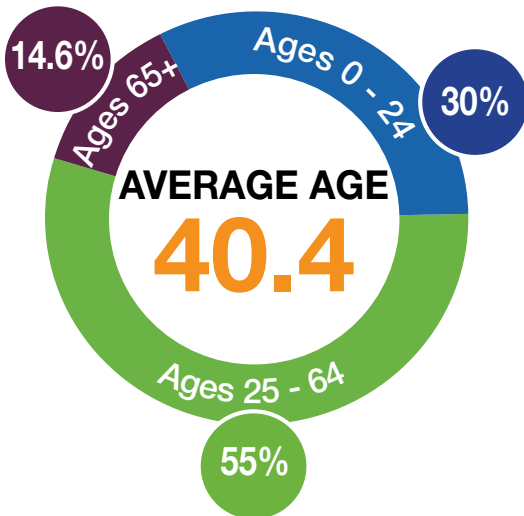
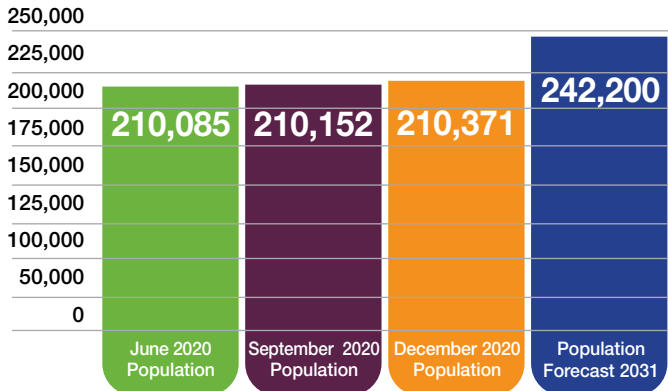


POPULATION

Source: York Region Long Term Planning Branch, December 2020 and Statistics Canada Census of Population, 2016



HOUSING VALUES

Source: Toronto Real Estate Board Home Price Index, December 2019 and December 2020

	Q4 2019	Q4 2020
Single Family Detached	\$1,218,800	↑ \$1,365,900
Single Family Attached	\$809,300	↑ \$924,200
Townhouse	\$607,400	↑ \$663,700
Condominium	\$488,000	↑ \$540,300

OFFICE MARKET VALUES

Source: Colliers Toronto Office Market Statistics, Q4 2019 and Q4 2020

	Q4 2019	Q4 2020
Vacancy Rate (%)	0.5%	↑ 2.2%
Average Rent (\$/sq. ft)	\$14.96	↓ \$16.26

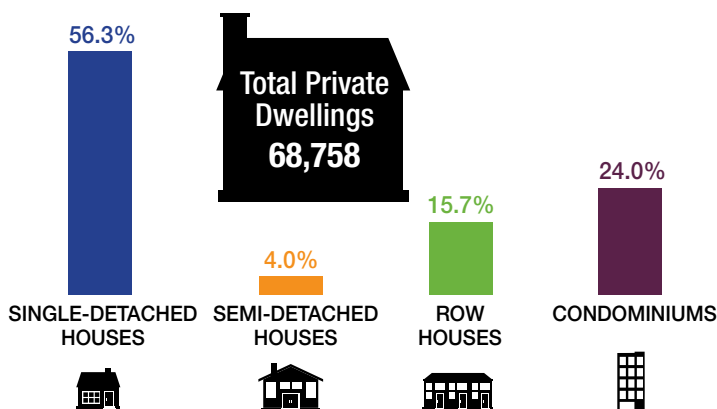
INDUSTRIAL MARKET VALUES

Source: CBRE Toronto Industrial Marketview Report, Q4 2019 and Q4 2020

	Q4 2019	Q4 2020
Vacancy Rate (%)	0.4%	↑ 1.1%
Average Rent (\$/sq. ft)	\$11.78	↓ \$11.61

HOUSING MIX*

York Region Long Term Planning Branch, December 2020



BUSINESS CLIMATE

Source: York Region Employment Survey, 2019

NUMBER OF BUSINESSES: **5,046** NUMBER OF EMPLOYEES: **76,328**

BUSINESS PARKS	Total Acres	Vacant Acres
BARKER	253	16.7
BEAVER CREEK	614	17.4
HEADFORD	433	97.7
NEWKIRK	313	0.0

*Estimated

LABOUR FORCE AND INCOME

Source: 2016 Statistics Canada Census Data

Population with Post-secondary Education
77.0%

Unemployment Rate
6.9%

Median Household Income
\$88,353

TOP EMPLOYERS

Source: York Region Employment Survey, 2019

- Mackenzie Richmond Hill Hospital
- Compugen Inc.
- Apotex
- Staples Canada
- Rogers Communications
- Opentext Corporation
- Amico Corporation
- Symtech Innovations Ltd.
- Bayshore Home Health
- Costco Wholesale Canada Ltd.

MINIMUM WAGE RATES

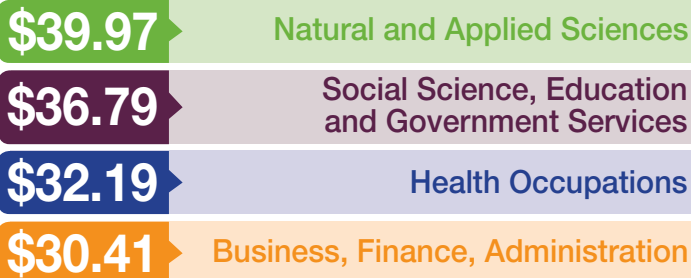
Source: Ministry of Labour, Minimum Wage Guide, 2019

Minimum wage
\$14.25

Students under age 18
\$13.40

OCCUPATIONS MEDIAN HOURLY WAGE RATE

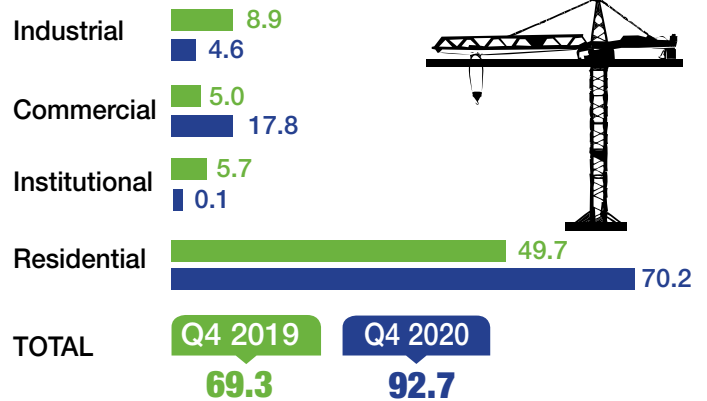
Source: Statistics Canada Labour Force Survey estimate, Median Hourly Wages of Employees, Ontario, December 2020



DEVELOPMENT ACTIVITY

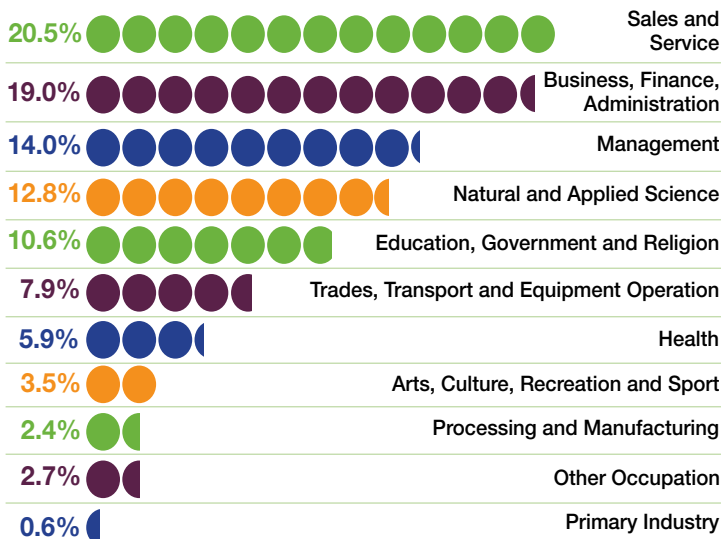
Source: City of Richmond Hill, Regulatory Services Division, December 2020

Construction Values (\$million)



RESIDENTS BY OCCUPATION TYPE

Source: 2016 Statistics Canada Census Data



TAX RATES

Source: City of Richmond Hill, Financial Services Division, 2020

	City	Region	Education	TOTAL
Industrial	0.293293%	0.528484%	0.980000%	1.801777%
Commercial	0.237765%	0.428429%	0.896686%	1.562880%
Residential	0.178489%	0.321619%	0.153000%	0.653108%

NON-RESIDENTIAL DEVELOPMENT CHARGES

Source: City of Richmond Hill, Financial Services Division, 2020

Non-Retail \$66.39/m²	Industrial/Office Institutional \$253.71/m²	Separate School Board \$2.04/m²
City	Region	Education
Retail \$91.05/m²	Retail \$610.42/m²	Public School Board \$10.75/m²