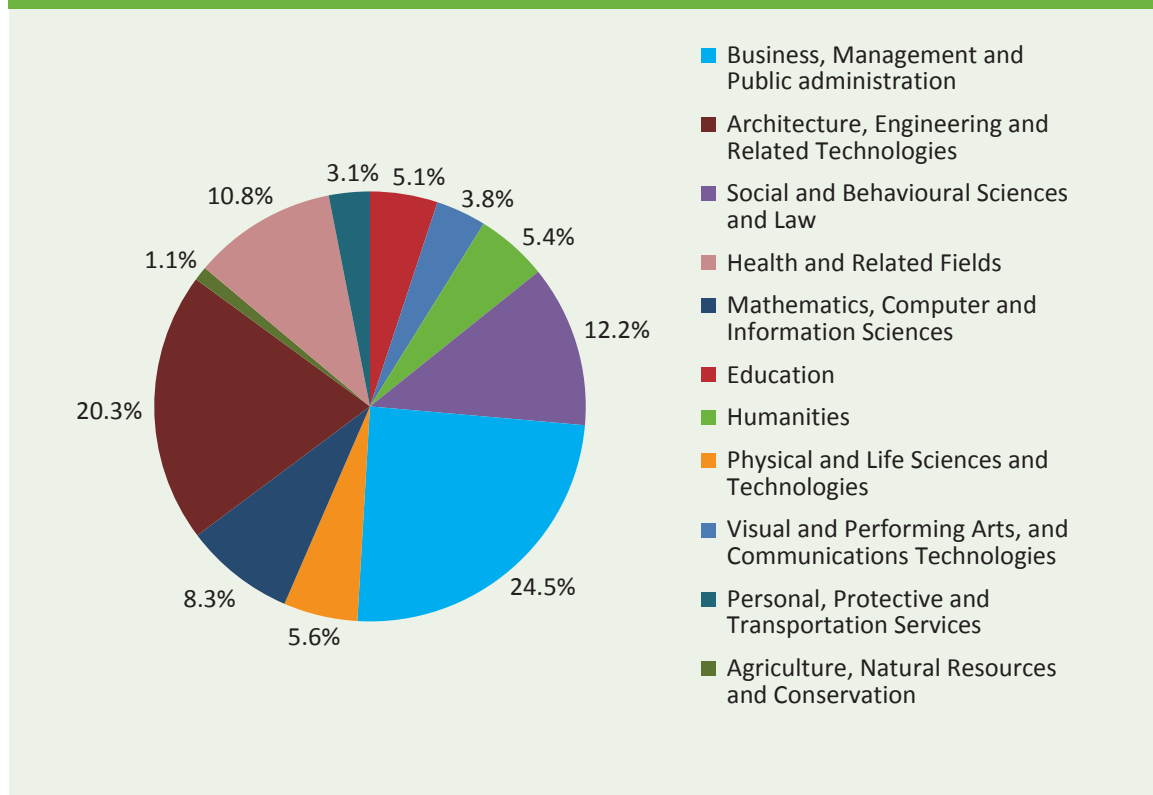
Figure 41: Highest level of education attained by Richmond Hill residents age 25-64 (2016)



Source: Statistics Canada: 2016 Census

Figure 42: Highest level of education attained by Richmond Hill residents age 25-64 (2006-2016)


Source: Statistics Canada: 2006 Census, 2011 National Household Survey and 2016 Census

Figure 43: Field of study of Richmond Hill residents age 15 and older (2016)


Source: Statistics Canada: 2016 Census

2.5 Income Analysis

The Income Analysis section reports on a series of income data from Statistics Canada, 2016 Census of Population and 2015 Tax Filer data in order to develop an understanding of household income and composition within the City.

2.5.1 Household Income

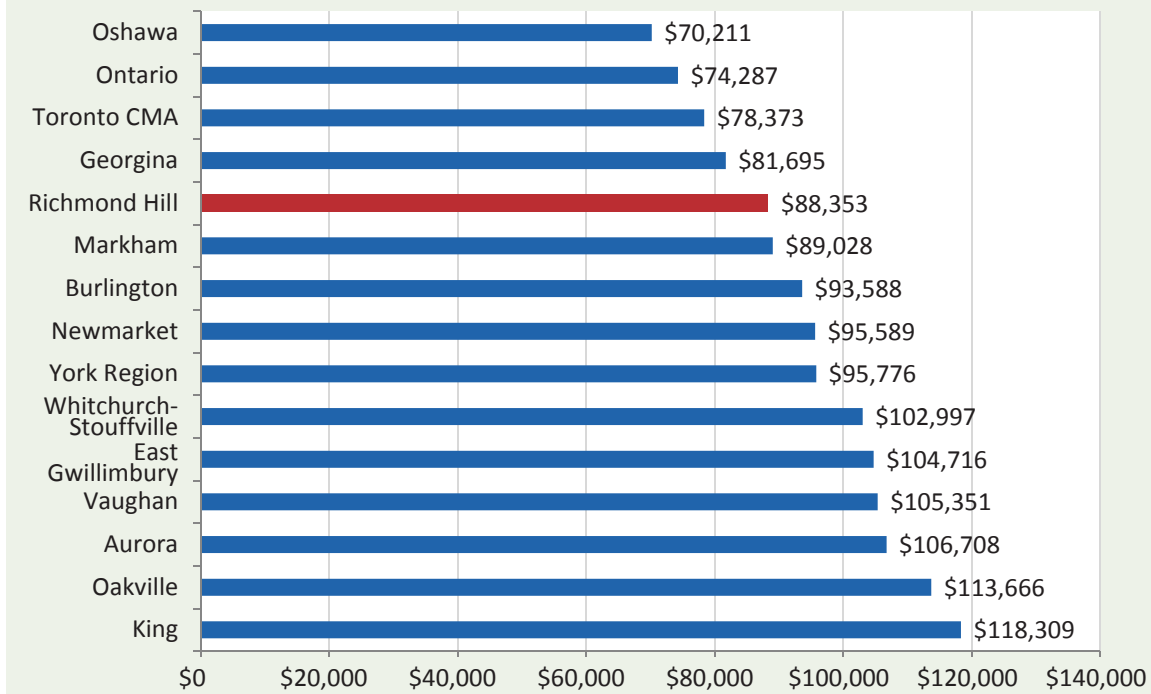
Average household income (also known as mean household income) is calculated by combining the incomes of all households and dividing by the total number of households. The median household income is another income measure, but it is the midpoint of all the household incomes, where half of the incomes fall above the median and half below the median.

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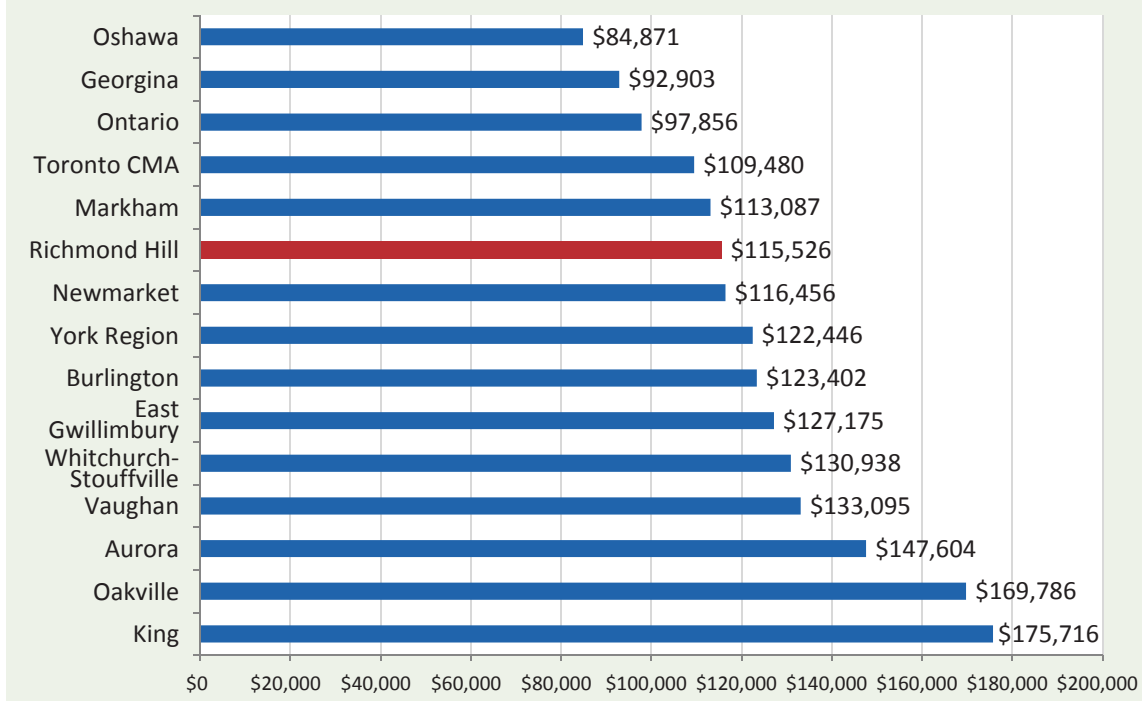
Section 2.5 reports data for both the average household income and the median household income, where available. Review of both the average and median figures allows for a more complete picture of household incomes in Richmond Hill. The average household income uses all the data and is the statistical measure that people are most familiar with. However, it tends to be skewed upwards by households with very large incomes. The median household income is less affected by a few households with very large incomes and is arguably a better measure of the midpoint of all household incomes in Richmond Hill.

Richmond Hill falls in the middle of the comparator municipalities with a 2016 median household income of \$88,353 (Figure 44) and an average household income of \$115,526 (Figure 46). The average and median household incomes are similar to neighbouring Markham, where the median household income is \$89,028 and the average household income is \$113,087. In contrast, the population of neighbouring municipality Vaughan reports higher family income with a median household income of \$105,351 and an average household income of \$133,095.

Within the GTA, King has the highest median household income of \$118,309 and Oshawa has the lowest median household income with \$70,211. Oshawa also has the lowest average household income with \$84,871, contrasted with King, with highest household average income of \$175,716. When compared against the province, Richmond Hill surpasses the overall average Ontario household income of \$97,856 as well as the median Ontario household income of \$74,287.

Figure 44: Median household incomes for selected GTA municipalities (2015)


Source: Statistics Canada: 2016 Census

Figure 45: Average household incomes for selected GTA municipalities (2015)


Source: Statistics Canada: 2016 Census

Table 5: Comparator municipalities by growth in average and median household income (2011-2016)

Municipality	% Average Change 2011-2016	% Median Change 2011-2016
Oakville	19.2%	11.8%
East Gwillimbury	17.0%	11.4%
Burlington	17.0%	13.4%
Vaughan	16.8%	12.3%
Georgina	15.8%	16.8%
Whitchurch-Stouffville	15.3%	10.3%
Toronto CMA	14.8%	11.4%
Aurora	13.1%	4.7%
Newmarket	12.6%	8.5%
Oshawa	11.9%	11.2%
York	10.6%	7.5%
King	7.8%	22.6%
Richmond Hill	6.0%	1.1%
Markham	4.2%	3.5%

Source: Statistics Canada: 2011 National Household Survey and 2016 Census

Table 5 reports the percentage changes of household incomes for comparator municipalities between 2011 and 2016, measuring both the percentage change in the average household income and the median household income. The municipalities showing the largest increase in average household income are Oakville (19.2%), Burlington (17.0%), East Gwillimbury (17.0%), Vaughan (16.8%) and Georgina (15.8%). The municipalities showing the largest increase in the median household income are King (22.6%), Georgina (16.8%), Burlington (13.4%), and Vaughan (12.3%). Provincially, the average household income increased 14.1% and the median household income increased 11.9%.

RESEARCH NOTE:

The 2015 Tax Filer data from Canada Revenue Agency provides another look at household income, based on the different family types reported through tax filer data. As a result, it is not directly comparable to the Census data, although it is considered more accurate. The Census is self-reported, while the Tax Filer data is derived from income tax filing data, such as employment T4 slips. Taxfiler data on income of couple families and lone parent families is based on employment income only. Excluded from this table are census families who reported a negative employment income or no employment income.

Additional Insight into Household Incomes from Taxfiler Data

The 2015 Tax Filer data provides more detail on the employment income earnings of different household types (Figure 46).

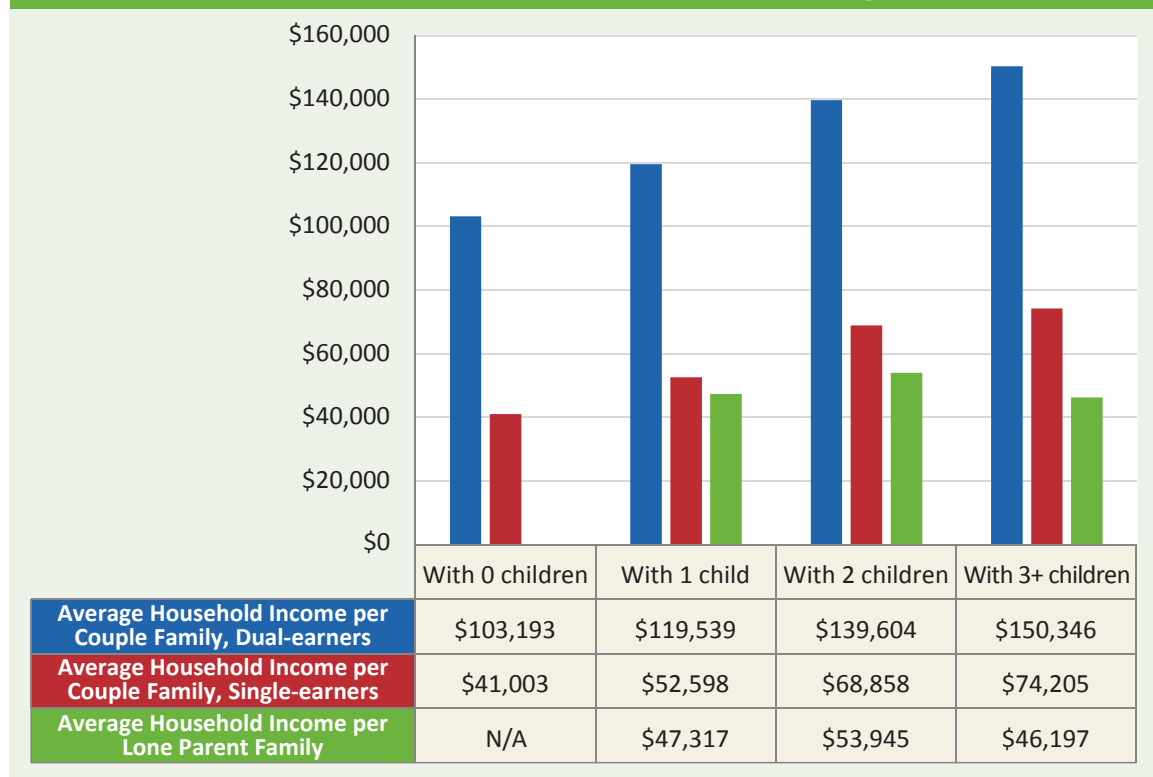
- The average income of couple families as dual earners with children is \$133,368.
- The average income of couple families as single earners with children is \$68,155.
- The average income of couple families without children is \$79,406.
- The average income of lone-parentfamilies as a single-earner and with children is \$49,278.

The 2015 Taxfiler data shows that based on average incomes, couple households with two people working make double the amount of employment income as single earner households. This is true regardless of the number of children in the household. While couple family households all average higher incomes relative to an increased amount of children, lone parent households with 2 children average a higher household income than lone parent households with 1 or 3 children.

Restatement

The 2015 Socio-economic study misreported Average Household Incomes for dual-earner couple families. A recalculation of these figures shows that based on 2011 Taxfiler data, dual earning couple families with no children earned an average of \$102,007, with 1 child \$112,847, with 2 children \$125,354 and with 3 children \$130,482. The overall average income for couple families as dual earners with children is \$121,577.

Figure 46: Average income of Richmond Hill household types (2015)

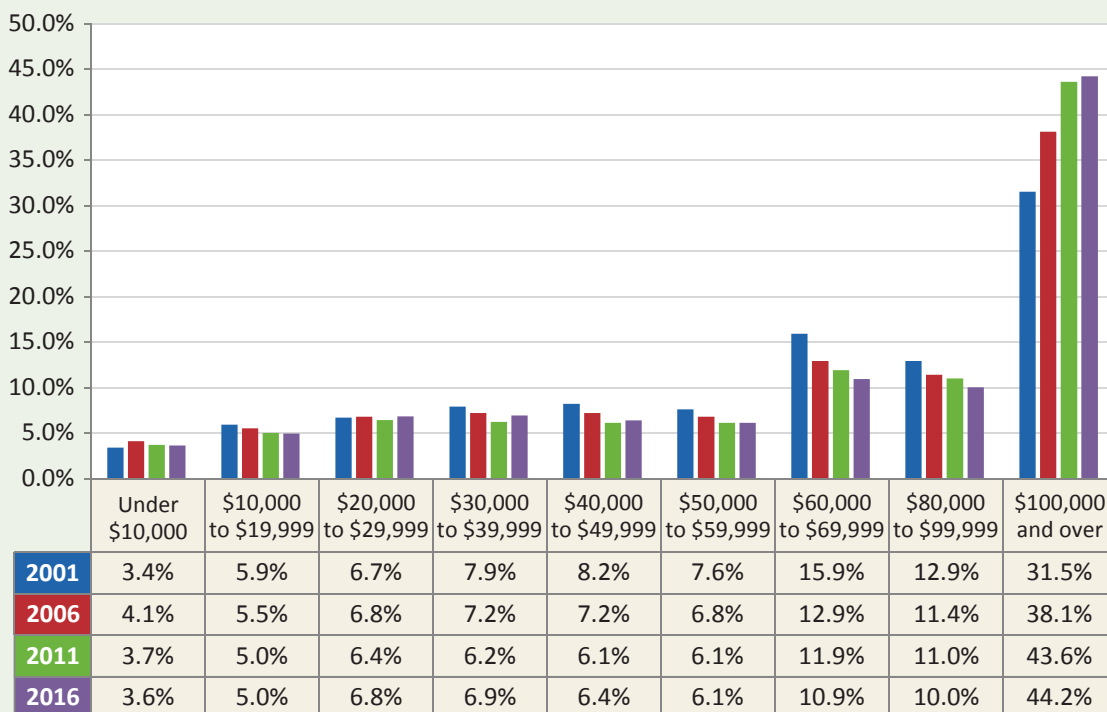


Source: Canada Revenue Agency: Tax Filer Data 2015

2.5.2 Income Distribution

Income distribution examines where households are distributed amongst income ranges. In 2016, 44.2% of households in Richmond Hill reported an income of \$100,000 or more, with the highest income range (\$150,000 and over) representing 25.2% of households (Figure 48). 65.1% of households had an income range of \$60,000 and over and 8.6% of the households earned less than \$20,000.

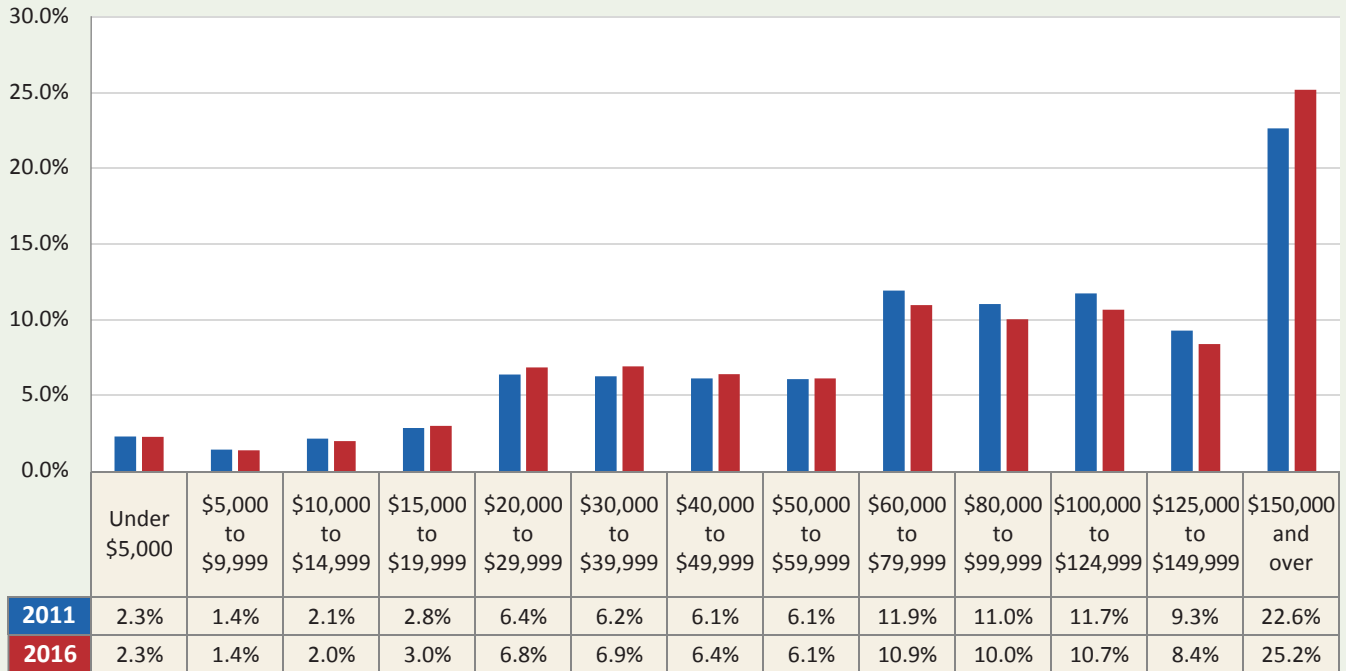
Figure 47: Distribution of household income in Richmond Hill (2001-2016)



Source: Statistics Canada: 2001, 2006, 2016 Census, and 2011 National Household Survey

While Richmond Hill has a large proportion (25.2%) of households earning more than \$150,000, there are seven comparator municipalities with higher percentages of households in this earning category: King (37.4%), Oakville (36.7%), Caledon (32.1%), Aurora (31.3%), Halton (29.2%), East Gwillimbury (28.2%) and Uxbridge (28.1%).

The number of households in Richmond Hill earning more than \$100,000 continues to increase from 31.5% in 2001 to 38.1% in 2006 to 43.6% in 2011 and 44.2% in 2016. Historically, the Census did not provide a breakdown of incomes over \$100,000. However as household incomes have increased, additional categories above '\$100,000+' have been included since 2011. Based on the 2011 NHS, of the 43.6% of households reporting over \$100,000 in income, 11.7% earned \$100,000 to \$124,999, 9.3% earned \$125,000 to \$149,99 and 22.6% earned over \$150,000. In 2016, 10.7% reported an income of \$100,000 to \$124,999, 8.4% earned \$125,000 to \$149,999 and 25.2% earned over \$150,000 (Figure 48).

Figure 48: Income Distribution of Richmond Hill Households (2011-2016)


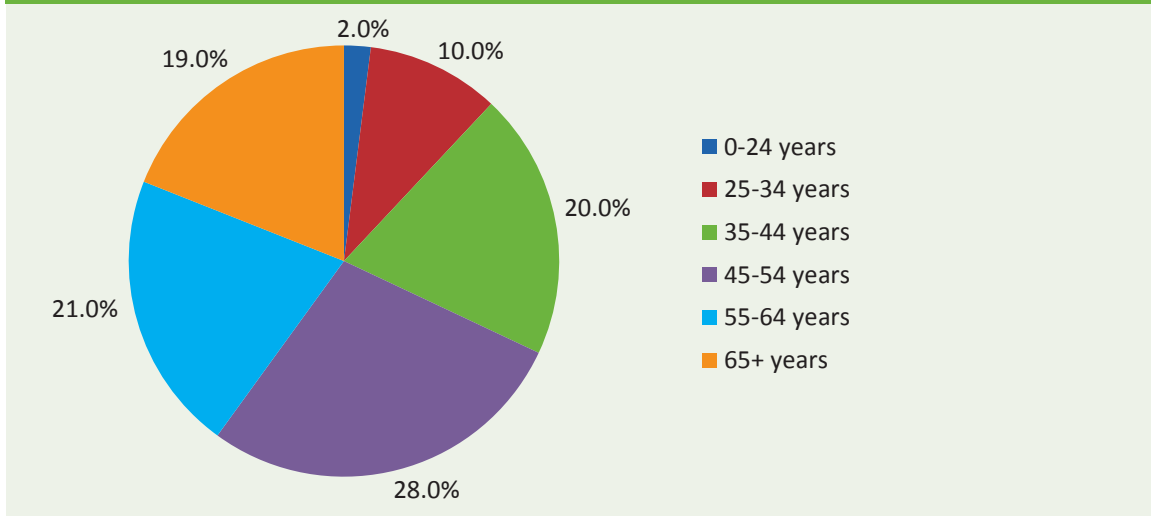
Source: Statistics Canada: 2016 Census and 2011 National Household Survey

Charitable Giving in Richmond Hill

Canada Revenue Agency Tax Filer data for 2015 reports that 20% of tax filers in Richmond Hill reported charitable giving, down from 31.6% in 2011. Despite the significant decrease in the proportion of residents making donations the total value of charitable donations in 2015 was \$54.6 million, a decrease from the total reported donations in 2011 of \$63.2 million. The average charitable donation was \$1,831, an increase over the 2011 average donation of \$1,562.

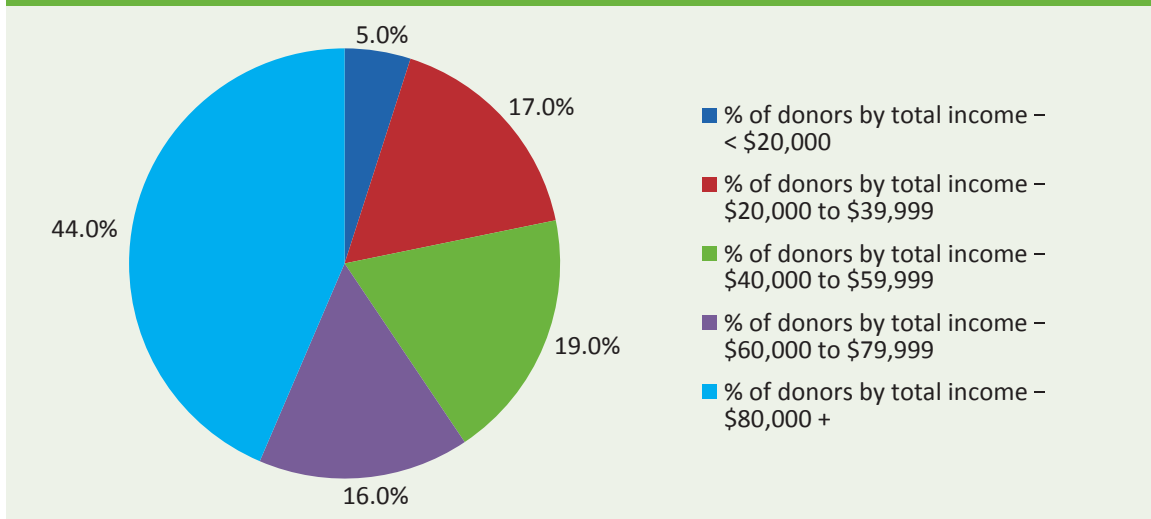
- All age groups were involved in giving although donors aged 45-54 comprise over a quarter of all donors at 28% (Figure 49), and the 55-64 year age group donated the highest average amount.
- Residents from all income levels were involved in giving, with the largest proportion being those with an income greater than \$80,000 (Figure 50).
- The average donation varied depending on the income of Richmond Hill donors (Figure 50). The highest average donation for Richmond Hill residents was with an income of \$80,000+ (\$2,580). Interestingly, givers in the lowest income levels <\$20,000 were still making substantial donations, with an average donation size of \$732.

Figure 49: Charitable donors by age (2015)



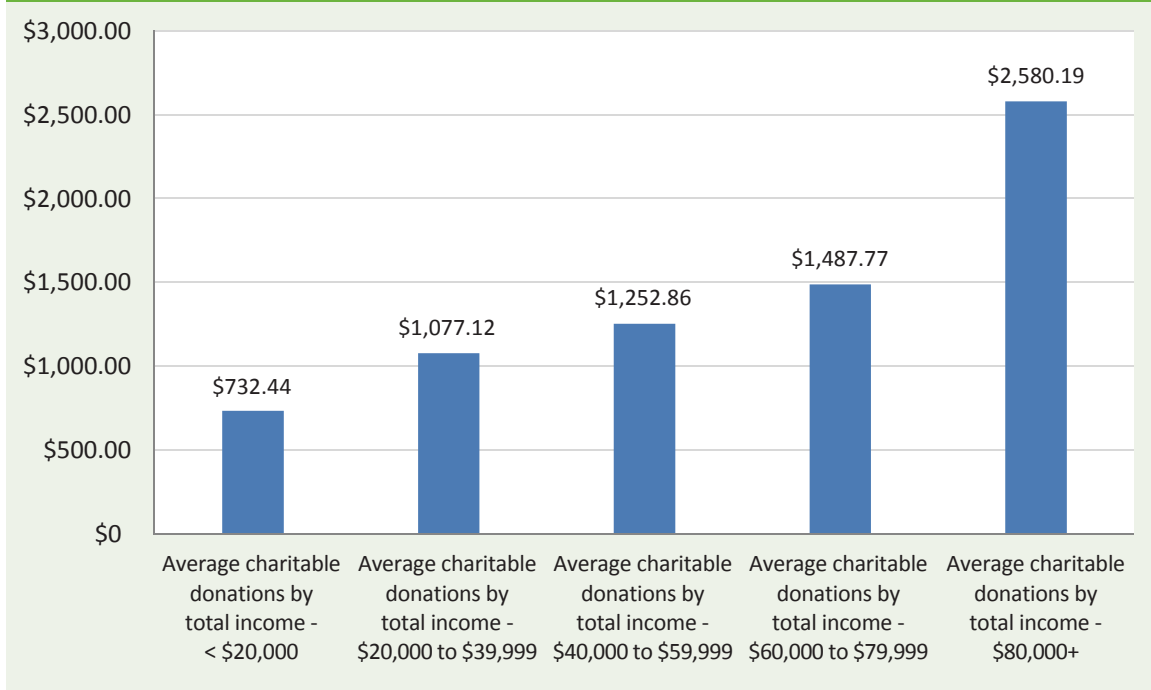
Source: Canada Revenue Agency: Tax Filer Data 2015

Figure 50: Charitable donors by income levels (2015)



Source: Canada Revenue Agency: Tax Filer Data 2015

Figure 51: Average donations based on income (2015)



Source: Canada Revenue Agency: Tax Filer Data 2015

3.0 Economic Characteristics

Located in the heart of the Greater Toronto Area (GTA), Richmond Hill provides businesses excellent access to customers, suppliers, and employees. To provide a greater understanding of the economic status of Richmond Hill, the Economic Characteristics chapter will review the employment environment and economic trends, including new business growth in the area, and look at the trends in construction and assessment values.



3.1 Business and Employment Profiles

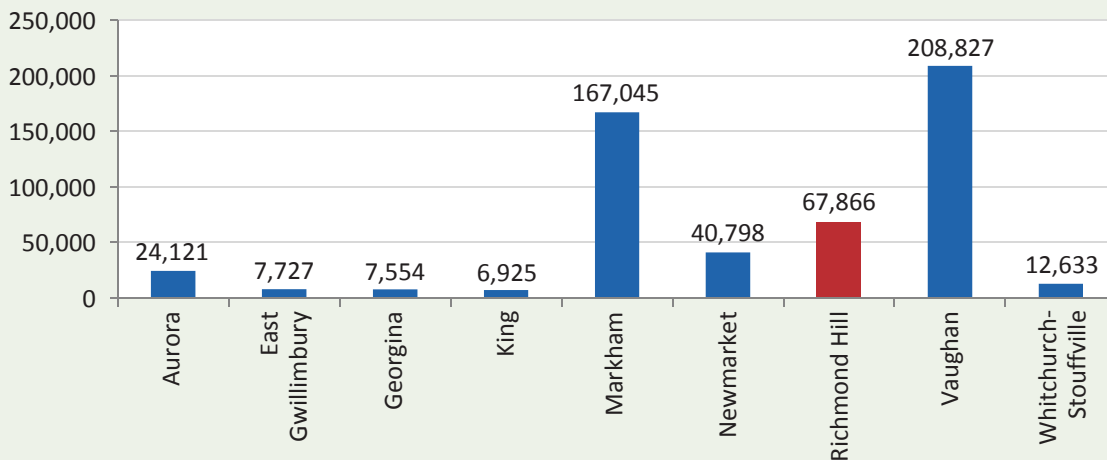
According to the York Region Employment Survey, 2016, Richmond Hill is home to 67,866 jobs and 4,643 businesses. In 2011, the York Region Employment and Industry Report reported 60,025 jobs and 4,037 businesses which represents an increase of 7,841 jobs and an increase of 606 businesses.

Richmond Hill has the third highest number of jobs (Figure 52) and businesses (Figure 53) in York Region behind Vaughan and Markham. In 2016, jobs in Richmond Hill made up 11.4% of the total employment share for York Region's nine municipalities.

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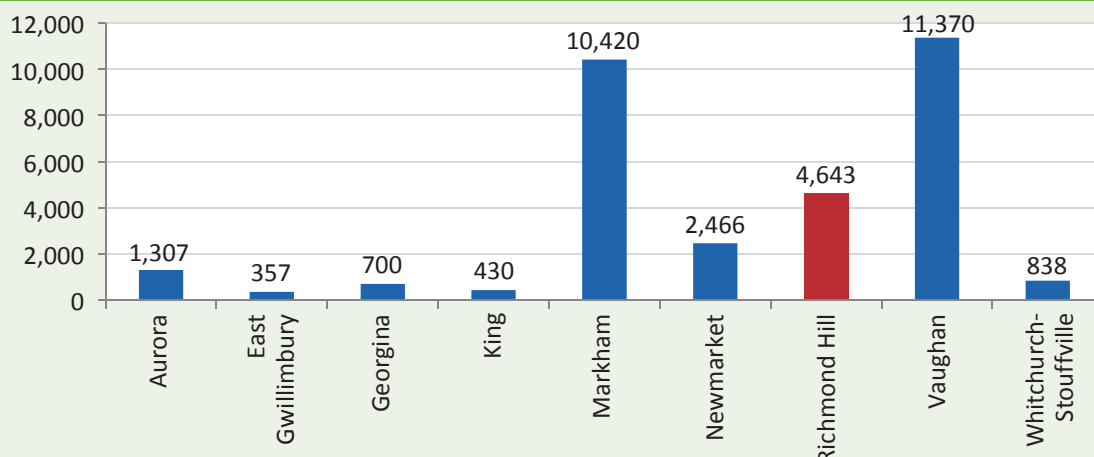
Discrepancies in data between the 2016 Census Survey and York Region's Employment and Industry Report may be accounted for in the differences in methodology for data collection. York Region collects their data directly from individual businesses. In contrast, the Census survey is conducted using a random sample of households to derive its numbers.

Figure 52: Number of jobs in York Region municipalities (2016)



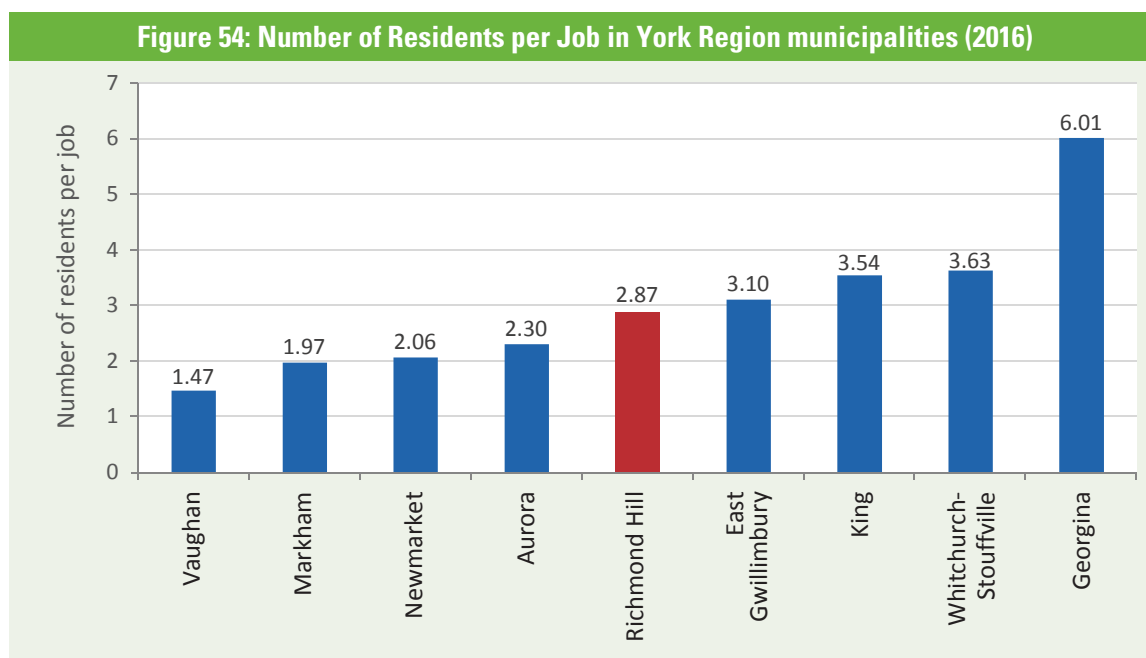
Source: 2016 York Region Employment Survey

Figure 53: Number of businesses in York Region municipalities (2016)



Source: 2016 York Region Employment Survey

In addition to reviewing the total number of jobs in each municipality, consideration of the number of jobs related to the population of the town or city provides additional insight. In 2011, Richmond Hill had 323 jobs per 1,000 residents. In 2016, this figure increased to 348 per 1,000 residents. An alternative way to consider this information is by the number of residents per job in the City. In 2016, Richmond Hill has 2.87 residents for each job (Figure 54).

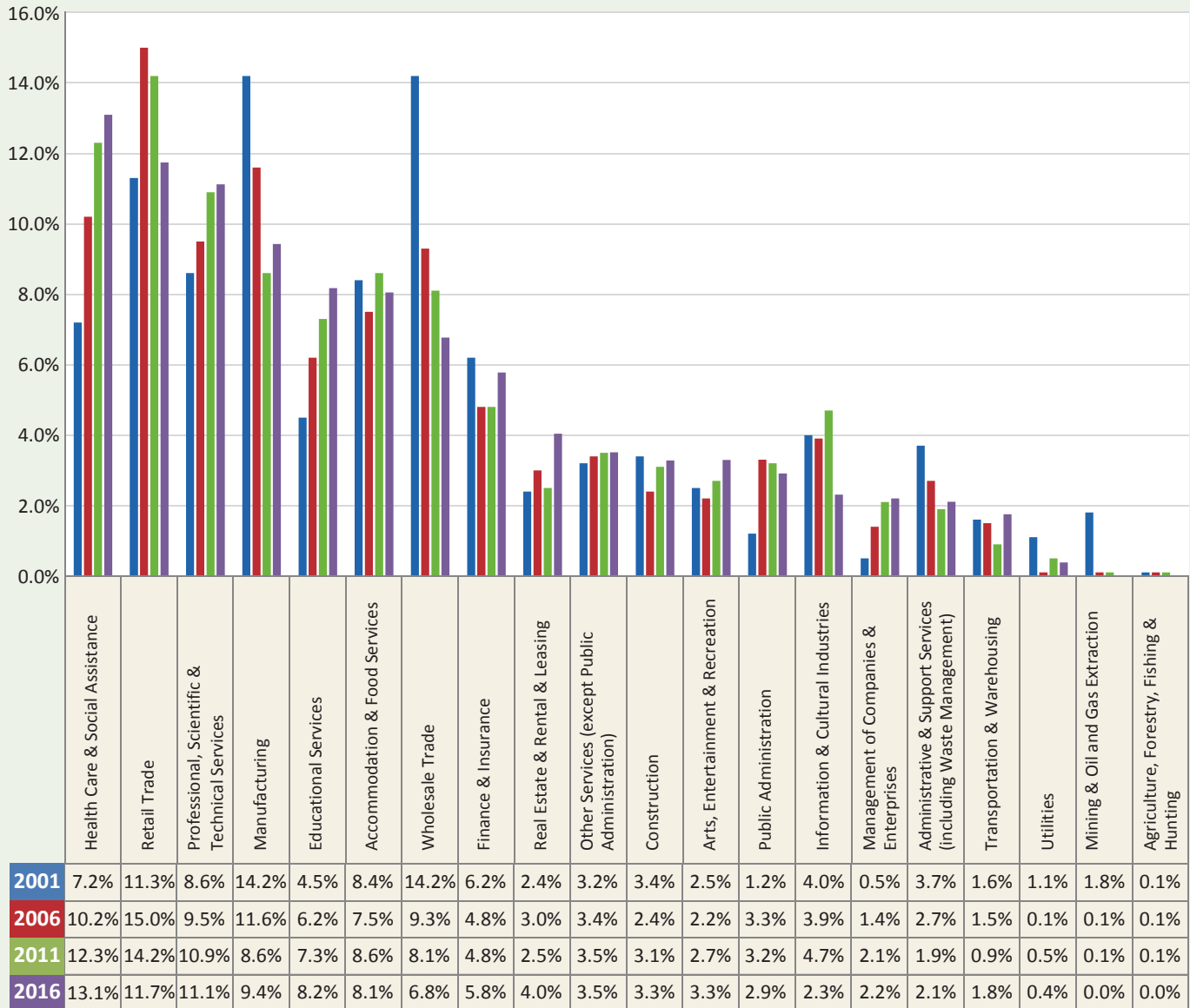


Source: 2016 Census (number of residents) and 2016 York Region Employment Survey (employee counts)

3.1.1 Employment by Industry

Employment by Industry looks at employment opportunities that are available in Richmond Hill. These statistics are separate from labour market statistics that express trends in the population of Richmond Hill and the industries they are employed in, either within or outside of Richmond Hill, as noted in Chapter 2. Data for employment is drawn from the Census and York Region's annual Employment and Industry Report.

In 2016, health care and social assistance provided the greatest percentage of employment opportunities in Richmond Hill at 13.1%. Retail trade had the second highest proportion with 11.7%. This is notable change over the previous 3 time periods reported, where retail trade provided the highest amount of jobs. Professional, scientific and technical services provided the third largest percentage of opportunity to the local workforce at 11.1%, followed by manufacturing at 9.4%.

Figure 55: Employment by industry in Richmond Hill (2001-2016)


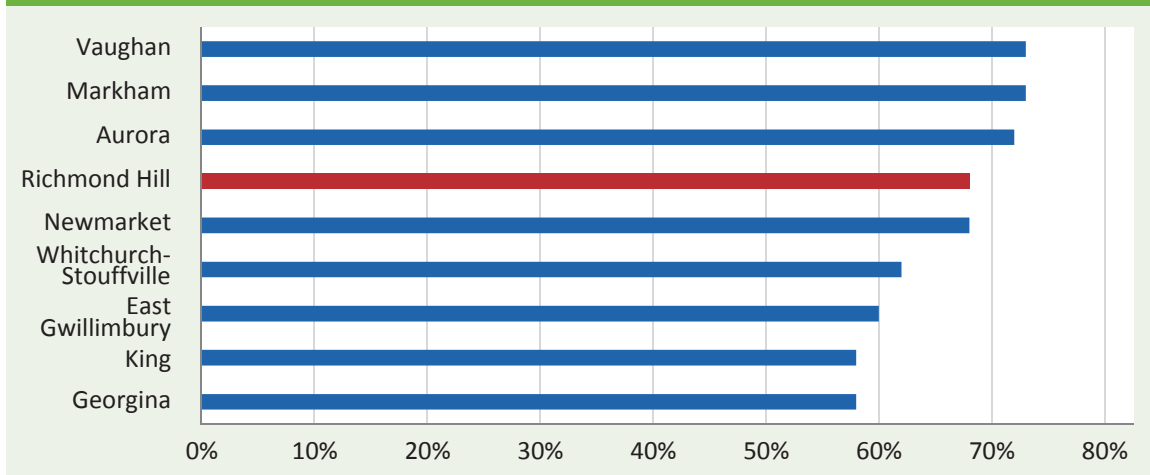
Source: 2016 York Region Employment Survey

While industries such as manufacturing, wholesale trade and retail trade have generally declined between 2001 and 2016, other industries such as health care and social assistance, professional, scientific and technical services, and educational services have begun to occupy larger proportions of employment opportunities in Richmond Hill.

Full time employment remains predominant in Richmond Hill, accounting for 67.7% of all jobs. The balance of employment is comprised of part time positions (21.8%) and contract/seasonal positions (10.5%). While full time jobs in Richmond Hill have been on the decline, dropping 7.3% since 2001, this is an economic trend experienced by all municipalities in York Region.

Richmond Hill's share of full time employment is higher than several York Region municipalities, though slightly less than the full time proportions in Vaughan, Markham and Aurora (Figure 56).

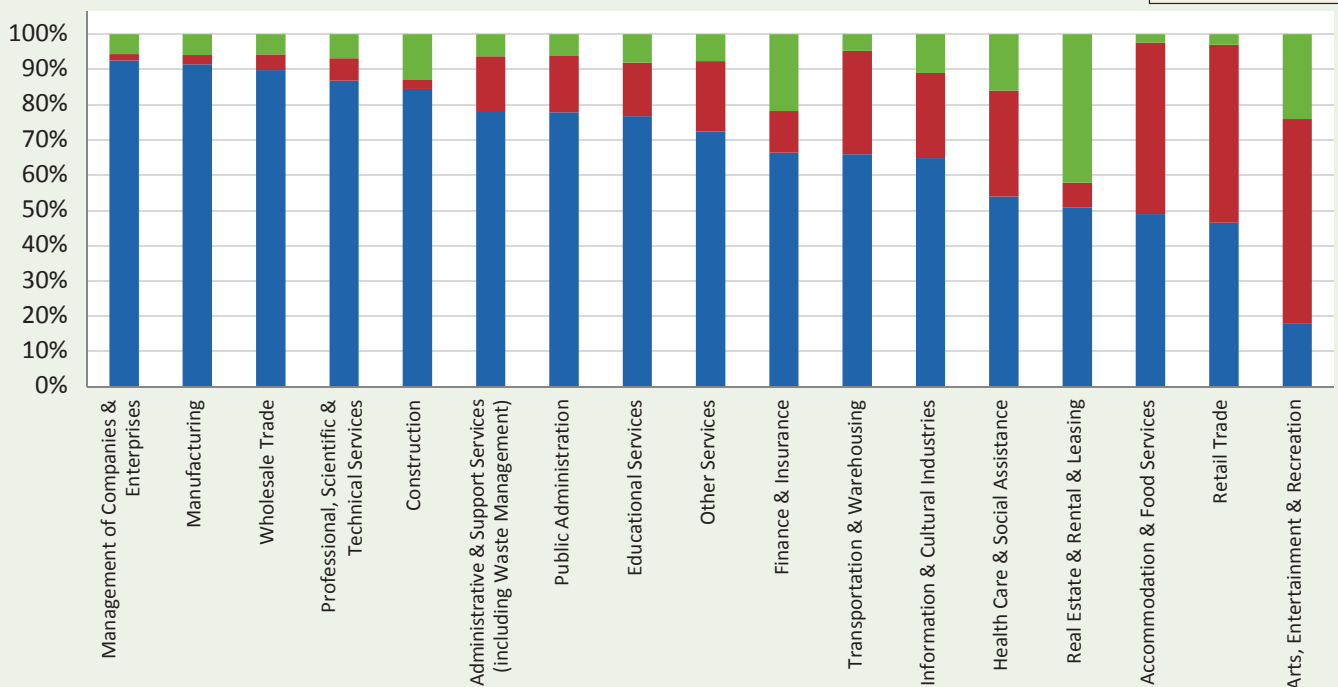
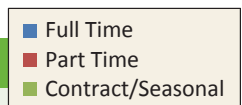
Figure 56: Proportion of Jobs that are Full-Time, by municipality (2016)



Source: 2016 York Region Employment Survey Municipal Profiles

There are several industries that offer a large proportion of full time employment. Management of companies and enterprises, construction, wholesale trade, manufacturing and professional, scientific and technical services each employ 80% or more of their work force full time (Figure 57). The arts, entertainment and recreation and retail trade industries have the highest part time staff rates at over 50%, and real estate has the highest contract/seasonal staff rate at 42.1%. Note that the utilities; mining, quarrying and oil and gas extraction; and agriculture, forestry, fishing and hunting industries have not been included in Figure 57 due to their limited representation in the Richmond Hill workforce.

Figure 57: Employment Type by Industry, Richmond Hill (2016)



Source: 2016 York Region Employment Survey

3.1.2 Major Employers and Corporate Headquarters

Table 6 lists Richmond Hill's largest employers. Each of these businesses provide employment to more than 250 people, at either a full-time, part-time or seasonal basis, and are ranked from top to bottom based on the proportion of employment they provide in Richmond Hill. These employers represent a wide variety of services and goods to people, both within and outside of the Richmond Hill community.

Table 6: Largest companies in Richmond Hill (2017)	
Largest Employers	Service Industry
Mackenzie Health Hospital	Hospital
Town of Richmond Hill – Municipal Offices & Facilities	Municipal Government
Apotex	Pharmaceutical Manufacturing
Right At Home Realty Inc.	Residential and Commercial Real Estate Brokerage
Amico Corporation	Health Care Product Development and Manufacturing
Compugen Inc.	IT Service Provider
Staples Business Depot Head Office	Office Supply Retail Chain
Rogers Communications	Communications and Media
Regional Municipality of York – South Services Centre	Municipal Government
OpenText Corporation	Software Company
Costco Wholesale Canada Ltd.	Warehouse Club, Retail Grocery Store
Sheraton Parkway Toronto North	Hotel and Convention Centre
Stock Transportation	School Bus Transportation and Charters
Multimatic Inmet	Metal Products and Stamping for Automotive Industry
Johnson Inc.	Insurance Company
Polybrite Inc.	Automotive Parts Manufacturing
BMW Canada	Automotive
Walmart Canada	Department Store
Alphabroder	Wholesale and distribution of promotional Corporate Apparel
Olympus Canada Inc.	Wholesale and Distribution of Medical Devices to Hospitals
Loblaws	Supermarket
Richmond Hill Country Club	Golf Course and Country Club
Aecom	Engineering Consulting Services
Stars Technologies	Software Development Company
Mon Sheong Richmond Hill Long Term Care Centre	Long Term Housing for Elderly

Source: 2017 York Region Employment Survey

In addition to those companies providing a large employment base to the community, a number of companies have their corporate headquarters located in Richmond Hill. Table 7 provides examples of some national and international firms that lead their businesses from within Richmond Hill.

Table 7: Corporate headquarters in Richmond Hill (2017)	
Corporate Headquarters	Service Industry
Accolade Group	Textile Printing
Aecom	Engineering Consulting Services
Alphabroder	Wholesale and Distribution of Promotional Corporate Apparel
Amico	Health Care Product Development and Manufacturing
Amvex Corporation	Medical Instrument Manufacturing
Apotex	Pharmaceutical and Medicine Manufacturing
Applanix Corporation	Navigation Products Manufacturing
BMW Canada	Automotive
Canada Computers	Computer Merchant Wholesaler
Cirba Inc.	Software
Compugen Inc.	IT Service Provider
Container Corporation of Canada	Manufacturer and Wholesaler of Plastic Containers and Corrugated Boxes
Cosmo Music	Musical Instrument and Supplies Store
Farleyco Marketing Inc.	Wholesale and Distribution of Beauty and Healthcare Products
Financial Debt Recovery Ltd.	Financial Services
Flexity Solutions	Computer Systems Design and Services
Fujitec Canada Inc.	Elevator and Escalator Service and Installation
Gamma Foundries Inc.	Non-Ferrous Die-Casting Foundries
Global Financial	Business and Banking
HDR Corp.	Engineering Services
Hibar Systems Ltd.	General Purpose Machinery Manufacturing
Industrial and Commercial Bank of China	Financial Services
Innocon Inc.	Concrete Manufacturing
Irpinia Kitchens	Manufacturing
JDL Group	Realty Brokerage & Financial Services
Johnson Controls Canada L.P.	Heating and Air Conditioning Equipment
Johnson Inc.	Financial Services
LaRocca Creative Cakes	Food Specialty Retail
Mazda Canada	Automotive
MIS Electronics Inc.	Electronic System Manufacturing
Mobilelive	Computer Systems Design
Multimatic Inmet	Motor Vehicle Metal Stamping

Nobel Biocare	Wholesale of Dental Products
Olympus Canada Inc.	Wholesale and Distribution of Medical Devices
Polybrite Inc.	Automotive parts manufacturing
Primerica	Financial Services
Protenergy Natural Foods Corporation	Food Manufacturer
Salandria Ltd.	Brownfield restoration and excavation
Seroyal International	Pharmaceuticals Wholesale Distributor
Staples Canada	Office Supply Retail Chain
Stars Technologies	Software Development
Trimark	Retail Wholesale Distributor
Victaulic Company of Canada Ltd.	Metal Manufacturing

Source: Richmond Hill Economic Development Section, 2017

3.1.3 Size of Business

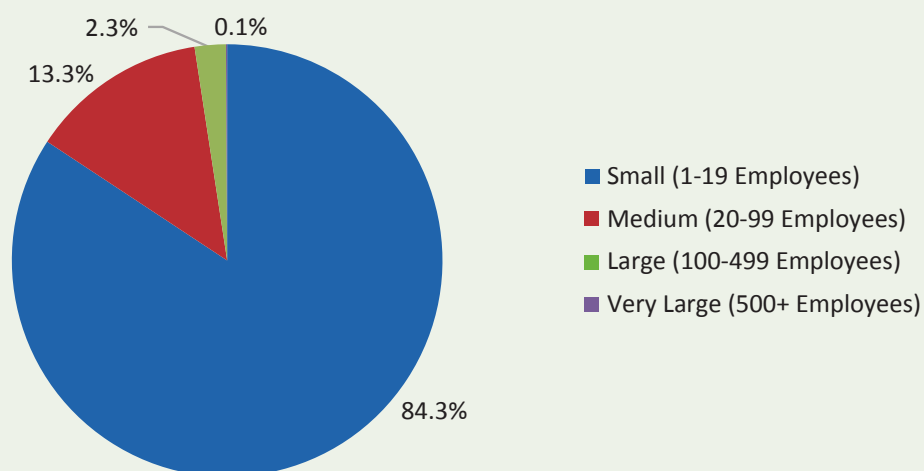
Size of business relates to the number of workers a firm employs. Measurement of business sizes and numbers across the region can provide some insight on economic development and activity of businesses in the area. Business size is defined through the York Region Employment Survey based on the amount of workers employed by a firm: small (1-19), medium (20-99), large (100-499), and very large (500+).

In 2016, 84.3% businesses in Richmond Hill employed 1-19 employees (small) and an additional 13.3% were considered medium size and employed 20-99 employees (Figure 58). The predominance of small and medium businesses in Richmond Hill is consistent with Industry Canada statistics, which report that small and medium-sized businesses dominate the workplace environment across Canada.

Richmond Hill has seen a slight decrease in the proportion of small businesses over the past eleven years. In 2006, small businesses represented 87.2% of the total number of businesses in Richmond Hill. By 2016, that had fallen to 84.3%. In contrast, the number of medium size businesses has seen steady growth over the past ten years, from 10.6% in 2006 to 13.3% by 2016. Overall, large size businesses represent a slightly higher proportion of the overall number of businesses in the community, increasing from 2.1% in 2006 to 2.2% in 2016. Richmond Hill has seen slight decrease in the number of very large businesses, decreasing from 0.2% of total businesses in 2010 to 0.1% in 2016 (Table 8).

Across York Region, small business remains dominant, with all municipalities reporting over 80% small business between 2006 and 2016. Smaller municipalities, such as Georgina report a larger proportion of small business (88.4%) than larger municipalities, such as Markham (85.4% in 2016) and Vaughan (80.5% in 2016). This trend continued through the 2006-2016 period. Three of York Region's municipalities report having no very large businesses: Whitchurch-Stouffville, King, and Georgina. In contrast, Markham and Vaughan report the highest amount of very large businesses in York Region. In 2016, there were 11 very large sized businesses in Vaughan (0.1%). Markham reported 22 very large firms (0.2%). York Region as a whole reports that in 2016, 83% of businesses were small, 14% were medium, 3% were large and 0.002% were very large.

Figure 58: Richmond Hill Businesses by size (2016)



Source: 2016 York Region Employment Survey

Table 8: Proportion of businesses in Richmond Hill by size of business (2006-2016)

Employee Range	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Small (1-19 Employees)	87.2%	86.7%	86.0%	85.3%	85.0%	84.8%	84.6%	84.3%	84.2%	84.7%	84.3%
Medium (20-99 Employees)	10.6%	11.2%	11.9%	12.5%	12.6%	12.9%	12.8%	13.3%	13.5%	13.0%	13.3%
Large (100-499 Employees)	2.1%	2.0%	2.0%	2.0%	2.0%	2.2%	2.4%	2.3%	2.2%	2.2%	2.3%
Very Large (500+ Employees)	0.1%	0.1%	0.2%	0.2%	0.2%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%

Source: York Region Employment Survey, 2006-2016

3.2 Recent Trends in Economic Characteristics

3.2.1 Business Attraction

Over the past few years, a number of businesses have opened locations or moved to Richmond Hill.

Notable Business Additions: 2016

- **Liteline Corporation** opened a 160,000 square foot head office, manufacturing and distribution facility in the Beaver Creek business park and is one of Canada's leading lighting manufacturers.
- **Johnson Controls Inc.** chose the Beaver Creek business park for their GTA office and is a global diversified technology and multi industrial leader that delivers products, services and solutions that increase energy efficiency and lower operating costs in buildings.

Notable Business Additions: 2015

- **Newegg** moved into the Beaver Creek business park and is a leading tech-focused e-retailer.
- **Urbacon Data Centre Solutions Inc.** was established in the Barker Business Park and offers a high connectivity, high efficiency, high security data storage facility. This is the first of 4 data centres to be built in this business park.

Notable Business Additions: 2014

- **CoreFour** is the award winning software developers and creators of Edsby, a learning and analytics application for K-12 school districts and regional governments. CoreFour chose to locate their head office in Richmond Hill's Beaver Creek business park. Research and development, sales and marketing, service and support are all provided from this location.
- **ComEnCo Systems Inc.** is located in the Beaver Creek business park. ComEnCo provides sustainable solutions to industrial heating, environmental and control system solutions. The Canadian head office is responsible for research and development, manufacturing and systems design and integration.

Notable Business Additions: 2013

- **Mayhew and Associates** moved into the Beaver Creek business park and specializes in office interior design, combining smart workspace planning with office furniture to create and maintain workplaces that work.
- **Wired Messenger** chose East Beaver Creek Road for their offices, offering digital marketing services and specializing in email marketing, web design, web development, print and social marketing.

Notable Business Additions: 2012

- **Volvo Cars of Canada** selected Leslie Street in the Beaver Creek business park for their Canadian headquarters. Volvo creates cars that are highly regarded for their quality and durability.
- **Olympus Canada Inc.** opened a head office in Beaver Creek business park and are a precision technology leader that provides medical technologies, microscopy, industrial solutions, cameras and audio products.

3.2.2 Building Permits and Construction Value

A visible sign of local investment is ongoing construction and development of buildings. As a result, building permit activity is often interpreted as a measure of economic vitality within a municipality. Since 2006, Richmond Hill has issued an average of 2,166 permits per year inclusive of all issued construction permits, such as renovations and upgrades to existing buildings. In 2016, Richmond Hill issued a total of 2,245 building permits: 1,223 residential permits, 950 commercial permits, 38 industrial permits, and 34 institutional permits (Table 9). The total value of these permits was \$613 million: \$513 million for residential construction, \$60 million for commercial construction, \$23 million for industrial construction, and \$17 million for institutional construction (Table 10).

Between 2001 and 2016, peak numbers for both number of permits issued and value of construction fluctuate for all building types. Institutional permit numbers were highest in 2001 and 2010, with 62 permits issued each year, and commercial permit numbers were highest in 2010, with 989 permits issued. When examining the number of residential permits issued, there is a decline in the number of residential buildings constructed after 2005, with permits dropping to an average of 1,267 per year between 2006 and 2016 from an average of 2,539 between 2001 and 2005. Other permit types show some volatility throughout the 2001 to 2016 time period with less obvious patterns of increase or decrease in permit numbers.

Year	Residential	Commercial	Industrial	Institutional	Total
2001	2,323	418	48	62	2,851
2002	2,574	476	41	58	3,149
2003	2,148	429	47	38	2,662
2004	2,383	455	58	38	2,934
2005	3,267	486	38	38	3,829
2006	1,560	495	38	33	2,126
2007	1,352	596	40	39	2,027
2008	747	685	39	40	1,511
2009	1,369	670	36	44	2,119
2010	1,655	989	52	62	2,758
2011	1,296	954	34	55	2,339
2012	1,088	962	28	45	2,123
2013	1,239	911	34	50	2,234
2014	1,302	911	16	36	2,265
2015	1,108	890	33	45	2,076
2016	1,223	950	38	34	2,245

Source: Richmond Hill Planning and Regulatory Services Department, 2018

The 2016 figures show a recent increase in value for all of the types of building permits issued. Each of the building permit type values doubled between 2015 and 2016, while the number of permits issued remained relatively stable, suggesting that permits issued in 2016 were for larger scale renovations or new buildings. In 2016, the value of residential building permits (\$512,870,417) was double the average value of the preceding 10 years (\$219,596,248).

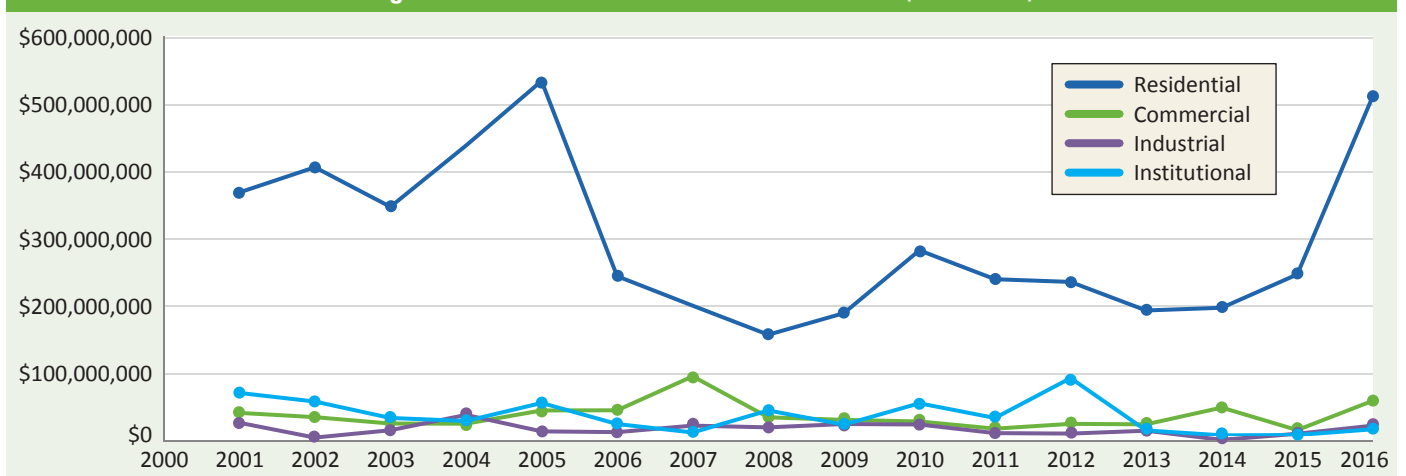
As the number of residential permits issued has remained consistent with previous years, this suggests 2016 residential permits represent higher value developments such as multi-residential/ apartment style buildings. In total, the value of all building permits in 2016 is the second highest since 2001, next to 2005.

Table 10: Value of building permits issued (2001-2016)

Year	Residential	Commercial	Industrial	Institutional	Total
2001	\$369,751,929	\$41,948,605	\$27,271,875	\$71,487,694	\$510,460,103
2002	\$407,256,788	\$35,416,986	\$5,280,648	\$58,691,460	\$506,645,882
2003	\$348,343,416	\$26,142,854	\$16,012,873	\$34,242,466	\$424,741,609
2004	\$439,325,783	\$25,919,771	\$38,825,363	\$29,848,456	\$533,919,373
2005	\$535,445,508	\$45,565,722	\$14,385,321	\$56,619,328	\$652,015,879
2006	\$245,138,926	\$45,682,971	\$13,271,602	\$25,267,752	\$329,361,251
2007	\$201,382,877	\$96,282,991	\$22,929,000	\$12,683,086	\$333,277,954
2008	\$158,155,858	\$35,321,957	\$20,301,078	\$45,520,600	\$259,299,493
2009	\$190,101,486	\$31,577,735	\$25,238,955	\$24,356,600	\$271,274,776
2010	\$283,690,742	\$29,129,411	\$24,725,450	\$56,205,969	\$393,751,572
2011	\$240,562,862	\$18,371,503	\$11,850,912	\$34,433,100	\$305,218,377
2012	\$236,695,898	\$25,462,881	\$11,191,388	\$93,638,000	\$366,988,167
2013	\$194,087,404	\$24,834,118	\$15,417,749	\$15,962,500	\$250,301,771
2014	\$198,285,364	\$49,811,452	\$1,790,790	\$8,466,500	\$258,354,106
2015	\$247,861,064	\$16,435,687	\$10,931,740	\$8,868,260	\$284,096,751
2016	\$512,870,417	\$59,999,121	\$22,881,446	\$17,449,300	\$613,200,284

Source: Richmond Hill Planning and Regulatory Services Department, 2018

Figure 59: Richmond Hill Construction values (2001-2016)



Source: Richmond Hill Planning and Regulatory Services Department, 2018

3.2.3 Assessment Growth

Assessment growth is defined as the increasing value of a property (land and buildings) for taxation purposes over a period of time. According to the Municipal Property Assessment Corporation (MPAC), current value assessment of a given property type is based on a probable price a property would sell for in a competitive and open market, under the conditions of a fair sale. Some of the factors used in determining current value assessments include the property's location and size, and the age and square footage of the building(s) on the property.

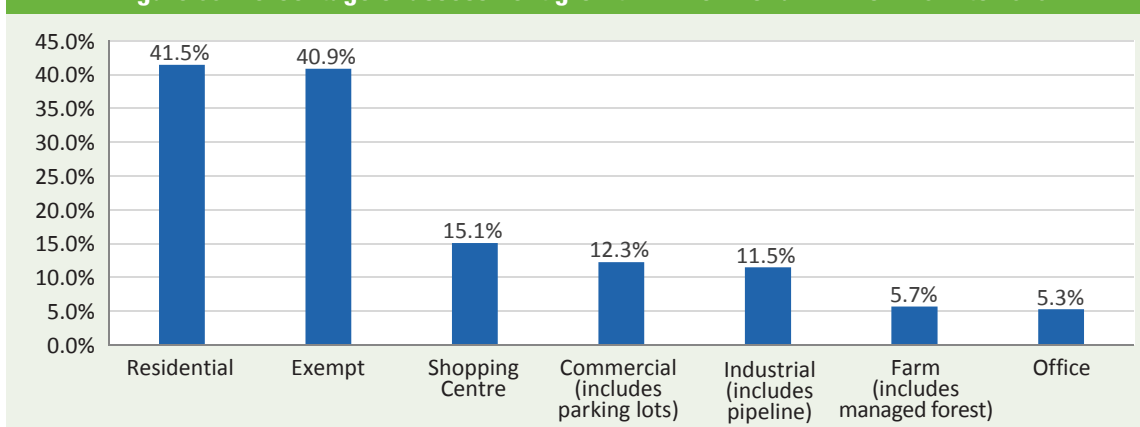
The growth in the assessment value of properties in Richmond Hill is a good measure of the continued economic health of the municipality, since external factors such as location and market conditions influence MPAC's assessment. Property taxes, used to provide municipal services, are derived from the assessment base. In 2016, Richmond Hill's total assessment value was nearly \$45 billion: \$38.7 billion from residential; \$2.7 billion from commercial; \$1.6 billion from exempt; \$953 million from shopping centre; \$668 million from industrial \$233 million from office; and \$33 million from farm (Table 11). Exempt properties generally provide services for the public good, such as schools, churches and hospitals, and are assessed by MPAC but are not taxed.

Throughout this time period, all property types have seen an increase in their assessment values. Richmond Hill experienced its largest assessment growth in residential and tax exempt properties, with a 41.5% and 40.9% increase respectively from 2012 to 2016 (Figure 60). In contrast, office and farm property assessment values increased at significantly lower rates, increasing by 5.7% and 5.3% respectively.

Table 11: Assessment growth (2012-2016)

Property Type	2012	2013	2014	2015	2016
Residential	\$27,347,210,382	\$30,142,153,620	\$32,819,277,402	\$35,773,653,658	\$38,686,316,060
Commercial	\$2,469,346,040	\$2,460,813,943	\$2,644,364,079	\$2,732,916,009	\$2,772,614,702
Exempt	\$1,147,585,320	\$1,211,557,191	\$1,351,713,403	\$1,474,349,663	\$1,616,986,760
Shopping Centre	\$828,477,240	\$852,879,000	\$887,846,201	\$909,845,173	\$953,460,062
Industrial	\$599,542,850	\$617,841,899	\$609,383,693	\$636,347,342	\$668,406,331
Office	\$221,256,900	\$226,069,898	\$239,248,713	\$247,574,361	\$232,956,530
Farm	\$31,489,100	\$32,079,050	\$33,990,990	\$35,232,836	\$33,281,500

Source: Municipal Property Assessment Corporation, 2018

Figure 60: Percentage of assessment growth in Richmond Hill from 2012 to 2016


Source: Municipal Property Assessment Corporation, 2018

3.2.4 Office and Industry Vacancy Rates

Office and Industrial Vacancy Rates are based on the percentage of space available for lease that is not occupied by a tenant. Based on data from CBRE Limited, Richmond Hill's 2016 industrial vacancy rates averaged 2.6% and office vacancy rates averaged 12.3% (Table 12). Over the year, industrial and office vacancy rates remained relatively consistent. Rent for both industrial and office space also remained relatively stable with an average of \$6.76 and \$16.66 per square foot respectively. Both industrial and office rents increased to the highest amount of the year in Q4. Quarter-to-quarter analysis for 2016 for both industrial and office vacancy rates show relative stability, suggesting minimal movement of large companies or new property availability.

Table 12: Richmond Hill industry and office vacancy rates and rents (2016)

	Industrial Vacancy	Industrial Rent/sq. Ft.	Office Vacancy	Office Rent/sq. Ft.
Q1	3.4%	\$6.77	12.9%	\$16.61
Q2	3.1%	\$6.79	11.8%	\$16.25
Q3	1.9%	\$6.37	12.0%	\$16.64
Q4	2.0%	\$7.10	12.3%	\$17.15
Average	2.6%	\$6.76	12.3%	\$16.66

Source: CBRE Limited, 2016

Richmond Hill's industrial and office vacancy rates are slightly higher than the neighbouring municipalities of Markham and Vaughan. Richmond Hill has a higher average industrial rent per square foot (Table 13), while the office rent per square foot falls between the two comparator municipalities.

Table 13 Comparator municipality vacancy rates and rents (2016)

Municipality Average	Industrial Vacancy	Industrial Rent/sq. Ft.	Office Vacancy	Office Rent/sq. Ft.
Richmond Hill	2.6%	\$6.76	12.3%	\$16.66
Markham	1.7%	\$5.77	11.7%	\$14.53
Vaughan	1.6%	\$5.68	7.4%	\$19.97

Source: CBRE Limited, 2016

4.0 Transportation

Transportation in the Greater Toronto Area is essential to Richmond Hill residents and employees. Understanding how Richmond Hill residents travel in their everyday life helps to inform future City initiatives. The chapter provides an analysis of the travel and commuting patterns of people who live in Richmond Hill. The commuting patterns of nearby residents who travel into Richmond Hill for work purposes are also assessed.



RESEARCH NOTE:

The main source of data in this chapter is the 2016 Transportation for Tomorrow Survey (TTS), which is a comprehensive travel survey of the Greater Toronto and Hamilton Area (GTHA), and is conducted by the University of Toronto every 5 years during census years.

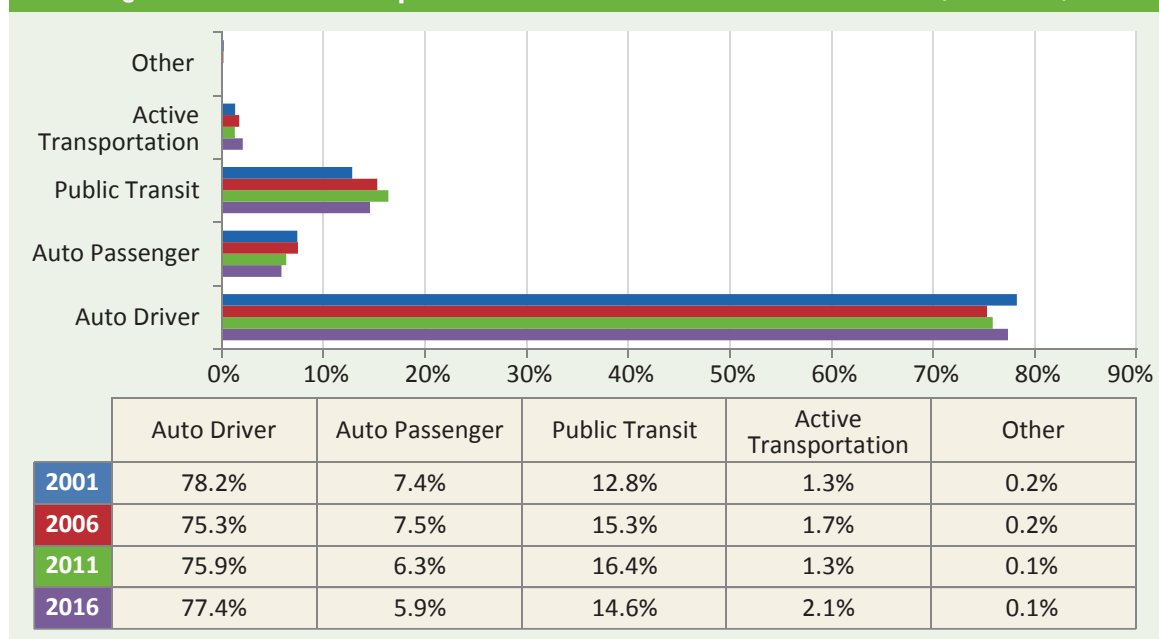
Certain sections of Chapter 4 (4.1 Mode of Transportation, 4.2 Location of Work/Residence, 4.3 Availability of Parking) contain statistics for both Richmond Hill residents and people working in Richmond Hill. For the purpose of this chapter, Richmond Hill residents are people who live permanently in Richmond Hill, but whose place of work may be located within or outside of Richmond Hill. This contrasts with people working in Richmond Hill, which represents people whose primary location of employment is within Richmond Hill, but who may live outside the municipality.

4.1 Mode of Transportation

This section describes the type of transportation a person chooses as their primary method of commuting to work. The dominant choice of transportation for Richmond Hill residents is the car, with 77.4% of residents driving themselves to work every day. 14.6% of residents take public transit (bus, subway, or GO train), 5.9% commute as a passenger in an automobile, and 2.1% use only active transportation (walking or cycling). The 'other' category encompasses commute trips where the primary mode of travel is by motorcycle, school bus, taxi, or paid rideshare (such as Uber).

Commuting patterns have shifted somewhat over the last 3 census periods. Significant increases in the proportion of public transit users were reported between 2001-2006 and 2006-2011, but have decreased from a high of 16.4% in 2011 to 14.6% in 2016. Active transportation methods have also increased between 2001 and 2016, from 1.3% in 2001, 1.6% in 2006, and 1.3% in 2011 to 2.1% in 2016. Carpooling has decreased, from 7.4% and 7.5% in 2001 and 2006 respectively to 5.9% in 2016 (Figure 61).

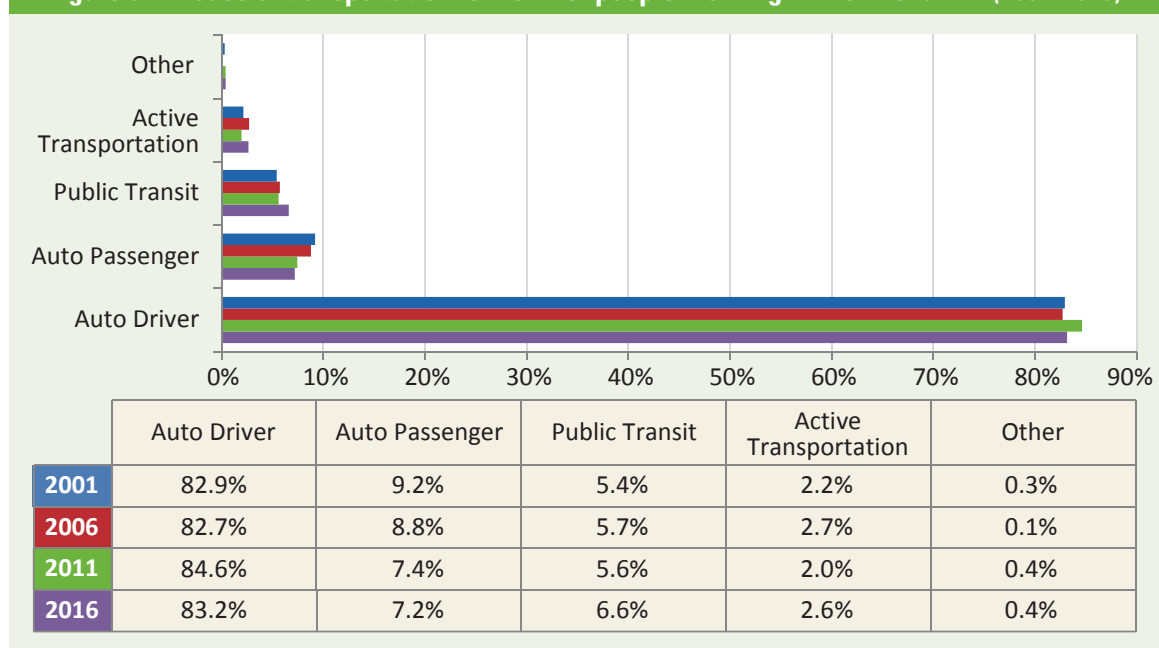
Figure 61: Modes of transportation to work for Richmond Hill residents (2001-2016)



Source: 2001, 2006, 2011, 2016 Transportation for Tomorrow Survey

Similar to residents of Richmond Hill, the proportion of people working in Richmond Hill also heavily rely on the automobile, with 83.2% of workers driving to work via automobile, a percentage that has been relatively consistent since 2001. The proportion of public transit users has increased from approximately 5.5% between 2001-2011 to 6.6% in 2016, and the proportion of people commuting via active transportation has also risen from 2.2% in 2001, 2.7% in 2006 and 2.0% in 2011 to 2.6% in 2016. However, the proportion of people carpooling to work has declined, from 9.2% in 2001, 8.8% in 2006, and 7.4% in 2011 to 7.2% in 2016 (Figure 62).

Figure 62: Modes of transportation to work for people working in Richmond Hill (2001-2016)



Source: 2001, 2006, 2011, 2016 Transportation for Tomorrow Survey

When compared to other similar large, suburban GTA municipalities such as Markham, Vaughan, Burlington, Oakville, and Oshawa, residents of Richmond Hill have fairly similar commuting patterns as residents of these comparator municipalities, as shown in Table 14. All six municipalities are heavily car-dominated, while Richmond Hill is roughly average amongst comparator municipalities for all transportation methods.

Table 14: Comparison of modes of transportation for residents of selected GTA municipalities (2016)

Mode	Richmond Hill	Markham	Vaughan	Burlington	Oakville	Oshawa
Auto driver	77.4%	74.9%	80.2%	83.2%	76.3%	80.6%
Auto passenger	5.9%	7.4%	6.0%	5.6%	5.2%	7.2%
Public transit	14.6%	15.7%	11.8%	7.0%	16.0%	8.7%
Active transportation	2.1%	1.5%	1.7%	3.7%	2.1%	3.2%
Other	0.1%	0.5%	0.3%	0.5%	0.3%	0.3%

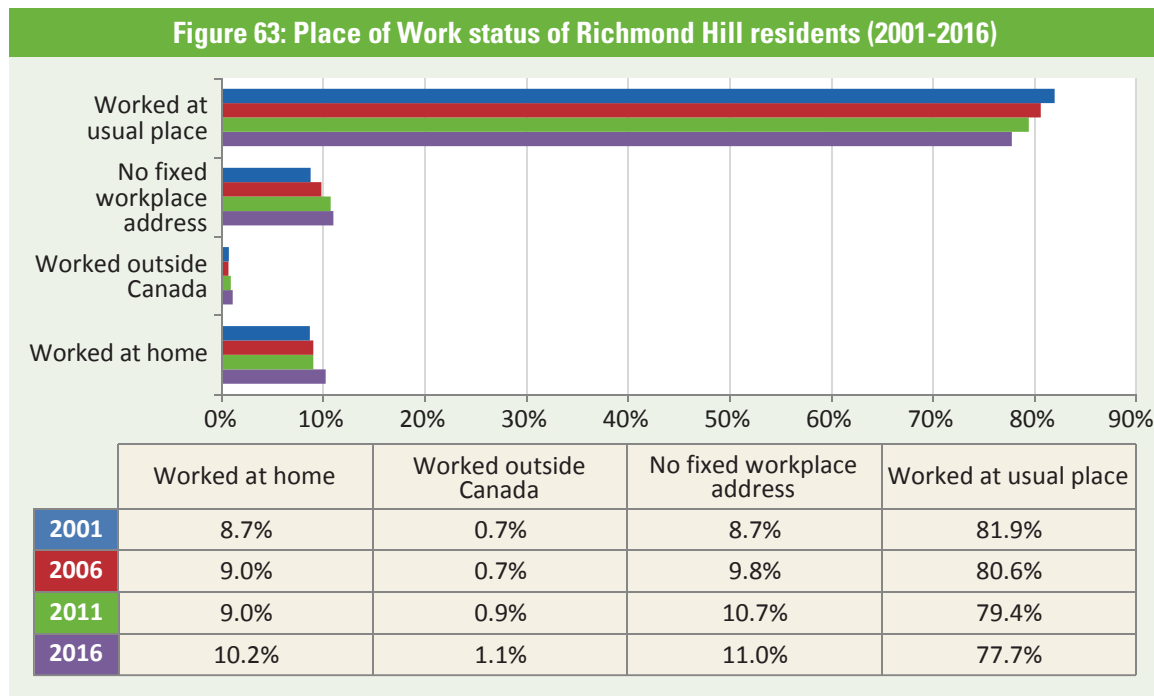
Source: 2016 Transportation for Tomorrow Survey

4.2 Location of Work/Residence

4.2.1 Normal Place of Work for Richmond Hill Residents

The Census (and for 2011, the National Household Survey) looked at whether respondents have a fixed location of work, or whether they regularly work at multiple locations or in different locations on a daily basis. On this basis, ‘worked at usual place’ indicates the respondents go to work at a single fixed location every day, such as an office, while ‘no fixed workplace address’ indicates that the respondent does not work at the same location every day, such as a construction worker or supply teacher. Respondents who regularly work outside of Canada and those who work from home are also captured by this question.

In Richmond Hill, most residents have a single location of work (77.7%), although this percentage has been declining steadily since 2001. The percentage of residents without a fixed workplace address has correspondingly increased to 11.0% in 2016. 10.2% of residents worked from home in 2016, which shows an increase from 2011 (9.0%). Slightly more than 1% of Richmond Hill residents regularly work outside of Canada, a slight increase from previous years (Figure 63).



Source: Statistics Canada: 2001, 2006, 2016 Census, and 2011 National Household Survey

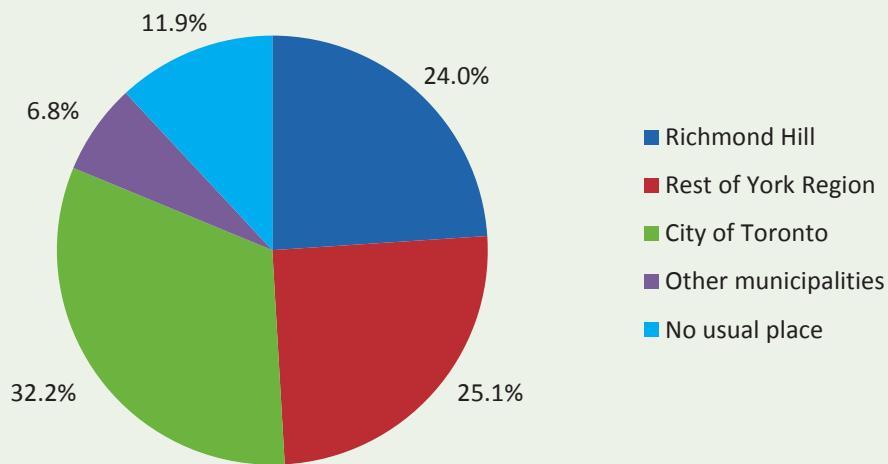
4.2.2 Location of Work for Richmond Hill Residents

This section refers to the normal place of employment for people who identified living full-time in Richmond Hill. The most common municipality of employment for Richmond Hill residents was the City of Toronto, with 32.2% of residents working within the City of Toronto. 24% of residents work within Richmond Hill, with another 25.1% working in other municipalities within York Region. 6.8% work at a place outside of Toronto or York Region, and 11.9% identify as having no usual place of work (Figure 64).

RESEARCH NOTE:

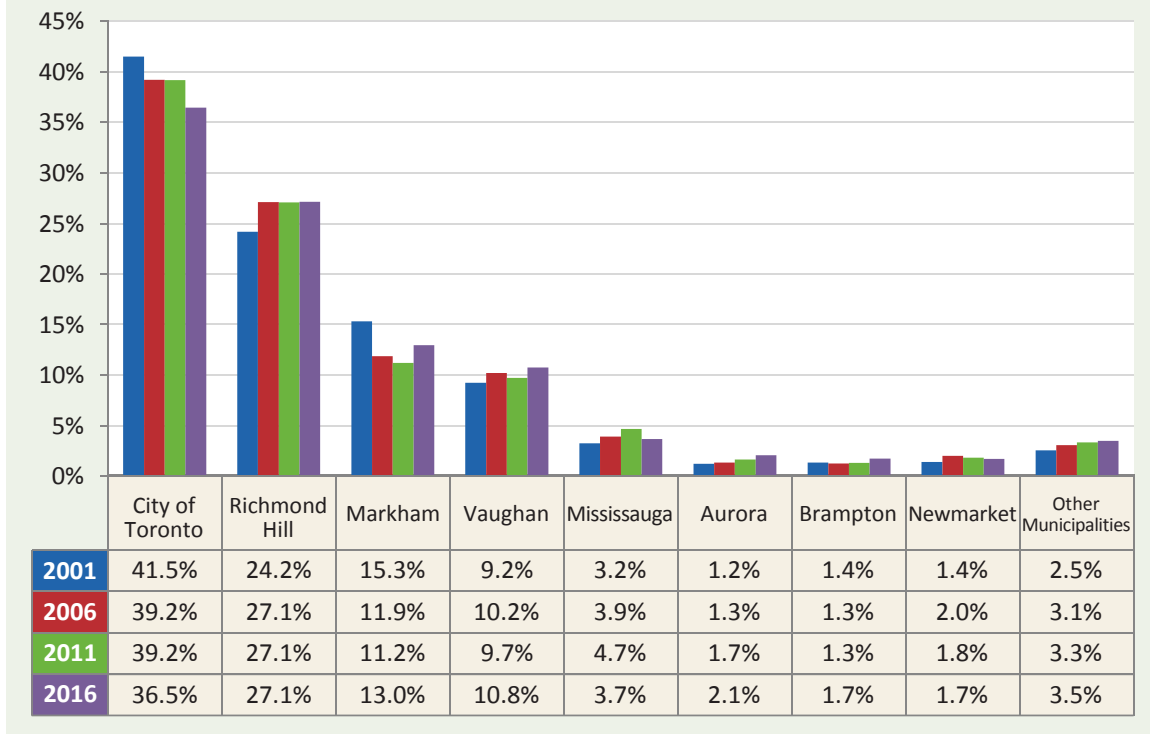
The percentages for “no fixed workplace address” in Figure 63 and “no usual place of work” in Figure 64 are slightly different because the data on the graphs are from different data sources; Figure 63 utilizes the Census, and data from the TTS is used in Figure 64, which took different samples of the population, and had slightly different methodologies.

Figure 64: Location of work for Richmond Hill residents (2016)



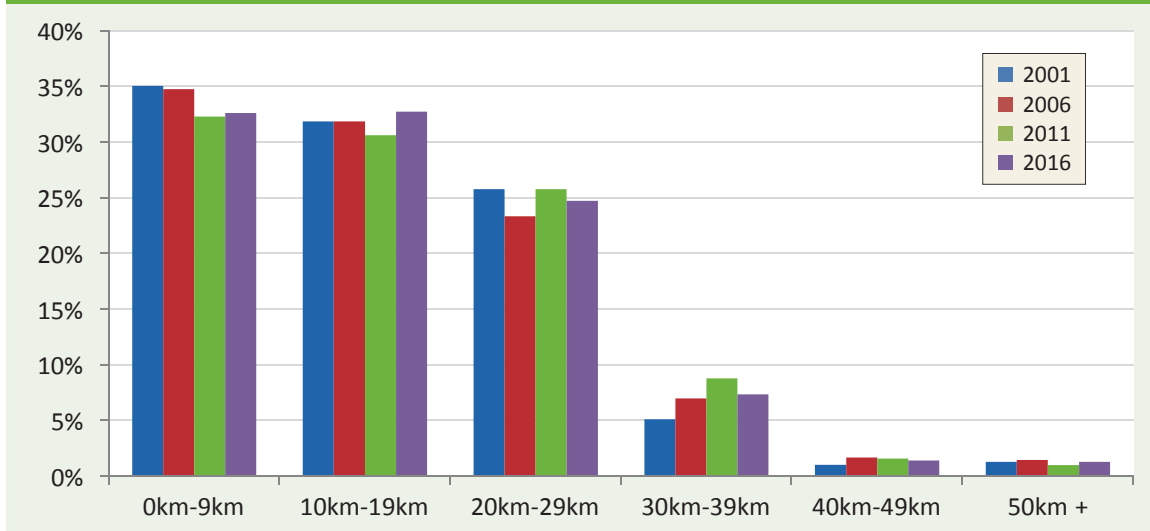
Source: 2001, 2006, 2011, 2016 Transportation for Tomorrow Survey

Figure 64 displays the eight individual municipalities that contain the workplaces of at least 1% of the Richmond Hill working population. The top municipalities with workplaces for Richmond Hill residents have remained relatively consistent. A larger proportion of Richmond Hill residents in 2016 were working in Markham, Vaughan, Aurora, and Brampton compared to previous years, with a decrease in the proportion of residents working in the City of Toronto and Mississauga. The proportion of Richmond Hill residents working within Richmond Hill continues to stay consistent and stable.

Figure 65: Location of work for Richmond Hill residents by municipality (2001-2016)


Source: 2001, 2006, 2011, 2016 Transportation for Tomorrow Survey

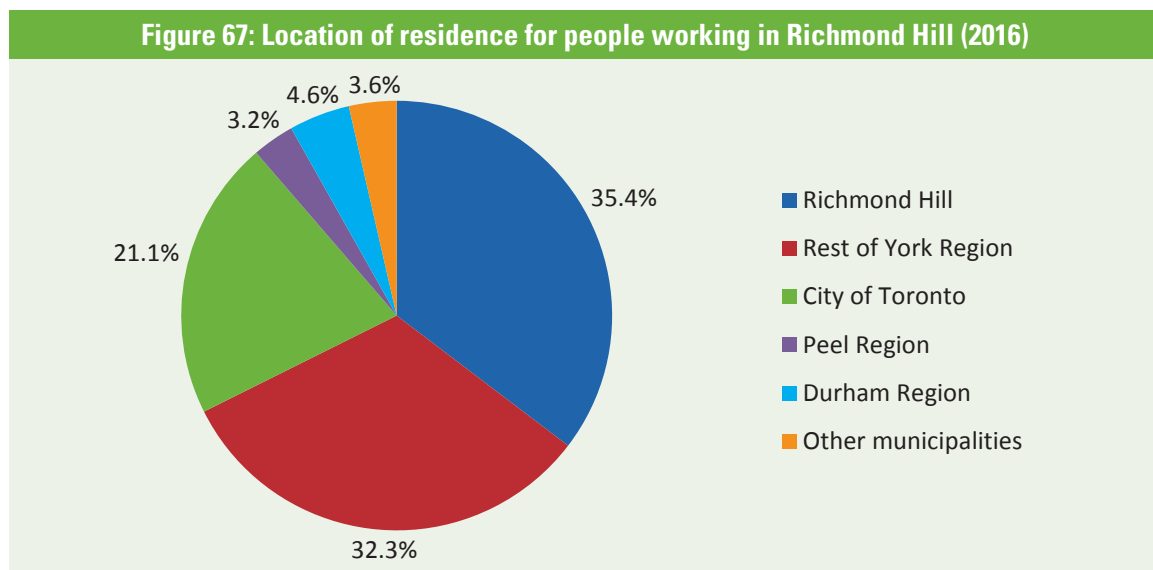
Figure 66 displays the commute distance for Richmond Hill residents. Equal amounts of residents commute between 0-9km (32.6%) and 10-19km (32.7%) to work daily, while 24.7% have a 20-29km commute distance. Commute distances have remained relatively stable, with a decrease in the short 0-9km distance and an increase in medium-distance 10-19km commutes.

Figure 66: Commute distance of Richmond Hill residents (2001-2016)


Source: 2001, 2006, 2011, 2016 Transportation for Tomorrow Survey

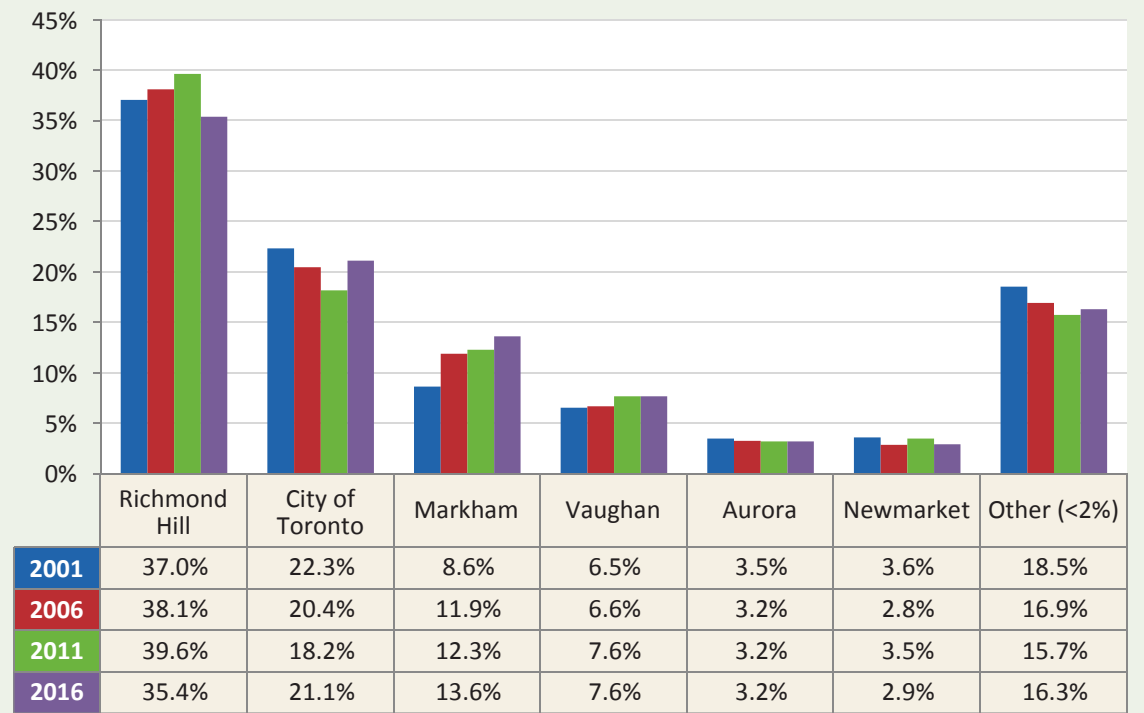
4.2.3 Location of Residence for People Working in Richmond Hill

This section refers to the normal municipality of residence for people who identified their main location of employment as being located in Richmond Hill. 35.4% of people who work in Richmond Hill also live in Richmond Hill, making it the most common municipality of residence for people who work in Richmond Hill (Figure 67). The remaining municipalities in York Region account for 32.3% of people who work in Richmond Hill, while 21.1% live in the City of Toronto. 10.7% of people working in Richmond Hill live in areas outside York Region and the City of Toronto.



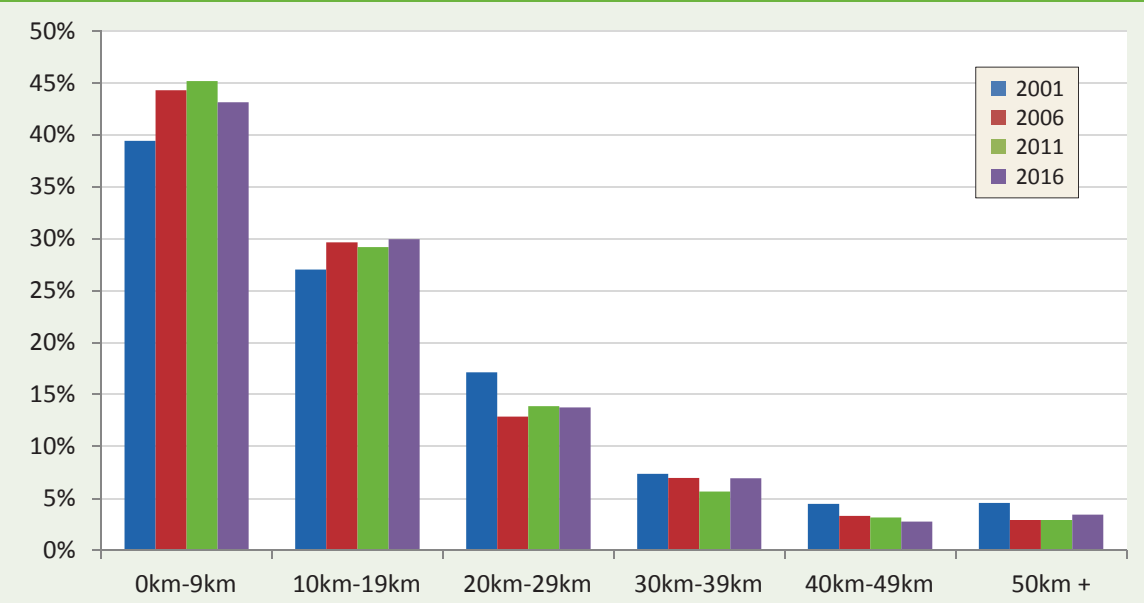
Source: 2001, 2006, 2011, 2016 Transportation for Tomorrow Survey

Figure 68 displays the six municipalities that are the home residence of at least 2% of the people who work in Richmond Hill. After Richmond Hill (35.4%) and Toronto (21.1%), the next most common municipalities of residence are Markham (13.6%), Vaughan (7.6%), Aurora (3.2%), and Newmarket (2.9%). Other municipalities that are home to more than 1% of people working in Richmond Hill include Whitchurch-Stouffville, Ajax, Georgina, Brampton, Mississauga, Whitby, and Bradford-West Gwillimbury. The proportion of people from Markham and Vaughan working in Richmond Hill has increased, while the proportion from Richmond Hill has decreased from previous years.

Figure 68: Location of residence for people employed in Richmond Hill by municipality (2001-2016)


Source: 2001, 2006, 2011, 2016 Transportation for Tomorrow Survey

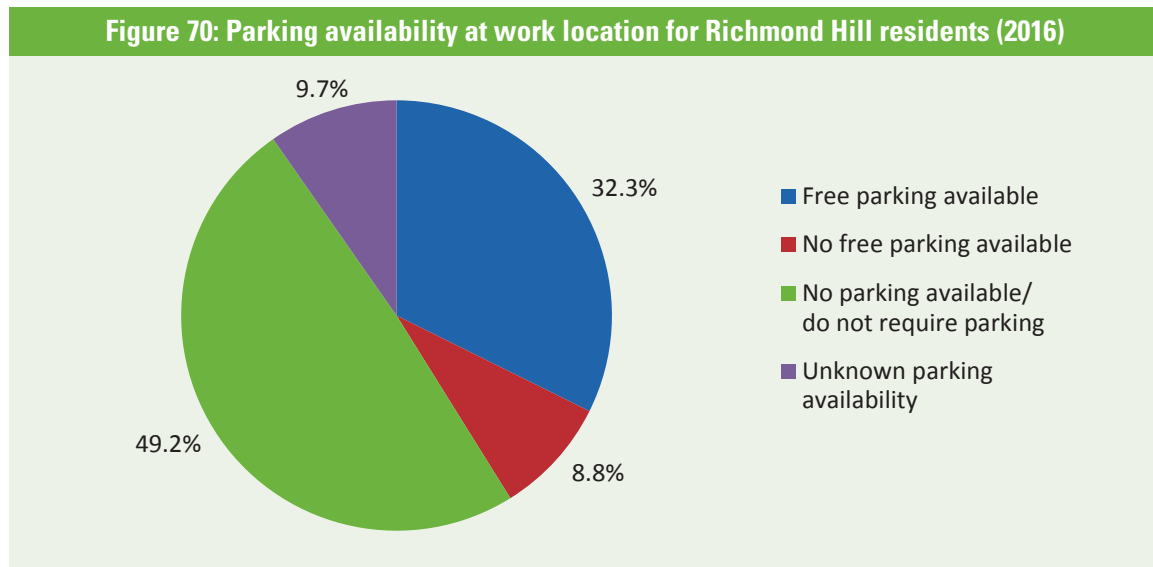
Figure 69 displays the commute distance for people working in Richmond Hill. Most people who work in Richmond Hill are commuting from a short distance. 43.1% of people working in Richmond Hill have a commute under 10km, while a further 30.0% have a commute distance of 10-19km, and 26.9% commute for 20km or longer.

Figure 69: Commute distance of people working in Richmond Hill (2001-2016)


Source: 2001, 2006, 2011, 2016 Transportation for Tomorrow Survey

4.3 Availability of Parking

Figure 70 indicates that 32.3% of Richmond Hill residents have access to free parking at their workplace, while only 8.8% are required to pay for parking. Nearly half of Richmond Hill residents responded to the question on free parking with “not applicable”, either because they did not have any parking associated with their workplace, or parking was not required for their commute (i.e. they took transit or another mode of transport to work).



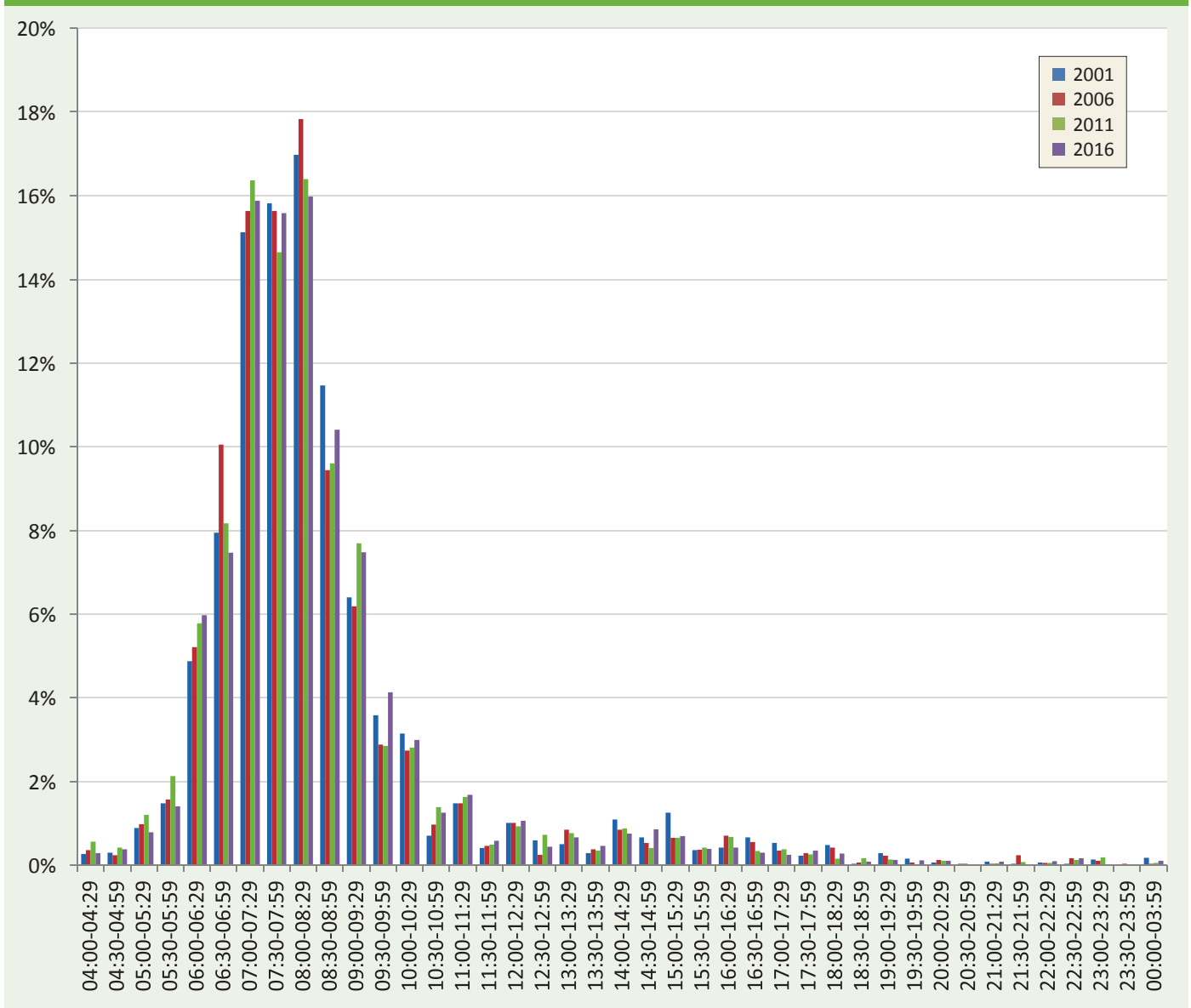
Source: 2001, 2006, 2011, 2016 Transportation for Tomorrow Survey

4.4 Time Leaving for Work

This section focuses on the time of day that Richmond Hill residents leave their homes to commute to their place of work. For the purposes of displaying the information, departure times have been grouped into 30-minute intervals between 4:00am and 12 midnight.

Most Richmond Hill residents leave for work in the morning hours, with the three most common intervals being 8:00-8:29 (16.0%), 7:00-7:29 (15.9%), and 7:30-7:59 (15.6%), as shown in Figure 71. There has been a decrease in the proportion of residents who leave in the 8:00-8:29 interval, and noticeable increases in the 6:00-6:29, 7:00-7:29 intervals, as well as the intervals from 8:30 to 10:29, on the shoulders of the traditional morning rush hour period. These changes could be the result of more residents avoiding traffic by leaving earlier, or more Richmond Hill residents using a flexible work hour program at their workplace.

Figure 71: Richmond Hill residents' time leaving for work (2001-2016)

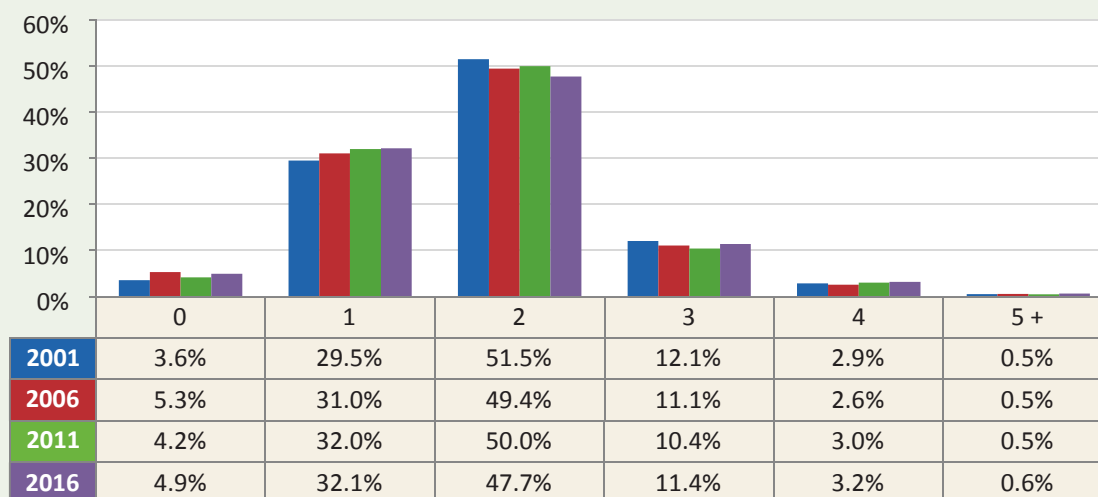


Source: 2001, 2006, 2011, 2016 Transportation for Tomorrow Survey

4.5 Number of Vehicles in Household

In 2016, nearly half (47.4%) of households in Richmond Hill had 2 vehicles at their residence. Households with one vehicle (31.9%) were the next most common. The proportion of households with 0 or 1 vehicles has increased year over year, while the proportion of households with 2 vehicles has decreased. The proportion of households with 3 or more vehicles has stayed relatively stable at around 14-15% (Figure 72).

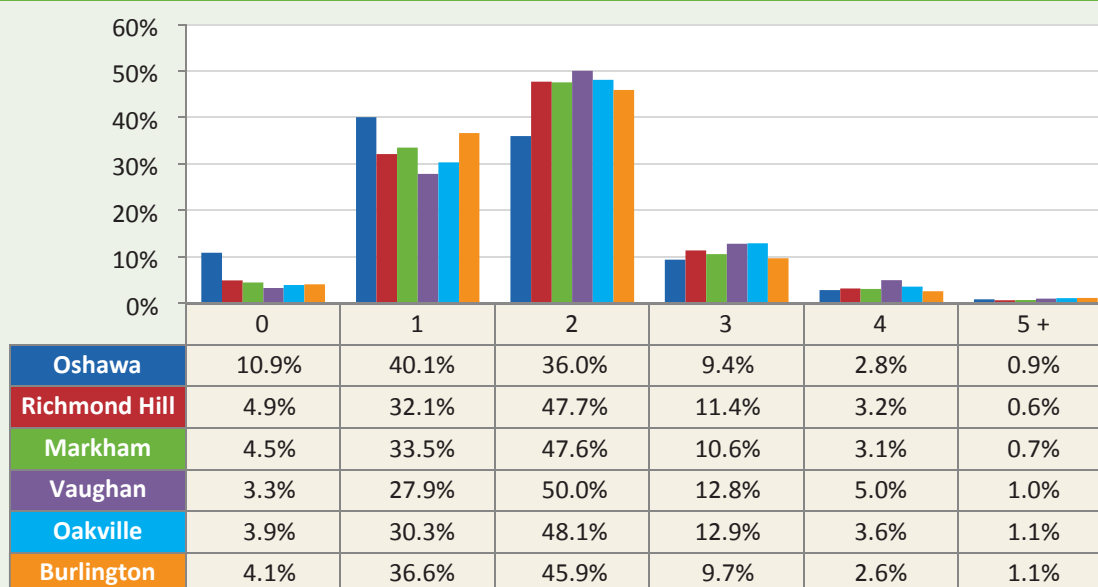
Figure 72: Number of vehicles in Richmond Hill households (2001-2016)



Source: 2001, 2006, 2011, 2016 Transportation for Tomorrow Survey

When compared to other similar large, suburban GTA municipalities such as Markham, Vaughan, Burlington, Oakville, and Oshawa, Richmond Hill households have fairly similar rates of vehicle ownership (Figure 73). All of these comparator municipalities, except Oshawa, had just under 50% of households having 2 vehicles, with 1 vehicle households being the next most common. The proportion of households with no vehicles is higher in Richmond Hill than the other selected municipalities except Oshawa.

Figure 73: Number of vehicles in households of select GTA municipalities (2001-2016)



Source: 2001, 2006, 2011, 2016 Transportation for Tomorrow Survey

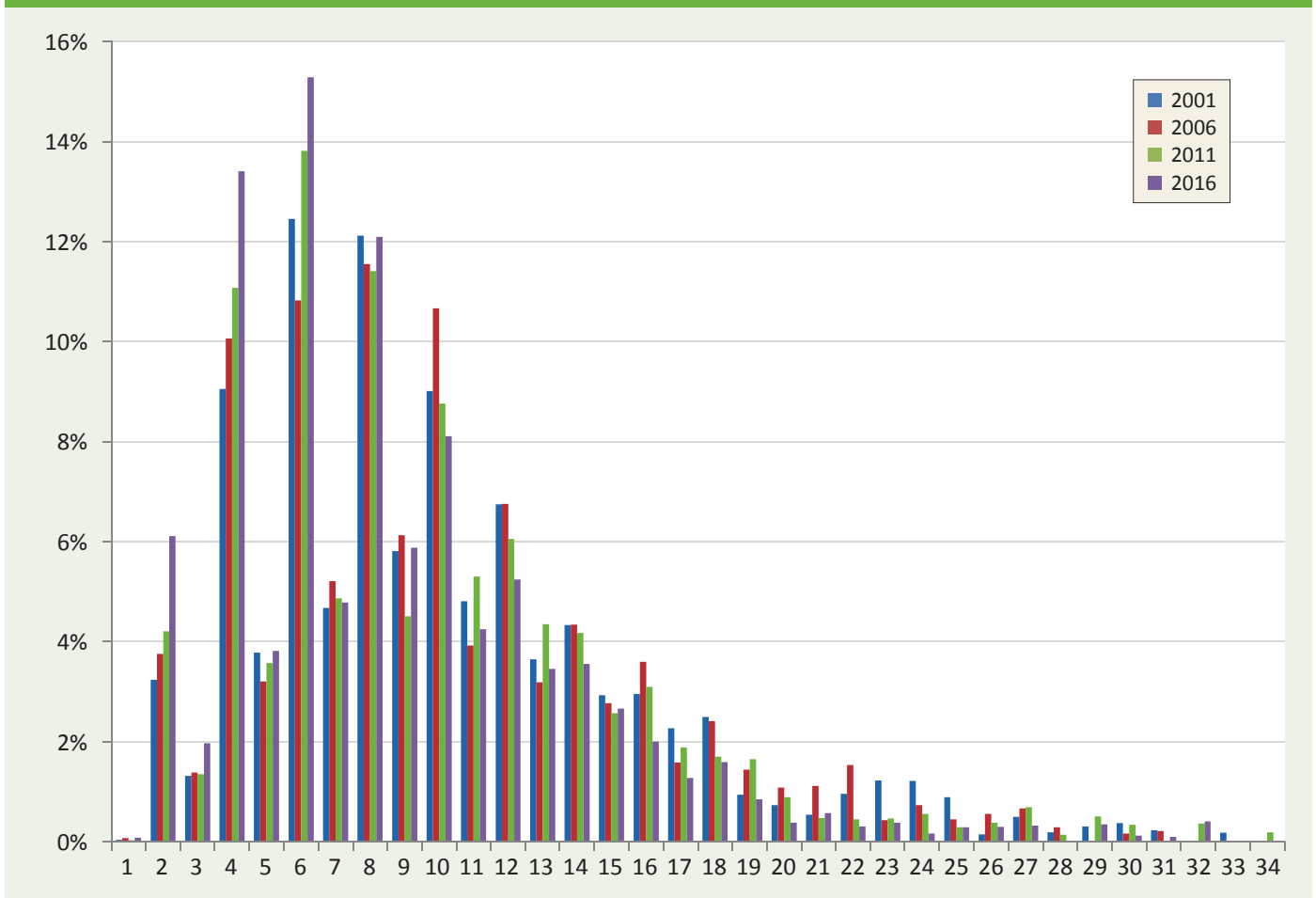
4.6 Travel Patterns

4.6.1 Daily Number of Trips

This section looks at the total number of trips made by all members of a household in Richmond Hill. A trip is defined as any travel that requires leaving the household for any given purpose. Each trip must have a separate origin and destination; therefore, a journey from home to a location and back counts as 2 trips, while a journey from home to work, and running an errand on the way home from work has a total of 3 trips (home to work, work to errand, errand to home).

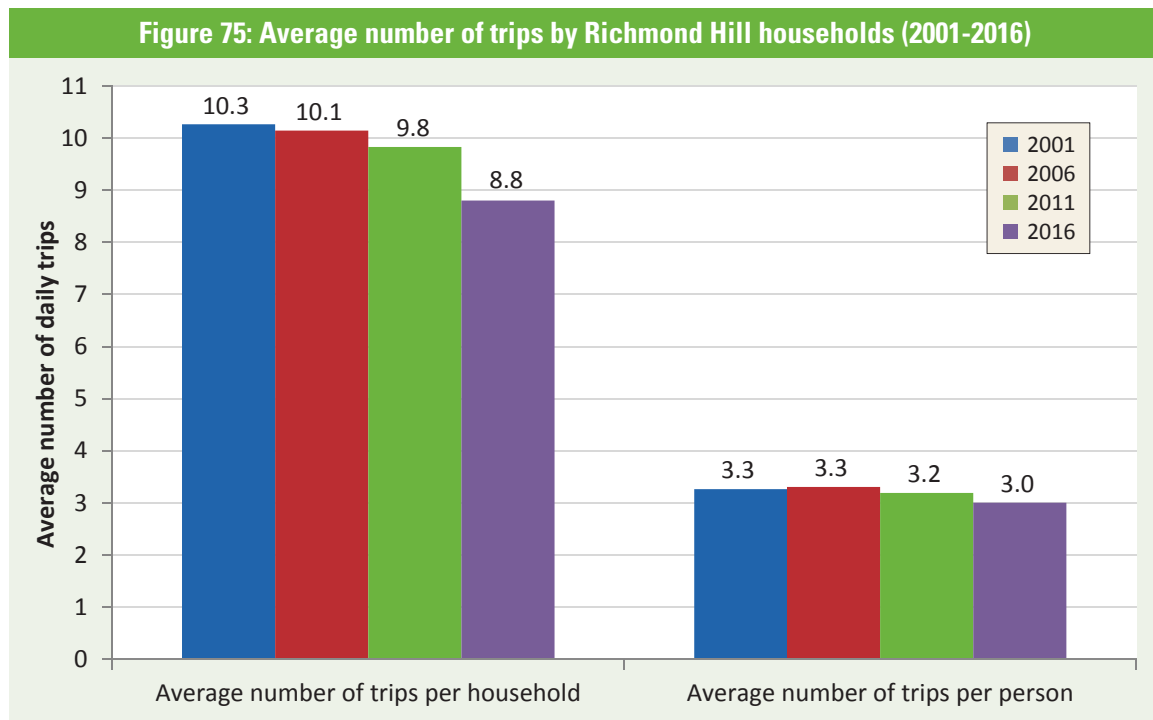
The most common number of trips made by all members of households in Richmond Hill were 6, 4, and 8 daily trips. Notably, the categories between 2 and 8 daily trips all increased significantly, while the categories with more than 10 daily trips generally declined compared to previous years, showing Richmond Hill households are taking fewer trips (Figure 74).

Figure 74: Number of daily trips for Richmond Hill households (2001-2016)



Source: 2001, 2006, 2011, 2016 Transportation for Tomorrow Survey

There was an average of 8.8 trips being made by each household in Richmond Hill in 2016, which shows a steady decline from previous years which were closer to 10 daily trips. When accounting for the number of people per household, the decline is still present although to a lesser degree (Figure 75). Each individual person took approximately 3.0 trips per day in 2016.



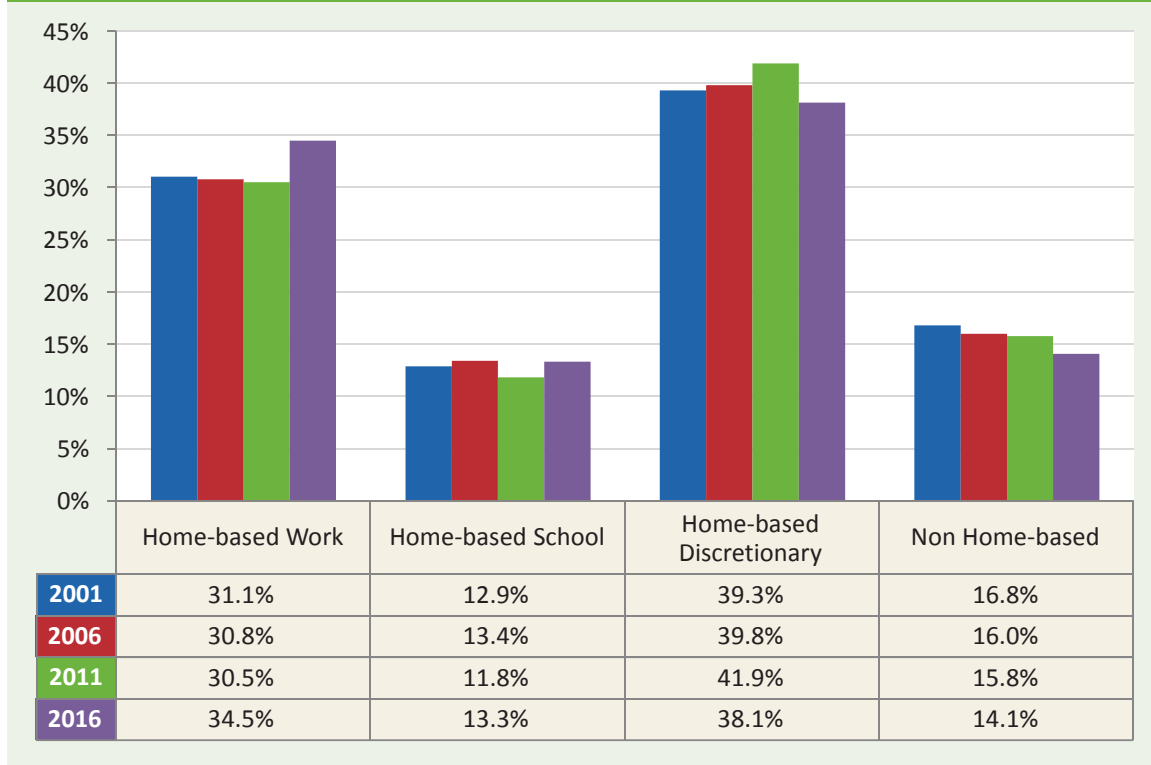
Source: 2001, 2006, 2011, 2016 Transportation for Tomorrow Survey

4.6.2 Purpose of Trips

This section examines the reasons behind the individual trips that are made during a typical day by Richmond Hill residents. For the purposes of analysis, the TTS classifies all trips into four categories: Home-based Work and Home-based School are for trips from home to work/school respectively, and are considered normal ‘commuting’ trips. Home-based Discretionary trips are described as trips from home to a non-work/school location, such as a grocery store or the theatre. Non Home-based trips are also discretionary trips, but are ones that do not start or end at the home. They may include a trip from work to a restaurant for lunch, or running an errand on the way home from work.

Home-based Discretionary trips were the most common type of trip in 2016, accounting for 38.1% of all trips made by Richmond Hill residents (Figure 76). Home-based Work trips accounted for 34.5%, and were the second most common type of trip. Noticeable is the increase in the proportion of commuting-based trips (47.8% in 2016) with a decrease in discretionary trips (52.2%). This indicates that Richmond Hill residents are making fewer trips outside their place of residence for discretionary activities, and a higher proportion of trips are work- or school-based.

Figure 76: Trip purpose in Richmond Hill households (2001-2016)



Source: 2001, 2006, 2011, 2016 Transportation for Tomorrow Survey

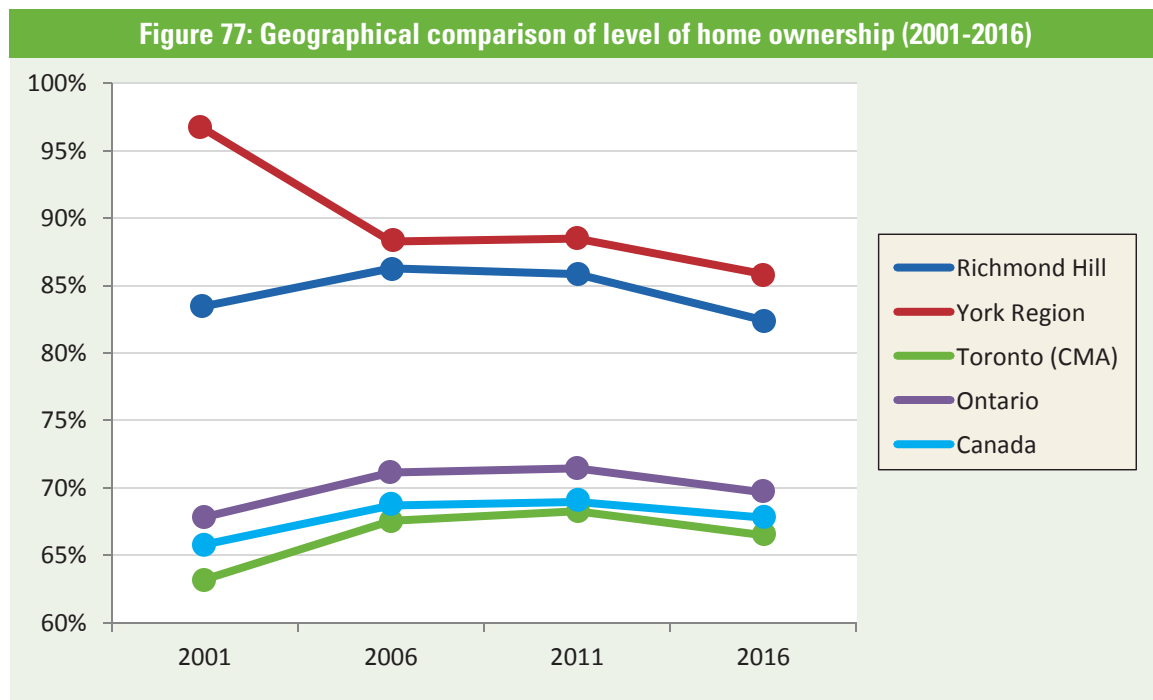
5.0 Housing Profile

Richmond Hill remains one of the most attractive places in Canada to live. This chapter provides an understanding of Richmond Hill's housing profile by reviewing the current housing supply and market. An analysis of the current housing stock, based on ownership rates, housing structural types, and other areas of focus, such as recent housing development activity, helps provide insight into the trends that affect Richmond Hill's current and future housing market. This review also helps us understand and prepare for the future of Richmond Hill's housing supply.



5.1 Housing by Tenure

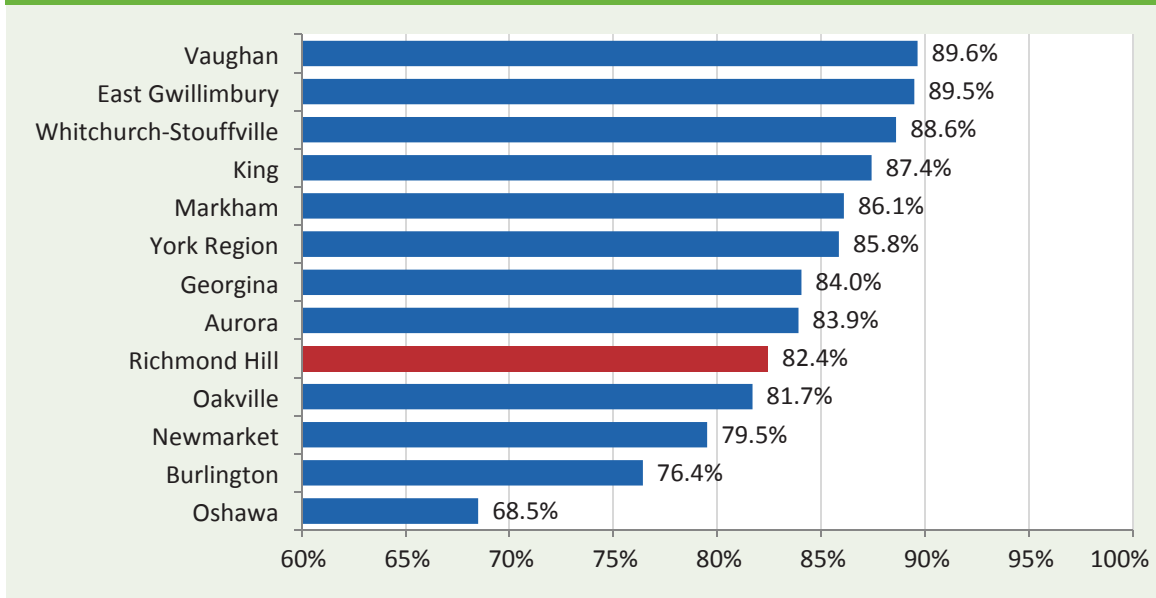
Housing by tenure looks at the number of people living in Richmond Hill who own their homes (including those with mortgages), compared to the number of people who are renters. In 2016, Richmond Hill had a home ownership rate of 82.4%. This is a decline from 85.8% in 2011, and shows there is an increase in Richmond Hill residents who are renting their homes. This trend away from home ownership is consistent across York Region, Toronto Census Metropolitan Area (CMA), Ontario, and Canada. Richmond Hill is below the York Region average (at 85.8%), but significantly higher than the rates for Toronto CMA, Ontario, and Canada.



Source: Statistics Canada: 2001, 2006 and 2016 Census, and 2011 National Household Survey

Richmond Hill has one of the lowest rates of home ownership in York Region with only Newmarket (at 79.5%) having a lower percentage. Other municipalities that have a comparable population to Richmond Hill such as Burlington, Oakville, and Oshawa have lower levels of home ownership than Richmond Hill homeownership.

Figure 78: Level of home ownership in selected GTA municipalities (2016)

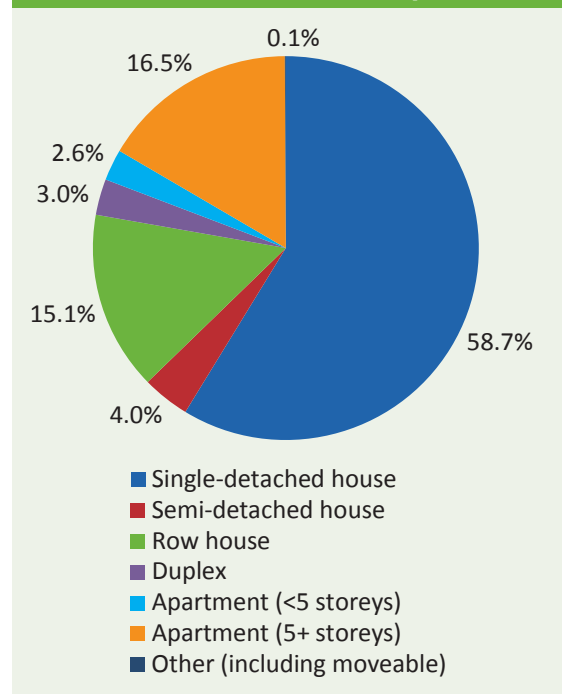


Source: Statistics Canada: 2016 Census

5.2 Housing by Structural Type

The most common type of housing type in Richmond Hill is the single detached house, accounting for 58.7% of all dwellings. The next most common types are apartments (greater than 5 storeys) at 16.5%, followed by row houses (townhomes) at 15.1%. Richmond Hill has a smaller proportion of single detached houses when compared to other municipalities in York Region (63.8%), but a higher proportion compared to Toronto CMA (39.6%), Ontario (54.3%) and Canada (53.6%).

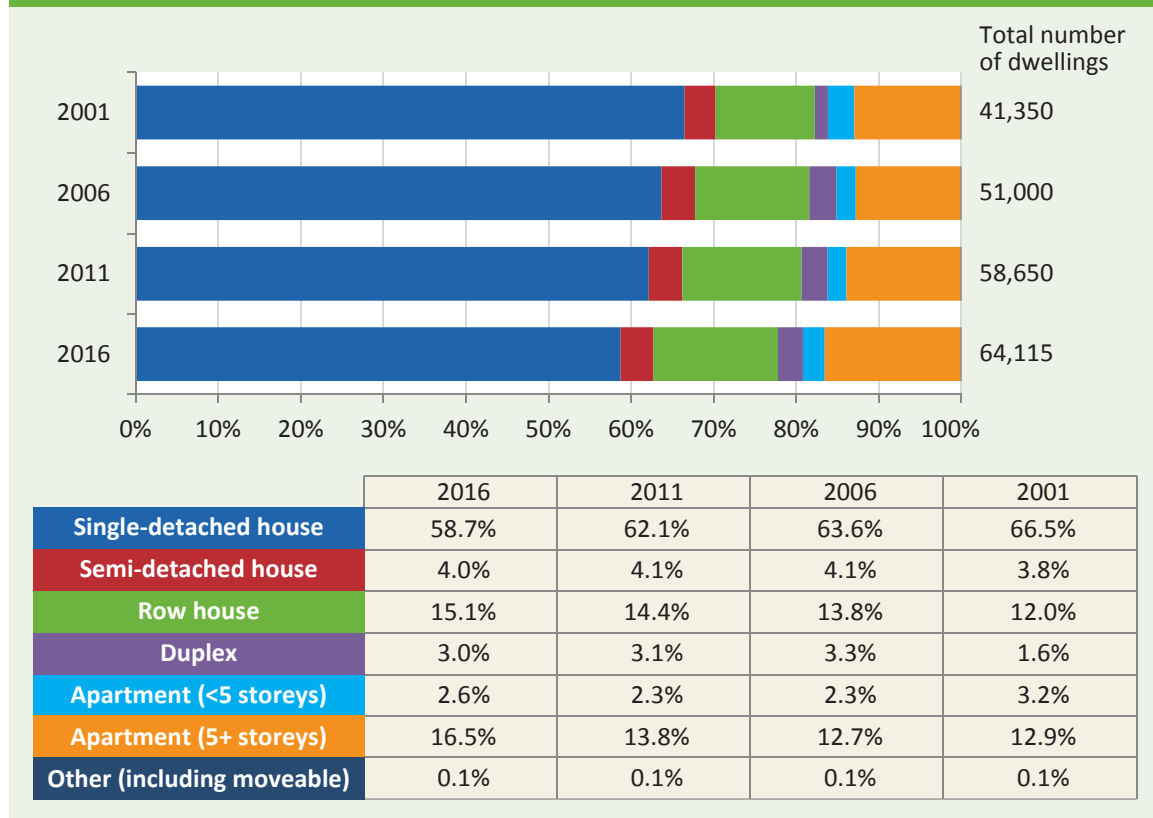
Figure 79: Proportion of dwellings in Richmond Hill by structural type (2016)



Source: Statistics Canada: 2016 Census

Over time, the proportion of apartments over 5 storeys and row houses in Richmond Hill has been increasing. At the same time, the proportion of single detached houses has decreased, from 62.1% in 2011 to 58.7% in 2016. Between 2011 and 2016, apartment units in buildings over 5 storeys passed row houses to become the second-most common dwelling type in Richmond Hill. The proportion of semi-detached houses and duplexes remained relatively consistent from 2011.

Figure 80: Proportion of Richmond Hill dwellings by structural type (2001-2016)

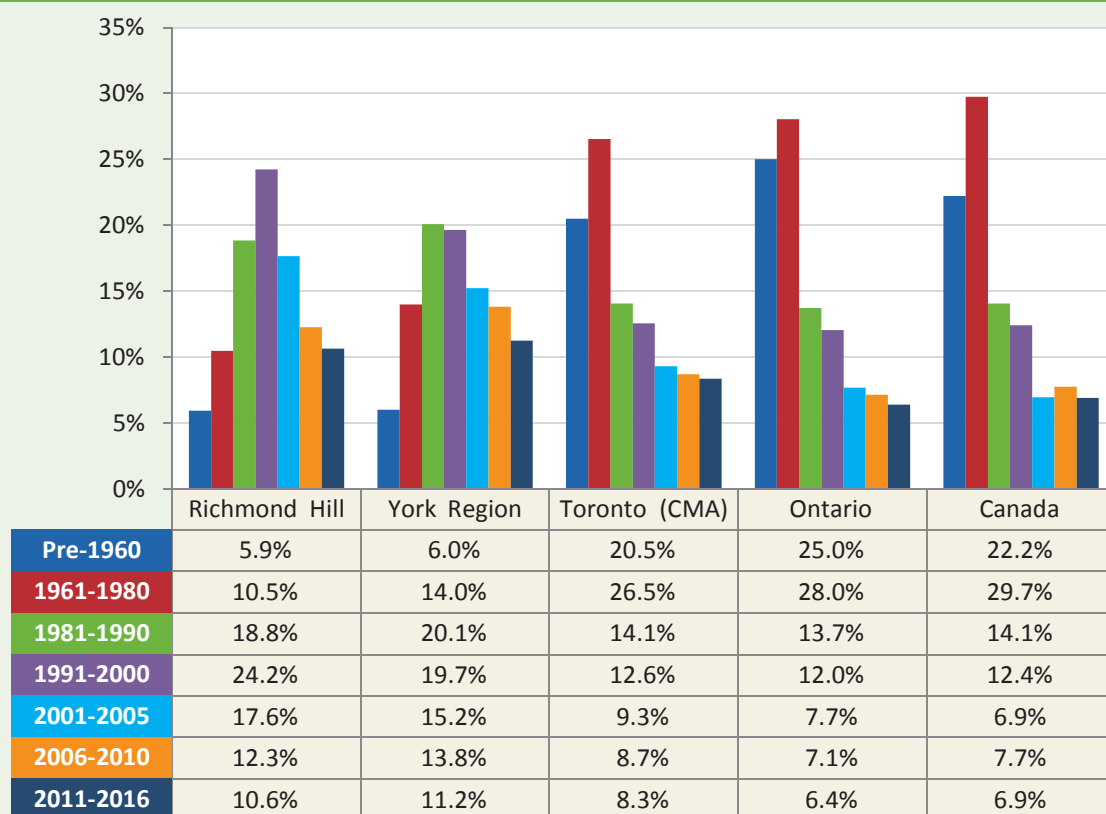


Source: Statistics Canada: 2001, 2006 and 2016 Census, and 2011 National Household Survey

5.3 Age and Condition of Housing

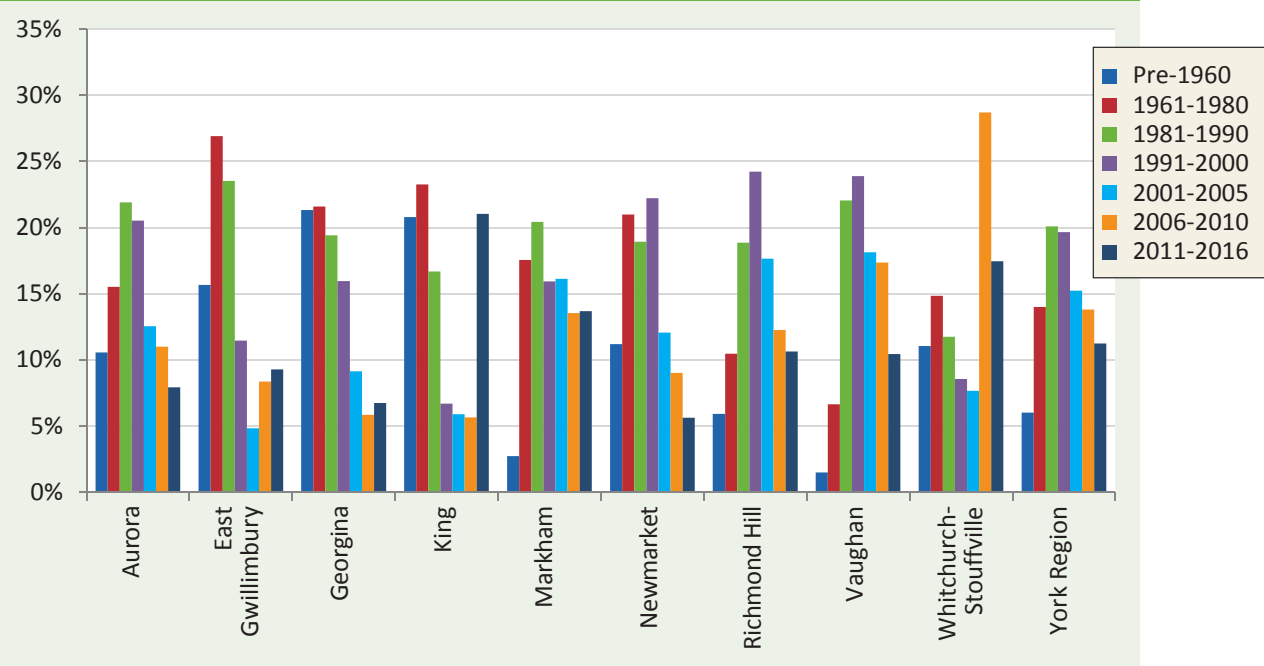
A review of the age and condition of the housing stock is provided in order to assess the ability of the existing housing stock to continue to provide adequate and appropriate living standards to residents. Richmond Hill has a relatively newer residential building stock. 64.8% of units have been built since 1991, with 40.5% built since 2001. Richmond Hill's building stock is significantly newer than the building stock for Toronto CMA, Ontario, and Canada, the latter two having more than half of their residential units built in 1980 or earlier. Richmond Hill also experienced a housing boom in the 1990s and early 2000s, compared to other jurisdictions which had a peak in housing construction earlier than Richmond Hill.

Figure 81: Geographical comparison of age of dwellings by period of construction (2016)



Source: Statistics Canada: 2016 Census

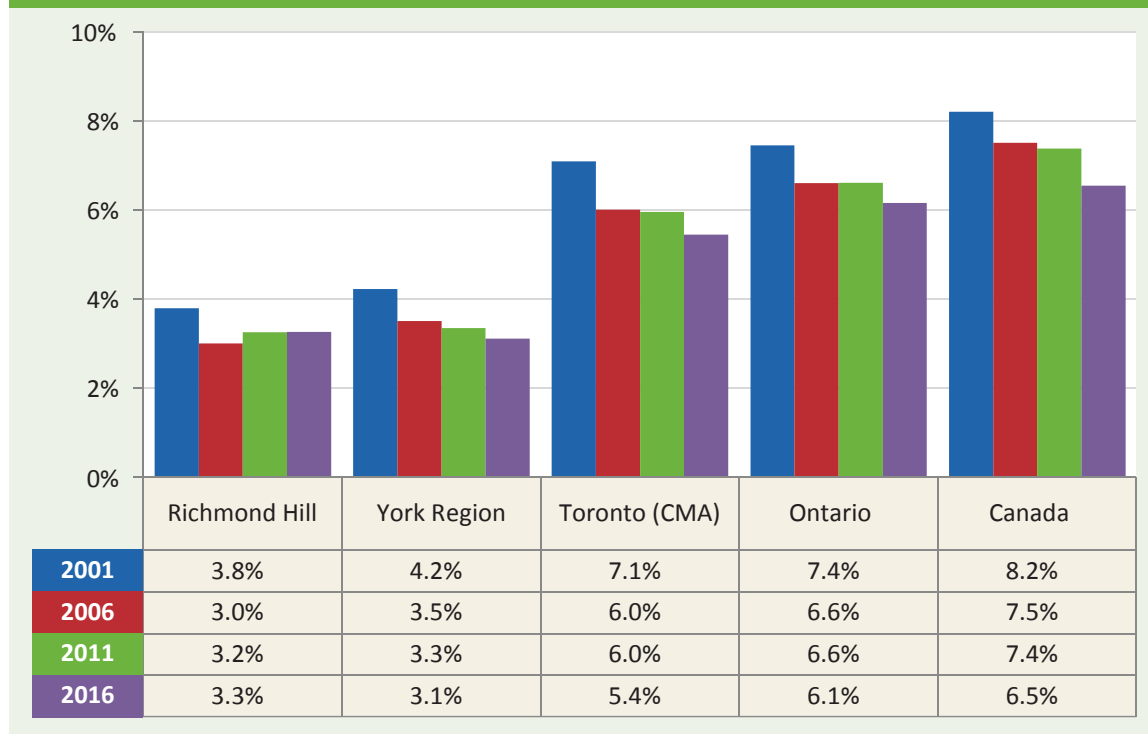
Figure 82: Age of dwellings by period of construction in York Region municipalities (2016)



Source: Statistics Canada: 2016 Census

Richmond Hill's residential building stock is also in relatively good condition. Only 3.3% of Richmond Hill households reported that their dwellings require major repairs. This is slightly higher than York Region (3.1%), but lower than Toronto CMA (5.4%), Ontario (6.1%), and Canada (6.5%). Richmond Hill's rate has increased slightly since 2006, while other jurisdictions have seen their rates decrease. Major repairs as defined by Statistics Canada would include defective plumbing or electrical wiring, structural repairs to walls, floors or ceilings, or other major structural defects with the dwelling.

Figure 83: Geographical comparison of dwellings requiring major repairs (2001-2016)



Source: Statistics Canada: 2001, 2006 and 2016 Census, and 2011 National Household Survey

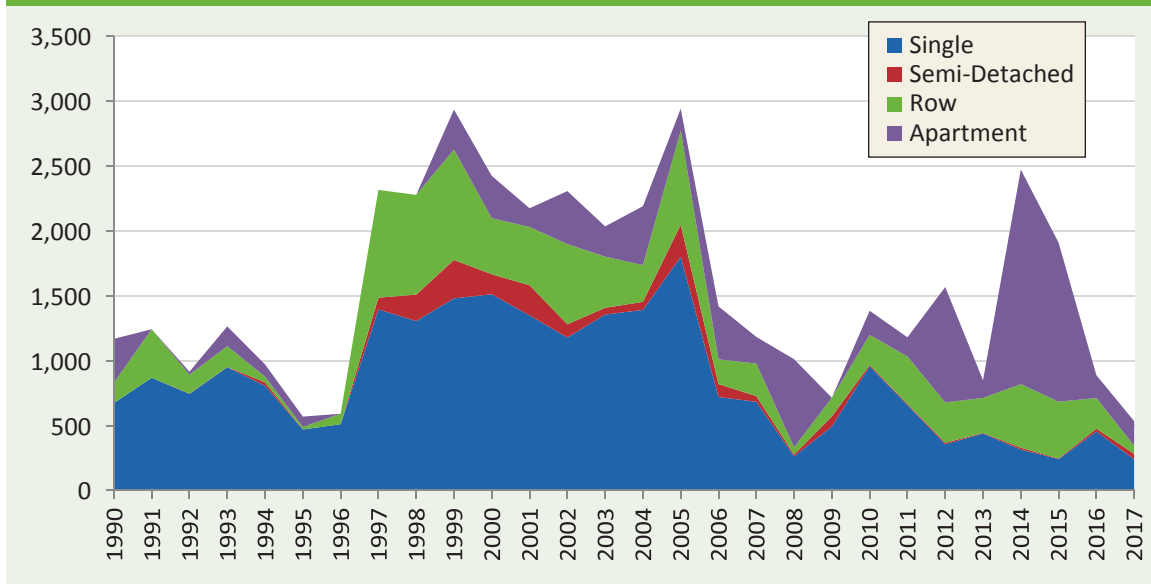
5.4 Recent Housing Activity

Changes to the composition of the housing stock have the potential to affect the demographic characteristics of Richmond Hill, as certain housing types typically have different demographic trends compared to other housing types. This section will look at both historic development, through the number and type of housing units that were constructed in recent years, and the future of housing, through the number and type of housing units that are proposed, under application, and approved.

5.4.1 Housing Starts and Completions

The overall number of housing starts (new residential units beginning construction) in 2016 and 2017 decreased from the previous years, largely due to a significant spike in apartment construction in 2014 and 2015. The 534 housing starts in 2017 signify the lowest number of housing starts in one year in Richmond Hill since the beginning of available data in 1990.

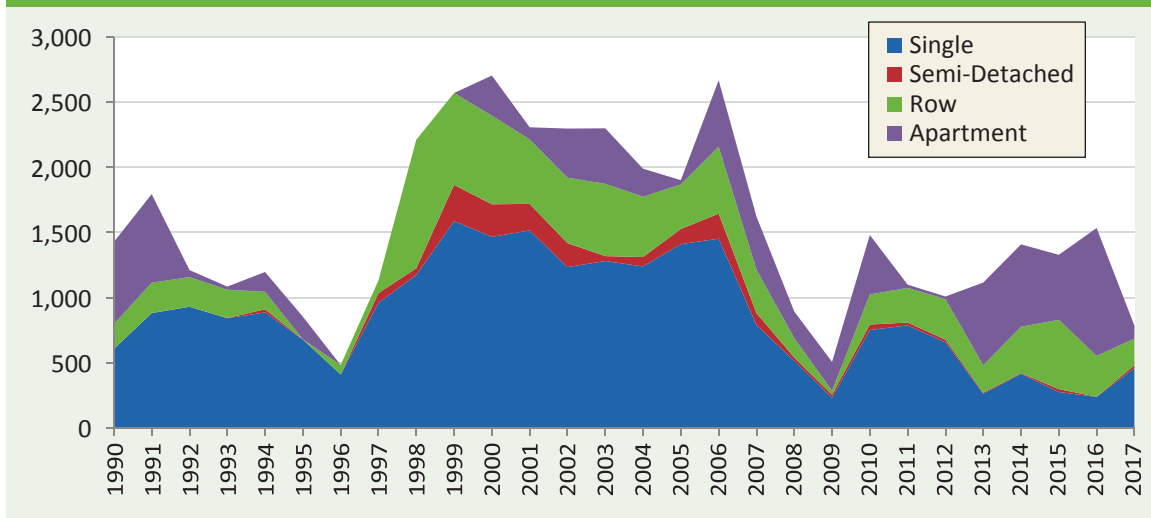
Figure 84: Richmond Hill housing starts (1990-2017)



Source: CMHC Starts and Completions Survey, 2017

In comparison to housing starts, in 2016 Richmond Hill experienced the most housing completions since 2007, with 1,534 units completed. Again this was mostly due to a high number of apartment units completed, with 982 apartment units completed in 2016. Overall in 2017, there were 458 single detached, 22 semi-detached, 205 row, and 99 apartment units completed in 2017, totalling 784 new housing units in Richmond Hill.

Figure 85: Richmond Hill housing completions (1990-2017)



Source: CMHC Starts and Completions Survey, 2017

5.4.2 Development Potential

In order to understand the future of residential development in Richmond Hill, it is necessary to look both at what is currently built, and what is being proposed for construction within the City. Table 16 constructs a snapshot of Richmond Hill's housing supply forecast as of the end of 2016.

As of the end of 2016, there were 9,330 units in the Registered or Draft Approved stages. Those units would have been approved by Council and were awaiting construction. Of the Registered or Draft Approved units, 33.1% were single detached and 42.3% were apartment units. The Locally Designated category includes development proposals that are currently under application that meet the policies set out in the City's Official Plan. If all of the currently proposed units are constructed, the City's housing stock would be comprised of 52.0% single detached, 3.9% semi-detached, 21.1% row/townhouse, and 22.9% apartment units. This trend is an indicator of Richmond Hill's move towards being a more transit supportive, compact and complete community as envisioned in its Official Plan.

Table 15: Richmond Hill Housing Supply Forecast (Year-end 2016)

	Single	Semi	Row	Apt	Total
Existing	39,477	2,603	11,636	11,067	64,783
Committed:					
Registered	676	44	330	1,639	2,689
Draft Approved	2,420	284	1,629	2,308	6,641
Locally Designated:					
Under Application	1,085	346	4,133	4,207	9,771
Total (#)	43,658	3,277	17,728	19,221	83,884
Total (%)	52.0%	3.9%	21.1%	22.9%	99.9%

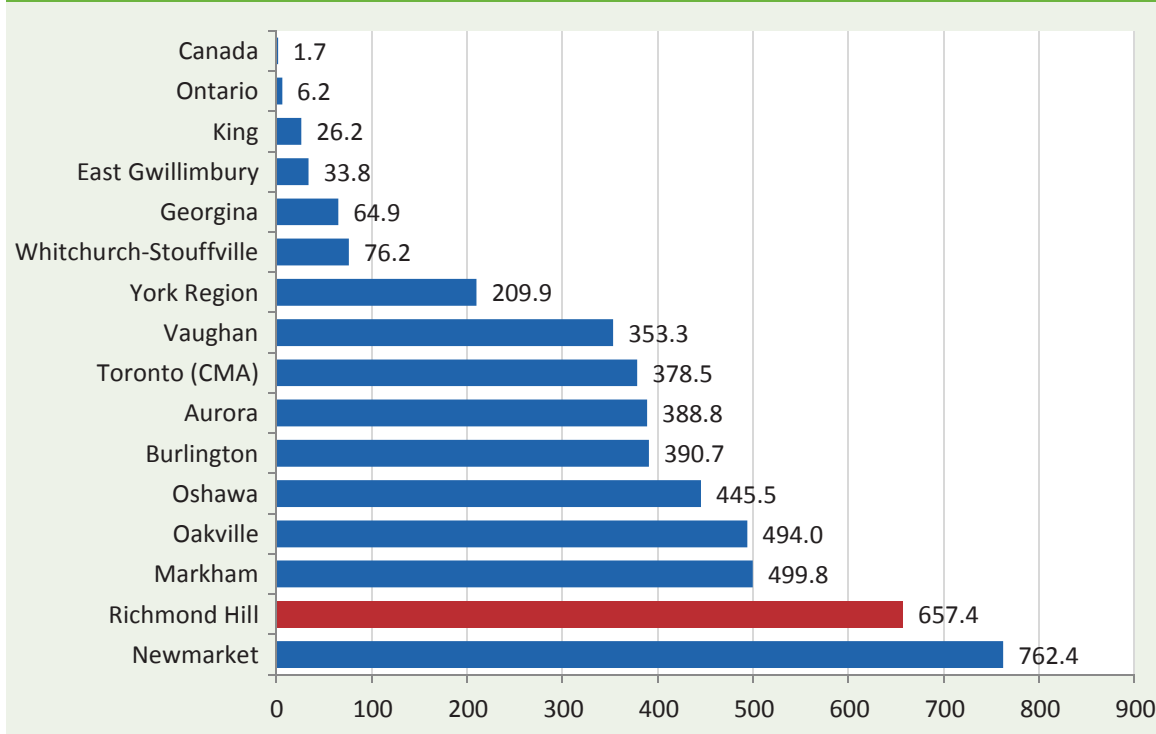
Source: Richmond Hill Planning and Regulatory Services Department, 2017

The long-term future housing supply is expected to have a larger proportion of townhouse and apartment units compared to the existing supply, as higher density forms of development are built along the major Centres & Corridors, according to the direction in the Official Plan.

5.5 Density of Built Form

Richmond Hill is a relatively dense municipality in terms of built form, with 657.4 housing units per square kilometre, or 6.54 units per hectare. Richmond Hill has the second highest built form density out of all York Region municipalities, next to Newmarket (762.4 housing units per square kilometre). Both Richmond Hill and Newmarket are predominately built-out municipalities, with very little vacant or undeveloped land left, compared to other York Region municipalities with significant lands either remaining available for development, or permanently protected from development.

Figure 86: Comparison of density of dwellings (dwellings per square kilometer) (2016)



Source: Statistics Canada: 2016 Census

5.6 Cost of Housing

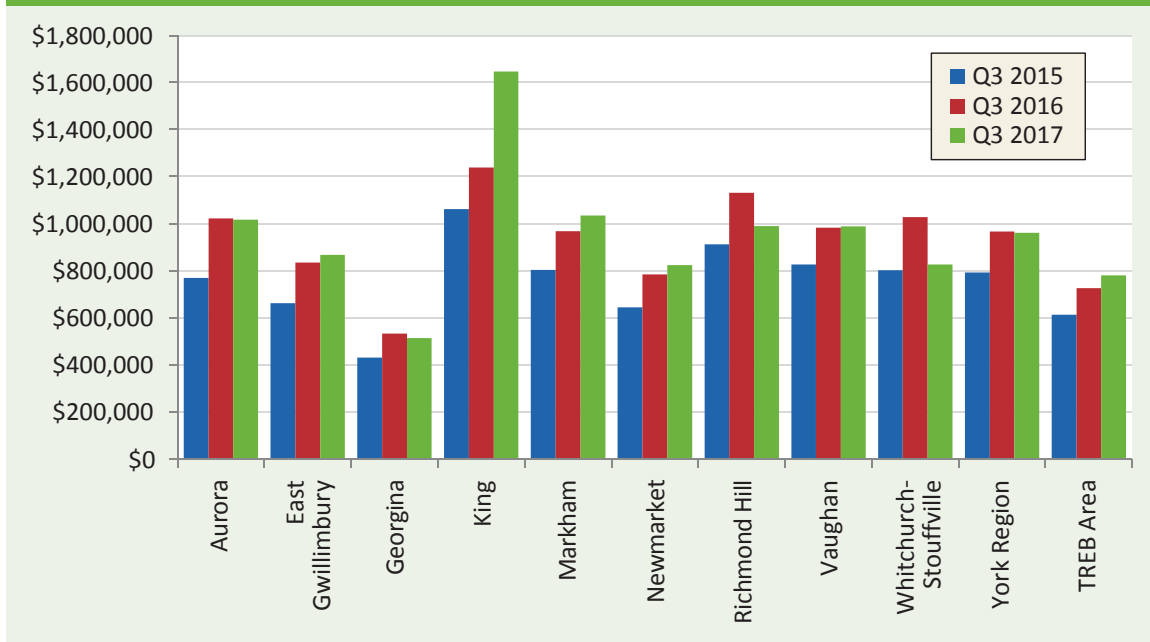
The cost of housing is one of the primary determinants of why people choose to settle in a particular area. In this section, the cost of housing will be examined, first looking at the ownership market through average housing prices, then looking at the rental market through both vacancy rate and the average monthly rent.

5.6.1 Ownership Market

In late 2016 up to Spring 2017, there was a sharp increase and peak in housing prices in the GTA, including Richmond Hill. Because of this, caution should be made when using year-over-year comparisons to prices that are before and after the peak in Spring 2017.

The average house price in Richmond Hill for Q3 (July-September) 2017 was \$1,021,296, which represents a 9.7% decrease in housing prices from Q3 2016. When compared to Q3 2015 sales figures, overall prices in Richmond Hill rose by 12.0% over those two years. Condominium apartment sale prices actually rose significantly by 20.2% to \$435,741 from Q3 2016 to Q3 2017.

Average resale housing prices in Richmond Hill are 6.3% higher than the York Region average, and 35.9% higher than the average for the Toronto Real Estate Board's catchment area, which covers most of the GTA. Among York Region municipalities, only King had higher average resale housing prices than Richmond Hill in Q3 2017.

Figure 87: Average resale housing prices in York Region municipalities (2015-2017)


Source: Toronto Real Estate Board, 2017

Detached houses remain the most expensive type of housing in Richmond Hill, with an average sale price of \$1,435,612 in Q3 2017, representing a 5.6% decrease from Q3 2016. Semi-detached houses were at \$888,633 (increase of 7.4%), condominium townhouses at \$657,284 (increase of 22.1%), condominium apartments at \$435,741 (increase of 20.2%), link homes at \$921,778 (increase of 6.9%), and attached/row/townhouses at \$896,942 (increase of 11.6%).

Comparing Q3 2015 and Q3 2017, which are before and after the peak period respectively, detached houses increased by 19.5%, showing that housing prices still had an upward trend throughout the peak period. The number of houses sold in Richmond Hill in Q3 2017 was 462, down from 1124 in Q3 2016; this decrease in the number of units sold may also help explain the difference in price between 2016 and 2017.

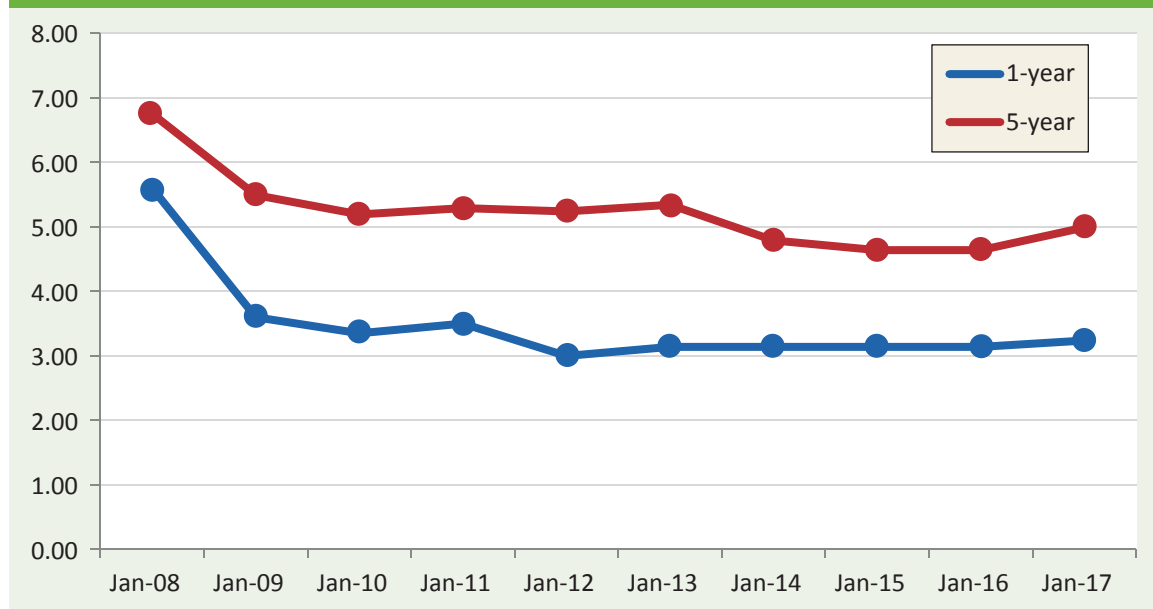
Table 16: Richmond Hill housing sales (Q3 2017)

Housing Type	Number of sales	Average Price
All Home Types	462	\$1,021,296
Detached Houses	216	\$1,435,612
Semi-Detached Houses	18	\$888,633
Condominium Townhouse	19	\$657,284
Condominium Apartment	118	\$435,741
Link	9	\$921,778
Attached/Row/Townhouse	82	\$896,942

Source: Toronto Real Estate Board, 2017

The conventional mortgage rate has continued to be stable over the past decade, primarily due to the sustained low interest rates provided by the Bank of Canada, but rates have started to increase slightly starting in 2017. As of December 2017, the 1-year conventional rate is 3.24%, and the 5-year conventional rate is 4.99%. The historically low interest rates have helped make residential home purchases and commercial investments more attractive.

Figure 88: Conventional Mortgage Rate (2008-2017)



Source: Bank of Canada, 2017

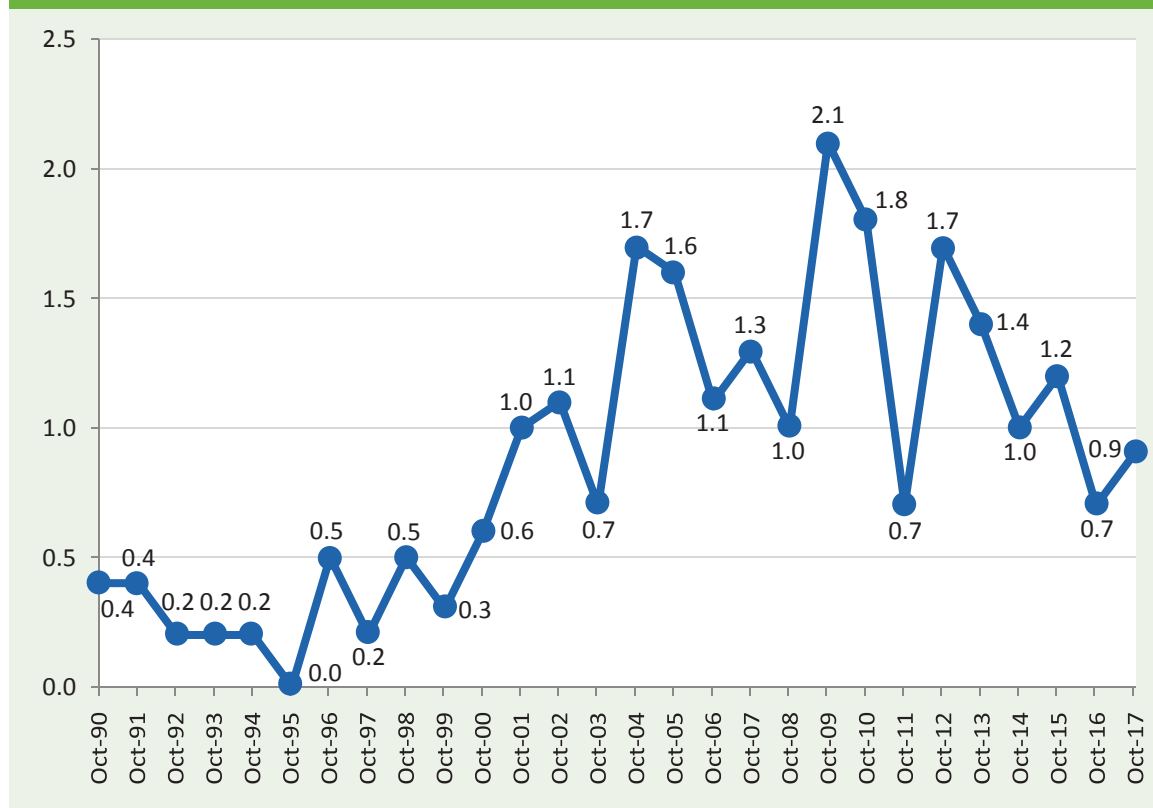
5.6.2 Rental Market

RESEARCH NOTE:

The rental housing market is generally divided into two submarkets: the primary market contains privately-initiated, purpose-built rental units; and the secondary market, which includes rented condominiums, subsidized rental housing, and rentals of structures with less than 3 units. In 2011, CMHC estimated that the secondary market contained approximately 50.8% of all rental units in the Toronto CMA. While this represents a significant number of rental units, data on the secondary market is extremely limited as secondary market units are not generally registered, ownership is not tracked, and units can be removed from the market and returned to owner-occupancy. Because of these limitations on the data available for the secondary market, this document will focus on the primary rental market, which has much higher quality data.

Overall vacancy rates in Richmond Hill have generally fluctuated between 0.5% and 2% over the past decade, with the vacancy rate in October 2017 at 0.9%. It is generally accepted that a 3% vacancy rate indicates a healthy or balanced market, which is considered to reflect a reasonable choice in units, and indicates a number of households are moving into the home ownership market. The continually low vacancy rate for the primary market in Richmond Hill indicates there is an inadequate supply of rental housing to meet demand.

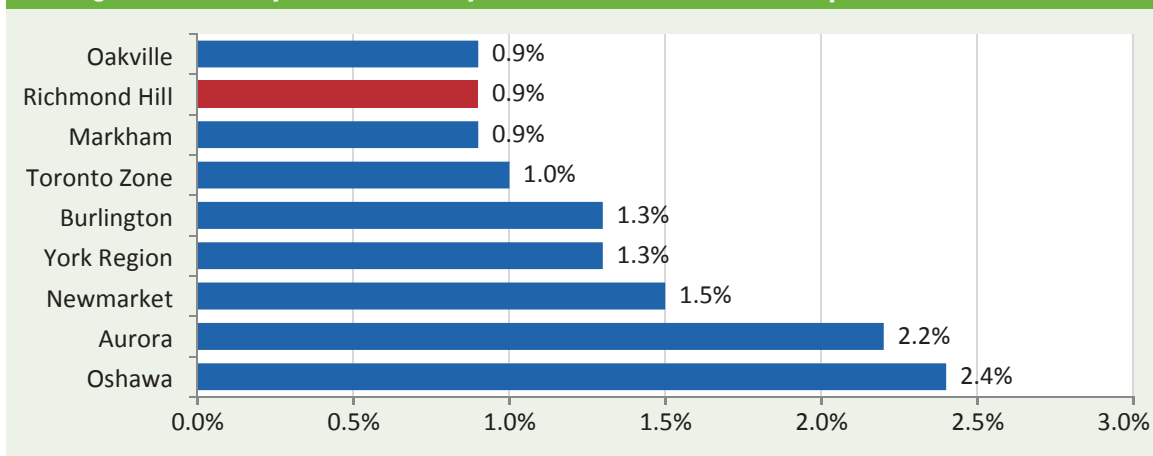
Figure 89: Vacancy Rate in Richmond Hill (1990-2017)



Source: Canada Mortgage and Housing Corporation: Rental Market Survey, 2017

Figure 90 shows the primary market vacancy rates across available municipalities in the GTA. Richmond Hill has one of the lowest rates in the GTA, alongside Oakville and Markham, and has a vacancy rate slightly lower than the average for the Toronto Zone (1.0%).

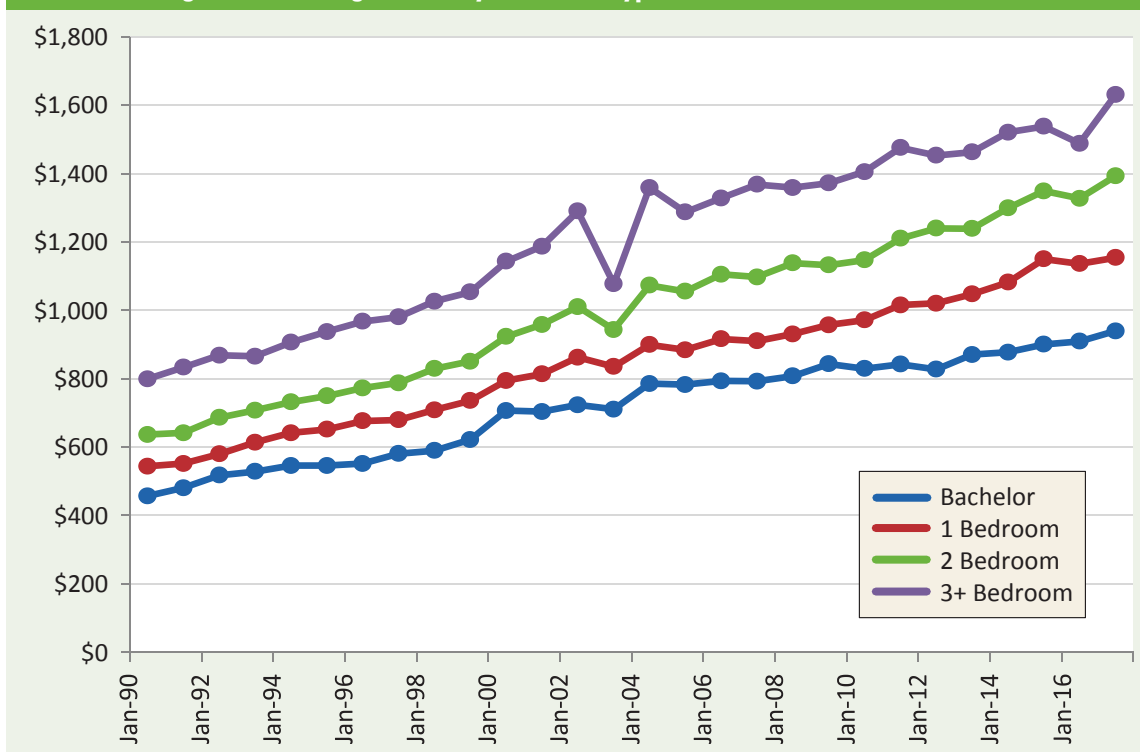
Figure 90: Primary market vacancy rates in selected GTA municipalities (October 2017)



Source: Canada Mortgage and Housing Corporation: Rental Market Survey, 2017

Primary market rental prices in Richmond Hill have steadily increased year over year for all four major types of units (Bachelor, 1-bedroom, 2-bedroom, and 3+ bedroom). As of October 2017, the average market rents are \$939 for a Bachelor unit, \$1,154 for a 1-bedroom unit, \$1,393 for a 2-bedroom unit, and \$1,631 for units with 3 or more bedrooms. The overall average market rent for Richmond Hill is \$1,292. Rents increased by an average of 3.7% from October 2016 to October 2017. Rent for 1-bedroom units, the most common type, increased by only 1.6%, while rent for units with 3 or more bedrooms increased by 9.6%, indicating high demand for multiple bedroom units.

Figure 91: Average Rents by Bedroom Type in Richmond Hill (1990-2017)



Source: Canada Mortgage and Housing Corporation: Rental Market Survey, 2017

For a 2-bedroom unit, the average primary market rent in Richmond Hill is more expensive than the Toronto CMA average of \$1,404. Richmond Hill is one of the most expensive rental markets in the GTA, with only Markham, Oakville, and Aurora having higher rents for 2-bedroom units.

Figure 92: Average Rent in select GTA municipalities (2016)



Source: Canada Mortgage and Housing Corporation: Rental Market Survey, 2017

5.7 Special Purpose Housing

Special purpose housing refers to housing units, typically owned by a government or not-for-profit agency, that are dedicated towards low-income individuals and families, such as social housing or seniors' housing. There are 2,395 social housing units located in Richmond Hill, which is comprised of 1,431 apartments, 544 townhouses, and 420 units dedicated to seniors. This represents 3.7% of the total dwelling units in Richmond Hill. The location of social housing is generally dependent upon a number of suitability factors including: need, access to transit, availability of land, and access to related social services to support these households.

Table 17: Social Housing Units by municipality (2016)

Municipality	Social Housing Dwelling Units	Total Dwelling Units	Proportion of Total Dwelling Units that are Social Housing
Newmarket	1,319	28,675	4.6%
Richmond Hill	2,395	64,120	3.7%
Georgina	553	16,820	3.3%
Aurora	337	18,850	1.8%
King	124	8,145	1.5%
Markham	1,210	102,675	1.2%
Whitchurch-Stouffville	175	15,355	1.1%
East Gwillimbury	66	8,075	0.8%
Vaughan	597	94,250	0.6%

Source: York Region Housing Services (Social Housing Units) and 2016 Census (total households)

6.0 Housing Affordability and Poverty

Building on the information from Chapter 5 Housing Profile, this chapter examines the housing market from the perspective of affordability, including the types of housing available to meet the needs of Richmond Hill residents and the income spent on housing. Information on low-income households and social housing are also discussed as part of understanding overall affordability in Richmond Hill.

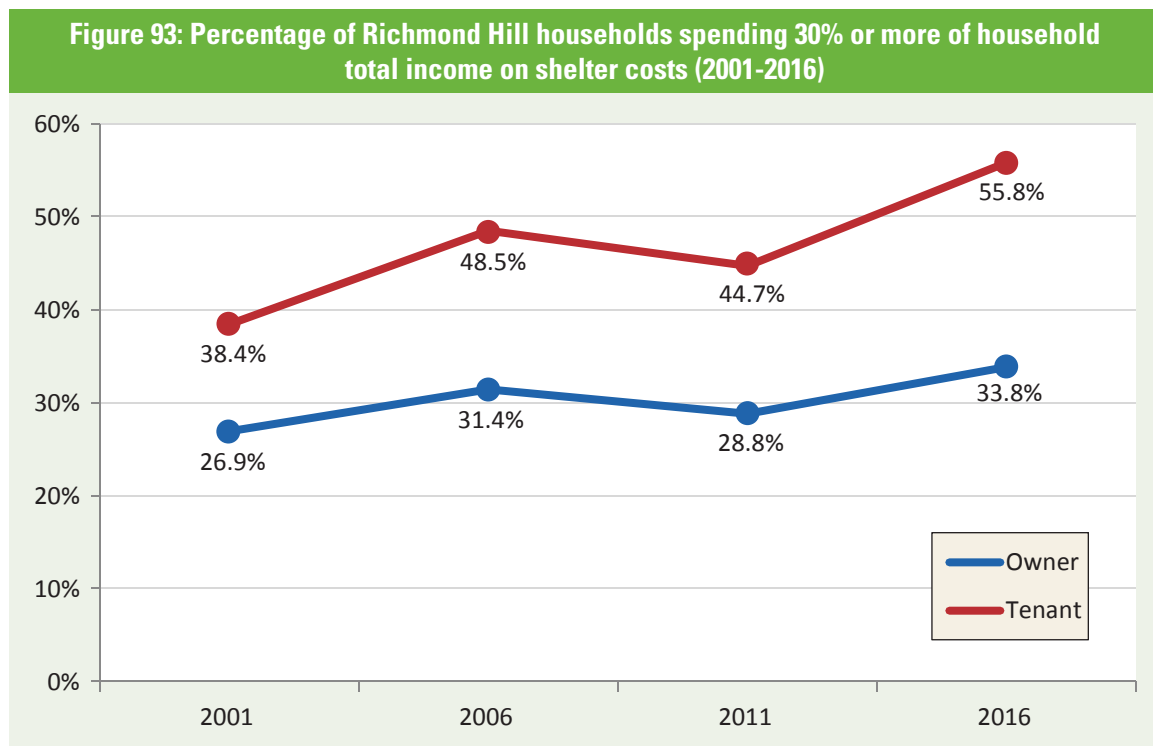


6.1 Affordability Analysis

6.1.1 Income Spent on Shelter

According to Canada Mortgage and Housing Corporation (CMHC), households that are spending 30% or more of their total income on shelter costs, such as mortgage payments or rent, are considered to be experiencing affordability issues. In Richmond Hill, 37.7% of households are spending 30% or more of their total income on shelter costs, which is an increase from 31.1% in 2011.

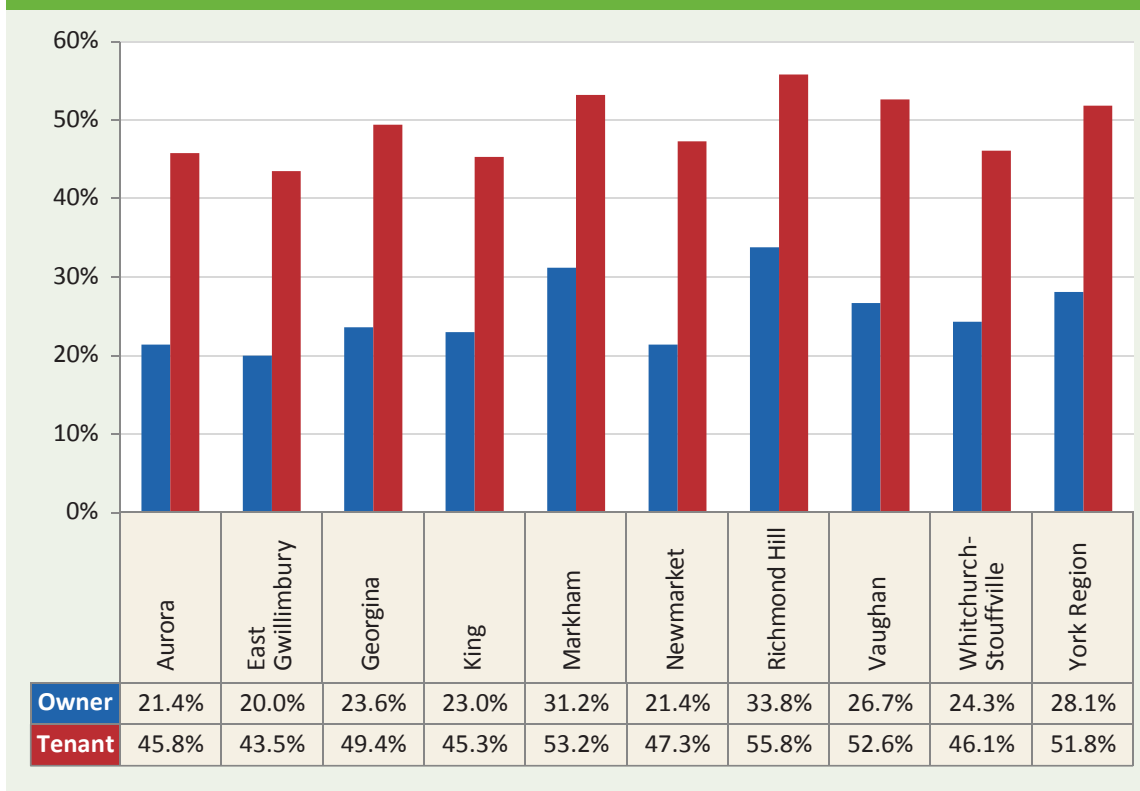
There is a disparity in affordability between owner and tenant households, with more than half (55.8%) of all tenant households spending 30% or more of their income on shelter costs, while over one-third (33.8%) of owner households spent 30% or more of their income on shelter costs.



Source: Statistics Canada: 2001, 2006 and 2016 Census, and 2011 National Household Survey

Richmond Hill has the highest proportion of households experiencing affordability issues amongst all York Region municipalities for both owner and tenant households (Figure 94).

Figure 94: Percentage of York Region households spending 30% or more of household total income on shelter costs (2016)



Source: Statistics Canada: 2016 Census

6.1.2 Affordability in Ownership Market

The affordable income level for home ownership is determined through a calculation. This calculation takes the average resale dwelling price in Richmond Hill and determines the annual household income required to be able to afford the dwelling if 30% of the household income is dedicated towards housing costs. This equation also takes into account other carrying costs, such as mortgage rates and property taxes.

Table 18: Household Income required to afford housing in Richmond Hill (2016)

Type of Dwelling Unit	Average Price	Income Required
Detached Houses	\$1,668,093	\$425,191
Semi-detached Houses	\$838,667	\$213,772
Condominium Townhouses	\$542,470	\$138,274
Condominium Apartments	\$364,767	\$92,978
Link	\$906,333	\$231,021
Attached/Row/Townhouses	\$811,685	\$206,896

Source: Richmond Hill internal calculation, with data from Bank of Canada (historical mortgage rates) and Toronto Real Estate Board (housing prices), 2016

Table 19 illustrates the approximate price of a house that can be afforded at various household income levels. For example, a household earning \$50,000 spending 30% of their household income on housing costs would be able to afford a house priced at \$196,158. With the average price of a single-detached dwellings at over \$1.5 million, they are out of the affordable realm of any household earning less than \$425,191, well over 86% of Richmond Hill's population. However, 58.7% of the housing stock in Richmond Hill consists of single detached dwellings; this indicates that many residents are spending more than 30% of their income on housing costs, or most households already own their home, and purchased it at a time when housing prices were lower (and more affordable).

Table 19: Approximate housing price affordability based on household income (2016)

Gross Household Income	\$0	\$10,000	\$20,000	\$30,000	\$40,000	\$50,000	\$60,000	\$80,000	\$100,000	\$125,000	\$150,000	\$200,000
# of Households	2,320	3,175	4,380	4,430	4,095	3,925	7,015	6,425	6,830	5,380	7,580	8,555
% of Households	3.62%	4.95%	6.83%	6.91%	6.39%	6.12%	10.94%	10.02%	10.65%	8.39%	11.82%	13.34%
Affordable House Price	\$39,232	\$78,463	\$117,695	\$156,926	\$196,158	\$235,390	\$313,853	\$392,316	\$490,395	\$588,474	\$784,632	

Average House Price
in Richmond Hill

Condo Apt. \$364,767

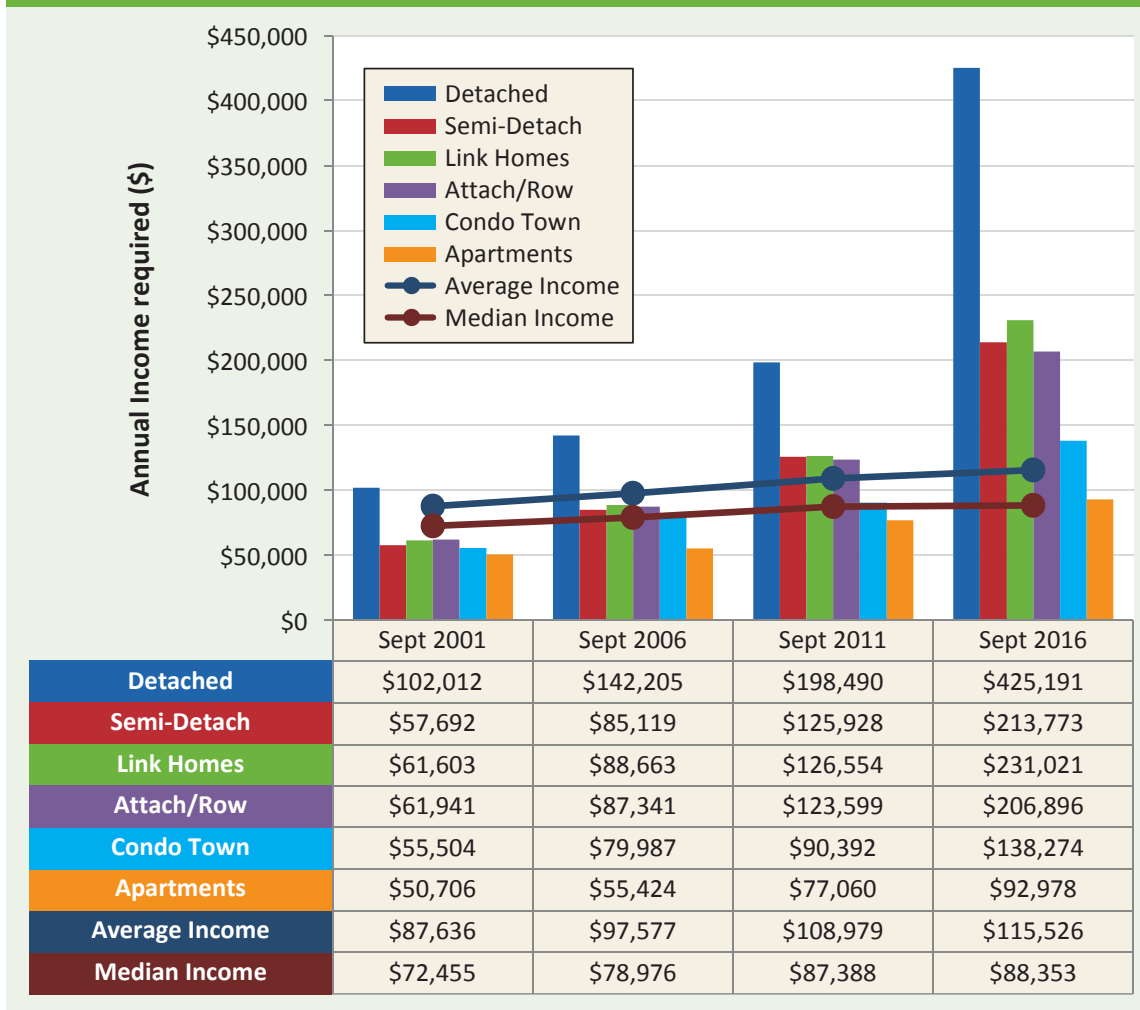
Condo Twn. \$542,470

Townhouse \$811,685
Semi \$838,667

Source: Richmond Hill internal calculation, with data from Statistics Canada (household income), Bank of Canada (historical mortgage rates) and Toronto Real Estate Board (housing prices), 2016

On the opposite end, condominium apartments are the least expensive housing option; still, at an average price of \$364,767, they require an annual household income of \$92,978 if 30% of household income goes towards housing costs. With the median household income at \$88,353 in 2015 as noted in section 2.5, this indicates that more than 50% of Richmond Hill households are unable to afford any of the ownership housing options in the current market.

Figure 95: Affordability of ownership of selected housing types - Richmond Hill (2001-2016)



Source: Toronto Real Estate Board 2016 (housing prices); Statistics Canada 2001, 2006, 2016 Census and 2011 National Household Survey (income)

Housing affordability has become a growing issue in Richmond Hill. In 2001, households at both the average (\$87,636) and median (\$72,455) income levels could afford any housing type other than an average-or-better single detached house when spending 30% of their income on housing costs. Between 2001 and 2016, housing prices have risen faster than income levels in Richmond Hill, so the only dwelling type that is still affordable to households at the average income level (\$115,526) are condominium apartments (\$92,978). Households at the median income level have even fewer options, as the median income (\$88,353) is below the income required to afford an average condominium apartment.

6.1.3 Affordability in the Rental Market

The affordable income amount for the rental market is determined through a calculation, which takes the average monthly rental cost in Richmond Hill for each unit type, and determines the annual household income required to afford the unit if 30% of the household income is dedicated towards housing costs.

Table 20 compares average rent to the level of income required to afford that unit. Households that earn less than \$36,360 cannot afford the average market rent for a bachelor apartment, which accounts for approximately 15% of all households in Richmond Hill. An average one-bedroom unit would require an annual household income of \$45,440 to be considered affordable, which makes them unaffordable to approximately one quarter (25%) of households. Units with three or more bedrooms would need an average income of \$59,520, putting them out of affordability for 34% of households in Richmond Hill.

Table 20: Household Income required to afford rent in Richmond Hill (2016)

Type of Dwelling Unit	Average Rent	Income Required
Bachelor	\$909	\$36,360
1 bedroom	\$1,136	\$45,440
2 bedrooms	\$1,327	\$53,080
3+ bedrooms	\$1,488	\$59,520

Source: Richmond Hill internal calculation, with data from Canada Mortgage and Housing Corporation (rent), 2016

Table 21: Approximate rental price affordability based on household income (2016)

Gross Household Income	\$0	\$10,000	\$20,000	\$30,000	\$40,000	\$50,000	\$60,000	\$80,000	\$100,000	\$125,000	\$150,000	\$200,000
# of Households	2,165	2,930	3,740	3,665	3,590	3,555	6,980	6,470	6,870	5,435	13,255	13,255
% of Households	3.01%	4.07%	5.20%	5.10%	4.99%	4.94%	9.71%	9.00%	9.55%	7.56%	18.43%	18.43%
Affordable Rent		\$250	\$500	\$750	\$1,000	\$1,250	\$1,500	\$2,000	\$2,500	\$3,125	\$3,750	\$5,000

Average Rents
in Richmond Hill

↑
Bachelor \$909

↑
1 Bedroom \$1,136

↑
2 Bedroom \$1,327

↑
3+ Bedroom \$1,488

Source: Richmond Hill internal calculation, with data from Statistics Canada (household income) and Canada Mortgage and Housing Corporation (rent), 2016

6.2 Profile of Low-Income Households

In order to understand how poverty affects residents of Richmond Hill, it is important to understand the demographics of those living in low-income households. This section provides additional information on the demographics of the low-income population living in Richmond Hill.

The After Tax Low Income Measure (LIM-AT) is one measure used by Statistics Canada in determining whether a household has low income. A household is considered low income if its income is less than half of the median income of all households; in Richmond Hill, this would include all households with an annual income under \$44,176. Using LIM-AT, there are 11,990 low-income households in Richmond Hill, accounting for 18.7% of all households.

The Low Income Cut-Off (LICO) is used by Statistics Canada for determining whether a household is in poverty. Statistics Canada calculates the LICO as the line where a household is expected to spend more than 63% of their after-tax income on food, shelter, and clothing costs. As updated to 2014, the LICO-After Tax (LICO-AT) line in Canada is \$21,359. Using LICO-AT, there are 24,225 low-income individuals living in Richmond Hill, accounting for 12.5% of all individuals.

A third measure, the Market Basket Measure (MBM), was officially set as Canada's first Official Poverty Line in July 2018. MBM is described as calculating

“the combined costs of a basket of goods and services that individuals and families require to meet their basic needs and achieve a modest standard of living. The basket includes items such as healthy food, appropriate shelter and home maintenance, and clothing and transportation. It also includes other goods and services that permit engagement in the community, particularly for children, youth, parents, and seniors”.

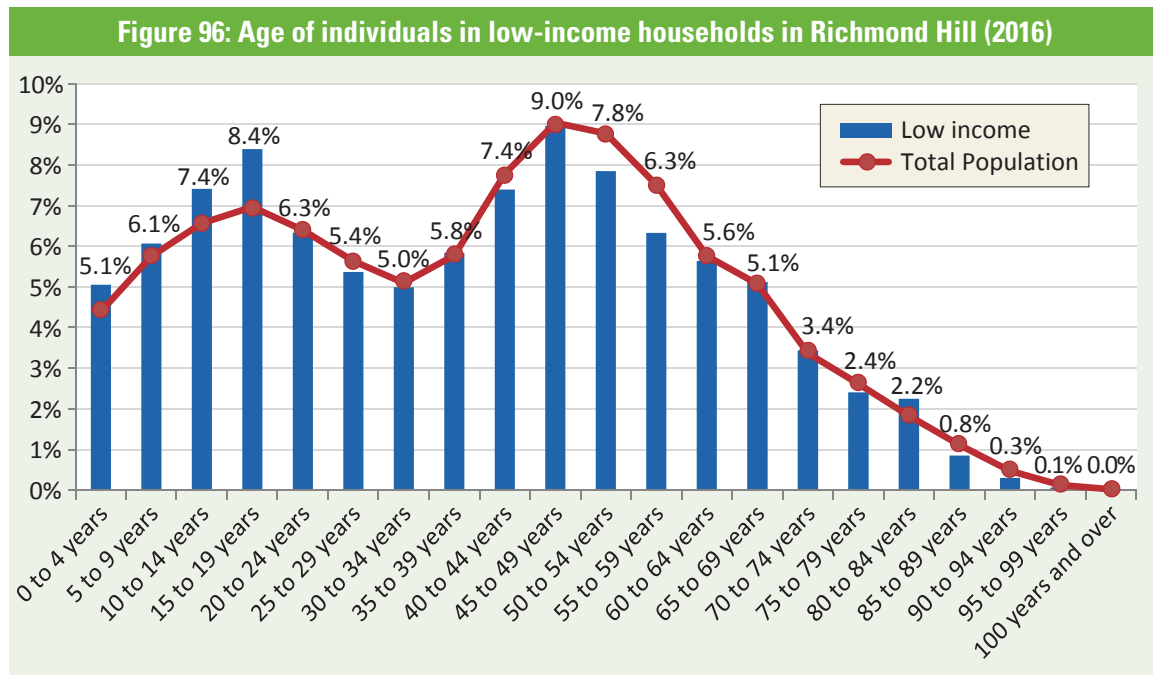
MBM is calculated for 50 different regions across Canada, including 19 specific communities; Richmond Hill would be included within the Toronto region. The 2015 thresholds for Toronto are detailed in Table 22. Data on the number of individuals or economic families living in Richmond Hill that fall below the MBM threshold was not included as part of the 2016 Census.

Table 22: MBM threshold for Toronto by size of economic family (2015)

Region	Individuals	2 persons	3 persons	4 persons	5 persons
Threshold for Toronto	\$20,298	\$28,705	\$35,156	\$40,595	\$45,387

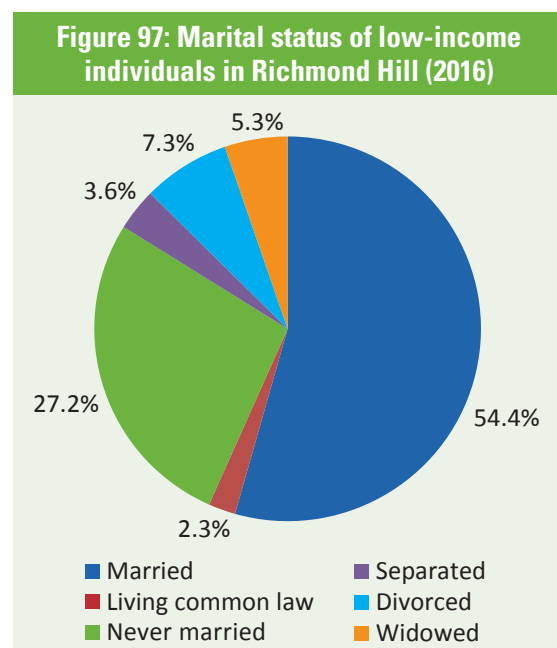
Source: Statistics Canada: 2016 Census

Figure 96 looks at the number of low-income individuals in each age cohort as a percentage of all low-income individuals in Richmond Hill, and is compared to the percentage of each age cohort amongst the total population. The age cohorts of 0-19, 35-39, 65-74, and 80-84 years of age are more represented in low-income households than other age groups. The majority of these overrepresented cohorts are seniors, and particularly children. 18.5% of individuals residing in low-income households are under the age of 15, where only 16.7% of the total population in Richmond Hill is under the age of 15.



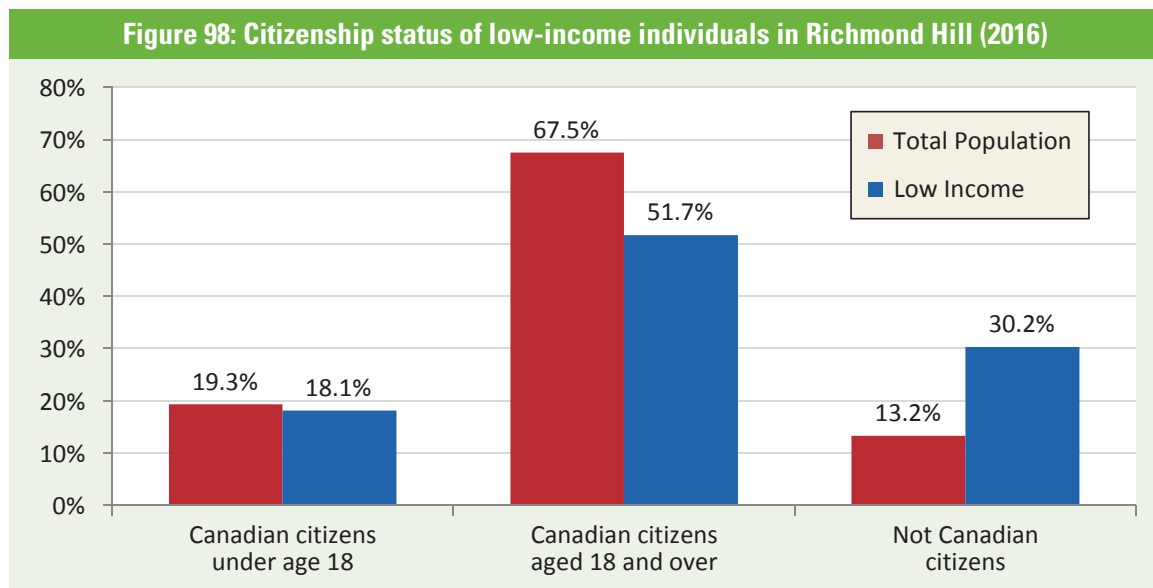
Source: Statistics Canada: 2016 Census

Figure 97 looks at the marital status of low-income individuals living in Richmond Hill. More than half (54.4%) of low-income individuals aged 15 years and over living in Richmond Hill are married, with a further 2.3% in a common-law relationship. This is a lower percentage than the overall Richmond Hill average, where 58.7% of all individuals aged 15 years and over were married, with a further 3.0% in a common-law relationship. 27.2% have never been married, an identical percentage to the general population. More low-income residents identify as divorced (7.3% compared to 4.6%) or widowed (5.3% compared to 4.5%) than the general population.



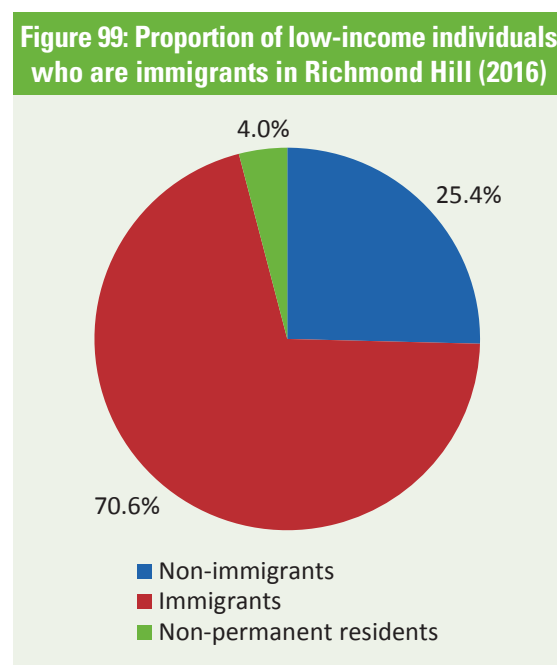
Source: Statistics Canada: 2016 Census

Figure 98 looks at the citizenship status of low-income residents living in Richmond Hill. Residents of Richmond Hill who do not have Canadian citizenship account for 13.2% of all Richmond Hill residents, yet comprise 30.2% of low-income individuals. Meanwhile, Canadian citizens aged 18 years and over comprise just over half (51.7%) of low-income individuals, but two-thirds (67.5%) of the general population.



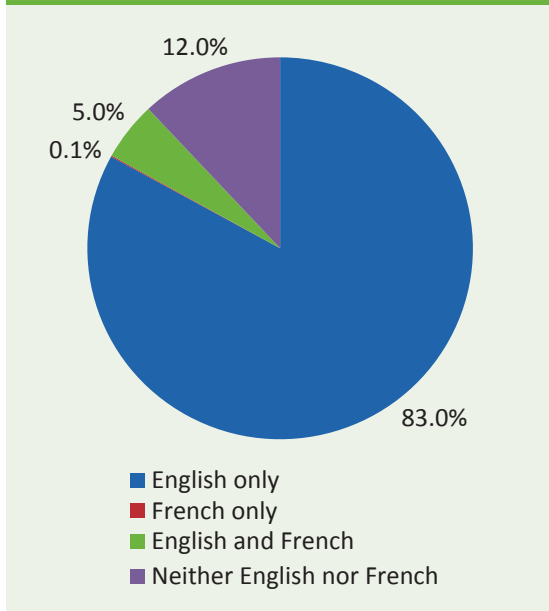
Source: Statistics Canada: 2016 Census

Figure 99 looks at what proportion of low-income individuals living in Richmond Hill are classified as immigrants. Of the low-income individuals living in Richmond Hill, 25.4% are considered non-immigrants, while 70.6% are considered immigrants to Canada. 4.0% of low-income individuals are non-permanent residents.



Source: Statistics Canada: 2016 Census

Figure 100: Knowledge of official languages of low-income individuals in Richmond Hill (2016)



Source: Statistics Canada: 2016 Census

In terms of knowledge of official languages, 83.0% of low-income individuals have knowledge of English only, compared to 86.2% of the total population (Figure 100). 5.0% of low-income individuals understand both English and French, compared to 7.7%. Finally, 12.0% of low-income individuals do not have knowledge of either English nor French, which is nearly double the rate of the total population (6.1%).

6.3 Demand for Social Housing

York Region housed 304 households from the wait list in 2017, which was the lowest level since 2010. 3,037 households were also added to the list in 2017, which now stands at 14,624 households. York Region notes that the wait list has doubled since 2010, and that the average wait time for households entering into subsidized units in 2017 was 6 years; therefore, wait times for new households entering the list are likely to be even longer. Seniors are the largest group waiting for subsidized housing, comprising approximately 55% of the applicants on the waiting list.

6.4 Demand for Social Assistance

Based on data from the Canada Revenue Agency, 6,650 households reported receiving social assistance payments in 2015. This corresponds to approximately 10.7% of all households in Richmond Hill. In 2015, 5.9% of couple families, 18.3% of lone-parent families, and 24.3% of non-family persons reported receiving social assistance payments.

7.0 Analysis and Key Findings

This chapter identifies key findings and trends related to Richmond Hill's demographics, economics, transportation, housing and affordability. The facts and figures provided in this Study offer a snapshot in time of the City of Richmond Hill's socio-economic make-up. This information is provided to help guide decision making within the City over the coming years. Future studies and analysis may rely upon this compilation of information as a starting point. With the benefit of studies such as this, the services the City provides may continue to be responsive to our changing needs and conditions.



7.1 Demographics

Richmond Hill remains a growing community but at a slower rate than in previous years.

The 2015 Socio-Economic study identified that Richmond Hill's population growth was starting to slow. This trend continues. Richmond Hill experienced significant growth through the 1980's and into the early 2000's; however, in the last decade the population growth rate has decreased. Richmond Hill's population has however increased by 5.1% between 2011 and 2016. In absolute numbers, the population increased by 22,837 between 2006-2011 and 9,481 people between 2011-2016. Similar to the previous census period, Richmond Hill's growth rate was below York Region's growth rate as a whole (7.5%). While it is expected that Richmond Hill's population will continue to grow, the City is no longer experiencing the population surge of previous decades.

Richmond Hill has an aging population.

The 2015 Socio-Economic Study identified that Richmond Hill's median age was higher than the median for York Region as a whole and the Toronto Census Metropolitan Area (CMA). This continues to be the case. Richmond Hill's median age is 42.4, with the largest proportion of residents being 45-49 years old (9.0% of the City's population), followed closely by residents aged 50-54 years old (8.8% of Richmond Hill's population). The population aged 65 and up makes up 14.6% of Richmond Hill's total population, and increased by 35.8% over 2011 figures. In contrast, the population aged 0-14 makes up 16.7% of Richmond Hill's population, and decreased by 3.1% over 2011 figures.





Richmond Hill's seniors are less likely to have knowledge of an official language, the majority are married, and many are living alone.

Consistent with the findings in the 2015 Socio-Economic Study, the majority of seniors in Richmond Hill are married (66.7%). Over one fifth of the senior population is widowed (21.7%). Of residents aged 65 and older, 33.1% of females are widows, while 8.1% of males are widows; 53 % of females are married versus 82.7% of males. This is likely due largely to females outliving their male partners; the life expectancy for females is approximately 84 years compared to 80 years for males.¹ Furthermore, 14.3% of seniors are living alone, and 22.9% of seniors do not speak English or French as their primary language. Understanding the composition of our aging population is an opportunity to better plan for policies and programs that accommodate their needs.

The average household size remains consistent in Richmond Hill at 3 persons per unit; however, Richmond Hill has a higher amount of multi-generational households than most comparator municipalities.

Richmond Hill household sizes have been relatively stable since 1991. The average household size in Richmond Hill is 3.0 persons, down slightly from 3.1 persons in 2011. In 2016, 21.7% of households had 3 people, compared to 21.8% in 2011. The proportion of households with 4 or more people decreased to 37.2%, the lowest rate in the last 5 census periods. Despite the reduced number of households with 4 or more people, 7.6% of all households in Richmond Hill are multigenerational, meaning there is at least one grandchild and grandparent in the home. This is the 3. highest proportion of all comparator municipalities, behind Markham and Vaughan, and higher than other select comparator municipalities in the Greater Toronto Area (GTA). Statistics Canada identified multigenerational households as the fastest growing type of household across the nation and suggests the trend is partially attributable to Canada's changing ethnocultural composition as it is more common among Aboriginal and immigrant populations. Increased multigenerational households may also be the result of housing needs and the high cost of living in certain areas.² A high proportion of immigrants and an increasingly expensive housing market may explain the increase in multigenerational homes in Richmond Hill. Looking forward, the demand for homes that can accommodate multigenerational families may increase, impacting Richmond Hill's housing needs.

¹ Tracey Bushnik, Michael Tjepkema and Laurent Martel, *Health-adjusted life expectancy in Canada* (Statistics Canada, 2018).

² Statistics Canada, *Families, households and marital status: Key results from the 2016 Census* (The Daily, 2017).

There is a range of household types in Richmond Hill, with one-family households continuing to be most prevalent.

Consistent with the 2015 Socio-Economic Study, the most prevalent type of household in Richmond Hill is one-family households (69.5%). Within the one-family households, 60.3% are couple families with children, down from 63.5% in 2011. In 2016, 26.7% of one-family households are couple families with no children, up from 24.1% in 2011. This may be linked to Richmond Hill's aging population as it is possible that numerous households have adult children who have moved out of the family home.

Additionally, 13% of one-family households in Richmond Hill are lone parent families with children, which is consistent with single parent household proportions across York Region municipalities. One-occupant households comprise 15.8% of all households in Richmond Hill, an increase of 2% from 2011. This may be related to the type of housing that is becoming available through new development, as the proportion of apartments and row houses has increased since 2011 while the proportion of single detached houses has decreased.



Richmond Hill remains a culturally diverse community with an increasing immigrant population.

Richmond Hill is a diverse community that continues to attract new residents from various countries, backgrounds and languages. In 2016, 57.4% of the City's population are immigrants, an increase from 54.9% in 2011. This is the 2nd highest of all municipalities within the Toronto CMA, behind Markham, and is higher than the regional, provincial and national immigrant proportions. Consistent with the 2015 Socio-Economic Study findings, China, Iran and Hong Kong are the top three places of birth of Richmond Hill residents, and Richmond Hill has the highest proportion of Iranian residents in the Toronto CMA. The largest populations of visible minorities in Richmond Hill are from the Chinese, West Asian, and South Asian populations. English is the most common language spoken at home, followed by Chinese, Farsi and Russian.

Multiculturalism within a community can offer economic, social and cultural benefits. In 2018, the City of Richmond Hill endorsed an Inclusion Charter which affirms the City's commitment to fostering a community whereby all people feel they belong and have access to the same opportunities through its programs and services. Understanding Richmond Hill's diverse ethno-cultural make up may benefit both for-profit and non-for-profit organizations as they plan for the future.

Richmond Hill will continue to see changes in the ethnic origins of its residents.

A person's ethnic origin is a self-identified description of their ancestral roots and culture. A person may choose to identify with multiple ethnic origins. In 2016, the top 5 ethnicities of Richmond Hill residents are Chinese, Iranian, Italian, English and Canadian. The top 5 ethnic origins have been the same for the last 10 years, though the proportions have changed between census periods. Looking back to the 2008 Socio-Economic Study, since 1991 there has been a significant change to the ethnic origins in Richmond Hill, as in 1991 Italian, English, Chinese, Jewish and Canadian were the top 5 ethnicities. Generally, the longer that immigrants live in Canada, the stronger their sense of pride and belonging in Canada becomes.³ Looking forward, this may impact how residents self-identify in the longer term.

Richmond Hill's labour force participation rate is higher than Ontario's rate, but lower than other comparator municipalities.

In 2016, Richmond Hill's labour force participation rate of 65.1% is 2nd lowest in York Region and is marginally below the Toronto CMA rate (66.3%); however, it remains higher than the provincial average (64.7%). Nationally there has been a steady decline in the participation rate recently, with Canada's 2016 labour force participation rate of 65.7% the lowest it has been in 17 years. The main factor impacting this rate is unprecedented population growth among older Canadians coupled with a decreasing proportion of youth. In short, people leaving the labour market outnumber those joining it. Additional factors influencing the participation rate include health (increasing life expectancy), education (rising school attendance among younger individuals may delay entry to the workforce), and changes in family structure (for example, child care considerations).⁴ Consistent with the national trend, Richmond Hill's high proportion of seniors who are no longer in the workforce is likely influencing the City's labour market participation rate.

Richmond Hill's unemployment rate remains lower than the Toronto CMA and Ontario.

Richmond Hill's unemployment rate is lower than unemployment rates in the Toronto CMA and the province as a whole. In 2016 Richmond Hill's unemployment rate is one of the highest in York Region which is a change from the previous census period. Although Richmond Hill's unemployment rate remains the same in 2016 as it was in 2011, most other York Region municipalities' unemployment rates decreased in this period.

³ Stuart Soroka, Richard Johnston, and Keith Banting, "The Ties that Bind: Social Diversity and Cohesion in Canada" in Keith Banting, Thomas Courchene and Leslie Seidle (eds.), *Belonging? Diversity, Recognition and Shared Citizenship in Canada* (Montréal: Institute for Research on Public Policy, 2007).

⁴ Andrew Fields, Sharanjit Uppal and Sebastien LaRochelle-Cote, *The impact of aging on labour market participation rates* (Statistics Canada, 2017).



Significant proportions of Richmond Hill's residents are employed in professional, scientific and technical services; retail trade; finance and insurance; and health care and social assistance industries.

Significant proportions of the labour force are employed in professional, scientific and technical services (13.2%), retail trade (11.3%), finance and insurance (9.0%), health and social service industries (9.0%) and manufacturing (7.7%). However, the proportion of residents in manufacturing continues to decline in Richmond Hill and Ontario in general. This is a common trend in Ontario given that there has been a shift in production to international markets with lower labour costs, and Ontario's manufacturing sector as a whole is declining more significantly than other Canadian provinces and U.S. states.⁵ While residents employed in manufacturing continues to decline, residents employed in educational services, construction and real estate industries continue to increase.

Richmond Hill's Economic Development Strategy⁶ identifies opportunities to attract additional jobs to Richmond Hill in four sectors: finance and insurance, health, information and culture, and professional scientific and technical services. Three of the sectors align with our top resident workforce industries. Looking forward, the City's ongoing focus on attraction and retention of businesses within these sectors may provide more job opportunities for our local workforce.

The industries employing Richmond Hill's labour force align well with the jobs available in Richmond Hill.

The proportion of jobs available in Richmond Hill aligns closely with the proportion of residents working in that field. In terms of absolute numbers of jobs and workers, several industries including health care and social assistance; accommodation and food services; and wholesale trade have strong alignments between the number of jobs available in Richmond Hill and Richmond Hill's labour force. The comparison further highlights a strong labour force pool for businesses in Richmond Hill in professional, scientific and technical services; finance and insurance; and information and culture industries. This finding demonstrates an opportunity for businesses in these fields to access Richmond Hill's skilled labour force pool.

⁵ Ross McKittrick and Elmira Aliakbari. *Rising Electricity Costs and Declining Employment in Ontario's Manufacturing Sector* (Fraser Institute, 2017).

⁶ Richmond Hill, *Economic Development Strategy Update* (2017).

The five most common occupations of Richmond Hill's residents are: sales and service, business, finance and administrative, management, natural and applied science and related fields, and education, law and social, community and government.

Residents employed in these top occupations have similar proportions to the last census period. The proportion of residents employed in health occupations has continued to increase over the last 15 years, perhaps as a result of the job opportunities available in Richmond Hill in this industry. Mackenzie Richmond Hill Hospital (formerly York Central Hospital) underwent major expansions in 2000 and 2009, creating significant job opportunities in the health sector.⁷ Additionally, the proportion of residents employed in “other occupations” has increased in the last 15 years. This occupation field includes self-employed individuals, thus the increase may be partially attributable to an increase in entrepreneurialism and changing work habits, including internet and e-based occupations prevalent throughout the GTA.⁸ Looking forward, Richmond Hill's Economic Development section, including the Small Business Enterprise Centre, will continue to support and encourage entrepreneurialism in the City and pursue opportunities to attract and retain businesses in our four sector industries of focus.

Richmond Hill has a highly educated population.

Richmond Hill continues to have the most educated population in York Region and has the second-most educated population amongst comparator municipalities, following closely behind Oakville. The proportion of residents who have completed post-secondary education continues to increase; 77% of Richmond Hill's population have completed a post-secondary diploma, certificate or degree, up from 73.9% of the population in 2006. Over half of Richmond Hill's residents have obtained a post-secondary education of a bachelor's degree or above, presenting an opportunity for businesses that require employees with higher levels of education.

The occupations held by Richmond Hill residents align well with their field of educational studies.

Overall the occupations of Richmond Hill's resident labour force are well matched to the fields of educational study of Richmond Hill residents, despite some differences in how the data is categorized. The top fields of study for residents who have post-secondary educations are business, management and public administration (24.5%), architecture, engineering and related technologies (20.3%) and social and behavioral sciences and law (12.2%). These fields align with four of the top five occupations held by Richmond Hill residents: business, finance and administration; management; natural and applied sciences; and education, law and social, community and government services.

⁷ Mackenzie Health Website. <https://www.mackenziehealth.ca/en/about-us/mackenzie-richmond-hill-hospital.aspx> (October 2018)

⁸ Workforce Planning Board of York Region & Bradford West Gwillimbury, *Workforce Trends in York Region and Bradford West Gwillimbury: Local Labour Market Update 2016* (2016).



Richmond Hill is an affluent community and overall average household incomes and median household incomes continue to increase.

Household incomes in Richmond Hill continue to increase. Richmond Hill's average household income (\$115,526) increased 6% between 2011 and 2016; however, the median household income (\$88,353) increased by only 1%, suggesting that top earners are making more income in 2016 than in 2011. (This finding also needs to be understood within the context of the change in methodology associated with introducing the National Household Survey in 2011 which has been shown to under-represent low income households, meaning that the figures in 2011 may not be a true representation of the population.) Consistent with previous years, Richmond Hill's average and median household incomes are higher than the Toronto CMA and Ontario, and below the average and median household incomes of York Region as whole. While the average and median incomes have increased between 2011 and 2016, the annual average increase in the consumer price index for the same period totals 8.4%.⁹ Thus, while household incomes are increasing, the cost of living has increased at a faster rate. Residents are earning more but also spending more to maintain existing lifestyles.

Household incomes are affected by the household type, with dual-income earners with children having the highest average income, followed by single-income earners with children. Of families with children, lone parent households have the lowest average income.

Average household incomes for both single-earning and dual-earning couple families increase as the number of children in the household increase. In contrast, average lone-parent household incomes do not follow the same trend, with the lowest lone parent average income associated with households with three or more children. Single-earning couple families with no children have the lowest average household income. Based on average incomes, the dual-earning couple family households earn more than double the single-earning couple family households.

⁹ Annual average consumer price index increases are as follows 2011 – 2.9%, 2012- 1.5%, 2013 - 0.9%, 2014 – 2.0%, 2015 – 1.1%. Data from Statistics Canada, "Consumer Price Index: Annual Review, 2013", "Consumer Price Index: Annual Review 2016", *The Daily* (2016).



While high average household incomes in Richmond Hill suggest economic prosperity, there is an increase in less financially prosperous households.

While high average household incomes suggest economic prosperity, some households are being left behind. Of households in Richmond Hill, 44.2% reported an income of \$100,000 or more, with the highest income range (\$150,000 and over) representing 25.2% of households. However, 22.3% of resident households make less than \$40,000. While the amount of households earning \$100,000 and up has increased since 2011, the amount of households earning below \$40,000 has also increased in this period. Income inequality describes a situation in which income is distributed unevenly (amongst individual, household, family, etc.). Income inequality is growing at a much faster rate in the Toronto CMA and the GTA than the provincial and national rates.¹⁰ While Richmond Hill is known for being an affluent community, there has been an increase in the proportion of both high and low income households, meaning the City has greater income inequality than in the past. Increased income inequality has been linked to several undesirable social impacts including lower educational performance, higher rates of bankruptcy and financial distress among individuals, and a decreased feeling of a common stake with others.¹¹ Understanding income inequality in the City is an important consideration when developing or reviewing policies, programming and projects.

Richmond Hill is a giving community, regardless of household income.

The 2015 Socio-Economic Study reported that 31.6% of residents had made a charitable donation. Current figures show that this rate has dropped to 20%. However, proportionately each donation in 2015 was higher than in 2011, with the average donation amount increasing 17.2% between 2011 and 2015. There may be less residents donating, but they are each donating more. This could be tied to the high proportion of top earning households who are in a financial position to afford larger donations. Residents aged 55-64 donated the highest average amount and those aged 45-54 made the most donations. Richmond Hill residents earning less than \$20,000 per year comprised 5.0% of all donors and gave an average of \$732. Residents earning more than \$80,000 comprised 44.0% of all donors and gave an average of \$2,580.

¹⁰ United Way, *The Opportunity Equation Update* (2017).

¹¹ Ibid.

7.2 Economic Characteristics

Richmond Hill has a diverse economy with the highest proportion of jobs in health care and social assistance; retail trade; professional, scientific and technical services; manufacturing; and educational services.

Canadians have identified that opportunities for meaningful employment, among other factors, make their community a great place to live.¹² The proportion of employment in health care and social assistance; professional scientific and technical services; and educational services has increased between 2011 and 2016. This may be a result of attraction and retention strategies informed by Richmond Hill's Economic Development Strategy¹³ which identifies opportunities to attract additional jobs in four sectors, including health and professional, scientific and technical services. As outlined in the City's Economic Development Strategy Update in 2016, there must be continued focus on identifying new economic opportunities, addressing threats and weaknesses and engaging the right stakeholders to further the economic prosperity for the City.

The number of jobs in Richmond Hill continues to grow and is increasing when related to population.

In 2016, the number of Richmond Hill-based jobs is 67,866, an increase of 7,841 jobs since 2011. Relative to the population, the number of jobs has increased to the highest amount in 10 years, from 336 jobs per 1,000 residents in 2006 to 323 jobs per 1,000 residents in 2011 to 348 jobs per 1,000 residents in 2016. Increasing the number of jobs relative to population provides residents of Richmond Hill with more opportunities to work locally, and provides opportunities for a more prosperous local economy.



¹² Community Foundations of Canada, *Belonging: Exploring Connection to Community 2017 National Vital Signs Report 3rd Release* (2017).

¹³ Richmond Hill, *Economic Development Strategy Update* (2017)



Full time employment opportunities in Richmond Hill remain consistent with neighbouring municipalities.

Full time employment remains predominant in Richmond Hill, accounting for 67.7% of all jobs. This percentage is a 2.7% decrease from 2011 and below the York Region average as a whole (70.9%) but in the midrange of all York Region municipalities. By industry, management of companies, manufacturing, wholesale trade and professional, scientific and technical services offer the highest proportion of full time positions, while real estate, accommodation and food services, retail trade, and arts, entertainment and recreation provide the lowest proportions of full time positions. Employment that is permanent and full time is considered to be more secure than positions that are part time, seasonal and/or contract. Secure employment has been demonstrated to influence mental health, financial stability and community involvement and volunteering.¹⁴ As such Richmond Hill continues to work to attract employers who offer secure employment through the Economic Development Strategy actions. While full time employment is a traditional indicator of economic performance, providing opportunities for other types of employment (part time/contract) is important for residents as attitudes on work-life balance and work preferences change.¹⁵

Richmond Hill's economy is thriving and continues to be driven primarily by small businesses; however, medium-sized businesses continue to increase.

Overall Richmond Hill's economic landscape based on business size has remained consistent, with the change in proportion of businesses based on size between 2011 and 2016 at less than 1% for each category. There was a small decline in the amount of small businesses in Richmond Hill between 2006 and 2011 and small increase in proportion of medium sized businesses. This trend continues as the proportion of small businesses dropped slightly from 2011 to 2016 (84.8% to 84.3%), and the number of medium and large businesses increased slightly (12.9% to 13.3%; and 2.2% to 2.3% respectively). Richmond Hill's business size composition is consistent with the broader York Region economy; York Region as a whole reports 83% small businesses, 14% medium and 3% large.¹⁶

¹⁴ Poverty and Employment Precarity in Southern Ontario (PEPSO), McMaster University and United Way, *The Precarity Penalty – The impact of employment precarity on individuals, households and communities – and what to do about it* (2015)

¹⁵ The Region of York, *York Region Employment and Industry Report 2016* (York Region, Ontario: 2017)

¹⁶ Ibid

7.3 Transportation, Commuting and Travel Patterns

Municipal boundaries are not barriers to workers, with many residents working in neighbouring communities, and likewise many residents of neighbouring communities working in Richmond Hill.

The 2015 Socio-Economic Study identified that municipal boundaries pose no barriers to workers, with many residents working in neighbouring communities, and likewise many residents of neighbouring communities working in Richmond Hill. This is still true with 76% of Richmond Hill residents working in municipalities outside of Richmond Hill and 72.7% of the employees working in Richmond Hill coming from other municipalities. The municipalities where most Richmond Hill residents work have remained fairly consistent over the past ten years, with the highest proportion of residents working in the City of Toronto, followed by Markham and Vaughan. The single largest destination is downtown Toronto where nearly one third of Richmond Hill residents commute to their place of employment. The municipalities of residence for people who work in Richmond Hill have also remained consistent with employees coming largely from the City of Toronto, Markham and Vaughan. Richmond Hill continues to partner with Smart Commute Markham, Richmond Hill to encourage City employees to carpool and use sustainable transportation options to get to work. It is anticipated that this trend of cross boundary commuting will continue; consequently, advocacy to the provincial and federal governments for improved transit options remains a priority for the City.¹⁷

Richmond Hill residents and visitors to Richmond Hill are heavily dependent on the use of cars, although public transit usage is slowly increasing for Richmond Hill residents as more transit options become available.

Richmond Hill residents and those employed in Richmond Hill are heavily dependent on the use of cars. The use of vehicles by Richmond Hill residents to get to work has increased to 83.3%, up from 82.2% in 2011. Additionally, more of these vehicles are single passenger, with the amount of auto passengers decreasing by 1.6% in the last 10 years and the amount of auto drivers increasing 2.1% in the same period. The use of vehicles by those who commute to work from outside of Richmond Hill decreased from 92% in 2011 to 90.4%. The use of public transit by Richmond Hill residents to get to work has decreased from 16.4% in 2011 to 14.6% in 2016. Looking to the future, with increased GO train service and the addition of two new GO train stations in Richmond Hill, construction on the VIVA Yonge Street Bus Rapidway is underway, and provincial and federal funds committed to the design of the Yonge Subway line extension to Richmond Hill Centre, it is anticipated that public transit usage will increase.

¹⁷ Richmond Hill, *Strategic Plan Annual Report 2018* (2018).

Congestion is an ongoing challenge within the City to which some residents are responding by switching to public transit or adjusting their commute times.

Traffic congestion is a top issue in York Region and the broader GTA. Investments in transportation and public transit are looking at expanding the overall capacity of the transportation network as well as providing alternatives to commuting in a single occupancy vehicle. In response to congestion, 2016 data shows that Richmond Hill residents continue to adjust their commute times in the morning. There has been a decrease in the proportion of residents who leave in the 8:00-8:29am interval, and increases in the 6:00-6:29am, 7:00-7:29am and intervals from 8:30-10:29, suggesting residents are continuing to try to shift to earlier or later start times to avoid the heaviest rush hour traffic. This also suggests workplaces may be allowing flexible start times to help accommodate employees.

Additionally, over the last 4 census periods there has been a steady increase in the proportion of residents who report that they work from home, work outside of Canada or have no fixed workplace address while the proportion of residents who report working at a usual place (such as an office or warehouse) has gradually decreased. This may reflect employers and employees taking advantage of alternative work arrangement opportunities to allow for work flexibility that eliminates the need for residents to commute to work.





7.4 Housing Profile

Richmond Hill, like the rest of York Region, is largely comprised of homeowners.

The proportion of residents who own their home in Richmond Hill has remained stable for the last 15 years. Richmond Hill, like the rest of York Region, is largely comprised of homeowners. This is still true. Richmond Hill's home ownership proportion (82%) is amongst the lowest of York Region municipalities and is lower than the York Region average but remains well above the Ontario and Toronto CMA average.

The proportion of single detached houses in Richmond Hill is decreasing as new attached and multi-residential housing types are being built.

While single detached dwellings remain the most common type of home in Richmond Hill, there is an ongoing shift away from this dwelling type underway, as for the first time, single-detached homes represent less than 60% of the housing stock. Also for the first time, apartments in buildings with 5 or more stories are the second most common type of dwelling in Richmond Hill, followed by row houses. This is as a result of direction provided in the City's Official Plan¹⁸ and in accordance with Ontario's Growth Plan for the Greater Golden Horseshoe.¹⁹ The diversification of housing options better responds to the varying household incomes and sizes within the City.

Richmond Hill's housing stock remains relatively new and in good condition.

Richmond Hill's housing stock is relatively new, and is generally in good condition. As of the last census, 64.8% of Richmond Hill's housing stock was less than 25 years old and only 3.3% of dwellings were identified as requiring major repairs. In comparison, the Toronto CMA and Ontario have a significantly older housing stock and more dwellings requiring major repairs. The age of Richmond Hill's housing stock is related to periods of significant population growth. Between 1991 and 2006, Richmond Hill's population doubled; 41.8% of the City's housing stock was built within this time period. As the City continues to accommodate our growing population with a focus on multi-residential homes as directed by Richmond Hill's Official Plan, new housing stock will continue to be built.

¹⁸ Richmond Hill, *Richmond Hill's Official Plan* (2010).

¹⁹ Government of Ontario, *Growth Plan for the Greater Golden Horseshoe*, 2017 (2017).

Richmond Hill is more densely populated than comparable communities.

Richmond Hill is more densely populated than comparable communities. Richmond Hill has the second-highest residents per square kilometre out of York Region municipalities, behind Newmarket. Much of Richmond Hill's residential land is built-out, with 657.4 housing units per square kilometre (second in York Region to Newmarket, at 762.4 housing units per square kilometre) while other municipalities in York Region still have greenfield land available for development. As Richmond Hill continues to build more multi-residential housing, the City will continue to be one of the most densely populated communities in York Region.

House prices have increased significantly in Richmond Hill over the past 10 years.

Housing prices have continued to increase significantly over the past few years. The average house price in Richmond Hill for Q3 2017 was \$1,021,296, 12.0% over Q3 2015 rates. Average resale housing prices in Richmond Hill are 6.3% higher than the York Region average, and 35.9% higher than the average for the Toronto Real Estate Board's catchment area, which covers most of the GTA. Among York Region municipalities, only King had higher average resale housing prices than Richmond Hill in Q3 2017. The rate of increase has been well above the average rate of inflation, as well as above the average increase in household income. Looking forward, Richmond Hill remains a desirable location to live and housing prices will likely follow trends in the GTA real estate market. According to CMHC, GTA home buying market conditions have recently become more balanced due to less investor demand and rising interest rates. As a result, while housing prices are expected to continue to increase, the market growth will be more in-line with inflation.²⁰

The price of ownership housing in Richmond Hill is among the highest in York Region.

Housing pricing and affordability have been a top issue in York Region and the GTA for the last several years. While Richmond Hill's average resale housing prices are within the range of all comparable municipalities, the entire GTA is facing significant housing affordability challenges.²¹ Of homeowners in Richmond Hill, 33.8% are spending more than 30% of their income on shelter costs, the housing affordability threshold set by Canada Mortgage and Housing Corporation (CMHC). Based on the average resale price of Richmond Hill homes, the most affordable housing type (condominium apartment \$364,767) requires an income of \$92,978. This is above Richmond Hill's median household income of \$88,353. The average resale price of a detached house is \$1,668,093, requires an income of \$425,191. An ongoing shift towards multi-residential housing types will create housing stock that is more affordable than other dwelling types; however, the ownership market remains very expensive when compared to other areas of Ontario. Looking forward, Richmond Hill will be reviewing policy tools that may help to address housing affordability.

²⁰ Canada Mortgage and Housing Corporation, *Housing Market Outlook – Greater Toronto Area* (2018).

²¹ Royal Bank of Canada Economic Research, *Housing Trends and Affordability* (2018).

Rent prices in Richmond Hill are high while vacancy rates are low.

Richmond Hill remains at the high end of rental markets when compared to other communities in the GTA. In 2017, Richmond Hill had the fourth-highest primary market rental price for a two-bedroom unit out of the comparable municipalities, with Aurora, Oakville and Markham having higher average costs per month. Richmond Hill's average rental costs are above the Toronto CMA average and several other comparable municipalities. Vacancy rates in Richmond Hill are below what is considered a "healthy" 3% vacancy rate, suggesting that there is likely an inadequate supply of rental housing to meet demand. The rising costs of homeownership and an ongoing lack of purpose-built rental supply are keeping vacancy rates in the GTA extremely low and rent prices for new units high.²² Given the high demand for rental units, an opportunity exists to increase supply of rental properties to meet the needs of potential tenants.

While rental prices have increased more moderately than ownership prices over the past 5 years, tenants struggle more than owners with housing affordability.

Rent prices, like ownership prices, have been rising over the past 5 years, although much more moderately than ownership prices. However, 55.8% of Richmond Hill tenants (those who rent where they live) are spending more than 30% of their total income on shelter costs, an increase over the 2011 proportion of 44.7%. While rental rates have steadily been increasing over the past number of years, housing prices have seen larger increases year over year. Therefore, the percentage increase in the cost of rental housing has been less than the percentage increase in the cost of ownership housing over the same period. The rising costs of home ownership are causing more people to move into and stay in rental housing.²³ With on-going disparity between housing costs and household incomes, greater policy direction, partnerships and implementation tools may reduce the gap and ensure that appropriate shelter and related services are provided for City residents.



²² Canada Mortgage and Housing Corporation, *Greater Toronto Area Rental Market Report* (2017).

²³ Canada Mortgage and Housing Corporation, *Greater Toronto Area Rental Market Report* (2017).

7.5 Housing Affordability , Homelessness and Poverty

A significant proportion of all Richmond Hill households, both owners and renters, are experiencing housing affordability issues.

High housing costs are causing significant affordability issues with both the ownership and rental markets in Richmond Hill, and within the broader GTA. The increases in average and median incomes of households in Richmond Hill are outpaced by the increases in the costs of both home ownership and residential rental units, potentially straining the affordability of housing for households in Richmond Hill.

Nearly one in five households in Richmond Hill is identified as a low-income household.

The 2015 Socio-Economic Study identified that 14.4% of Richmond Hill residents were in a low-income household and that there were disproportionately more youth falling into the low-income population. This trend continues, with 18.7% of Richmond Hill households now in the low-income range. The age cohorts of 0-19, 35-39, 65-74, and 80-84 years of age are more represented in low-income households than other age groups. The majority of these overrepresented cohorts are seniors and children. People living in poverty are more likely to face health-related setbacks, to have difficulty finding and keeping employment and to need various social supports and assistance. Furthermore, children who grow up in low income households are more likely to remain in poverty as they age.²⁴ Understanding the makeup of low-income households in Richmond Hill may help to identify, encourage and create opportunities to support residents in need through programming, local partnerships and community outreach.

Newcomers also appear to be at a higher risk of being in a low-income household, as residents of Richmond Hill who do not have Canadian citizenship account for 13.2% of all Richmond Hill residents, yet comprise 30.2% of low-income individuals. Immigrants who have low income and are unemployed are likely to report a weaker sense of belonging in Canada.²⁵ Richmond Hill is a member of York Region's Local Immigration Partnership and of the Community Partnership Council, which together published the 2017-2021 York Region Newcomer Strategy. The City plays an important role in the actions of this strategy, helping newcomers settle in our community. Looking forward, Richmond Hill will continue to work alongside York Region to assist newcomers with economic and social integration to strengthen our community.

²⁴ The Government of Canada, *Opportunity for All – Canada's First Poverty Reduction Strategy*, (2018).

²⁵ Feng Hou, Grant Schellenberg and John Berry, *Patterns and Determinants of Immigrants' Sense of Belonging to Canada and Their Source Country*. Analytical Studies Branch Research Paper Series. (Statistics Canada: 2016).

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