

York Region Employment Land Area Analysis

York Region Planning and Development Services

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1. Purpose

York Region's employment lands play a significant role in the Regional economy. Developing a comprehensive understanding of the current trends on employment lands is an essential step towards planning for long term employment uses. This study is one of a series that will assist in understanding and planning for employment in York Region. York Region's Growth Management Strategy calls for an appropriate balance between residential and employment uses. This study supports the strategy by providing detailed information on the current characteristics of York Region's employment lands. More specifically, the report answers the following key questions relating to the Region's employment lands:

- How much employment is within York Region's employment lands?
- What types of jobs locate within York Region's employment lands?
- What are the existing densities on employment lands?
- What level of intensification is possible on employment lands?
- What is the role of major office and retail employment on employment lands?

This study will enable the Region to make more informed decisions on employment uses. It provides the context for Regional population and employment growth forecasts and land needs assessment. Moreover, it sets the framework for future analysis supporting a long term approach to planning for employment lands in York Region.

This report is one of a series that will assist in understanding and planning for employment in York Region. Additional reports analyzing employment trends in York Region include the York Region Employment and Industry Report, the York Region Vacant Employment Land Inventory, the Planning For Tomorrow Part 1 – York Region Population and Employment Forecasts and Planning For Tomorrow Part 2 – 2031 York Region Land Requirements.

2. Background

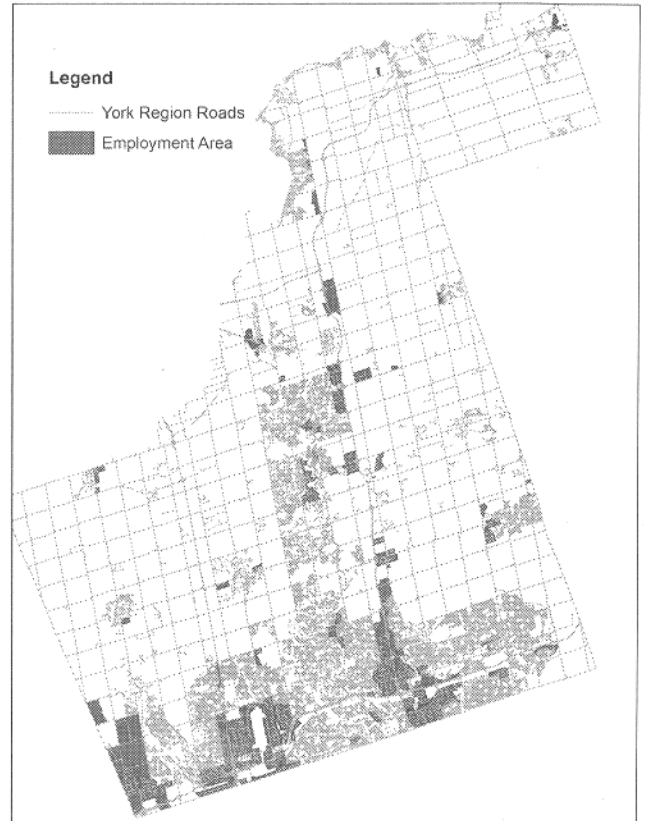
The Provincial Growth Plan for the Greater Golden Horseshoe “Places to Grow” forecasts an additional 520,000 residents and 340,000 jobs in York Region by 2031. Managing this growth effectively will help to ensure the Region’s ongoing prosperity, and alleviate growth related issues such as increased traffic congestion. A large factor in maintaining the high quality of life for regional residents is providing appropriate employment opportunities.

Employment lands are home to a high proportion of the Region’s more stable and higher paying industry sectors. Ensuring the availability of high quality employment land is an essential step towards maintaining a high quality of life for York Region residents. To better accommodate this growth, the Region must understand the current conditions within its communities. This includes a comprehensive understanding of employment lands.

2.1 Categorizing Employment Lands

Employment lands are defined as areas designed in an Official Plan for clusters of business and economic activities, including, but not limited to, manufacturing, offices and associated retail and ancillary uses (Provincial Policy Statement, 2005). Changes in the economy have altered the function of employment areas to include a broader range of uses. In addition to traditional manufacturing and industrial activities, employment lands now include commercial, business and personal services and other activities. Figure 1 outlines York Region’s employment areas as identified in current Local Official Plan designations.

Figure 1:



Source: York Region Planning and Development Services Department, 2008

For the purposes of this report, employment in York Region is organized into the following categories: Major Office, Population-Related and Employment Land Employment. These categories are defined as follows:

- **Major Office Employment**

Major office employment is defined as employment occurring in office buildings of 1,860 square metres (20,000 sq.ft.) or larger. Finance, insurance and real estate activities and business services are typical examples of the industry sectors that locate in major office structures. City or town halls, police stations, hospitals and school board offices are not included in this category and are classified as population related

employment. Major office employment can occur virtually anywhere, including on employment lands. Major office jobs represented 14% (65,600 jobs) of total employment in York Region in 2006.

- ***Population Related Employment***

Population related employment consists primarily of employment which serves the local population such as retail services, education services, municipal government services, social and community services, medical services and local office uses (local banks, legal and accounting offices etc). Growth of this type of employment is directly related to population growth. Population related employment is usually dispersed throughout the community.

- ***Employment Land Employment***

Employment land employment represents a significant proportion of York Region's employment landscape, accounting for an estimated 43% (199,600 jobs) of total employment in the Region. The importance of York Region's employment lands to the overall employment landscape cannot be overstated. These areas play a key role in accommodating the forecasted employment growth and attract the high quality employment that supports economic prosperity and promotes a positive live-work relationship. Employment land employment includes activities such as manufacturing, research and development, distribution, wholesale trade and warehousing.

Although the predominant form of employment on these lands is industrial activities, uses such as service commercial, institutional and ancillary retail are also found in these areas. Major office is categorized separately even though a large number of major office jobs are located on employment lands in York Region. The built form on employment lands is primarily low rise, industrial type building space, including industrial multiples. This type of employment generally requires new vacant land for development.

2.2 Provincial and Regional Policy Context

The current provincial policy framework supports the protection of employment lands and promotes a long term approach to planning for employment lands. This policy framework is consistent with York Region's approach to planning for employment uses. The following is a summary of the major provincial and regional policies currently influencing employment.

2.2.1 The Provincial Policy Statement (PPS)

The Provincial Policy Statement (PPS) requires that municipalities take a long term perspective when planning for employment uses. This direction is further supported by the Provincial *Places to Grow* Act. Section 1.3.2 of the PPS states: "Planning authorities may permit conversion of lands within *employment areas* to a non-employment use through a comprehensive review, only where it has been determined that the land is not required for employment purposes over the long term and that there is a need for

conversion.” The PPS stipulates a maximum 20 year planning horizon, which means that vacant employment land should not exceed a 20 year supply.

2.2.2 Places to Grow (The Growth Plan)

The Provincial *Places to Grow* legislation strives to create and maintain complete communities and recognizes the importance of employment lands in meeting this goal. Based on the forecasts contained in the Growth Plan, York Region is anticipated to accommodate a balance between the number of new residents and jobs. The Growth Plan requires municipalities to deliver the land supply to accommodate the forecasts. The Plan values the importance of protecting employment lands for current and future uses and establishes the criteria for converting employment land uses to either residential or major retail. More specifically, the plan states that a comprehensive municipal review must take place to determine:

- The need for the conversion
- If the employment forecasts will be achieved
- The viability of the employment land will not be affected by the conversion
- That there is existing and/or planned infrastructure to support the proposed conversion
- That lands are not required for employment purposes over the long term
- If cross jurisdiction issues have been considered for land in the vicinity of the municipal boundaries or have amendment/rezoning to permit major uses within an employment area

The Growth Plan does not consider major retail an employment land use.

2.2.3 Bill 51 (Planning Act Reform)

Bill 51 provides municipalities with the tools and flexibility to implement the Growth Plan. It provides a mechanism for the long-term protection of employment lands, which are defined as “an area of land designated in an Official Plan for clusters of business and economic uses including, without limitation, the uses listed” which are:

- Manufacturing uses
- Warehousing uses
- Office uses
- Retail uses that are associated with manufacturing, warehousing or office uses
- Ancillary facilities required to support an employment area

2.2.4 York Region’s Official Plan

York Region’s Official Plan supports the preservation of employment land uses. The Plan aims to ‘create a competitive and adaptable economic environment that encourages investment and diversity of employment opportunities.’ The Official Plan ensures that sufficient land supply and flexibility is available to maintain a diverse employment mix in the Region. The availability of vacant land is an important factor in accommodating employment uses in York Region. This includes protecting strategically important

employment lands across York Region. The Regional Official Plan also identifies the long term supply of employment land required to meet forecasted growth.

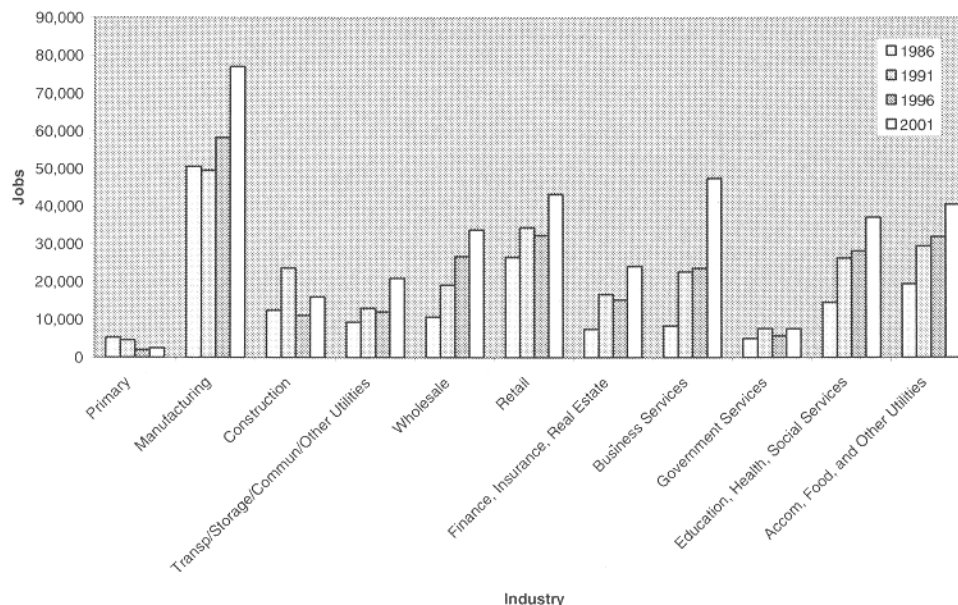
3. York Region Historical Employment Profile (1986 to 2001)

According to the Greater Toronto Marketing Alliance, the Greater Toronto Area (GTA) is a major contributor to the Canadian economy, accounting for over 20% of Canada's Gross Domestic Product. The area contains the second largest concentration of industrial space and the fourth largest concentration of office space in North America. In terms of current population, the GTA is the fifth largest urban region in the U.S and Canada and has traditionally posted economic growth rates that surpass both provincial and national averages. While there are likely to be cyclical variations in economic growth, the area is anticipated to remain the primary economic region in the Province of Ontario.

York Region plays a key role in the GTA economy, contributing \$37.5 billion in GDP (2004) and approximately 475,000 jobs (2007). Between 1986 and 2001, York Region's employment increased from approximately 170,000 to 385,000. During this period, manufacturing has maintained its role as York Region's primary employer. However, the trend over the past two decades has been a progressive shift towards service-related employment, matching the strong population growth during the same period. A large proportion of the employment growth was observed in the business services sector. Modest gains were also recorded in wholesale trade, education, health and social services. Conversely, the proportion of manufacturing, primary and construction employment declined between 1986 and 2001. With the exception of primary jobs, these declines were the result of strong employment gains elsewhere, rather than an actual reduction in employment. A summary of historical employment by industry is shown in Figure 2 below:

Figure 2:

York Region Employment by Industry (1986 to 2001)



Source: York Region Planning and Development Services Department, 2008.

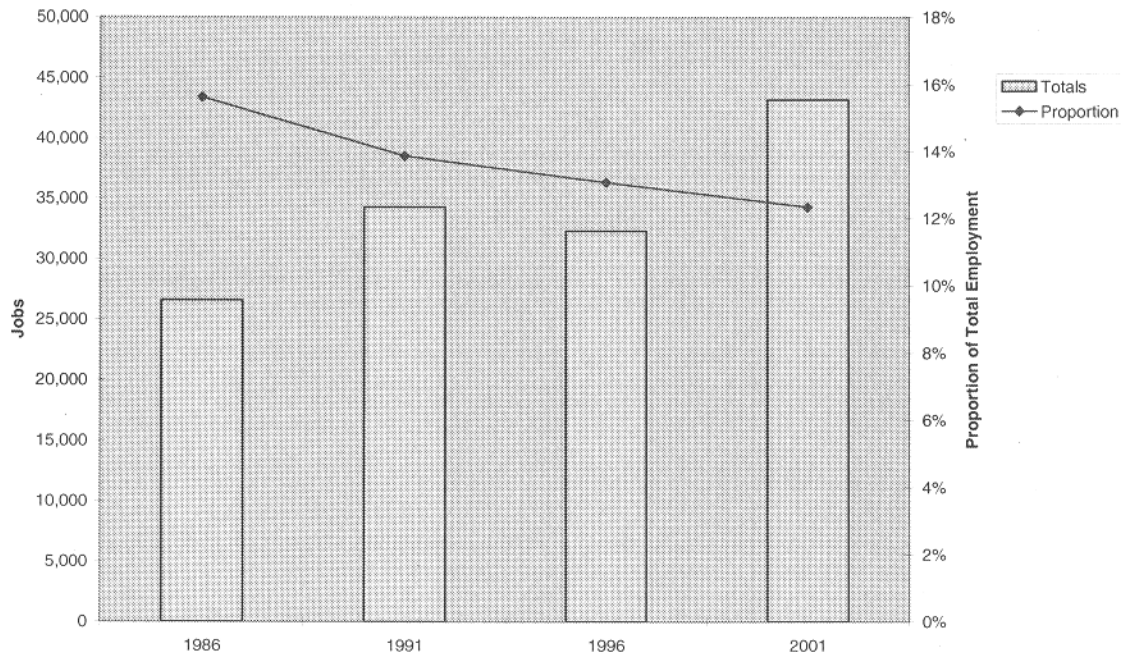
(Based on Statistics Canada Census Data)

Note: 2006 Census information will be available in the Spring of 2008, and will be added at that time.

Similarly, the proportion of retail employment during this period also declined (from 16% in 1986 to 12% in 2001), while the actual employment in retail trade increased from 26,000 jobs to 43,000 jobs, a result of increases in other employment sectors, rather than an actual decline in retail employment (Figure 3).

Figure 3:

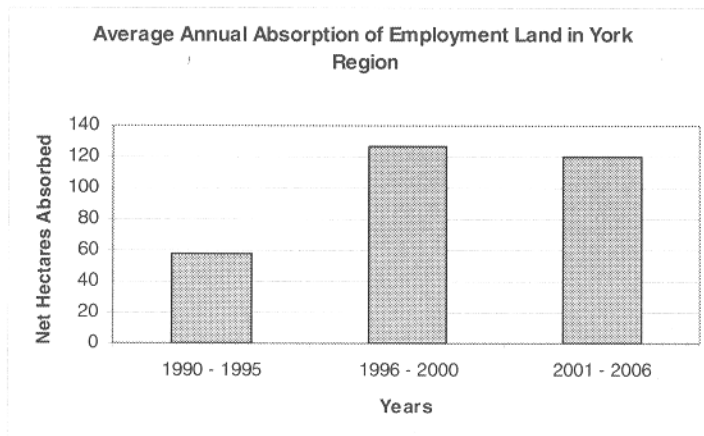
York Region Retail Employment (1986 to 2001)



Source: York Region Planning and Development Services Department, 2008.
(Based on Statistics Canada Census Data)

This growth in employment has resulted in a steady rate of employment land absorption during the same period (as illustrated in Figure 4). Approximately, 120 net hectares per year were absorbed between 2001 and 2006. As seen in Figure 4, this rate is slightly lower than the rate recorded between 1996 and 2000.

Figure 4:



Source: York Region Planning and Development Services, 2008.

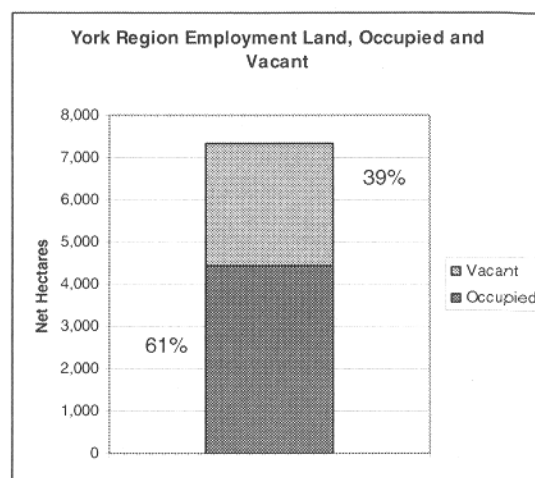
4. York Region Employment Land - Occupied and Vacant

The total supply of vacant employment land in York Region is approximately 2,894 net hectares (2006). As illustrated in Figure 5, the current supply of vacant employment lands represents 39% of total employment land in York Region.

The supply of registered and draft approved employment land in York Region is 1,127 net hectares (2,787 net acres). Registered and draft approved employment lands are the portion of the inventory which is readily available for development. The City of Vaughan possesses the largest supply of vacant employment land at 1,269 net hectares (3,136 net acres), while the Town of Newmarket has the smallest supply at 60 net hectares (147 net acres).

While the current supply of employment land should be able to readily serve the short-term, there are long-term issues in some municipalities. Aurora, Newmarket and Richmond Hill are approaching complete build out. The City of Vaughan continues to dominate the long-term supply of vacant lands, with 48% of the total net inventory (1,269 net hectares or 3,136 net acres). However, nearly half of the Vaughan total is currently encumbered, pending the completion of the Highway 427 extension studies. Table 1 provides a complete summary of York Region's Vacant Employment Land Inventory.

Figure 5:



Source: York Region Planning and Development Services Department, 2008

Table 1

York Region Vacant Employment Land Inventory: Planning Status, July 1, 2006

Municipality	Registered Unbuilt ¹		Draft Approved ²		Proposed ³		No Application ⁴		Total	
	Hectares	Acres	Hectares	Acres	Hectares	Acres	Hectares	Acres	Hectares	Acres
Aurora	76	189	15	38	23	57	22	53	137	337
East Gwillimbury	77	189	24	59	0	0	240	593	340	841
Georgina	0	0	36	89	10	25	62	153	108	268
King	52	129	0	0	9	23	35	86	96	237
Markham	144	357	54	133	62	154	218	539	479	1,183
Newmarket	36	90	0	0	0	0	23	57	59	147
Richmond Hill	111	275	32	79	30	75	36	90	210	519
Vaughan	240	592	141	347	194	478	695	1,718	1,269	3,136
Whitchurch-Stouffville	63	156	26	64	72	178	35	85	196	483
York Region	800	1,977	328	810	400	989	1,366	3,375	2,894	7,151

Source: York Region Planning and Development Services Department, October 2007.

1. Vacant lots in registered plan of subdivision that are unbuilt

2. Proposed lots in a plan of subdivision, which received draft plan approval, but not final approval

3. Potential lots in a plan of subdivision, which have been applied for but have not received draft approval

4. Those areas that have approved official plan designations, but do not have a plan of subdivision application.

Note: All figures are recorded in net hectares and net acres.

Currently, 36% of the total number of vacant parcels in the inventory are less than 1 hectare (134 net hectares or 5% of the inventory). Conversely, 11% of the total number

of parcels are greater than 10 hectares. The total supply of these larger parcels amounts to 1,528 net hectares, or 53% of the inventory (*Table 2*).

Table 2
York Region Vacant Employment Land Inventory 2006: Site Size Profile

Site Size Range (Hectares)	Supply				
	Parcels		Total Size		
	Number	Inventory Share	Hectares	Acres	Inventory Share
Less Than 1	260	36%	134	332	5%
1 to 10	376	52%	1,232	3,044	43%
Greater Than 10	82	11%	1,528	3,776	53%
Total	718	100%	2,894	7,151	100%

Source: York Region Planning and Development Services Department, 2007.

Approximately 32% of the parcels greater than 10 hectares are currently encumbered, while 20%, or 16 parcels, are currently registered unbuilt. A large proportion of the encumbered employment lands are located adjacent to the proposed Highway 427 extension in Vaughan. Parcels still in the draft approved and proposed stage may potentially be subdivided into parcels smaller than 10 hectares. In order to continue to attract high quality employers to the Region, it is important that the Region offers a diverse and quality selection of employment lands with a wide variety of size and locations that are easily accessible. The Region will strive to provide a flexible and varied supply of vacant lands in order to respond quickly to changing economic circumstances.

5. York Region Employment Lands Profile

Employment lands play a vital role in accommodating forecasted population and employment growth in York Region. Based on the forecasted level of growth, the Region must maintain an appropriate balance between population and employment uses. Strong and vibrant employment areas are essential in attracting the level of employment required to promote this positive live-work relationship. Providing high quality local employment opportunities also helps to maintain a high quality of life for York Region residents.

Employment lands are constantly evolving based on economic and business trends. Thus, it is important to understand the employment dynamics that are prominent in these areas. Understanding these dynamics will provide insight into the required characteristics of future employment land developments. The following areas are examined to help develop this understanding:

- Employment land development characteristics (Built Form)
- Employment land densities
- The type of employment located on employment lands
- The role of major office and retail employment on employment lands

5.1 Employment Land Development Characteristics

Employment land characteristics vary based on several factors including location, industry sector(s) and age of development. Despite the dynamic nature of employment lands, there are similarities in the types of built form within these areas. Employment lands currently hold two general categories of employment: employment land employment and major office (as defined in Section 2.1 of this report). These categories can be associated with particular types of built form that are consistent across the Region's employment lands.

Major Office occurs primarily in multiple storey office structures that are in excess of 1,860 square metres (20,000 square feet). These structures are typically located in the southern most municipalities of Markham, Richmond Hill and Vaughan. Major office typically attracts high quality employment that is both well paying and full time. Major office development increases the average employment land density by approximately 10 jobs per net hectare. Ideally, York Region would encourage major office to locate in Regional Centres and Corridors rather than on employment lands.

Employment land employment can contain a more diverse range of built forms. This includes a limited amount of smaller scale office (less than 1,860 square meters), single storey industrial, industrial condominium, industrial with an office component as well as various commercial built forms. Initial analysis suggests that the majority of York Region's employment lands are occupied by single storey industrial structures. In newer applications, the addition of a smaller scale office component to a single storey industrial structure is more common. There are also a growing number of industrial and

commercial condominium applications that cater to a more diverse group of industry sectors.

A proportion of the Region's population related employment also locates on employment lands in industrial and commercial condominiums and other commercial built forms. Retail accounts for approximately 5% of total employment on employment lands. Employment lands that include a larger proportion of office and industrial condominium built forms typically attract higher built densities.

5.2 Employment Land Employment Densities

Employment land density refers to the number of jobs that are located on a net hectare of employment land (excludes infrastructure such as roads and storm water ponds, open space, vacant parcels and environmental features). Density information provides insight into the level of land use efficiency in a particular occupied area. This information is useful in determining the type of development that can be expected (or should be encouraged) on employment lands. Moreover, it provides insight into the Region's capacity to meet the density requirements outlined in *Places to Grow*.

5.2.1 Employment land densities vary by area municipality

Employment land densities vary according to the employment characteristics in each employment area. These differences can be attributed to varying types of built form, building coverage, industry sectors and site location. The following analysis examines York Region's employment land densities and excludes major office sites.

The highest densities in York Region were recorded in the Town of Newmarket (68 jobs per net hectare) and the Town of Richmond Hill (65 jobs per net hectare). The higher densities in the Town of Richmond Hill and the Town of Newmarket can be attributed to higher proportions of industrial condominiums that can accommodate both office and commercial employment. These employment types typically require less floor space per employee when compared to industrial uses. In addition, the Town of Newmarket is also considered a population-related employment hub, servicing the surrounding areas.

Higher densities were also recorded in the Town of Markham with an average density of 58 jobs per net hectare. The relatively lower density in Markham (compared to Richmond Hill and Newmarket) is related to the removal of major office in the calculation. In fact, major office locations increase Markham's average densities by approximately 30 jobs per hectare. The level of major office employment in the Town of Markham is also reflected in the sectoral make up of the Town, with approximately 23% of total employment in the professional, scientific and technical services sector.

Both the City of Vaughan and the Town of Aurora have average employment land densities of approximately 45 jobs per net hectare. These municipalities have a high proportion of single storey industrial structures and manufacturing employment. The municipalities of Whitchurch-Stouffville, Georgina, King and East Gwillimbury recorded average employment land densities of 31 jobs per net hectare and below. These areas are

home to a high proportion of sites on private servicing that are typically associated with lower densities due to the lower servicing capacity.

As expected, York Region's employment land densities vary based on geographic location. More mature employment lands within Aurora, Markham, Newmarket, Richmond Hill and Vaughan are typically associated with higher densities, averaging approximately 52 jobs per net hectare. Lower densities were observed in the more rural municipalities of East Gwillimbury, Georgina, King and Whitchurch-Stouffville, with an average net density of 23 jobs per hectare. On average, The Region's employment lands are built at a density of approximately 50 jobs per net hectare (Table 3).

Table 3: York Region Employment Densities by Area Municipality, 2006

Municipality	Occupied Area (Ha)	Employment Land Employment	Employment Density (jobs/ha)
Aurora	182	7,914	43
East Gwillimbury	119	1,362	11
Georgina	31	911	29
King	45	1,036	23
Markham	850	49,574	58
Newmarket	212	14,354	68
Richmond Hill	333	21,748	65
Vaughan	2,077	97,973	47
Whitchurch-Stouffville	153	4,801	31
York Region	4,003	199,674	50

Source: York Region Planning and Development Services Department, 2008

5.2.2 Major Office plays a significant role on York Region's employment lands

York Region's employment lands include a large number of major office structures. This type of built form is normally associated with higher densities and signals a strong representation of knowledge based employment within York Region. There are approximately 307 net hectares of major office sites on employment lands. These sites are home to approximately 1.46 million square meters of office floor space, employing approximately 59,000 jobs. The majority of major office space is located in the Town of Markham, which accounts for 75% of the total inventory. A summary of the location and characteristics of major office in York Region's employment lands is illustrated in Table 4 below:

Table 4:

York Region Major Office on Employment Lands

Building (sq.m)	Area HA	Employment Area	Area Municipality	Jobs*
268,587	67.80	ALLSTATE EMPLOYMENT AREA	MARKHAM	10,597
25,548	7.23	CACHET EMPLOYMENT AREA	MARKHAM	1,008
67,995	9.30	COCHRANE EMPLOYMENT AREA	MARKHAM	2,683
203,556	27.56	COMMERCE VALLEY/LEITCHCROFT EMPLOYMENT AREA	MARKHAM	8,031
268,123	49.90	DENISON STEELES EMPLOYMENT AREA	MARKHAM	10,579
25,316	4.63	FOURTEENTH AVENUE EMPLOYMENT AREA	MARKHAM	999
135,560	47.56	RISEBROUGH EMPLOYMENT AREA	MARKHAM	5,348
118,994	0.66	TOWN CENTRE EMPLOYMENT AREA	MARKHAM	4,695
2,787	0.66	THORNHILL EMPLOYMENT AREA	MARKHAM	110
1,113,679	214.64	SUMMARY	MARKHAM	44,050
151,140	30.99	BEAVER CREEK EMPLOYMENT AREA	RICHMOND HILL	5,963
4,084	2.39	EDWARD AVENUE EMPLOYMENT AREA	RICHMOND HILL	161
15,569	2.62	HEADFORD EMPLOYMENT AREA	RICHMOND HILL	614
170,792	35.99	SUMMARY	RICHMOND HILL	6,739
21,796	5.42	KEELE EMPLOYMENT AREA	VAUGHAN	860
3,159	0.60	LANGSTAFF EMPLOYMENT AREA	VAUGHAN	125
22,669	5.99	PINE VALLEY EMPLOYMENT AREA	VAUGHAN	894
24,812	6.74	STEELES CAMPUS EMPLOYMENT AREA	VAUGHAN	979
16,047	17.13	STEELES EAST EMPLOYMENT AREA	VAUGHAN	633
40,094	8.06	STEELES WEST EMPLOYMENT AREA	VAUGHAN	1,582
4,088	2.03	TUDOR EAST EMPLOYMENT AREA	VAUGHAN	161
22,337	5.76	VAUGHAN 400 EMPLOYMENT AREA	VAUGHAN	881
20,439	4.52	WESTON 400 EMPLOYMENT AREA	VAUGHAN	806
175,440	56.25	SUMMARY	VAUGHAN	6,922
28,215	4.83	WELLINGTON/404	AURORA	1,054
28,215	4.83	WELLINGTON/404	AURORA	1,054
1,459,912	307	TOTAL	YORK REGION	58,764

Source: York Region Planning and Development Services

* Estimate: Based on a 13.2% vacancy rate and a 22 sq.m/employee conversion rate.

These major office sites typically have a positive net effect on employment land densities. Overall, these sites increase the employment land density in York Region by approximately 10 jobs per net hectare. A complete account of the effects of major office on employment land densities is seen in Table 5:

Table 5: Employment Land Density Comparison With and Without Major Office

			Employment	Employment Land	Employment Density	Employment Density	
Municipality	Occupied Area (Ha)	Occupied Area (Ha) (w/out Major Office)	Land Employment	Employment (w/out Major Office)	Density (jobs/ha)	(Jobs/ha) (w/out Major Office)	Difference (jobs/ha)
Aurora	187	182	8,968	7,914	48	43	5
East Gwillimbury	119	119	1,362	1,362	11	11	0
Georgina	31	31	911	911	29	29	0
King	45	45	1,036	1,036	23	23	0
Markham	1,058	850	93,514	49,574	88	58	30
Newmarket	212	212	14,354	14,354	68	68	0
Richmond Hill	369	333	28,487	21,748	77	65	12
Vaughan	2,133	2,077	104,880	97,973	49	47	2
Whitchurch-Stouffville	153	153	4,801	4,801	31	31	0
York Region	4,307	4,003	258,313	199,674	60	50	10

Source: York Region Planning and Development Services Department, 2008

The majority of the Region's major office locations are within employment lands. These lands are concentrated in Markham, Richmond Hill and Vaughan, particularly along 400 series highways. In the next 25 years, York Region's major office space inventory is anticipated to double. The *Places to Grow* Growth Plan indicates in policy 2.2.6.4 that "major office and appropriate major institutional development should be located in urban growth centres, major transit station areas, or areas with existing frequent transit service, or existing or planned higher order transit service." York Region supports this policy as outlined in the Region's Centres and Corridors Strategy by encouraging major office to locate in the Regional Centres and Corridors. The location of these structures along Regional Centres and Corridors will allow for the improved utilization of infrastructure investments, particularly in public transit.

5.2.3 York Region's employment land densities are amongst the highest in the GTAH

An analysis of GTAH employment land densities suggests that densities in York Region are amongst the highest in the GTAH. The Towns of Newmarket and Richmond Hill have the highest average net employment densities amongst the selected municipalities. Table 6 below outlines the average employment land densities across the GTAH for selected municipalities.

Table 6:

Estimated Employment Land Densities Selected Municipalities in Ontario, 2003,2006 Excluding Freestanding Major Offices	
Municipality	Employees Per Net Ha
<i>Town of Newmarket (2006)</i>	68
<i>Town of Richmond Hill (2006)</i>	65
<i>Town of Markham (2006)</i>	58
City of Burlington	54
York Region (2006)	50
<i>City of Vaughan (2006)</i>	47
City of Ottawa	47
City of Toronto	45
<i>Town of Aurora (2006)</i>	43
City of Brampton	42
City of Oakville	40
City of Mississauga	37
City of Caledon	35
City of Hamilton	32
<i>Town of Whitchurch-Stouffville (2006)</i>	31
Town of Whitby	30

Source: York Region Planning and Development Services
Hemson Consulting Ltd. (Based upon Municipal Data) City of Toronto
Long Term Employment Land Strategy

5.2.4 York Region's densities relative to Places to Grow

The Provincial Growth Plan includes a minimum density requirement of 50 people and jobs per hectare for designated Greenfield areas. Regional staff have conducted a cursory analysis that compares York Region's employment land densities to the provincial target. A 25% net to gross conversion rate was used that includes an adjustment for other land uses such as local roads, open space, vacant lots and regional roads that would be included as part of the provincial density calculation. The average employment land density (including major office) in the Region's five urban municipalities (Aurora, Markham, Newmarket, Richmond Hill and Vaughan) is approximately 63 jobs per net hectare. Applying the 25% net to gross conversion rate translates to 50.6 jobs per gross hectare which is slightly above 50 people and jobs per hectare required in *Places to Grow*.

The York Region average employment land density including major office for all nine local municipalities is 60 jobs per net hectare, which translates to approximately 48 jobs per gross hectare based on the 25% net to gross conversion rate. The current level of major office employment on employment lands helps to increase built densities on employment lands. However, York Region will encourage a large proportion of future major office to locate along Regional Centres and Corridors, potentially lowering the average employment land densities.

5.3 Employment Land Employment by Sector (based on NAICS)

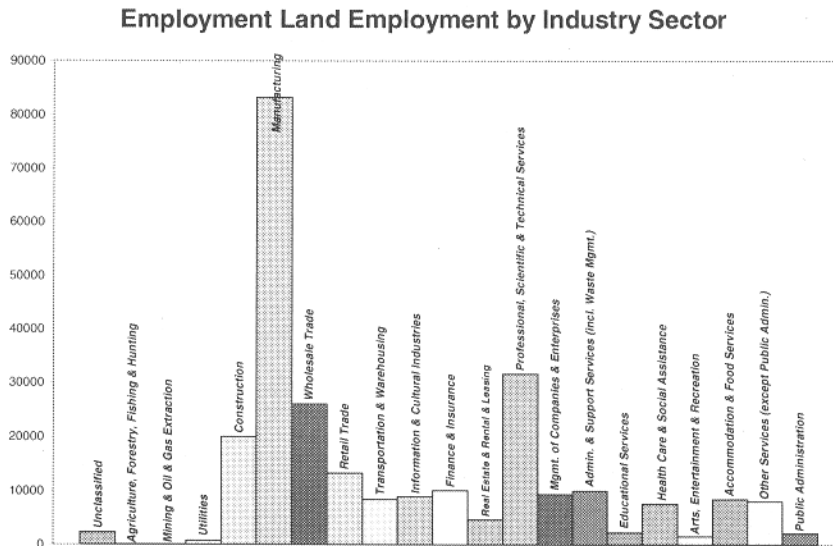
Industry sector information provides a glimpse into the quality and diversity of employment on employment lands. This industry information, combined with the density information, helps to determine the effectiveness of the Region's employment lands in producing high quality employment. This issue of effectiveness is paramount to ensuring the long term prosperity of York Region. This analysis is the first step towards developing policies that ensure that these areas are effective employment areas.

There are a diverse set of industry sectors currently occupying York Region's employment lands. The majority of employment land employment is in utilities, construction, manufacturing and wholesale trade, which account for approximately 54% of employment on employment lands. Manufacturing is the largest employer, accounting for approximately 32% of total employment on employment lands. Wholesale trade and construction also employ a high proportion of employment on employment lands, accounting for 10.1% and 7.7%, respectively. These jobs are typically both well paying and stable, strengthening the York Region economy.

Service related industries such as retail, information, culture, education, health care, social assistance, arts, entertainment, recreation, accommodation, food services, other services and public administration account for approximately 21% of employment on employment lands. Retail trade accounts for approximately 5% of total employment land employment. This retail employment serves both area residents and employment land workers.

Approximately 59,000 (23%) of the 258,000 jobs on employment lands are estimated to be within major office structures. A large proportion of this employment is in the finance, insurance, real estate, leasing, professional services, scientific services, technical services, management, administration and support services sectors. The professional, scientific and technical services sector is the second largest employer on employment lands, accounting for approximately 12% of total employment. A large proportion of employment in this category is in the Town of Markham. A complete sector mix of employment land employment is illustrated in Figure 6 below:

Figure 6:



Source: York Region Planning and Development Services Department, 2008.

It is expected that this level of employment diversity will continue for the foreseeable future, with the largest proportion of employment in the utilities, construction, manufacturing and wholesale trade sectors. Based on current trends, the prominent built form will continue to be some form of industrial development, with a higher proportion of industrial condominiums in areas with a more diverse set of industry sectors.

5.4 Major retail employment on employment lands

Retail trade is an essential component of a healthy economy. The appropriate amount of retail activity allows both residents and workers to purchase goods and services locally. However, it is important to consider the appropriate location for these retail uses. Retail can occur in various formats including big box, strip plaza, shopping centres and within industrial/commercial condominiums. In order to properly plan for retail, it is necessary to develop a better understanding of retail in York Region. The following analysis focuses on developing a clearer understanding of retail activity, focussing more specifically on big box power centres and shopping centres.

5.4.1 Power Centres in York Region

A 'power centre' is defined as a conglomeration of large format retailing (Big Box) that houses a wide variety of goods and focuses on one kind of merchandise. There are four major power centres in York Region (located in the municipalities of Vaughan, Richmond Hill, Markham and Newmarket/East Gwillimbury). These locations often act as regional retail hubs, attracting shoppers from across other parts of the GTA and beyond. The role of power centres as regional retail hubs is likely reflective of the larger scale, volume oriented, retail activity that is often synonymous with big box retail. There is growing concern that retail power centres may occupy strategic lands identified for employment land type uses. This analysis indicates that the existing power centres, with

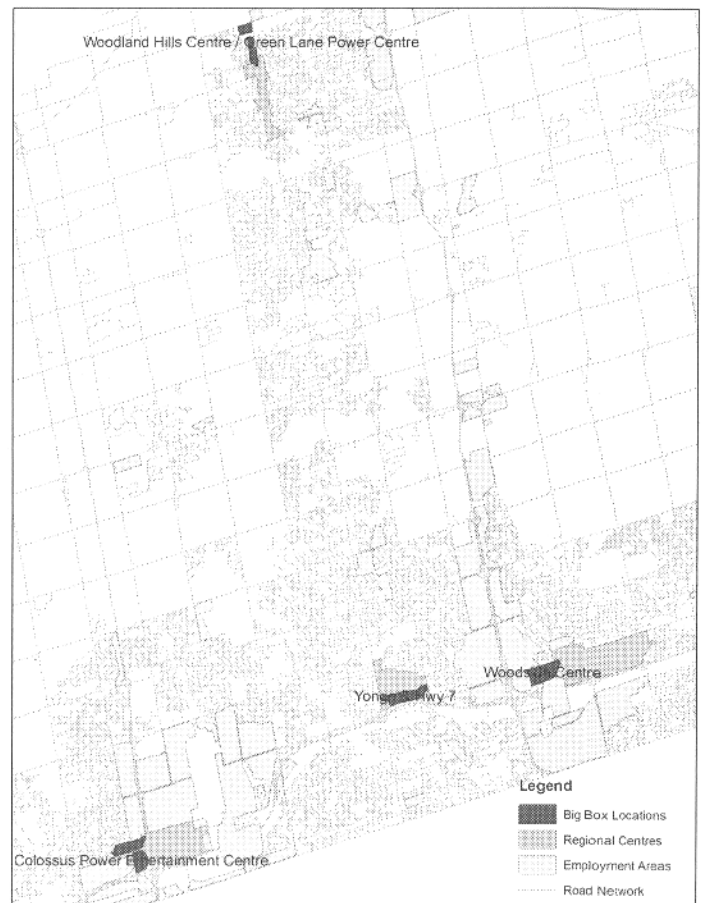
the exception of the Colossus Power Entertainment Centre in Vaughan, are primarily outside of employment lands.

Instead, there seems to be a closer relationship between retail power centres and the regional centres. As illustrated in Figure 7, all of the four identified power centres are either within or adjacent to a regional centre. The York Region Centres & Corridors Strategy describes a regional centre as a “vibrant, higher density mixed use precinct” that “will be the Region’s ‘Downtown’.” According to the Strategy, uses will include office buildings, higher density residential, community and public squares as well as a wide variety of restaurants, shops, cultural, institutional and human services and administrative facilities. Moreover, the strategy also emphasizes the need for attractive pedestrian oriented development in these areas, which is not typically associated with power centres.

5.4.1.2 Employment, Industry and Density

York Region’s power centres are home to approximately 430 businesses occupying 238 gross hectares of land. These businesses employ approximately 10,000 people for a gross density of approximately 42 jobs per gross hectare (includes a high proportion of part time employment). As expected, retail trade is the primary employer in York Region’s power centres, accounting for almost 70% of total employment. Personal services are also a major employer in power centres accounting for approximately 18% of total employment. These industry sectors are typically associated with lower average hourly wages. According to Statistics Canada, the average hourly wage in sales and service occupations is \$13.92. This represents the lowest average hourly wage reported for all occupations. A complete breakdown of employment by industry in power centres is available in Table 7 below.

Figure 7: York Region’s Power Centres



Source: York Region Planning and Development Services Department

Table 7:

York Region Power Centres: Employment by Industry		
Condensed Sectoral Groupings	2006	%
Unclassified	22	0.2%
Public Administration	0	0.0%
Personal Services	1,761	17.6%
Health Care & Social Assistance	42	0.4%
Education	22	0.2%
Business Services	125	1.3%
F.I.R.E.	184	1.8%
Transportation/Warehousing	0	0.0%
Retail Trade	6,990	69.9%
Wholesale Trade	357	3.6%
SERVICES-PRODUCING	9,503	95.0%
Manufacturing	495	5.0%
Construction	0	0.0%
Utilities	0	0.0%
Primary	0	0.0%
GOODS-PRODUCING	495	5.0%
TOTAL	9,998	100.0%

Source: York Region Planning & Development Services Department

Source: York Region Planning and Development Services Department, 2007

There is also a high proportion of part time employment within power centres. Approximately 55.9% of total employment is either part time or seasonal (Table 8). The prevalence of part time employment also suggests modest average hourly wages within the areas. This trend is supported by the Statistics Canada Labour Force Survey (average hourly wage for part time employees is almost 8 dollars less than full time employees) (Statistics Canada – Labour Force Survey).

Table 8:

York Region Power Centres: Employment by Type

	Full Time	Part Time	Seasonal	Total
Employment	4,415	5,297	286	9,998
%	44.2%	53.0%	2.9%	100.0%

Source: York Region Planning & Development Services Department

There are several general trends that have been observed in power centres. The average gross employment density appears to be relatively high. As such, it appears that these lands are relatively efficient in terms of jobs per gross hectare. However, the prevalence of part time and retail employment suggests that power centres are less effective at providing high quality employment opportunities. Promoting an appropriate balance of efficiency and effectiveness is a key planning objective on the Region's employment lands.

5.4.2 Major Shopping Centres

For the purposes of this analysis, major shopping centres are defined as shopping centres that are larger than 500,000 sq.ft. There are six major shopping centres that have been identified in York Region. These areas are located in the local municipalities of Vaughan, Richmond Hill, Markham and Newmarket (see Figure 8). Similar to power centres, shopping centres often act as a regional shopping hub for a larger geographic area.

Based on Figure 8, the locations of York Region's shopping centres are not within employment lands (with the exception of the Vaughan Mills Shopping Centre, which was previously classified within an employment land area). This again supports the notion that major retail is not currently consuming large amounts of employment land.

5.4.2.1 Employment, Industry and Density

Major shopping centres are home to approximately 1,500 businesses and 14,000 jobs. These areas occupy approximately 220 gross hectares and yield a gross density of over 60 jobs per hectare. This average gross density is higher than both employment lands and power centres.

Similar to power centres, a large proportion of employment in major shopping centres is both part time and seasonal (representing 62% of total employment) (Table 9), which has a significant influence on the average gross density.

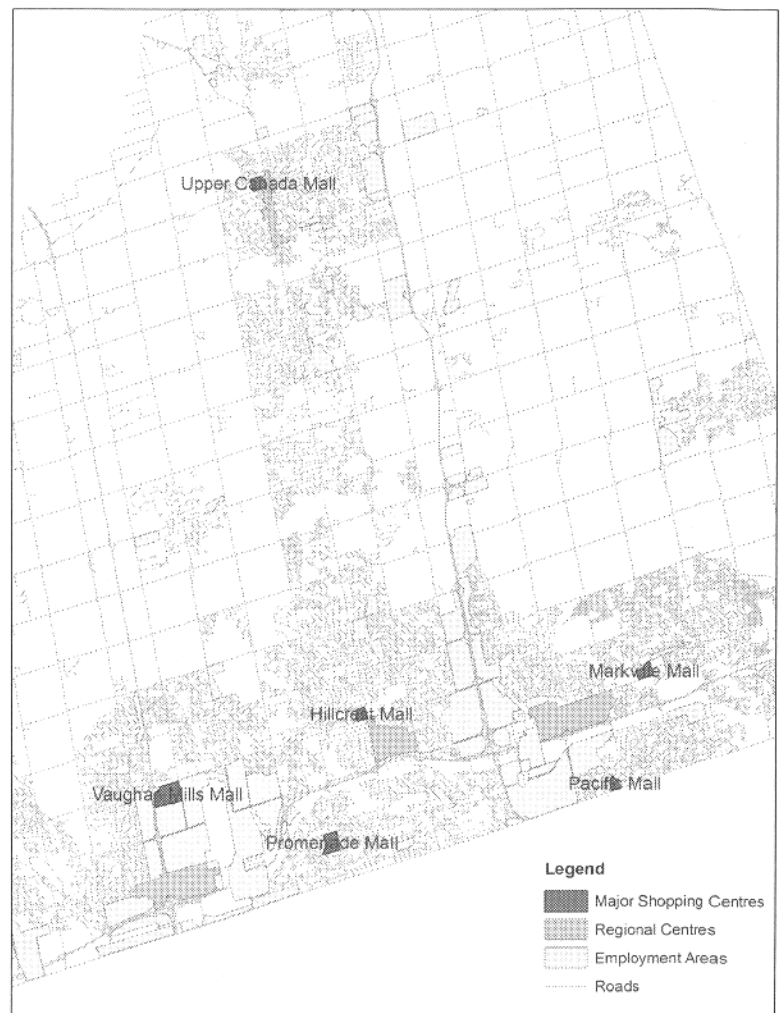
Table 9:

Major Shopping Centres: Employment by Type

	Full Time	Part Time	Seasonal	Total
Employment	5,270	7,489	1,017	13,776
%	38.3%	54.4%	7.4%	100.0%

Source: York Region Planning & Development Services Department

Figure 8: York Region's Major Shopping Centres



Source: York Region Planning and Development Services Department

The majority of the employment within these areas is retail trade (70%), accounting for nearly 1,000 businesses and 10,000 jobs. A full account of the employment by industry sector is available below (Table 10):

Table 10:

Major Shopping Centre: Employment by Industry

Condensed Sectoral Groupings	2006	%
Unclassified	15	0.1%
Public Administration	8	0.1%
Personal Services	2,518	18.3%
Health Care & Social Assistance	288	2.1%
Education	224	1.6%
Business Services	213	1.5%
F.I.R.E.	791	5.7%
Transportation/Warehousing	9	0.1%
Retail Trade	9,649	70.0%
Wholesale Trade	10	0.1%
SERVICES-PRODUCING	13,725	99.6%
Manufacturing	28	0.2%
Construction	23	0.2%
Utilities	0	0.0%
Primary	0	0.0%
GOODS-PRODUCING	51	0.4%
TOTAL	13,776	100.0%

Source: York Region Planning & Development Services Department

The employment trends for shopping centres are similar to the trends observed in power centres. The average gross employment density is relatively high (62 jobs per hectare). As such, it appears that these lands are relatively efficient in terms of jobs per gross hectare. However, the prevalence of part time and retail employment suggests that they are less effective at higher paying jobs.

There are several key observations that can be highlighted based on this analysis. There has been a great deal of discussion regarding the impact of major retail on employment lands. The above analysis indicates that existing major power centres and shopping centres are not currently occupying employment lands. Instead, power centres appear to be located either within or adjacent to Regional Centres. The location of power centres within these areas is not consistent with the higher density mixed use vision for York Region Centres.

The analysis also indicates that major retail is a relatively efficient use of land with density averages between 40 and 60 jobs per gross hectare. However, major retail is much less effective at attracting higher quality full time employment opportunities. Promoting an appropriate balance of density and stable higher paying employment is essential to the long term success of the Region and its employment lands.

As York Region's population grows, additional big box uses can be anticipated. These uses as well as potential major shopping centres will need to be considered as part of the

Region's urban land area requirements. Promoting an appropriate balance of efficiency and effectiveness is a key planning objective on the Region's employment lands.

5.4.3 York Region's retail to population ratio

Table 11 illustrates the ratio of population-to-retail employment for York Region and GTA municipalities. In 2001, there was 1 retail job in the region for every 16.9 York Region residents. The analysis indicates that the proportion of retail employment to the resident population was fairly consistent across the GTA in 2001. As such, York Region did not appear to have an over abundance of retail relative to its GTA counterparts.

Table 11:

The ratio of population-to-retail employment for York Region and GTA municipalities

Municipality	1996 Census			2001 Census		
	Retail Jobs	Population	Ratio	Retail Jobs	Population	Ratio
York Region	35,685	592,445	16.6	43,235	729,254	16.9
Durham Region	22,155	458,616	20.7	25,640	506,901	19.8
Halton Region	21,130	339,875	16.1	22,210	375,229	16.9
Peel Region	47,755	852,526	17.9	55,365	988,948	17.9
City of Toronto	141,360	2,385,421	16.9	137,030	2,481,494	18.1
GTA Total	268,085	4,628,883	17.3	283,480	5,081,826	17.9

Source: Statistics Canada data based on 1996 & 2001 Census, Place of Work Data. Analysis based on industry classification for Retail. Includes usual place of work and work at home employment.

6. Employment Land Intensification

There are various benefits to intensifying employment lands. Employment land intensification strengthens York Region's employment base, while allowing for a more efficient use of existing infrastructure. Employment land intensification, combined with the 40% residential intensification target, will contribute towards improving the Region's live-work ratio. Intensification will also help to offset a projected shortage of strategic employment land in York Region.

6.1 Provincial Policies

The Provincial Policy Statement and *Places to Grow* identify intensification as the development of a property, site or area at a higher density than already exists through:

- a) redevelopment, including the reuse of Brownfield sites;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; or
- d) the expansion or conversion of existing buildings.

Places to Grow gives priority to accommodating population and employment growth by directing a significant portion to the built-up areas of the community through intensification. The analysis section of this report includes a preliminary look at employment land intensification with an emphasis on the development of vacant and/or underutilized lots within previously developed areas.

6.2 Employment land intensification opportunities in York Region

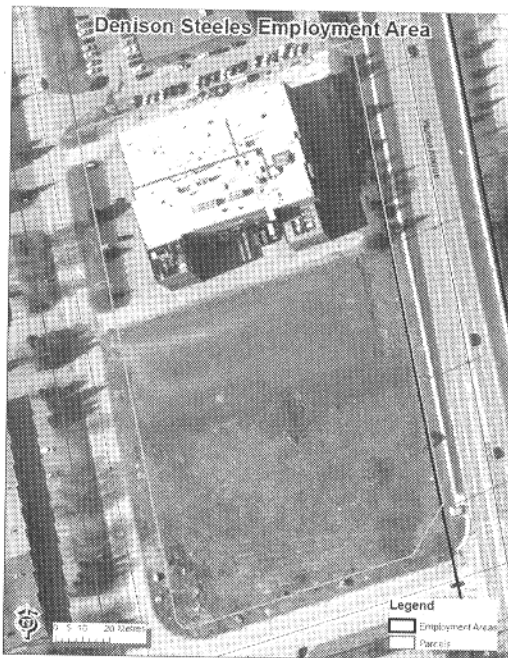
One opportunity for intensification within employment areas is the development of underutilized lots within developed areas (e.g. vacant portions of built parcels). Based on a preliminary investigation of potential built underutilized land, a parcel was included as built underutilized if it was approximately half vacant, or if the vacant portion of a built parcel was approximately a half-hectare or greater.

Based on this analysis, there were 85 parcels identified, totalling 186 hectares of underutilized lands. These parcels could add an additional 9,500 jobs in existing employment lands, based on the existing average regional density. Figure 9 and Figure 10 below show a historical example of how an underutilized employment land parcel has been further developed.

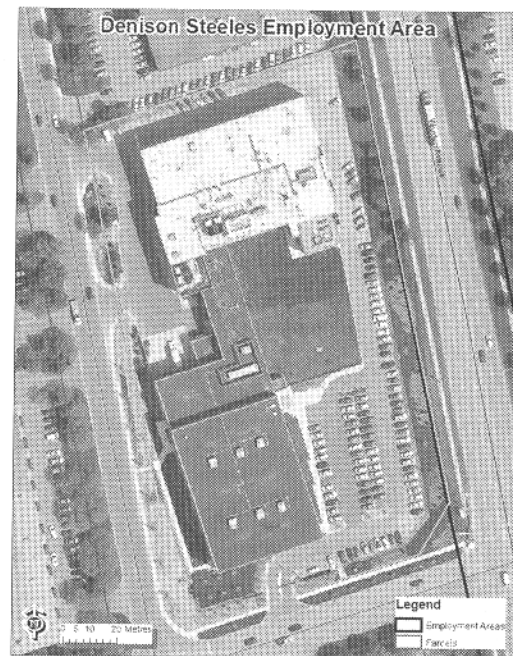
Figure 9:

Figure 10:

Underutilized Parcel Example, 2002



Underutilized Parcel Example, 2006



Produced by: Planning and Development Services Department. © J. D. Barnes Limited, 2005 & 2006 Orthophotography.
Please Note: This is not a Plan of Survey. For actual measurements of the parcels, refer to legal survey and documents.

The parcel shown is in the Markham employment area of Denison Steeles, and is a pharmaceutical manufacturing facility. The total parcel size is approximately 2 hectares, and approximately half the site was previously underutilized. In 2004, a \$1.9 million expansion added the second attached building, totalling 2,733 square metres (29,418 square feet).

Employment land intensification can also occur through redevelopment, or the development of new units of lots on previously developed land in existing communities. Currently, there are three active applications to redevelop existing employment land parcels – one in Vaughan and two in Markham, totalling 27.5 hectares. Additionally, the lands currently occupied by the Buttonville Airport are anticipated to be redeveloped for employment land. Redevelopment can also include brownfield sites. More analysis is required to determine the intensification potential through redevelopment opportunities.

6.3 The role of intensification on employment lands

While there are no employment-specific intensification targets set out in *Places to Grow*, employment land intensification could help accommodate some of the 340,000 jobs forecast for York Region. However, the timing and amount of employment land intensification relies on a variety of market driven conditions. As a result, it is difficult to predict the level of intensification that should be expected on employment lands. As such, there is a need to plan for employment land requirements based on forecasted demand, while not including an intensification assumption. However, York Region will continue to encourage the intensification of both population and employment lands where possible.

7. Conclusions

York Region has experienced rapid population and employment growth over the past two decades. This growth has occurred in a variety of employment sectors, producing a vibrant and diverse mix of employment uses. Employment lands are home to approximately 43% of York Region's total employment and represent an essential component of the current employment landscape. Moreover, employment lands play a vital role in accommodating forecasted employment growth in York Region. Strong and vibrant employment areas are essential in attracting the level of employment required to maintain an appropriate mix of population and employment and promote a positive live-work relationship.

York Region is committed to preserving strategically significant lands for employment uses. Initial analysis suggests that the majority of York Region's employment lands are occupied by single storey industrial structures. In newer applications, the addition of a smaller scale office component to a single storey industrial structure is more common. There are also a growing number of industrial and commercial condominium applications that cater to a more diverse group of industry sectors. It is expected that industrial type uses will remain the prominent built form on employment lands.

Based on the most recent vacant employment land inventory (2006), there are long term vacant employment land supply issues in several York Region municipalities. In order to accommodate the forecasted employment growth, York Region will need to identify strategically significant employment lands and ensure that these lands are available to accommodate the forecasted employment growth.

Employment lands are constantly evolving based on economic and business trends. Thus, it is important to understand the employment dynamics that are prominent in these areas. Understanding these dynamics will provide insight into the required characteristics of future employment land developments. York Region's employment land densities are amongst the highest in the GTAH. Including major office employment, York Region's employment lands are built at a density of approximately 60 jobs per net hectare. This average density increases to approximately 63 jobs per net hectare for the Region's five urban municipalities of Aurora, Markham, Newmarket, Richmond Hill and Vaughan. Assuming a 25% net to gross conversion rate translates to 50.6 jobs per gross hectare for the five urban municipalities, which is slightly above 50 people and jobs per hectare required in *Places to Grow*. The overall York Region average employment land density of 60 jobs per net hectare translates to approximately 48 jobs per gross hectare.

One opportunity for intensification within employment areas is the development of underutilized lots within developed areas (e.g. vacant portions of built parcels). Based on a preliminary investigation of potential built underutilized land, a parcel was included as built underutilized if it was approximately half vacant, or if the vacant portion of a built parcel was approximately a half-hectare or greater. Based on this analysis, there were 85 parcels identified, totalling 186 hectares of underutilized lands. These parcels could add an additional 9,500 jobs in existing employment lands, based on the existing average regional density. York Region will continue to encourage employment land

intensification to enhance these employment densities. However, the timing and amount of employment land intensification relies on a variety of market driven conditions. As a result, it is difficult to predict the level of intensification that should be expected on employment lands. As such, there is a need to plan for employment land needs based on the forecasted demand, while not including an intensification assumption.

Preserving strategically significant employment lands includes guarding against the conversion of existing employment lands. This includes the conversion of employment land for commercial uses.

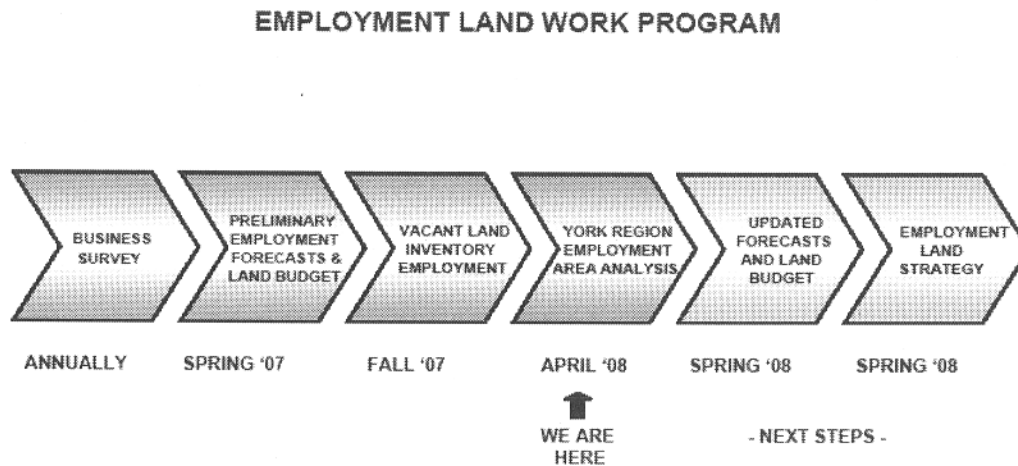
A preliminary evaluation of major retail in York Region suggests that the majority of the Region's major retail is outside of employment lands. The analysis also indicates that major retail is a relatively efficient use of land with density averages between 40 and 60 jobs per gross hectare. These densities are skewed upwards by part time employment in the retail trade sector. As York Region's population grows, additional big box uses can be anticipated. These uses as well as potential major shopping centres will need to be considered as part of the Region's urban land area requirements outside of employment lands. The current ratio of retail employment to population in York Region is consistent with other GTA municipalities.

As highlighted in York Region's Economic Strategy, York Region must position itself to attract high quality employment sectors. This involves carefully monitoring employment trends to respond to potential shifts in specific industry sectors. This report helps to strengthen the understanding of York Region's employment lands, while supporting the Region's long term approach to planning for strategically significant employment lands. Ultimately, the analysis will inform the York Region Employment Land Strategy.

8. Next Steps

York Region has developed a comprehensive work plan to address employment lands. This study is the fourth of six components (Figure 11) ultimately leading to an employment land strategy.

Figure 11:



Source: York Region Planning and Development Services, 2008.

Based on the information present in this report, Regional staff will be preparing an updated employment land budget in the spring of 2008. Thereafter, the employment land strategy will begin to consider potential policy options in preparation for the update of the Regional Official Plan. The strategy will consider key policy directions to position York Region in terms of maintaining an appropriate balance of population and employment, sectoral diversity and appropriate employment land densities. Key areas of consideration will include:

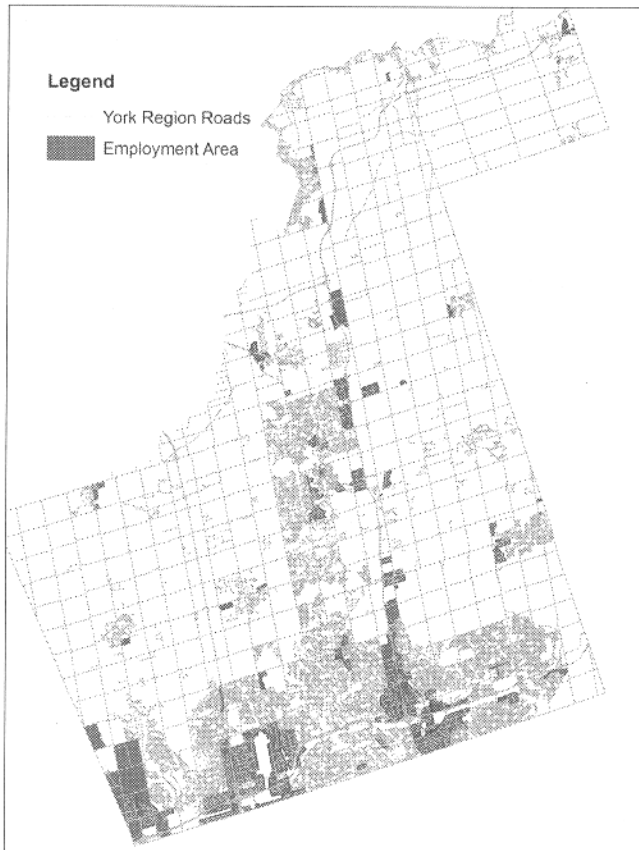
- Considering major retail in the land budget process
- Encouraging intensification on employment lands
- Targeting high quality jobs and sectors
- Taking a long term strategic approach to employment lands
- Identifying and preserving strategically significant employment lands
- Examining ways to encourage major office to locate in centres and corridors

Appendix A: Methodology

The Employment Land Area Analysis is based on various sources of information that have been developed and maintained to better understand the employment landscape in York Region. The primary data source is the York Region Employment Database, which provides detailed employment information for each business in York Region. The database is based on information collected from the 2006 York Region Employment Survey, a door-to-door survey conducted with businesses located in selected employment areas in York Region between May and August, 2006. The survey collects basic information on business name, address, employment, hiring intentions, contacts, and ownership type and building characteristics for each business in York Region.

The address information gathered through the survey was geocoded to York Region's Single Line Road Network (SLRN), effectively linking the York Region Employment Database to available geographic data. Using this geocoded information, employment survey data was organized by employment on employment lands and population related employment located outside of employment lands. Employment land area boundaries were defined based on local municipal land use designations. Figure 4 below illustrates the geographic location of York Region's employment lands:

Figure 4:



Source: York Region Planning and Development Services Department

In addition, the York Region Major Office Inventory was used to develop a better understanding of the characteristics and location of York Region's major office locations. Major office includes all non institutional office structures with a total area of 20,000 square feet and over. The inventory contains information on structure location, size (square meters) and ownership as well as site size (square meters). Following data verification, the information was linked geospatially to the parcel and organized by employment land area location.

Employment land employment estimates were adjusted for major office using an estimate for major office employment based on the square metre area of the building structure. Estimates on major office employment were calculated using a 13.2% vacancy rate (based on 2006 *Cushman Wakefield Lepage* data) and a 22 square meters per worker factor. Adjustments were made for each specific employment area, removing the appropriate parcel areas of major office sites for employment land density calculations.

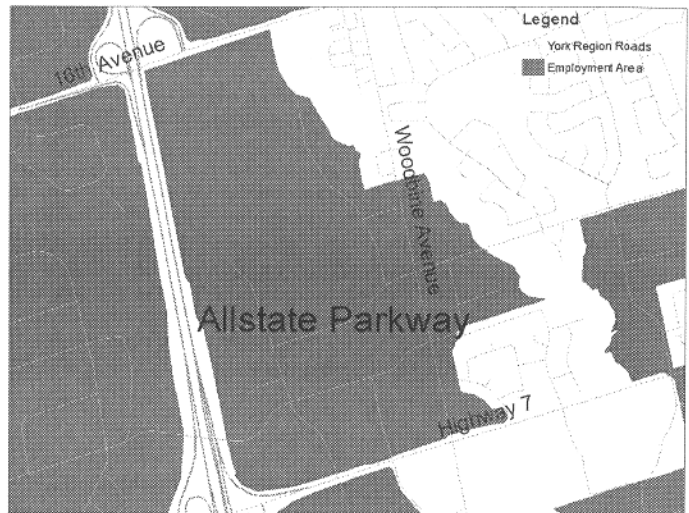
Appendix B: EMPLOYMENT LAND AREA PROFILES

The following provides a brief description of the major employment uses in each of our major employment areas. For the purpose of this report, this list has been limited to employment areas that currently employ more than 500 employees.

1. ALLSTATE PARKWAY

The Allstate Parkway Employment Park is home to a large number of major office sites. This is further reflected in the proportion of business service related employment, accounting for approximately 49% of total employment in the park. In addition, health care and social assistance is well represented within the business park (at 28% of total employment). However, a large proportion of health care and social assistance employment is offsite. The top three employment categories are:

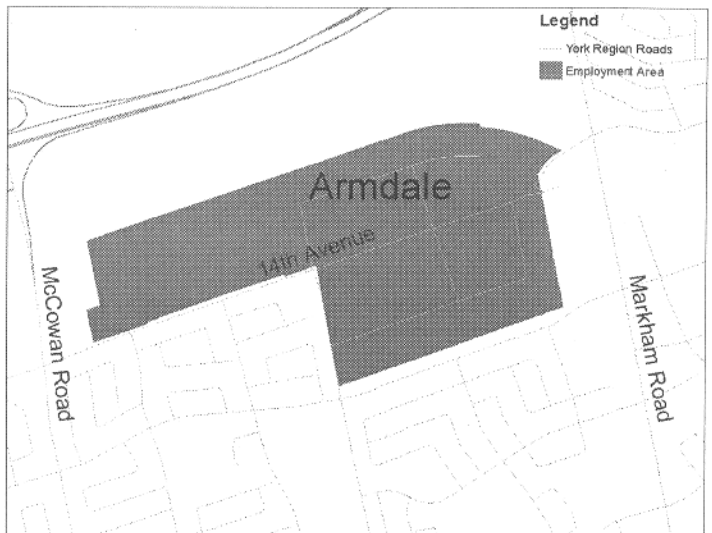
Professional, Scientific & Technical Services	28%
Health Care & Social Assistance	28%
Finance & Insurance	10%



2. ARMDALE

Armdale Employment Park is dominated by industrial employment. In fact, goods producing employment accounts for 84% of total employment within the business park. Within the goods producing category, manufacturing is the most dominant, accounting for approximately 71% of total employment within the business park. The top three employment categories are:

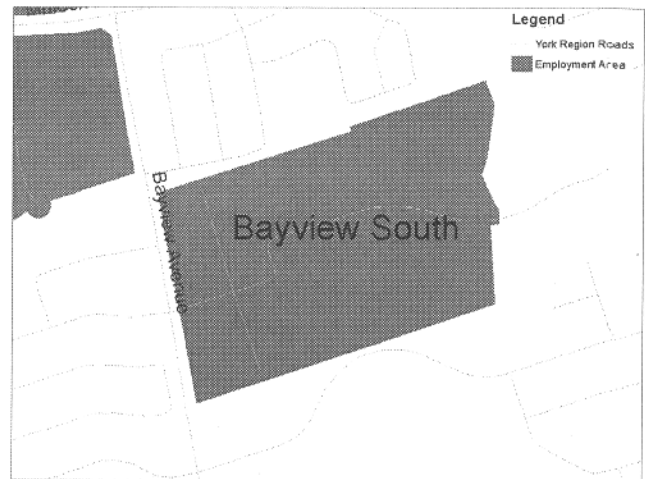
Manufacturing	71%
Wholesale Trade	11%
Information & Cultural Industries	10%



3. BAYVIEW SOUTH

The Bayview South Employment Park is dominated by manufacturing employment that services automobile production. Approximately 99% of total employment within the business park is manufacturing. Several of these manufacturing businesses operate several employment shifts within one structure. The top employment categories are:

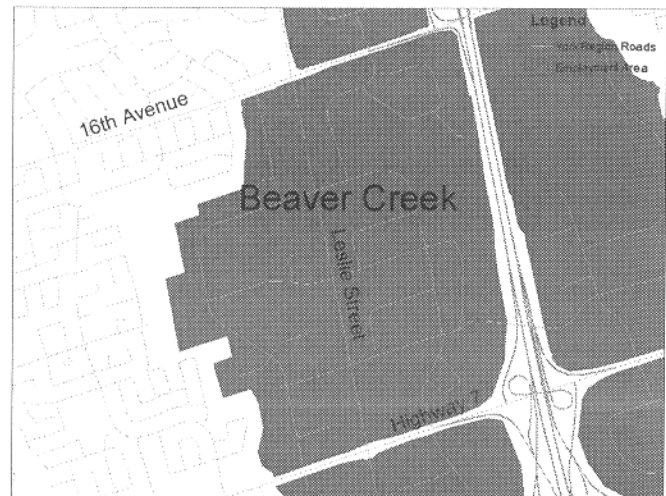
Manufacturing	99%
Educational Services	1%



4. BEAVER CREEK

The Beaver Creek Employment Park is an example of an industrial park in transition. Despite the prevalence of industrial structures within the business park, non-industrial uses are well represented. This is further supported by the fact that business services account for 32% of total employment within the business park. The top three employment categories are:

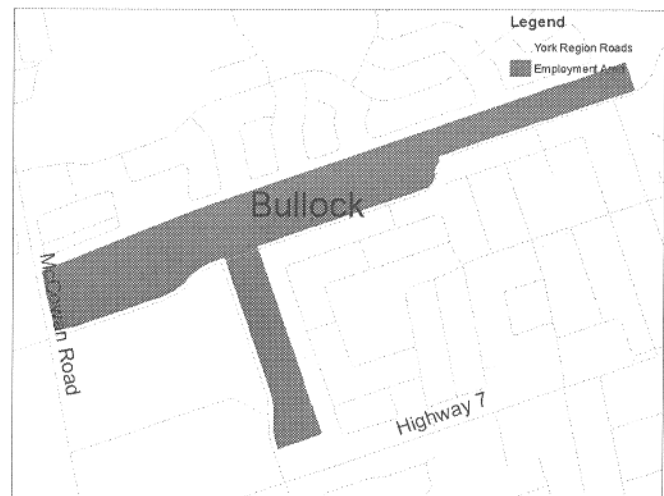
Professional, Scientific & Technical Services	19%
Wholesale Trade	18%
Manufacturing	14%



5. BULLOCK

Bullock Employment Park is host to a large proportion on service producing jobs. Within this category, retail trade is the largest industry sector accounting for 26% of total employment. The high proportion of retail employment is expected due to the business park's proximity to residential neighbourhoods. The top three employment categories are:

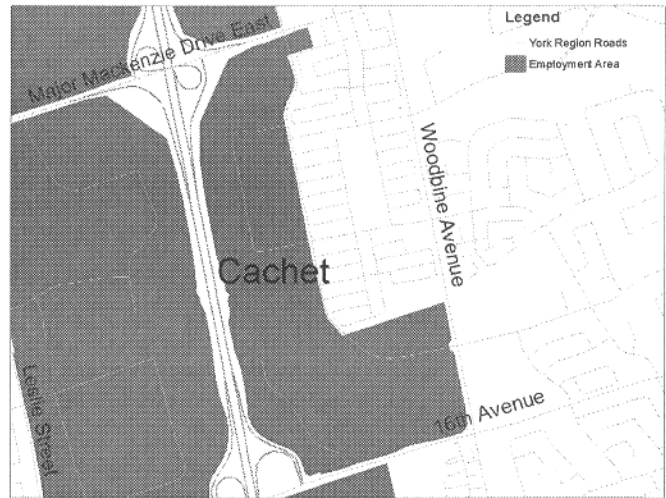
Retail Trade	26%
Information & Cultural Industries	22%
Other Services (except Public Admin.)	11%



6. CACHET

There are two dominant industries with the Cachet Employment Park: information and cultural services and manufacturing. These two industry sectors account for approximately 74% of total employment in the employment park. The business park also features several vacant industrial parcels that are available for development. The top three employment categories are:

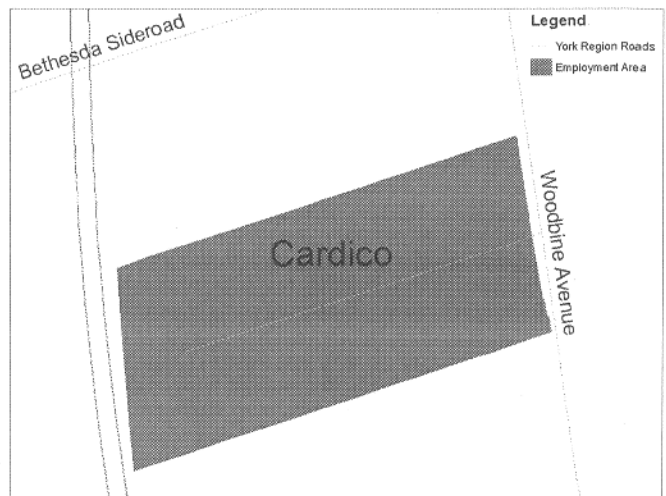
Information & Cultural Industries	41%
Manufacturing	33%
Wholesale Trade	8%



7. CARDICO

Cardico Employment Park is an example of a business park that has maintained a high proportion of industrial uses. In fact, industrial uses account for over 80% of total employment in the employment area. The top three employment categories are:

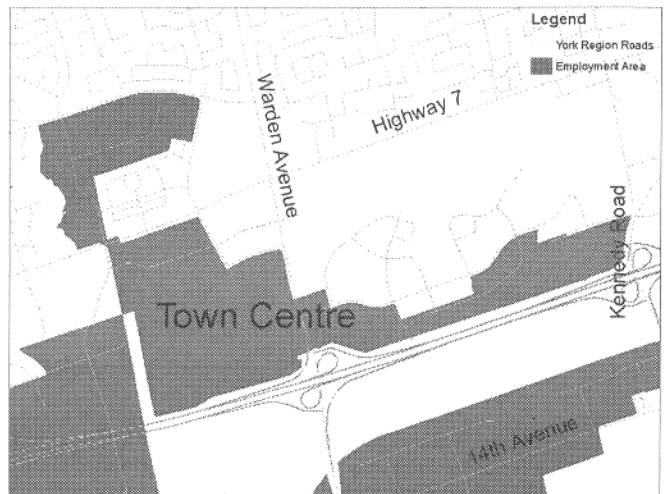
Manufacturing	71%
Wholesale Trade	11%
Information & Cultural Industries	10%



8. TOWN CENTRE

The Professional, Scientific & Technical sector is the largest employer in the Town Centre Employment Park. A large proportion of this employment is housed in major office sites, with IBM Canada employing the largest number of employees within this category. The top three employment categories are:

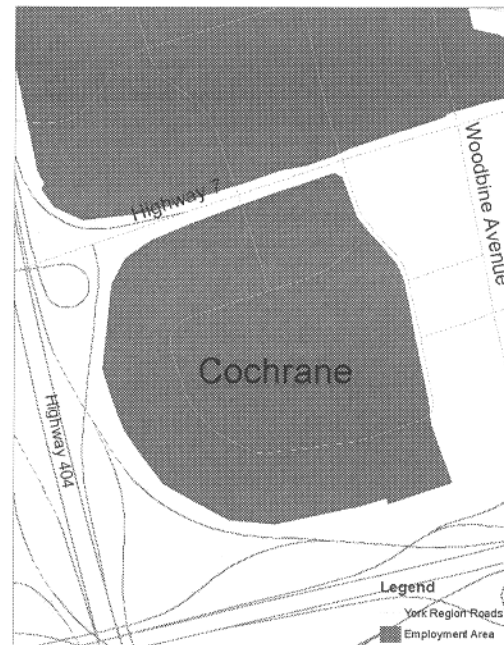
Professional, Scientific & Technical Services	58%
Mgmt. of Companies & Enterprises	11%
Admin. & Support Services (incl. Waste Mgmt.)	9%



9. COCHRANE

The Cochrane Employment Park hosts a mix of industrial and office employment. The top three employment categories are:

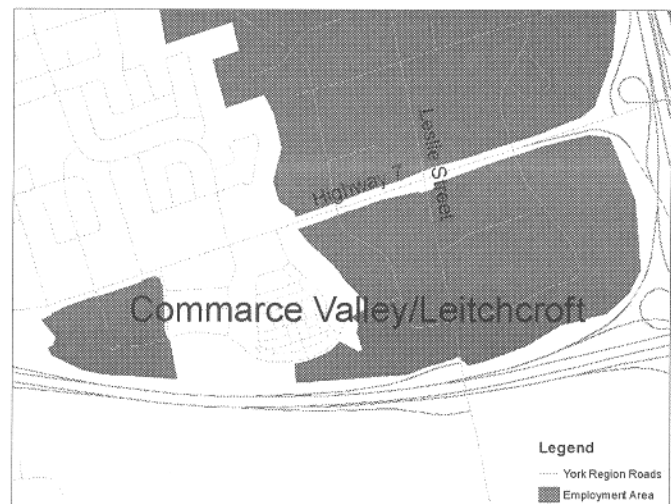
Manufacturing	23%
Professional, Scientific & Technical Services	17%
Mgmt. of Companies & Enterprises	10%



10. COMMERCE VALLEY /LEITCHCROFT

The largest industry sector in the Commerce Valley Employment Area is manufacturing, accounting for 30% of total employment. The second largest industry within the employment park is the Professional, Scientific & Technical sector. In fact, business services employment represents the largest proportion of the employment area, representing approximately 47% of total employment. The largest employer within the Commerce Valley Employment Area is AMD Technologies, employing more than 3000 people. The top three employment categories are:

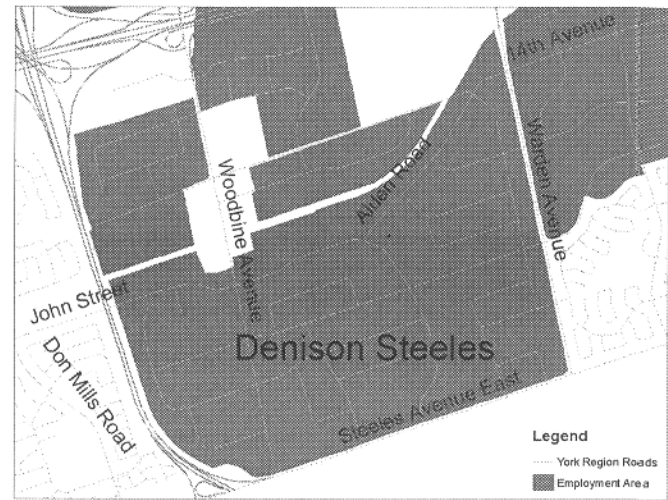
Manufacturing	30%
Professional, Scientific & Technical Services	28%
Accommodation & Food Services	9%



11. DENISON STEELES

The Denison Steeles Employment Park is a major employment hub, employing over 30,000 people in Markham. This employment is spread across several employment sectors, with manufacturing employment accounting for the largest proportion of employees (approximately 30%). Business services are also well represented in the employment area, representing 46% of total employment. The top three employment categories are:

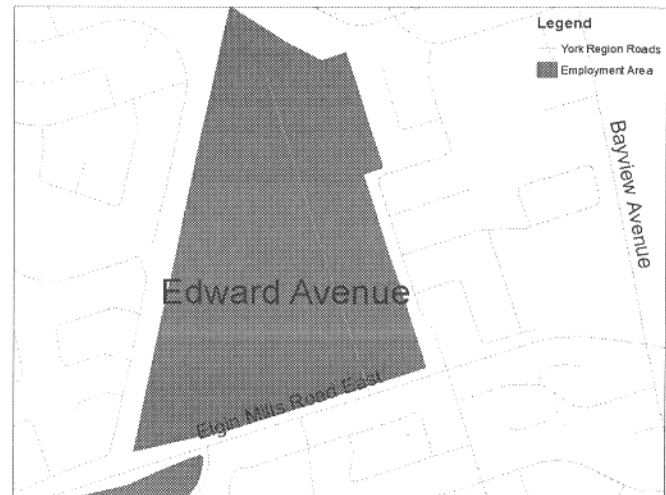
Manufacturing	22%
Mgmt. of Companies & Enterprises	16%
Admin. & Support Services (incl. Waste Mgmt.)	11%



12. EDWARD AVE

The Edward Ave Employment Park is home to a variety of industry sectors. The largest proportion of employment is in the manufacturing sector, while utilities, health care and social assistance and transportation and warehousing are all well represented. The top three employment categories are:

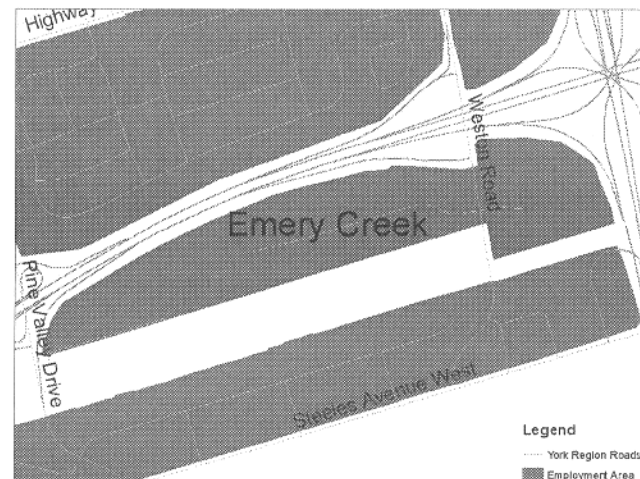
Manufacturing	23%
Utilities	18%
Health Care & Social Assistance	16%



13. EMERY CREEK

The Emery Creek Employment Area is an example of a pre-dominantly industrial employment park. In fact, over 80% of total employment within the employment park is manufacturing, while goods producing sectors account for over 95% of total employment. The top three employment categories are:

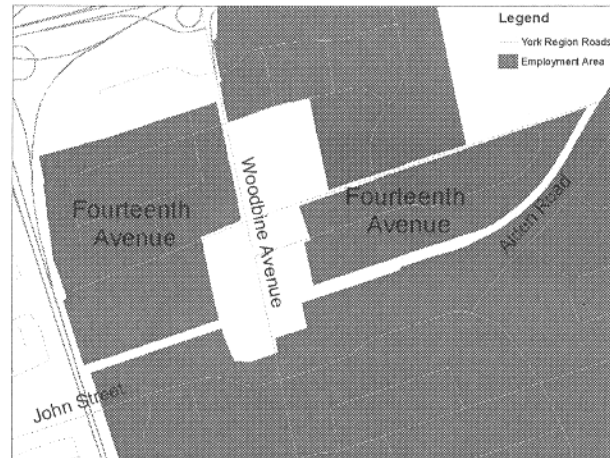
Manufacturing	82%
Transportation and Warehousing	13%
Wholesale Trade	2%



14. FOURTEENTH AVENUE

The manufacturing sector employs the largest proportion of employment with the Fourteenth Avenue Employment Park. This relatively mature employment park features a high proportion of built parcels and a solid mix of employment uses. The top three employment categories are:

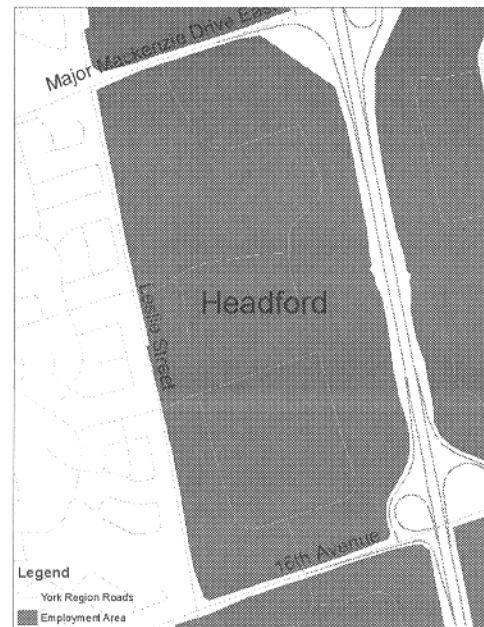
Manufacturing	27%
Professional, Scientific & Technical Services	14%
Wholesale Trade	13%



15. HEADFORD

The Headford Employment Park is dominated by business services employment, which accounts for about 50% of total employment. Within this category, Management of Companies and Enterprises is the largest employment sector, accounting for 23% of total employment. The top three employment categories are:

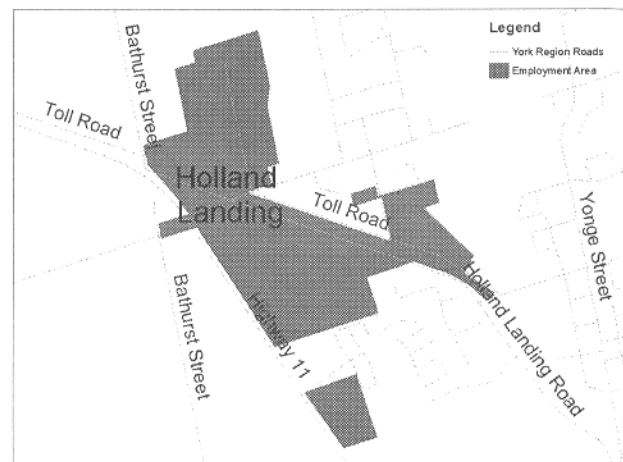
Mgmt. of Companies & Enterprises	23%
Professional, Scientific & Technical Services	14%
Wholesale Trade	11%



16. HOLLAND LANDING

The Holland Landing Employment Park is primarily focused on industrial uses. The largest employer within the employment park is manufacturing, which accounts for 83% of total employment. The top three employment categories with the employment park are:

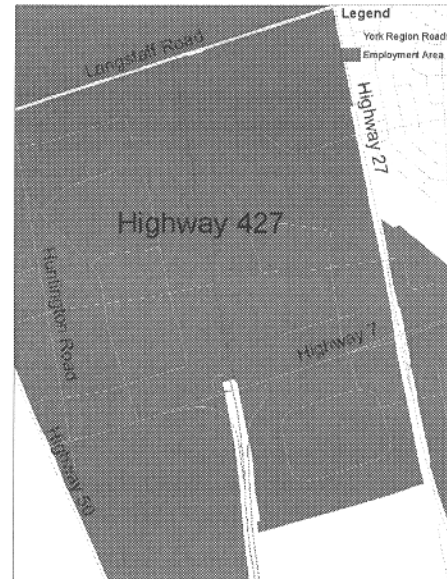
Manufacturing	83%
Wholesale Trade	6%
Construction	4%



17. HIGHWAY 427

The Highway 427 Employment area is focused on industrial uses. In fact, manufacturing employment accounts for approximately 87% of total employment. In addition, manufacturing firms in the employment park are larger employers, employing over 100 employees on average. The top three employment categories with the employment park are:

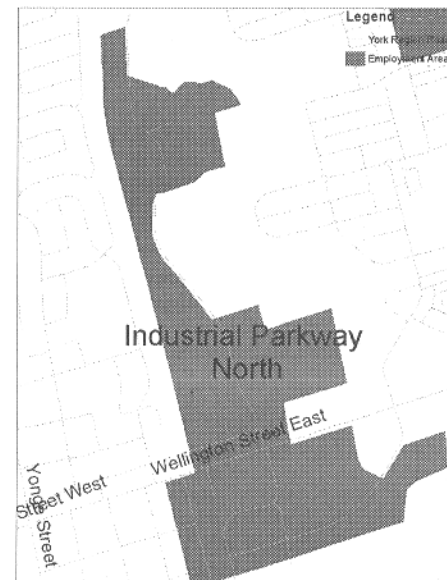
Manufacturing	87%
Transportation and Warehousing	3%
Accommodation & Food Services	3%



18. INDUSTRIAL PARKWAY NORTH

Industrial Parkway North is home to a large proportion of manufacturing employment. In fact, there were approximately 1700 manufacturing jobs, accounting for 59% of total employment in the employment park. In addition, retail employment is also well represented, representing 7% of total employment. However, it is expected that a portion of this retail activity supports industrial uses within the employment park itself. The top three employment categories are:

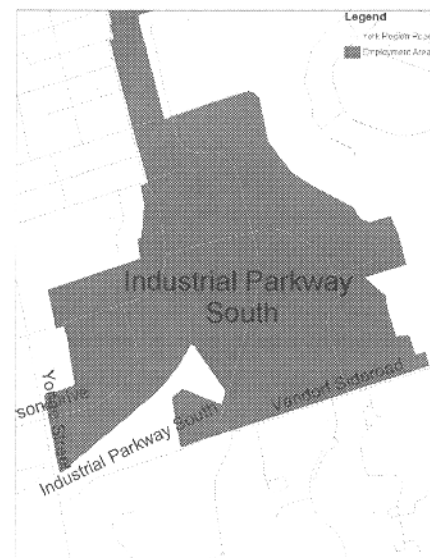
Manufacturing	59%
Retail Trade	7%
Professional, Scientific & Technical Services	5%



19. INDUSTRIAL PARKWAY SOUTH

As expected, Industrial Parkway South Employment Area displays similar characteristics to Industrial Parkway North. The employment area features a large proportion of manufacturing employment, which accounts for approximately 50% of total employment. There is also a strong proportion of retail employment in the park, representing 6% of total employment. The top three employment categories are:

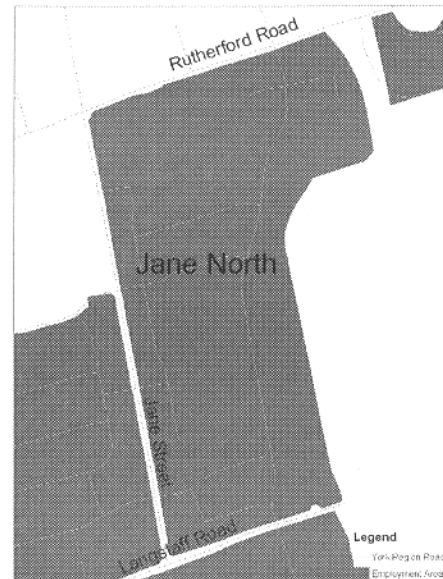
Manufacturing	59%
Wholesale Trade	14%
Construction	6%



20. JANE NORTH

The Jane North Employment Area features a mix of employment uses. As expected, the largest proportion of employees, work in the manufacturing sector. However, there is also strong representation in construction, wholesale trade, administration and support services and transportation and warehousing. The top three employment categories are:

Manufacturing	31%
Construction	16%
Wholesale Trade	15%



21. JANE SOUTH

The Jane South Employment Area features a mix of employment uses. As expected, the largest proportion of employees, work in the manufacturing sector. In addition, Retail Trade also employs a large proportion of employees in the employment park. The top three employment categories are:

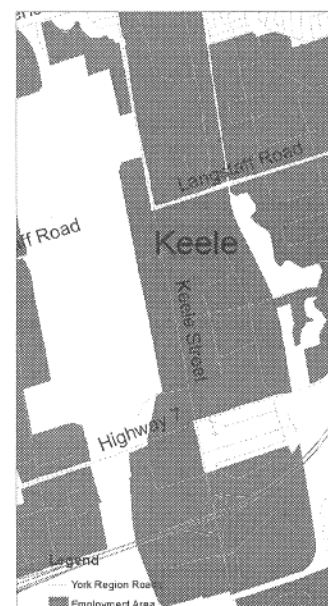
Manufacturing	28%
Construction	20%
Retail Trade	11%



22. KEELE

The Keele Employment Park is dominated by good producing sectors, which account for approximately 81% of total employment. Within this category, manufacturing is the largest employment sector, employing over 50% of total employment. The top three employment categories are:

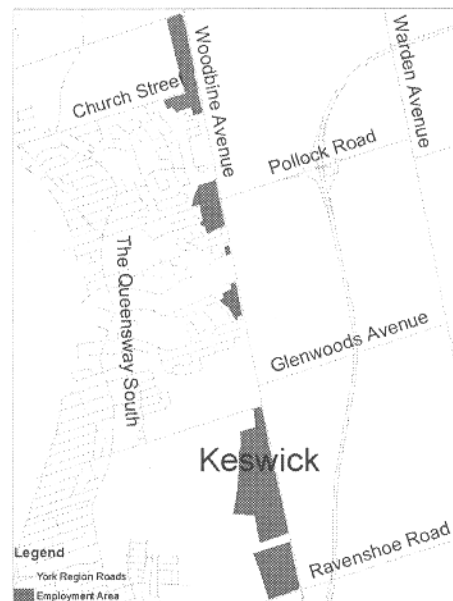
Manufacturing	55%
Wholesale Trade	14%
Transportation and Warehousing	11%



23. KESWICK

The Keswick Employment Park is primarily focused on population-related employment. Prominent uses in the employment area include retail trade and accommodation and food service. In addition, manufacturing employment accounts for 14% of employment. However, it is expected that uses within the park will vary in the future as the Keswick Business Park gains occupancy. The top three employment categories with the employment park are:

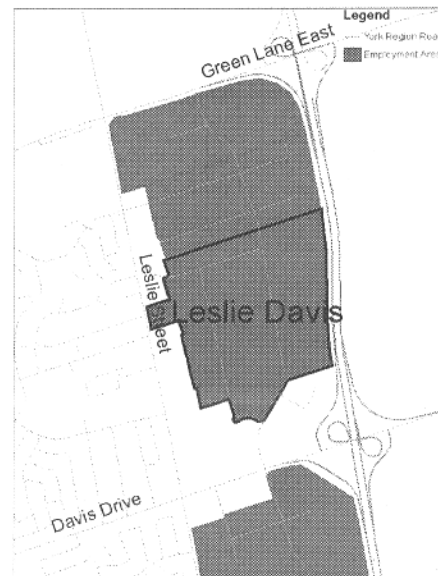
Retail Trade	36%
Accommodation & Food Services	30%
Manufacturing	14%



24. LESLIE DAVIS

The Leslie Davis Employment Area is home to a large proportion of manufacturing employment. In addition, other services, wholesale trade and information and cultural industrial are also well represented. The area is also surrounded by a large number of retail establishments that are outside the formal employment area boundary. The top three employment categories with the employment area are:

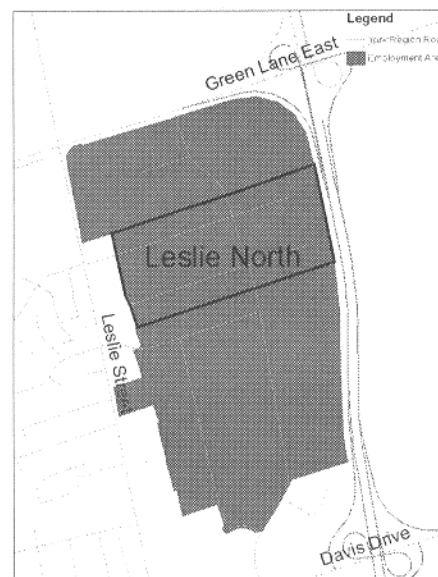
Manufacturing	50%
Other Services (except Public Admin.)	16%
Wholesale Trade	9%



25. LESLIE NORTH

Approximately 40% of total employment in the Leslie North Employment Area is manufacturing. The second largest employment sector in the employment area is wholesale trade, which accounts for 20% of total employment. The top three employment categories with the employment area are:

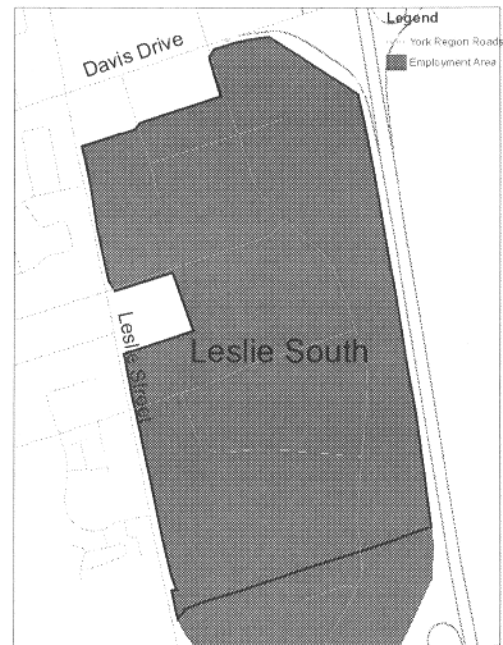
Manufacturing	40%
Wholesale Trade	20%
Health Care & Social Assistance	11%



26. **LESLIE SOUTH**

The Leslie South Employment Area features a strong mix of employment uses, with several employment categories at (or approaching) 10% of total employment. The largest employer within the employment area is manufacturing, accounting for 26% of total employment. The top three employment categories with the employment area are:

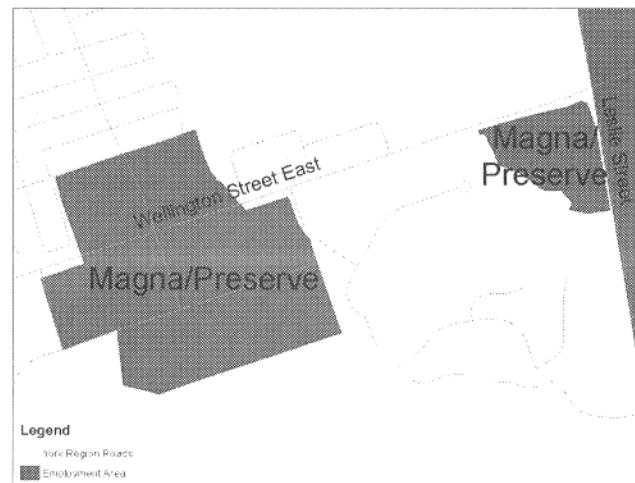
Manufacturing	26%
Public Administration	11%
Other Services (except Public Admin.)	10%



27. **MAGNA/PRESERVE**

Over 80% of total employment in the Magna Employment Area is within the manufacturing sector. As expected, businesses owned by Magna International predominately occupy the employment area. The site also features large tracks of land available for development. The top three employment categories are:

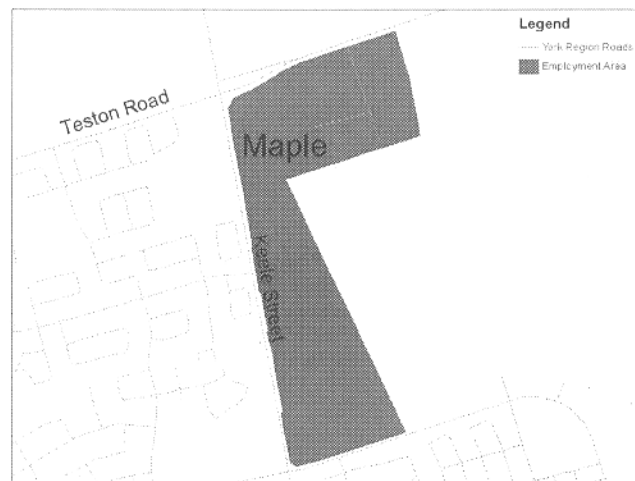
Manufacturing	81%
Professional, Scientific & Technical Services	16%
Real Estate & Rental & Leasing	3%



28. **MAPLE**

The Maple Employment Park is dominated by good producing sectors, which account for approximately 93% of total employment. Within this category, manufacturing is the largest employment sector, employing over 60% of total employment. The top three employment categories are:

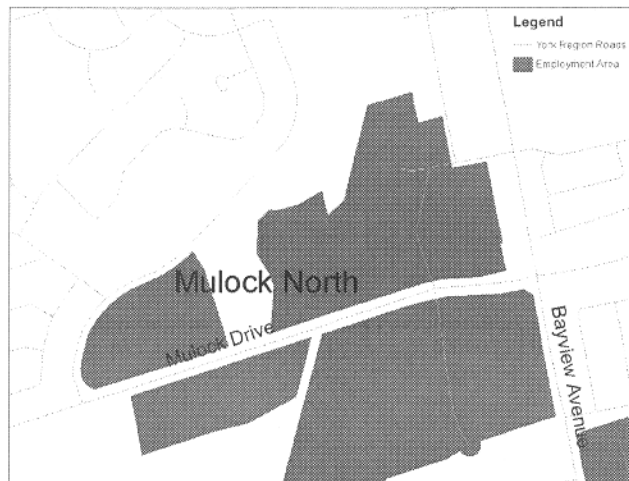
Manufacturing	60%
Wholesale Trade	16%
Construction	15%



29. **MULOCK NORTH**

The Mulock North Employment Park is home to a high proportion of Public Administration employment. This is primarily attributable to the Town of Newmarket offices, which account for 68% of total employment in the employment area. The top three employment categories with the employment park are:

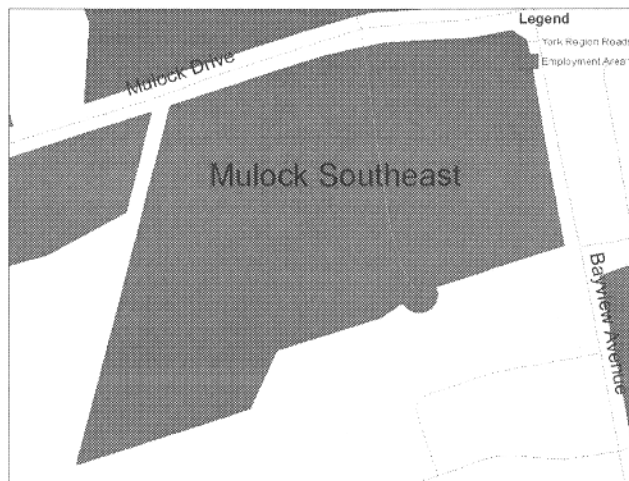
Public Administration	68%
Transportation and Warehousing	11%
Retail Trade	9%



30. **MULOCK SOUTHEAST**

The Mulock Southeast Employment Area features a large proportion of manufacturing employment. In addition, construction and information and cultural industries are also well represented. The top three employment categories with the employment area are:

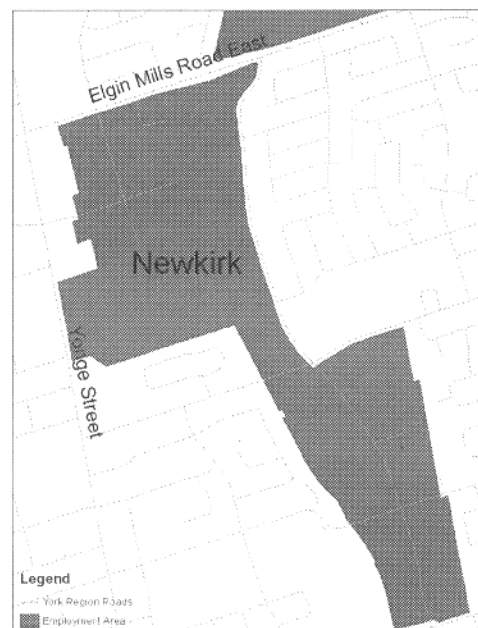
Manufacturing	48%
Construction	8%
Information & Cultural Industries	7%



31. **NEWKIRK**

Over 50% of total employment in the Newkirk Employment area is in the manufacturing sector. Larger employers within the employment park include Rogers Cable, Quebecor World and Innocon Inc and Polybrite Inc. The top three employment categories with the employment area are:

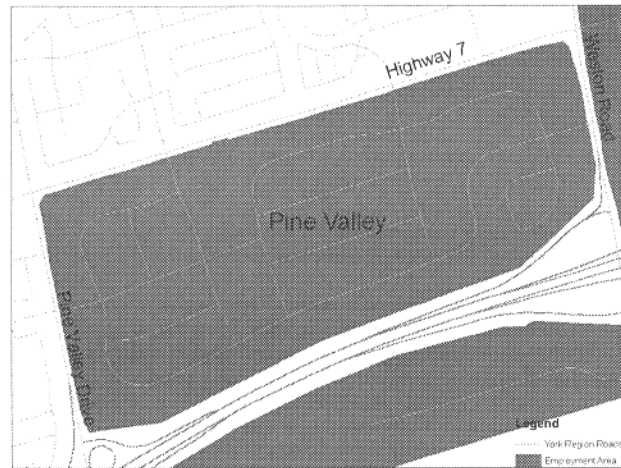
Manufacturing	52%
Information & Cultural Industries	16%
Construction	9%



32. PINE VALLEY

The Pine Valley Employment Area is an example of a predominately industrial area. In fact, industrial uses account for approximately 63% of the 7,825 jobs in the employment park. The largest employment sector in the employment area is manufacturing, which accounts for 38% of total employment. The top three employment categories with the employment area are:

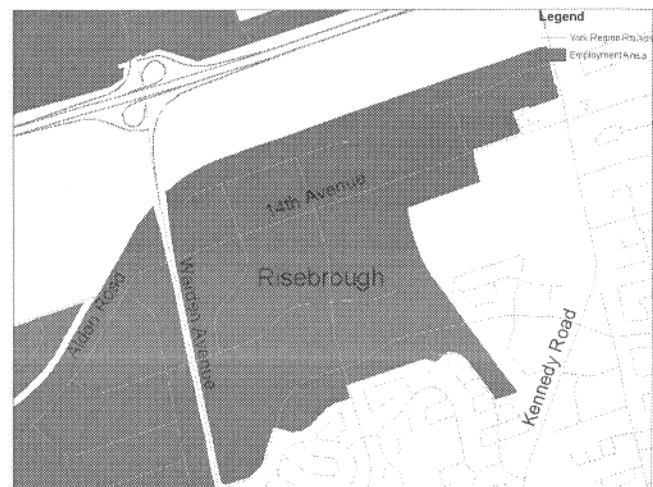
Manufacturing	63%
Construction	12%
Retail Trade	8%



33. RISEBROUGH

Employment, within the Risebrough Employment Area, is dominated by three industry sectors. The largest sector within the business park is Professional, Scientific and Technical Services, which accounts for 41% of total employment. This is followed by manufacturing and wholesale trade, which employ 22% and 17% of the business park, respectively. These three categories account for 80% of total employment. To recap, the top three employment categories are:

Professional, Scientific & Technical Services	41%
Manufacturing	22%
Wholesale Trade	17%



34. RODICK

The Rodick Employment Park features two employment sectors that employment approximately 2/3 of total employment. The manufacturing sector is the largest employer in the employment park, employing 38% of total employment. The second largest industry sector is other services (except public admin.), with a single company employing all 400 employees within this category (Team Industrial Services Inc). The top three employment categories are:

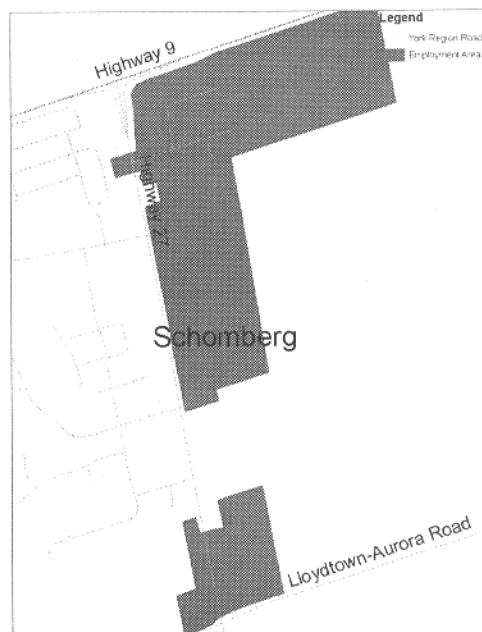
Manufacturing	38%
Other Services (except Public Admin.)	33%
Professional, Scientific & Technical Services	9%



35. SCHOMBERG

The Schomberg Employment Park is dominated by manufacturing employment, employing 2/3 of total employment. There is also a strong presence of construction employment in the employment area. The top three employment categories with the employment park are:

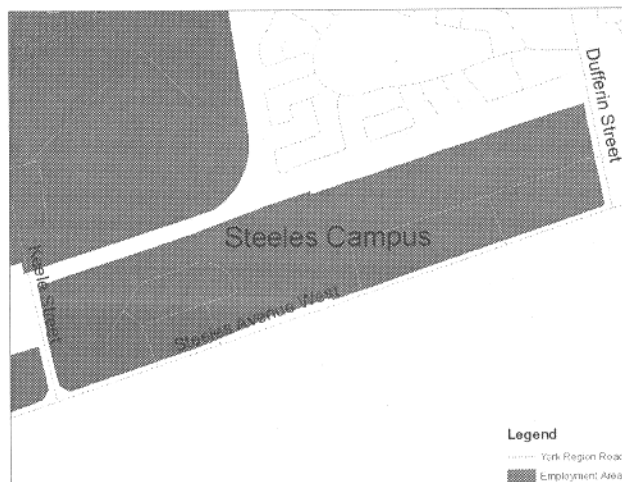
Manufacturing	66%
Construction	15%
Retail Trade	7%



36. STEELES CAMPUS

The Steeles Campus Employment Park is occupied by a large portion of manufacturing firms. These firms employ approximately 2,500 employees, or 54% of total employment within the employment area. It can be considered a mature employment area, with all parcels dedicated to an employment use. The top three employment categories are:

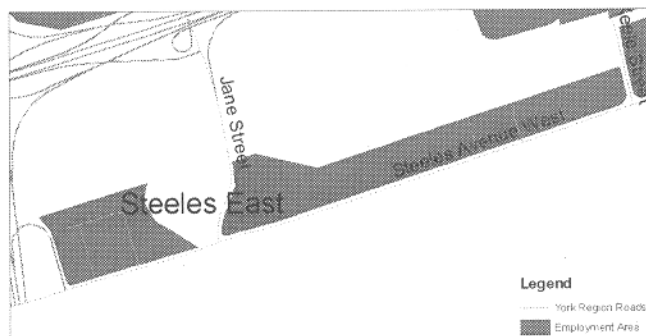
Manufacturing	54%
Admin. & Support Services (incl. Waste Mgmt.)	13%
Wholesale Trade	7%



37. STEELES EAST

Steeles East Employment Park is dominated by industrial employment. In fact, goods producing employment accounts for 68% of total employment within the business park. Within the goods producing category, manufacturing is the most dominant, accounting for approximately 39% of total employment. The top three employment categories are:

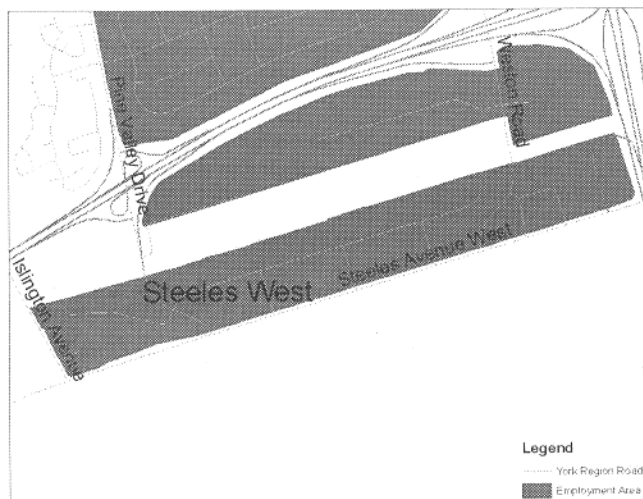
Manufacturing	39%
Transportation and Warehousing	11%
Wholesale Trade	11%



38. STEELES WEST

The Steeles West Employment Park is employs a large number of manufacturing and whole trade employees. These two categories account for over 50% of total employment in the business park. The top three employment categories are:

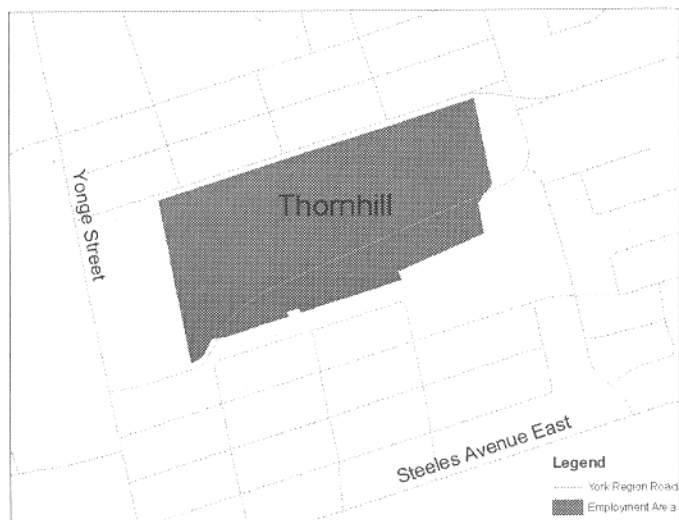
Manufacturing	38%
Wholesale Trade	14%
Professional, Scientific & Technical Services	9%



39. THORNHILL

There are three main employment sectors currently occupying the Thornhill Employment Area. The largest employer in the area is manufacturing, which employs approximately 23% of total employment. This sector is closely followed by retail trade, which exists primarily along the edge of the employment area boundary. There is also a strong representation of whole trade employment, representing 16% of all jobs. The top three employment categories are:

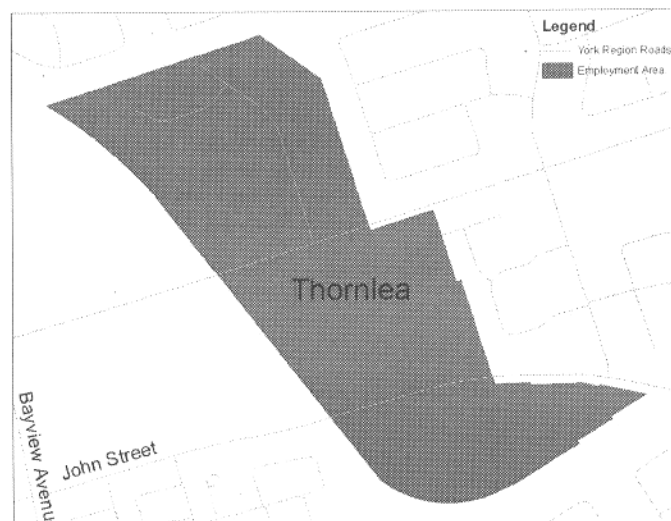
Manufacturing	23%
Retail Trade	21%
Wholesale Trade	16%



40. THORNLEA

The Thornlea Employment Area is one of the Region's smaller employers employing less than 1000 people. Approximately 35% of these 1000 employees work within the manufacturing sector. The top three employment categories with the employment park are:

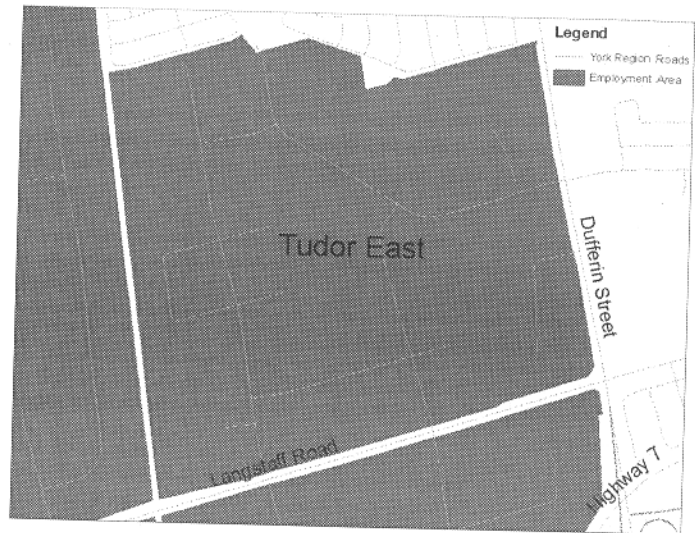
Manufacturing	35%
Other Services (except Public Admin.)	26%
Construction	13%



41. TUDOR EAST

The Tudor East Employment Park is an example of an industrial employment area. Approximately 50% of total employment within the business park is within the manufacturing sector. Moreover, an additional 44% of total employment is either in construction or wholesale trade. The top three employment categories are:

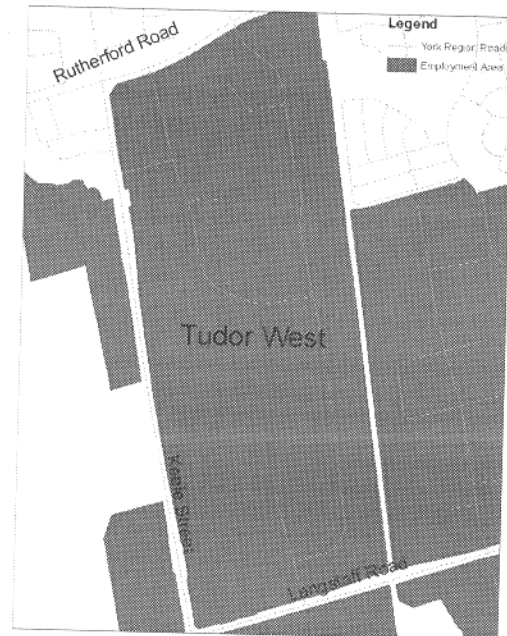
Manufacturing	50%
Construction	35%
Wholesale Trade	9%



42. TUDOR WEST

The Tudor West Employment Park is home to a large proportion of manufacturing employment. However, the largest proportion of employment falls within the Information and Cultural industries sector, which employs 45% of total employment. The top three employment categories are:

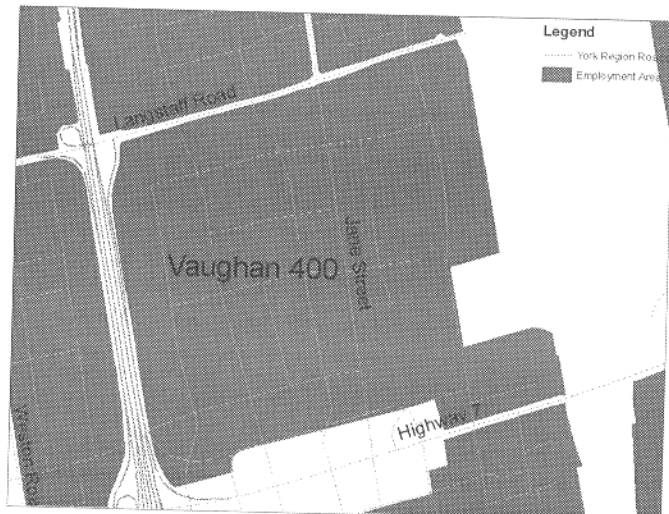
Information & Cultural Industries	41%
Manufacturing	33%
Wholesale Trade	6%



43. VAUGHAN 400

Industrial employment occupies the majority of the Vaughan 400 Employment Area. In fact, construction, manufacturing and wholesale trade represent 70% of total employment in the employment area. In total, the employment area employs over 13,000 people. The top three employment categories are:

Manufacturing	35%
Construction	22%
Wholesale Trade	13%

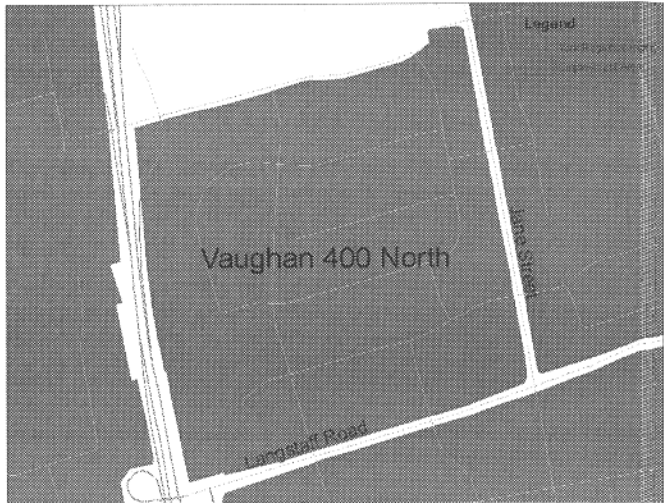


44.

VAUGHAN 400 NORTH

The Vaughan 400 North Employment Area enjoys similar characteristics to Vaughan 400. The area is predominately occupied by industrial uses. In total, over 5,000 people are employed in the business park. The top three employment categories are:

Manufacturing	45%
Wholesale Trade	18%
Construction	10%

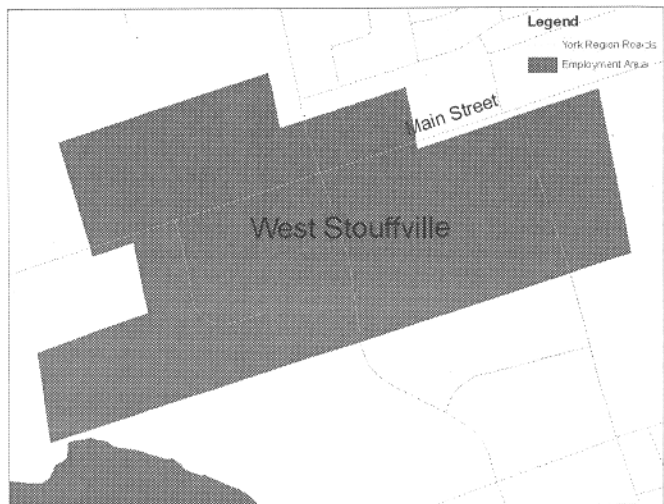


45.

WEST STOUFFVILLE

The largest employment sector in the West Stouffville Employment Area is manufacturing, employing 1/4 of total employment. There is also a strong presence of government services in the employment area, as a result of the Town of Whitchurch-Stouffville municipal offices. The top three employment categories with the employment park are:

Manufacturing	25%
Public Administration	12%
Retail Trade	11%

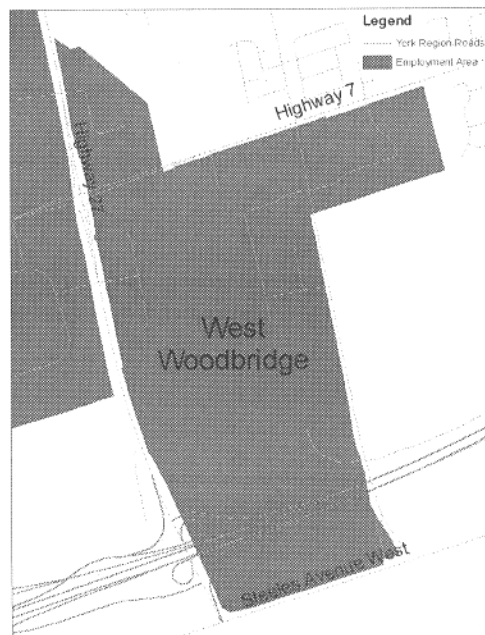


46.

WEST WOODBRIDGE

Approximately 39% of total employment within the West Woodbridge Employment Area is within the manufacturing sector. In addition, a high proportion construction employment is also evident in the employment area. The top three employment categories are:

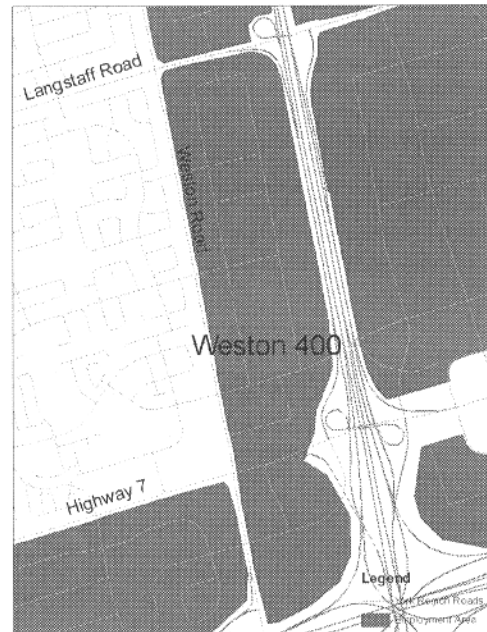
Manufacturing	39%
Construction	25%
Retail Trade	9%



47. WESTON 400

The Weston 400 Employment Park provides an interesting mix of industrial and population-related employment. The largest employers within the employment park is retail trade, which employs approximately 28% of total employment. This retail activity services both the employment area itself and the adjacent residential areas. The top three employment categories are:

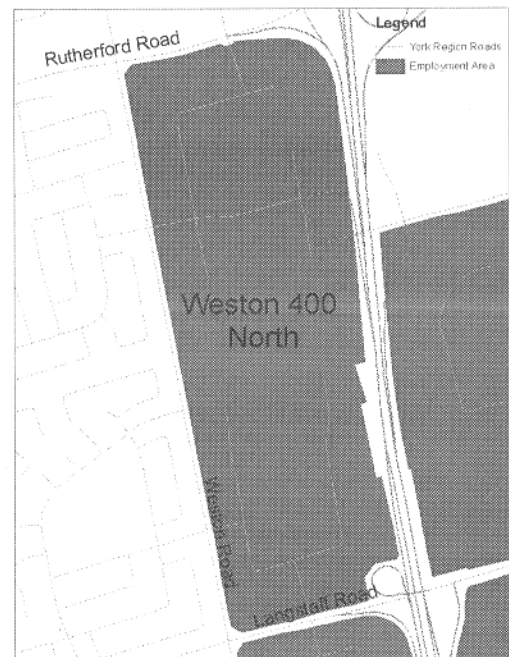
Retail Trade	28%
Manufacturing	20%
Construction	16%



48. WESTON 400 NORTH

The Weston 400 North Employment Area is home to a large proportion of jobs in the construction sector. In addition, approximately 15% of the employment area is occupied by retail trade and manufacturing respectively. The top three employment categories are:

Construction	31%
Retail Trade	15%
Manufacturing	15%



Appendix C: Employment Land Area by Industry Sector

Area Municipal Summary

NAIC Industry Sectors		York Region	Aurora	East Gwillimbury	Georgina	King	Markham	Newmarket	Richmond Hill	Vaughan	WS
0	Unclassified	2,240	20	10	40	0	690	170	440	820	50
11	Agriculture, Forestry, Fishing & Hunting	30	0	0	0	0	0	0	0	20	10
21	Mining & Oil & Gas Extraction	50	10	0	0	0	10	0	0	20	0
22	Utilities	700	0	0	0	0	180	90	310	30	90
23	Construction	19,950	400	30	0	380	2,310	580	1,080	14,490	700
31-33	Manufacturing	83,230	4,310	790	130	520	19,360	6,860	5,240	44,740	1,280
41	Wholesale Trade	26,050	780	50	0	0	9,190	960	4,300	10,600	160
44-45	Retail Trade	13,270	480	180	330	50	3,150	410	1,980	6,310	380
48-49	Transportation & Warehousing	8,380	190	210	10	20	1,810	270	710	4,540	630
51	Information & Cultural Industries	8,910	40	0	30	0	3,120	530	1,770	3,420	10
52	Finance & Insurance	10,020	1,170	0	0	0	5,360	70	1,560	1,750	110
53	Real Estate & Rental & Leasing	4,650	70	10	10	0	2,310	210	500	1,500	40
54	Professional, Scientific & Technical Services	31,650	450	0	10	10	21,340	470	4,410	4,710	250
55	Mgmt. of Companies & Enterprises	9,330	0	10	0	0	7,950	0	560	810	0
56	Admin. & Support Services (incl. Waste Mgmt.)	10,000	170	10	0	10	5,430	150	1,080	2,850	300
61	Educational Services	2,230	130	0	0	0	740	500	560	310	0
62	Health Care & Social Assistance	7,570	120	10	10	0	4,590	670	1,360	660	150
71	Arts, Entertainment & Recreation	1,540	90	0	10	0	410	90	120	820	10
72	Accommodation & Food Services	8,440	190	20	270	0	2,570	150	1,480	3,530	230
81	Other Services (except Public Admin.)	8,020	190	20	30	20	2,980	1,100	780	2,780	110
91	Public Administration	2,080	160	0	30	40	30	1,100	240	180	310
Total		258,340	8,970	1,350	910	1,050	93,530	14,380	28,480	104,890	4,820

Source: York Region Planning and Development Services, 2007.

Town of Aurora Summary

NAIC Industry Sectors		Aurora	Aurora East	Industrial North	Industrial South	Magna	Wellington 404
0	Unclassified	20	10	0	0	0	0
11	Agriculture, Forestry, Fishing & Hunting	0	0	0	0	0	1
21	Mining & Oil & Gas Extraction	10	10	0	0	0	0
22	Utilities	0	0	0	0	0	0
23	Construction	400	0	130	270	0	0
31-33	Manufacturing	4,310	0	1,680	1,850	780	0
41	Wholesale Trade	780	60	180	550	0	0
44-45	Retail Trade	480	60	200	210	0	6
48-49	Transportation & Warehousing	190	50	30	110	0	0
51	Information & Cultural Industries	40	0	0	30	0	0
52	Finance & Insurance	1,170	0	60	50	0	1,050
53	Real Estate & Rental & Leasing	70	10	30	0	30	0
54	Professional, Scientific & Technical Services	450	0	140	150	150	0
55	Mgmt. of Companies & Enterprises	0	0	0	0	0	0
56	Admin. & Support Services (incl. Waste Mgmt.)	170	0	40	130	0	0
61	Educational Services	130	0	30	100	0	0
62	Health Care & Social Assistance	120	20	90	10	0	0
71	Arts, Entertainment & Recreation	90	0	20	60	0	0
72	Accommodation & Food Services	190	30	50	110	0	0
81	Other Services (except Public Admin.)	190	0	120	70	0	0
91	Public Administration	160	0	50	110	0	0
Total		8,970	250	2,850	3,810	960	1,057

Source: York Region Planning and Development Services, 2007.

*Please note that numerical data in this table has been rounded and, therefore, some totals may be affected.

Town of East Gwillimbury

NAIC Industry Sectors		East Gwillimbury	Bales	Betz / Newmarket	Holland Landing	Mt. Albert	Queensville
0	Unclassified	10	0	0	10	0	0
11	Agriculture, Forestry, Fishing & Hunting	0	0	0	0	0	0
21	Mining & Oil & Gas Extraction	0	0	0	0	0	0
22	Utilities	0	0	0	0	0	0
23	Construction	30	0	0	30	0	0
31-33	Manufacturing	790	190	0	610	0	0
41	Wholesale Trade	50	0	0	40	0	0
44-45	Retail Trade	180	10	30	10	120	0
48-49	Transportation & Warehousing	210	150	50	10	0	0
51	Information & Cultural Industries	0	0	0	0	0	0
52	Finance & Insurance	0	0	0	0	0	0
53	Real Estate & Rental & Leasing	10	0	0	10	0	0
54	Professional, Scientific & Technical Services	0	0	0	0	0	0
55	Mgmt. of Companies & Enterprises	10	10	0	0	0	0
56	Admin. & Support Services (incl. Waste Mgmt.)	10	0	0	10	0	0
61	Educational Services	0	0	0	0	0	0
62	Health Care & Social Assistance	10	0	0	0	10	0
71	Arts, Entertainment & Recreation	0	0	0	0	0	0
72	Accommodation & Food Services	20	10	0	0	10	0
81	Other Services (except Public Admin.)	20	10	0	10	0	0
91	Public Administration	0	0	0	0	0	0
Total		1,350	380	80	740	140	0

Source: York Region Planning and Development Services, 2007.

*Please note that numerical data in this table has been rounded and, therefore, some totals may be affected.

Town of Georgina

NAIC Industry Sectors		Georgina	Keswick	Pefferlaw	Sutton
0	Unclassified	40	40	0	0
11	Agriculture, Forestry, Fishing & Hunting	0	0	0	0
21	Mining & Oil & Gas Extraction	0	0	0	0
22	Utilities	0	0	0	0
23	Construction	0	0	0	0
31-33	Manufacturing	130	130	0	0
41	Wholesale Trade	0	0	0	0
44-45	Retail Trade	330	320	10	0
48-49	Transportation & Warehousing	10	10	0	0
51	Information & Cultural Industries	30	30	0	0
52	Finance & Insurance	0	0	0	0
53	Real Estate & Rental & Leasing	0	10	0	0
54	Professional, Scientific & Technical Services	10	10	0	0
55	Mgmt. of Companies & Enterprises	0	0	0	0
56	Admin. & Support Services (incl. Waste Mgmt.)	0	0	0	0
61	Educational Services	0	0	0	0
62	Health Care & Social Assistance	10	10	0	0
71	Arts, Entertainment & Recreation	10	10	0	0
72	Accommodation & Food Services	270	270	0	0
81	Other Services (except Public Admin.)	30	30	0	0
91	Public Administration	30	30	0	0
Total		900	900	10	0

Source: York Region Planning and Development Services, 2007.

*Please note that numerical data in this table has been rounded and, therefore, some totals may be affected.

Township of King

NAIC Industry Sectors		King	King City	Nobleton	Schomberg
0	Unclassified	0	0	0	0
11	Agriculture, Forestry, Fishing & Hunting	0	0	0	0
21	Mining & Oil & Gas Extraction	0	0	0	0
22	Utilities	0	0	0	0
23	Construction	380	280	0	100
31-33	Manufacturing	520	80	0	440
41	Wholesale Trade	0	0	0	0
44-45	Retail Trade	50	0	0	50
48-49	Transportation & Warehousing	20	0	0	20
51	Information & Cultural Industries	0	0	0	0
52	Finance & Insurance	0	0	0	0
53	Real Estate & Rental & Leasing	0	0	0	0
54	Professional, Scientific & Technical Services	10	0	0	10
55	Mgmt. of Companies & Enterprises	0	0	0	0
56	Admin. & Support Services (incl. Waste Mgmt.)	10	0	0	10
61	Educational Services	0	0	0	0
62	Health Care & Social Assistance	0	0	0	0
71	Arts, Entertainment & Recreation	0	0	0	0
72	Accommodation & Food Services	0	0	0	0
81	Other Services (except Public Admin.)	20	0	0	20
91	Public Administration	40	0	0	40
Total		1,050	360	0	690

Source: York Region Planning and Development Services, 2007.

*Please note that numerical data in this table has been rounded and, therefore, some totals may be affected.

Appendix D: Employment Land Area Densities

Area Municipal Summary

Employment Land	Occupied Area (Ha)	Employment Land Employment	Employment Density (Jobs/Ha)	Occupied Area (Ha) (w/out Major Office)	Employment Land Employment (w/out Major Office)	Employment Density (Jobs/Ha) (w/out Major Office)
York Region	4,318	258,313	59.8	4,014	199,674	50
Aurora	187	8,968	47.9	182	7,914	43
East Gwillimbury	119	1,362	11.4	119	1,362	11
Georgina	31	911	29.1	31	911	29
King	45	1,036	22.8	45	1,036	23
Markham	1,058	93,514	88.4	850	49,574	58
Newmarket	212	14,354	67.8	212	14,354	68
Richmond Hill	369	28,487	77.2	333	21,748	65
Vaughan	2,133	104,880	49.2	2,077	97,973	47
Whitchurch-Stouffville	153	4,801	31.5	153	4,801	31

Source: York Region Planning and Development Services Department, 2007

*Please note the data excluding employment density has been rounded and therefore, some totals may be affected.

Town of Aurora

Employment Land	Occupied Area (Ha)	Employment Land Employment	Employment Density (Jobs/Ha)	Occupied Area (Ha) (w/out Major Office)	Employment Land Employment (w/out Major Office)	Employment Density (Jobs/Ha) (w/out Major Office)
Aurora	187	8,968	47.9	182	7,914	43
Aurora East	13	255	19.7	13	255	20
Industrial North	51	2,869	56.0	51	2,869	56
Industrial South	91	3,825	41.9	91	3,825	42
Magna	18	958	52.3	18	958	52
Wellington 404	14	1,061	78.4	9	7	1

Source: York Region Planning and Development Services Department, 2007

*Please note the data excluding employment density has been rounded and therefore, some totals may be affected.

Town of East Gwillimbury

Employment Land	Occupied Area (Ha)	Employment Land Employment	Employment Density (Jobs/Ha)	Occupied Area (Ha) (w/out Major Office)	Employment Land Employment (w/out Major Office)	Employment Density (Jobs/Ha) (w/out Major Office)
East Gwillimbury	119	1,362	11.4	119	1,362	11
Bales	55	379	6.9	55	379	7
Betz / Newmarket	12	89	7.6	12	89	8
Holland Landing	44	733	16.7	44	733	17
Mt. Albert	6	148	22.9	6	148	23
Queensville	2	9	3.6	2	9	4

Source: York Region Planning and Development Services Department, 2007

*Please note the data excluding employment density has been rounded and therefore, some totals may be affected.

Town of Markham

NAIC Industry Sectors		Markham	Allstate	Armdale	Bullock	Cachet	City Centre	Cochrane	Commerce Valley/Leitchcroft	Denison Steeles	14th Ave	Hwy 404 North	48 South	Risebrough	Rodick	Thornlea
0	Unclassified	690	100	80	0	0	0	100	50	170	150	0	0	30	0	20
11	Agriculture, Forestry, Fishing & Hunting	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21	Mining & Oil & Gas Extraction	10	10	0	0	0	0	0	0	0	0	0	0	10	0	0
22	Utilities	180	0	0	0	0	0	0	0	20	20	90	0	50	0	0
23	Construction	2,310	260	10	20	0	0	60	60	1,180	390	10	0	100	90	130
31-33	Manufacturing	19,360	620	700	140	530	540	1,190	2,790	7,110	1,550	0	200	3,180	470	340
41	Wholesale Trade	9,190	770	110	90	140	330	620	70	3,810	750	0	0	2,400	70	30
44-45	Retail Trade	3,150	360	10	530	40	10	330	40	1,350	220	0	0	210	13	50
48-49	Transportation & Warehousing	1,810	90	0	10	70	0	170	40	500	530	0	0	320	74	0
51	Information & Cultural Industries	3,120	620	40	30	660	50	10	390	840	360	0	0	120	0	0
52	Finance & Insurance	5,360	1,350	20	40	0	210	320	520	2,420	130	0	0	340	0	0
53	Real Estate & Rental & Leasing	2,310	240	0	60	130	50	40	560	710	260	0	0	260	0	0
54	Professional, Scientific & Technical Services	21,340	3,770	0	50	20	3,740	870	2,630	3,470	810	0	0	5,840	105	30
55	Mgmt. of Companies & Enterprises	7,950	850	0	0	0	700	530	0	5,150	170	0	0	550	0	0
56	Admin. & Support Services (incl. Waste Mgmt.)	5,430	280	10	100	20	550	60	610	3,550	90	0	0	150	0	10
61	Educational Services	740	50	10	20	0	0	80	80	150	50	0	0	300	0	10
62	Health Care & Social Assistance	4,590	3,670	0	0	0	30	20	30	550	0	0	0	230	0	70
71	Arts, Entertainment & Recreation	410	14	0	60	0	60	0	10	190	10	0	0	20	0	40
72	Accommodation & Food Services	2,570	60	0	20	0	0	360	800	1,180	50	0	0	100	0	10
81	Other Services (except Public Admin.)	2,980	150	0	120	0	40	480	600	700	190	0	0	60	400	250
91	Public Administration	30	20	0	0	0	0	0	0	0	0	0	0	10	0	0
Total		93,530	13,284	990	1,290	1,610	6,310	5,240	9,280	33,050	5,730	100	200	14,280	1,222	990

Source: York Region Planning and Development Services, 2007.

*Please note that numerical data in this table has been rounded and, therefore, some totals may be affected.

Town of Newmarket		NAIC Industry Sectors										Mullock Southeast	Mullock Southwest
0	Unclassified	170	0	10	0	130	0	0	0	0	30	0	0
11	Agriculture, Forestry, Fishing & Hunting	0	0	0	0	0	0	0	0	0	0	0	0
21	Mining & Oil & Gas Extraction	0	0	0	0	0	0	0	0	0	0	0	0
22	Utilities	90	0	0	0	40	0	0	0	0	50	0	0
23	Construction	580	0	320	30	120	10	0	0	0	110	0	0
31-33	Manufacturing	6,860	2,380	1,990	620	1,020	130	80	0	0	630	20	0
41	Wholesale Trade	960	0	350	320	230	50	0	0	0	20	0	0
44-45	Retail Trade	410	0	60	30	150	0	90	0	0	80	1	0
48-49	Transportation & Warehousing	270	0	0	10	150	0	110	0	0	0	0	0
51	Information & Cultural Industries	530	0	330	60	40	0	0	0	0	90	0	0
52	Finance & Insurance	70	0	30	0	20	0	0	0	0	30	0	0
53	Real Estate & Rental & Leasing	210	0	80	0	120	0	0	0	0	10	0	0
54	Professional, Scientific & Technical Services	470	0	20	110	260	0	10	0	0	70	1	0
55	Mgmt. of Companies & Enterprises	0	0	0	0	0	0	0	0	0	0	0	0
56	Admin. & Support Services (incl. Waste Mgmt.)	150	0	20	70	60	0	0	0	0	10	0	0
61	Educational Services	500	20	20	60	360	0	0	0	0	40	0	0
62	Health Care & Social Assistance	670	0	70	170	340	0	20	0	0	70	1	0
71	Arts, Entertainment & Recreation	90	0	40	30	20	0	0	0	0	0	0	0
72	Accommodation & Food Services	150	0	20	30	30	0	0	0	0	70	0	0
81	Other Services (except Public Admin.)	1,100	0	640	30	380	0	10	0	0	50	1	0
91	Public Administration	1,100	0	0	0	420	0	680	0	0	0	0	0
Total		14,380	2,400	4,000	1,570	3,890	190	1,000	1,360	24			
Source: York Region Planning and Development Services, 2007.													
*Please note that numerical data in this table has been rounded and, therefore, some totals may be affected.													

Town of Richmond Hill

NAIC Industry Sectors		Richmond Hill	Barker	Beaver Creek	Edward Ave	Headford	Newkirk
0	Unclassified	440	0	220	20	140	60
11	Agriculture, Forestry, Fishing & Hunting	0	0	0	0	0	0
21	Mining & Oil & Gas Extraction	1	0	0	0	0	0
22	Utilities	310	0	10	260	0	50
23	Construction	1,080	0	590	90	90	310
31-33	Manufacturing	5,240	0	3,010	320	0	1,910
41	Wholesale Trade	4,300	0	3,840	50	200	210
44-45	Retail Trade	1,980	0	1,720	30	120	110
48-49	Transportation & Warehousing	710	0	420	150	100	40
51	Information & Cultural Industries	1,770	0	1,020	10	140	600
52	Finance & Insurance	1,560	0	1,370	0	180	10
53	Real Estate & Rental & Leasing	500	0	470	10	20	10
54	Professional, Scientific & Technical Services	4,410	0	4,050	50	260	60
55	Mgmt. of Companies & Enterprises	560	0	140	0	420	0
56	Admin. & Support Services (incl. Waste Mgmt.)	1,080	0	930	70	50	30
61	Educational Services	560	20	420	30	30	50
62	Health Care & Social Assistance	1,360	0	1,050	220	40	60
71	Arts, Entertainment & Recreation	120	0	70	50	0	10
72	Accommodation & Food Services	1,480	0	1,400	30	30	20
81	Other Services (except Public Admin.)	780	0	610	30	20	130
91	Public Administration	240	30	210	0	0	0
Total		28,481	50	21,550	1,420	1,840	3,670

Source: York Region Planning and Development Services, 2007.

*Please note that numerical data in this table has been rounded and, therefore, some totals may be affected.

City of Vaughan (Summary)

NAIC Industry Sectors		Vaughan	Elder Mills	Emery Creek	Huntington East	Huntington West	427 East	427 West	Jane North	Jane South	Keele	Maple	Nashville
0	Unclassified	820	0	0	0	0	20	0	10	80	40	0	0
11	Agriculture, Forestry, Fishing & Hunting	20	0	0	0	0	0	0	0	0	0	0	0
21	Mining & Oil & Gas Extraction	20	0	0	0	0	0	0	10	0	0	0	0
22	Utilities	30	0	0	0	0	0	0	0	0	0	0	0
23	Construction	14,490	0	0	30	0	40	20	740	810	950	170	0
31-33	Manufacturing	44,740	0	1,570	0	0	3,260	20	1,430	1,160	9,430	680	0
41	Wholesale Trade	10,600	0	50	0	0	60	40	680	140	2,400	180	0
44-45	Retail Trade	6,310	0	20	10	0	30	50	20	460	320	0	0
48-49	Transportation & Warehousing	4,540	0	250	30	0	110	10	450	140	2,040	20	0
51	Information & Cultural Industries	3,420	0	0	0	0	10	0	30	0	10	0	0
52	Finance & Insurance	1,750	0	0	0	0	0	0	0	10	120	0	0
53	Real Estate & Rental & Leasing	1,500	0	0	0	0	0	0	180	180	110	10	0
54	Professional, Scientific & Technical Services	4,712	0	0	0	0	60	0	250	20	520	0	0
55	Mgmt. of Companies & Enterprises	810	0	20	0	0	0	0	0	0	220	0	0
56	Admin. & Support Services (incl. Waste Mgmt.)	2,850	10	0	0	0	10	0	660	190	350	50	0
61	Educational Services	310	0	0	0	0	0	10	0	0	20	0	0
62	Health Care & Social Assistance	660	0	0	10	0	0	10	0	0	0	0	0
71	Arts, Entertainment & Recreation	820	0	0	0	130	0	20	50	130	20	0	0
72	Accommodation & Food Services	3,530	0	0	0	0	110	10	140	440	300	0	10
81	Other Services (except Public Admin.)	2,780	0	0	0	0	20	20	60	330	300	20	0
91	Public Administration	180	0	0	0	0	0	0	0	0	10	0	0
Total		104,892	10	1,910	80	130	3,730	210	4,710	4,090	17,160	1,130	10

Source: York Region Planning and Development Services, 2007.

*Please note that numerical data in this table has been rounded and, therefore, some totals may be affected.

City of Vaughan (#2)

NAIC Industry Sectors		Pine Valley	Steeles Campus	Steeles East	Steeles West	Thornhill	Tudor East	Tudor West	Vaughan 400	Vaughan 400 North	West Woodbridge	Weston 400	Weston 400 North
0	Unclassified	130	20	10	50	10	10	10	360	0	10	60	10
11	Agriculture, Forestry, Fishing & Hunting	20	0	0	0	0	0	0	0	0	0	0	0
21	Mining & Oil & Gas Extraction	0	0	0	0	0	0	0	0	0	0	0	0
22	Utilities	0	0	0	0	0	0	10	19	0	0	0	0
23	Construction	960	170	100	620	80	3,320	260	2,950	540	1,320	1,060	360
31-33	Manufacturing	2,950	2,510	760	2,830	190	4,710	2,490	4,790	2,340	2,070	1,390	170
41	Wholesale Trade	590	350	220	1,030	140	850	450	1,720	940	320	290	160
44-45	Retail Trade	640	290	190	400	170	20	20	720	360	480	1,930	180
48-49	Transportation & Warehousing	270	30	210	110	10	30	130	510	0	130	70	10
51	Information & Cultural Industries	10	10	0	30	0	10	3,070	80	0	10	160	0
52	Finance & Insurance	250	110	10	460	10	40	300	120	20	70	250	0
53	Real Estate & Rental & Leasing	50	90	10	210	10	90	40	340	0	110	30	60
54	Professional, Scientific & Technical Services	560	160	170	690	80	160	330	790	340	120	450	20
55	Mgmt. of Companies & Enterprises	100	20	0	80	0	10	130	190	0	0	40	0
56	Admin. & Support Services (incl. Waste Mgmt.)	80	620	40	250	20	50	10	290	70	60	80	20
61	Educational Services	60	40	0	40	30	0	0	0	10	0	100	0
62	Health Care & Social Assistance	100	40	10	190	10	0	0	20	0	30	190	60
71	Arts, Entertainment & Recreation	90	0	0	100	0	10	0	50	50	110	40	10
72	Accommodation & Food Services	580	130	80	240	0	70	130	220	230	240	570	40
81	Other Services (except Public Admin.)	380	100	30	200	80	130	70	340	270	240	130	70
91	Public Administration	30	0	90	0	0	10	0	20	0	30	0	0
Total		7,850	4,690	1,930	7,530	840	9,520	7,450	13,529	5,170	5,350	6,840	1,170

Source: York Region Planning and Development Services, 2007.

*Please note that numerical data in this table has been rounded and, therefore, some totals may be affected.

Town of Whitchurch-Stouffville

NAIC Industry Sectors		WS	Cardico	Central Bethesda	Gormley	South Gormley	Vandorf	West Stouffville
0	Unclassified	50	0	0	0	0	0	50
11	Agriculture, Forestry, Fishing & Hunting	10	0	0	0	0	10	0
21	Mining & Oil & Gas Extraction	0	0	0	0	0	0	0
22	Utilities	90	0	90	0	0	0	0
23	Construction	700	240	0	50	0	160	250
31-33	Manufacturing	1,280	230	130	60	0	200	670
41	Wholesale Trade	160	0	0	20	20	9	110
44-45	Retail Trade	380	70	0	0	0	5	300
48-49	Transportation & Warehousing	630	380	0	170	0	0	80
51	Information & Cultural Industries	10	0	0	0	0	0	10
52	Finance & Insurance	110	0	0	0	0	0	110
53	Real Estate & Rental & Leasing	40	20	0	0	0	5	20
54	Professional, Scientific & Technical Services	250	0	0	130	0	0	120
55	Mgmt. of Companies & Enterprises	0	0	0	0	0	0	0
56	Admin. & Support Services (incl. Waste Mgmt.)	300	70	0	30	0	20	190
61	Educational Services	1	0	0	0	0	0	0
62	Health Care & Social Assistance	150	0	0	0	0	0	150
71	Arts, Entertainment & Recreation	10	0	0	0	0	0	10
72	Accommodation & Food Services	230	0	0	0	0	0	230
81	Other Services (except Public Admin.)	110	10	0	10	0	20	70
91	Public Administration	310	0	0	0	0	0	310
Total		4,821	1,020	220	470	20	429	2,680
Source: York Region Planning and Development Services, 2007.								
*Please note that numerical data in this table has been rounded and, therefore, some totals may be affected.								

Town of Georgina

Employment Land	Occupied Area (Ha)	Employment Land Employment	Employment Density (Jobs/Ha)	Occupied Area (Ha) (w/out Major Office)	Employment Land Employment (w/out Major Office)	Employment Density (Jobs/Ha) (w/out Major Office)
Georgina	31	911	29.1	31	911	29
Keswick	23	899	38.4	23	899	38
Pefferlaw	8	10	1.3	8	10	1

Source: York Region Planning and Development Services Department, 2007
 *Please note the data excluding employment density has been rounded and therefore, some totals may be affected.

Township of King

Employment Land	Occupied Area (Ha)	Employment Land Employment	Employment Density (Jobs/Ha)	Occupied Area (Ha) (w/out Major Office)	Employment Land Employment (w/out Major Office)	Employment Density (Jobs/Ha) (w/out Major Office)
King	45	1,036	22.8	45	1,036	23
King City	8	360	47.0	8	360	47
Schomberg	38	674	17.9	38	674	18

Source: York Region Planning and Development Services Department, 2007
 *Please note the data excluding employment density has been rounded and therefore, some totals may be affected.

Town of Markham

Employment Land	Occupied Area (Ha)	Employment Land Employment	Employment Density (Jobs/Ha)	Occupied Area (Ha) (w/out Major Office)	Employment Land Employment (w/out Major Office)	Employment Density (Jobs/Ha) (w/out Major Office)
Markham	1,058	93,514	88.4	850	49,574	58
Allstate	105	13,269	126.1	37	2,672	71
Armdale	20	978	48.2	20	978	48
Bullock	28	1,280	46.1	28	1,280	46
Cachet	29	1,604	54.6	29	596	20
City Centre	108	6,308	58.3	108	1,613	15
Cochrane	35	5,230	150.6	25	2,547	100
Commerce Valley/ Leitchcroft	48	9,266	194.4	20	1,235	61
Denison Steeles	369	33,055	89.5	319	22,476	70
14th Ave	95	5,735	60.5	90	4,736	52
Hwy 404 North	9	98	11.3	9	98	11
48 South	4	201	46.6	4	201	47
Risebrough	143	14,290	100.2	95	8,942	94
Rodick	36	1,223	34.0	36	1,223	34
Thornlea	29	977	33.9	29	977	34

Source: York Region Planning and Development Services Department, 2007
 *Please note the data excluding employment density has been rounded and therefore, some totals may be affected.

Town of Newmarket

Employment Land	Occupied Area (Ha)	Employment Land Employment	Employment Density (Jobs/Ha)	Occupied Area (Ha) (w/out Major Office)	Employment Land Employment (w/out Major Office)	Employment Density (Jobs/Ha) (w/out Major Office)
Newmarket	212	14,354	67.8	212	14,354	68
Bayview South	20	2,394	122.0	20	2,394	122
Leslie Davis	55	3,985	72.0	55	3,985	72
Leslie North	29	1,561	54.0	29	1,561	54
Leslie South	73	3,866	53.0	73	3,866	53
Leslie Mulock	2	183	100.8	2	183	101
Mulock North	15	994	67.7	15	994	68
Mulock Southeast	16	1,343	85.9	16	1,343	86
Mulock Southwest	3	28	10.3	3	28	10

Source: York Region Planning and Development Services Department, 2007

*Please note the data excluding employment density has been rounded and therefore, some totals may be affected.

Town of Richmond Hill

Employment Land	Occupied Area (Ha)	Employment Land Employment	Employment Density (Jobs/Ha)	Occupied Area (Ha) (w/out Major Office)	Employment Land Employment (w/out Major Office)	Employment Density (Jobs/Ha) (w/out Major Office)
Richmond Hill	369	28,487	77.2	333	21,748	65
Barker (Previously Headford North)	14	44	3.2	14	44	3
Beaver Creek	223	21,552	96.6	192	15,589	81
Edward Ave	29	1,398	48.5	26	1,237	47
Headford	37	1,823	49.4	34	1,209	35
Newkirk	66	3,670	55.5	66	3,670	55

Source: York Region Planning and Development Services Department, 2007

*Please note the data excluding employment density has been rounded and therefore, some totals may be affected.

City of Vaughan

Employment Land	Occupied Area (Ha)	Employment Land Employment	Employment Density (Jobs/Ha)	Occupied Area (Ha) (w/out Major Office)	Employment Land Employment (w/out Major Office)	Employment Density (Jobs/Ha) (w/out Major Office)
Vaughan	2,133	104,880	49.2	2,077	97,973	47
Elder Mills	3	14	4.8	3	14	5
Emery Creek	57	1,907	33.5	57	1,907	33
Huntington East	7	78	11.7	7	78	12
Huntington West	51	127	2.5	51	127	2
427 East	110	3,737	34.1	110	3,737	34
427 West	36	205	5.7	36	205	6
Jane North	121	4,722	38.9	121	4,722	39
Jane South	97	4,093	42.0	97	4,093	42
Keele	345	17,148	49.8	339	16,288	48
Maple	50	1,136	22.9	50	1,136	23
Nashville	15	10	0.7	15	10	1
Pine Valley	144	7,825	54.2	138	6,931	50
Steeles Campus	62	4,689	75.7	55	3,710	67
Steeles East	60	1,918	31.8	43	1,285	30
Steeles West	106	7,520	71.0	98	5,938	61
Thornhill	18	822	45.9	17	712	41
Tudor East	122	9,501	78.0	120	9,340	78
Tudor West	95	7,438	78.3	95	7,438	78
Vaughan 400	278	13,512	48.5	273	12,631	46
Vaughan 400 north	99	5,142	52.2	99	5,142	52
West Woodbridge	89	5,348	59.9	89	5,348	60
Weston 400	124	6,829	54.9	120	6,023	50
Weston 400 North	44	1,159	26.3	44	1,159	26

Source: York Region Planning and Development Services Department, 2007

*Please note the data excluding employment density has been rounded and therefore, some totals may be affected.

Town of Whitchurch-Stouffville

Employment Land	Occupied Area (Ha)	Employment Land Employment	Employment Density (Jobs/Ha)	Occupied Area (Ha) (w/out Major Office)	Employment Land Employment (w/out Major Office)	Employment Density (Jobs/Ha) (w/out Major Office)
Whitchurch-Stouffville	153	4,801	31.5	153	4,801	31
Cardico	27	1,004	37.3	27	1,004	37
Central Bethesda	21	219	10.4	21	219	10
Gormley	20	477	23.5	20	477	24
South Gormley	6	17	3.0	6	17	3
Vandorf	39	423	10.7	39	423	11
West Stouffville	39	2,661	67.7	39	2,661	68

Source: York Region Planning and Development Services Department, 2007

*Please note the data excluding employment density has been rounded and therefore, some totals may be affected.