York Region
Employment and Industry Report
2006

Highlights

Employment and Industry Report Highlights

The York Region Employment and Industry Report 2006 includes sections on the national and provincial overview, an outlook for the economy in 2007, as well as a detailed summary of the 2006 York Region Employment Survey. Key findings from these analyses are included below:

National and Provincial Overview

- The Canadian economy continued to respond well to ongoing economic challenges in 2006, resulting in an increase in economic growth. As a result, the national Real Gross Domestic Product grew at a rate of 2.7% annually.

- GDP growth varied within Canada with stronger growth taking place within resource rich provinces primarily in Western Canada (as a result of the strength of commodity prices). Alternately, provinces rich in manufacturing such as Ontario and Quebec saw slower growth as a result of the effects of a strong Canadian dollar on exports.

- According to RBC Financial, the Province of Ontario had a modest 1.3% increase in the Real Gross Domestic Product in 2006. This increase is below the Canadian national rate of 2.7%.

- Employment in Ontario increased 1.8% (or 113,000 jobs) over 2006. The majority of the employment gains were seen in the service sector including health care and social assistance, trade and “other services”. Declines were seen in the manufacturing sector, which decreased 11.6% (or – 130,000 jobs) since 2002.

Outlook for 2006

- The Canadian economy is expected to perform well in an upcoming economic climate fuelled by solid balance sheet conditions for both households and businesses and tight labour markets. As a result, the Canadian economy is expected to grow at a rate of approximately 3% in 2007. (Bank of Canada)

- Going forward into 2007, the business outlook appears positive for York Region. A number of projects are currently under construction across the Region (with industrial and commercial construction valued at $697,027,000 in 2006), which will provide local employment opportunities both in the construction phase and upon completion. This level of building permit activity (using existing ratios) is expected to generate approximately 17,000 jobs.

- A large stock of new residential housing units under construction and scheduled for occupancy in 2007 will also increase the demand for population-based employment such as health care, education, retail and personal services in the coming months.

York Region 2006 Employment Survey Highlights

- Employment growth in York Region has shown resilience to the challenges faced during the year and has continued to grow at a healthy rate. This growth has been sustained primarily by the domestic economy and subsequently the strength of the service-producing sectors.

- There were an estimated 460,000 jobs in York Region, representing an average annual employment growth rate of 4.9 % between 1998 and 2006. This growth rate has outpaced both the national and provincial growth rates over the past eight years.

- Service-oriented jobs account for approximately 74% of total employment in York Region. This represents the greatest proportion of employment in the Region, which is consistent with an urban setting.

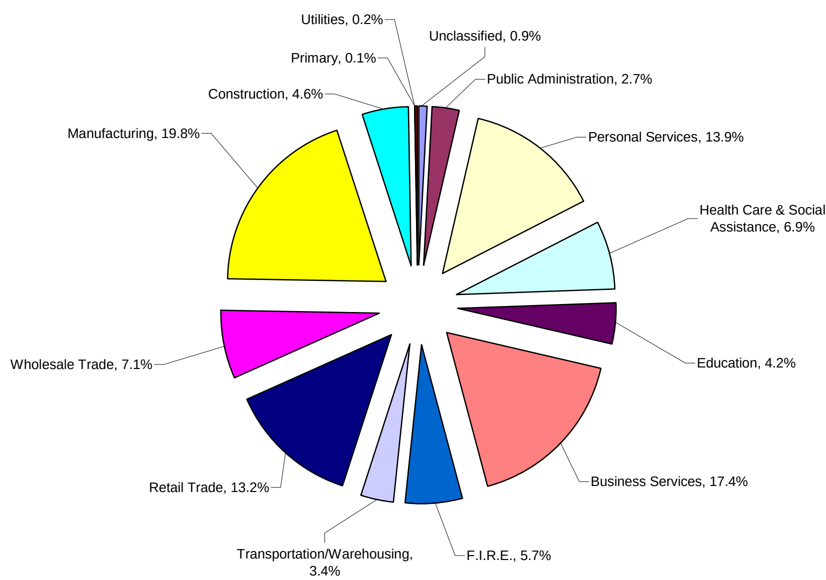
While the rate of employment growth (in the surveyed areas) varied among York Region's local municipalities, some general trends were evident:

- Manufacturing remained the primary employer in the Region (19.8% of the total employment), and grew at a healthy 24.1 % between 1998 and 2006. Despite this employment growth, the proportion of manufacturing employment decreased within the survey area from 22% (or 47,716 jobs) in 1998 to 20% (or 59,211 jobs) in 2006.

- The decrease in the proportion of manufacturing employment is the result of rapid growth in service-producing industries such as business and personal services, public administration, health care & social assistance and retail trade. During the past eight years, service producing jobs have increased 68,885 jobs in the survey area, while goods-producing industries (such as manufacturing) have increased 9,993 jobs.

- A full account of the 2006 employment by industry is available in Chart 1 (below).

Chart 1: Employment by Industry, 2006



Source: York Region Planning and Development Services Department

- The largest manufacturing employment subsectors in York Region were:
  - Motor Vehicle Parts Manufacturing (approximately 14% of manufacturing)
  - Printing and Related Support Activities (approximately 9% of manufacturing)
  - Computer and Peripheral Equipment Manufacturing (approximately 7% of manufacturing)
  - Plastic Product Manufacturing (approximately 6% of manufacturing)

- Strong employment growth was evident in a number of sectors with the business services, retail trade, public administration and health care and social assistance sectors each recording growth rates in excess of 5% yearly since 1998.

- The increase in personal services (information, culture & recreation; accommodation & food services; and other services) and retail trade can be attributed to the increased demands of a rapidly expanding population.

- Regional job growth within the manufacturing sector was unexpected based on the national economic outlook, which portrayed continued weakness in manufacturing employment in Canada and a slowdown in export oriented industries.

- Employment in York Region is predominately comprised of full time workers. According to the 2006 York Region Employment Survey approximately 76% of employment (in the Region) was full time.

- Approximately 7% of surveyed firms reported involvement in exporting activities. Approximately 84% of firms did not report export activities, and 9% were unsure of their exporting activities.

- The vast majority (84.6%) of firms in the Region employ less than 20 employees. In turn, medium sized firms (20 to 99 employees) represent 12.6% of firms and large (100 to 499 employees) and very large firms (500+ employees) account for 2.6% (or 471 businesses) and 0.2% (or 39 businesses), respectively.

- The number of large and very large firms in York Region has grown significantly since 1998, with increases of 39% to 471 firms in large businesses (100 to 499 employees) and 77% to 39 firms in very large businesses (over 500 employees).

- Business mobility (the rate at which businesses in a given area have closed or relocated outside of the survey area as a percentage of total firms) was estimated at 8.9% in York Region in 2006.

Contents

Introduction

The Employment and Industry Report 2006 provides analysis of the information gathered in the 2006 York Region Employment Survey. The survey monitors the location, type and characteristics of businesses in York Region, in support of the Regional Official Plan policies aimed at "creating a competitive and adaptable economic environment that encourages investment and diversity of employment opportunities".

The York Region Employment Survey provides insight into the business and employment opportunities across the Region, and monitors global economic trends and their impacts on the Regional economy. The survey is a key component in the Economic Development Strategy and provides data for the York Region Business Directory, sectoral analysis, employment area profiles, and promotional activities.

The information collected through the survey is also used as background data for various purposes, such as land use planning, forecasting, infrastructure planning and co-ordinating services.

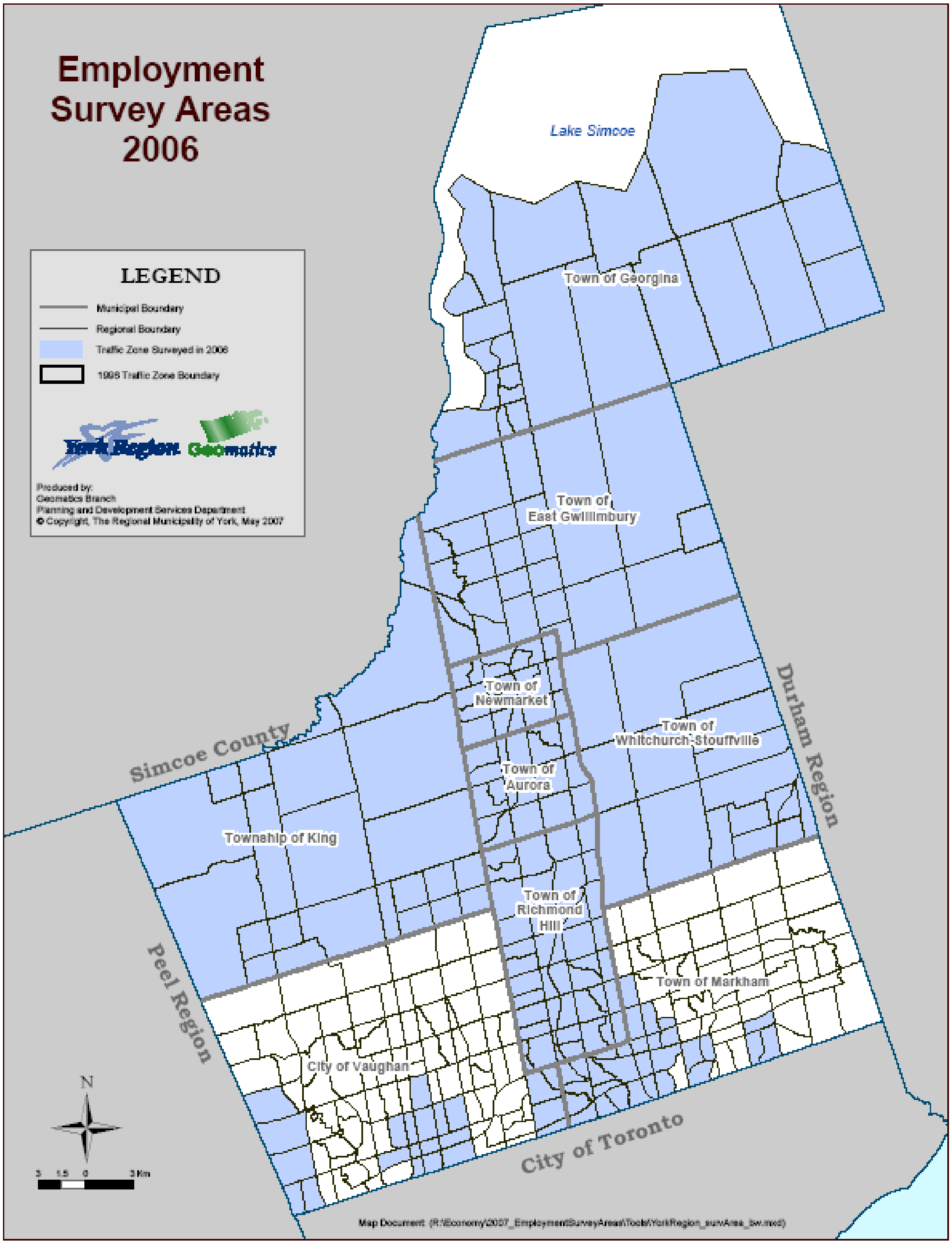
Background Methodology

This report is based on business information collected in the York Region Employment Survey conducted between May and August 2006. The primary method of data collection was through door-to-door interviews, with supplemental information obtained through e-mail, phone, and fax submissions. Where data could not be updated for a particular business, data was supplemented with the most recent information available from previous surveys.

The 2006 survey focused primarily on designated employment areas and Regional centres, and excluded both farm and home-based businesses. Focussing on employment at the traffic zone level allows for a detailed examination of local trends and provides information about employment areas at a level that is useful for investment and economic development decisions. At the aggregated level, this analysis offers an indication of how the York Region economy is performing and helps determine whether the economic development goals of York Region are being met. In particular, the overall analysis helps us see whether an adequate number of jobs are being generated in the Region for the growing population.

The last comprehensive Region-wide employment survey of all businesses was conducted in 1998, with over 21,000 businesses surveyed. Since 2001, the Survey has targeted high-growth areas, designated employment areas and Regional centres. With the assistance of area municipalities, a total of approximately 20,000 companies were contacted in 2006.

Figure 1:



Source: York Region Planning & Development Services Department

National Economic & Employment Overview

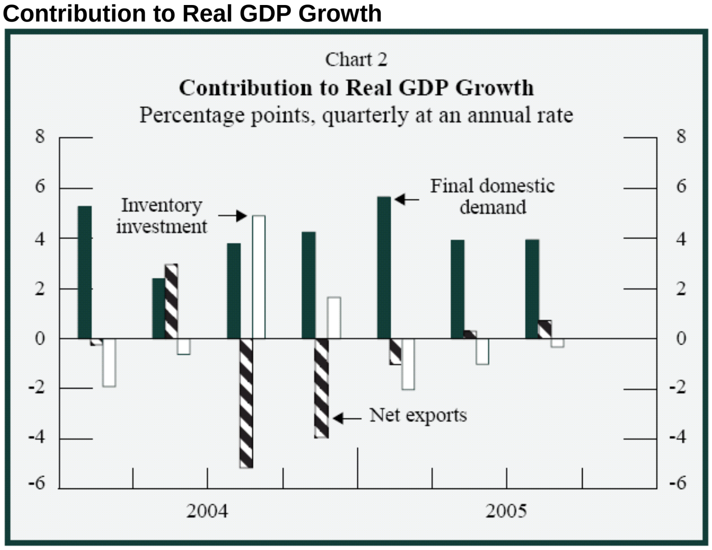
Canadian Economy Performs Well, While Adjusting to Various Economic Factors

Factors Affecting the Economy in 2006

The Canadian economy continued to respond well to ongoing economic challenges in 2006. As in last few years, the Canadian economy experienced various domestic and foreign factors such as the continued strength of the Canadian dollar, strong Canadian job growth and the reduced demand for Canadian exports. These factors led to an expected increase in economic growth in the Canadian economy.

The slower economic growth in the U.S economy helped trigger a deceleration in Canadian output growth. This slowdown was primarily the result of reduced demand for building materials and motor vehicle related products in the U.S, which caused Canadian manufacturers to adjust their inventories. As in recent years, the Canadian economy continues to be fuelled by strong domestic demand for consumer products. This is supported by continued "strength in the labour markets and real personal income, together with increases in household net worth and household credit…(Bank of Canada). Figure 2, below, displays three main contributors to Real Gross Domestic Product (i.e. net exports, inventory investments, and final domestic demand), and their relative effects in both 2005 and 2006.

Figure 2:
Contribution to Real GDP Growth



Source: Bank of Canada, 2006

The aggregate result of the above mentioned factors contributed to a 2.7% increase in Gross Domestic Product over the previous year (as shown in Figure 3). This growth is considered moderate when compared to the U.S economy-our closest North American neighbour, which experienced a 3.4% increase in GDP (as illustrated below), (Bank of Canada, Monetary Policy Report - update, 2006). The moderate growth when compared to the U.S economy is indicative of the importance of Canadian exports to the U.S, which is a reflection of a strong Canadian dollar versus a recently weaker U.S dollar.

Figure 3:
GDP Growth

Year	2004	2005	2006	2007
Canada	2.8	2.9	2.7	2.3*
U.S	4.1	3.6	3.4	2.8*

Source: Conference board of Canada, Ontario Ministry of Finance, BMO Capital 2007
* Forecast

The Contributors to the Increase in Real GDP

In 2006, the increases in Real GDP can be attributed primarily to domestic consumption, which experienced an increase of 2.2 percentage points. Strong growth was also seen in business fixed investment and government, which experienced gains of 0.9% and 0.8%, respectively. These factors contributed to a net gain of 2.7% in real GDP, which was moderated primarily by import activity. Net exports were -1.2% due to the increasing value of imports. A full account of the contributors to annual Real GDP growth can be found in Figure 4.

Figure 4:
Contributors to Annual Real GDP Growth

Contributions to Annual Real GDP Growth Percentage points	
	2006
Consumption	2.2
Housing	0.2
Government	0.8
Business Fixed Investment	0.9
Subtotal: Final Domestic Demand	**4.1**
Exports	0.4
Imports	-1.6
Subtotal: Net Exports	**-1.2**
Inventories	-0.2
GDP	**2.7**

Source: Bank of Canada, October 2006

Canadian Dollar

The Canadian dollar began 2006 at approximately 84 cents U.S. and peaked at 91 U.S cents in May 2006. By years end, the currency had returned to levels that were more consistent with earlier in the year, trading at just under 87 cent U.S. The modest retreat was the result of weaker commodity prices, including crude oil prices. There is a strong recent correlation between the value of the Canadian dollar and crude oil prices. Nonetheless, the high Canadian dollar has significant effects, including a loss of competitiveness for manufacturers.

The Prime Lending Rate

The Bank of Canada continued to regulate the prime lending rate in order to control spending, and maintain a reasonable rate of inflation. As economic growth continued, the Bank of Canada responded with four consecutive increases to its lending rate in early 2006. As of year end 2006, the Bank of Canada's overnight rate was listed at 4.5%, representing a 1% increase since 2005 (Bank of Canada, 2007).

Employment in 2006

The Canadian economy responded with strong job growth in 2006. Job creation in Canada was highlighted by an increase in both net full-time employment and net part-time employment. In total, approximately 345,000 jobs were added in Canada in 2006 of which approximately 80% were full time. The continued strength in Canadian employment resulted in an and estimated average hourly wage of $20.00, increasing 2.6% from year end 2005 (Statistics Canada, Labour Force Survey, December 2006). Meanwhile, these gains resulted in a 0.1% decrease in the Canadian unemployment rate, which dipped to 6.1% (the lowest in three decades) (Figure 5) (Statistics Canada, Perspectives, 2006).

Figure 5:
Canadian Unemployment Rate

Employment growth was seen in a number of sectors including natural resources (+10.9%); business, building and other support services (+8.8%); finance, insurance, real estate and leasing (6.9%); health care and social assistance (+5.8%); "other services" (+4.8%) and construction (+3.5%. The growth in health care and social assistance and education can be attributed to increased government expenditures. The strong growth seen in the construction sector can be attributed to a relatively robust Canadian housing market.

There were employment declines seen in the Canadian manufacturing sector (-2.7%) and in the information, culture and recreation sector (-2.6%). The declines in the manufacturing sector may be the result of a trend towards increased mechanization in manufacturing and the strength of the Canadian dollar. In fact, manufacturing employment has fallen sharply since 2002, with a loss of 216,000 jobs or -9 %. In 2006, the losses in manufacturing employment were seen primarily in both Ontario and Quebec. In contrast, manufacturing gains were seen Alberta, British Columbia and Manitoba with an increase of 32,000 jobs.

In 2006, nearly two thirds (or 215,000 jobs) of the recorded employment gains were among adult women. In fact, the proportion of employed women over the age of 25 hit a record high of 58.5% in 2006. This activity drove their unemployment rate to a 30-year low of 4.9%, lower than that of adult men (5.3%).

Domestic Sales

Canadian vehicle sales were strong in 2006 on the strength of manufacturing incentives such as “employee pricing”. Canadian full-year sales increased over year end 2005, advancing 2.2% to 1,666,327 units. However, despite this growth, the North American automakers continued to under perform, as consumers shift to more energy efficient imports. (Statistics Canada, the Daily, 2007).

In terms of new home construction, housing starts were strong in 2006 with an estimated 227,400 starts, which is comparable to growth in 2005 (CMHC, 2007). Retail sales increased steadily in 2006 with gains of 6.2%, fuelled by widespread growth amoung 8 major sectors. In total, retails sales in Canada in 2006 accounted for approximately $33.5 billion. This increase was due to factors such as low interest rates, relatively stable inflation, and strong job creation (Statistics Canada, the Daily, 2007).

Consumer Price Index

The year featured upward movements in the prices of crude oil and non-energy commodities, which slightly increased the consumer price index 1.6 percentage points. The consumer price index (C.P.I) provides a broad measure of the cost of living in Canada. An increase in the consumer price index indicates that the average Canadian cost of living has increased.

Provincial Economic & Employment Overview

Ontario Economy Modest, but Remained Positive in 2006

The Province of Ontario recorded modest growth in 2006 with a 1.3% increase in the Real Gross Domestic Product. This increase is below the Canadian national rate of 2.7%. The modest growth is primarily the result of the Ontario economy's reliance on export activity, which can be attributed primarily to the rise of the Canadian dollar. As mentioned earlier, the strength of the currency produced a loss of trade competitiveness in several export-oriented industries such as manufacturing, tourism, and mining (RBC Financial Group, 2006).

Employment increased by an estimated 1.8% (or 113,000 jobs) over 2005. The majority of the employment gains were seen in the service sector including health care and social assistance, trade and other services. Meanwhile, declines were seen in the manufacturing sector, which have decreased 11.6% (or – 130,000 jobs) since 2002. Despite a national trend of strong full time employment growth, the majority of the growth in Ontario was part-time. Ontario's unemployment rate is estimated at 6.1%.

The Province also experienced relatively modest inflation (increasing 1.8%), which is comparable to both other provinces and the Canadian average (RBC Financial Group, 2006). Figure 6 below outlines the major economic determinants in Ontario in both 2005 and 2006.

Figure 6:
Ontario Economic Outlook

Ontario Economic Outlook

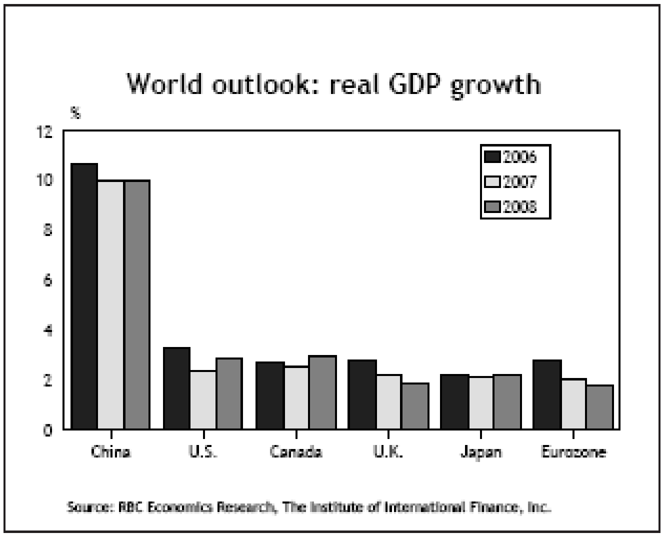
	2005	2006
Real GDP Growth (%)	2.8	1.3
Inflation (% change)	2.2	1.8
Unemployment Rate (%)	6.6	6.3
Interest Rates (%, 10-year bond)	3.94	4.09

Source: RBC Financial

Short Term Economic Outlook

The Canadian economy is expected to perform well in an upcoming economic climate fuelled by solid balance sheet conditions for both households and businesses and tight labour markets. The Canadian economy is expected to be bolstered by strong consumer spending, which will be driven by a tight labour market, rising incomes and a high level of liquid balances in portfolios. (RBC, 2007) As a result, the Canadian economy is expected to grow at a rate of approximately 3%, slightly greater than the growth expected in the U.S economy (see figure 7).

Figure 7:



Regional disparities will be most evident in the relative outlooks of energy-rich Alberta and energy-hungry Ontario. Based on the expected strength in energy resources, real economic growth in the province of Alberta is expected to top 4%, whereas Ontario's Real GDP is expected to reach 1.8%. This weaker growth in the Ontario economy is the result of both high energy prices and significant downsizing in domestic manufacturing, particularly in the automotive sector (Conference Board of Canada). Meanwhile, the domestic economy continues to benefit from low (albeit rising) interest rates and low unemployment. These factors should continue to promote strong consumer confidence among Canadians.

Business investment is expected to increase as businesses look to exploit opportunities in strengthening markets (commodities), implement new technologies and/or expand capacity. The continued strength in business investment is evidenced in the record breaking rise in non-residential construction in 2006. However, these gains have been focused primarily in Western Canada, particularly in Saskatchewan, Alberta and British Columbia.

The fastest growing industries over the next few years include oil & gas services, rail/boat/Misc. transport equipment, wholesale trade, electronic products and machinery manufacturing. A complete list of the expected top 10 industry performers in 2006-2007 are in Figure 8 below.

Figure 8:
Expected Top-Ten Canadian Industry Performers 2006-2007

Average output growth (per cent)

Industry Sector	2006-2007	2004-2005
Oil & Gas Services	9.7	7.7
Rail/Boat/Misc. Transport Equipment	8.9	0.5
Wholesale Trade	7.2	6.3
Electronic Products	6.7	5.8
Machinery Manufacturing	6.1	2.0
Aerospace Products	5.7	2.0
Retail Trade	4.7	4.3
Rental & Leasing	4.6	4.3
Miscellaneous Manufacturing	4.3	-0.8
Communication & Information Services	3.7	3.3

Source: BMO, Sectoral Outlook, October 2006

Locally, there was a great deal of uncertainty regarding the short term hiring intentions in 2006. In 2006, approximately 93% of survey respondents were unsure of whether they would be hiring additional staff (see Figure 9). The large degree of uncertainty in 2006 was likely a result of the several economic constraints felt during the past few years.

Figure 9:
York Region Business Hiring Intentions, 2005 & 2006

"Are You Hiring Within the Next Three Months?"	2005	2006
Yes	10.7%	0.6%
No	42.7%	6.9%
Unsure	47.3%	92.5%
Total	**100.0%**	**100.0%**

Source: York Region Planning & Development Services Department

Going forward into 2007, the business outlook appears positive for York Region. A number of projects are currently under construction across the Region (with industrial and commercial construction valued at $697,027,000 in 2006), which will provide local employment opportunities both in the construction phase and upon completion. This level of building permit activity (using existing ratios) is expected to generate approximately 17,000 jobs. In addition, a large stock of new residential housing units under construction and scheduled for occupancy in 2007 will also increase the demand for population-based employment such as health care, education, retail and personal services in the coming months.

York Region Employment Analysis

Employment Growth Has Followed Population Growth Since 1971

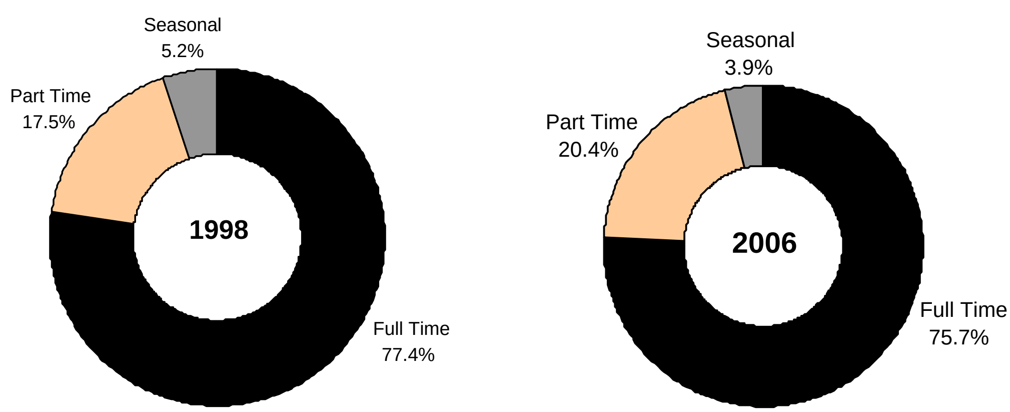
Employment growth in York Region has followed population growth, since the Regions conception in 1971. In fact, recent data suggests that between 1998 and 2006, employment grew at an annual average rate of 4.9%, which is consistent with population growth averaging 5.2% annually. As of year-end 2006, there were approximately 460,000 jobs in 29,000 businesses in York Region.

This is on target with Regional Official Plan forecasted employment levels, which were anticipated to reach 460,000 by 2006. This is further supported by positive job growth between 1998 and 2006 for all nine area municipalities.

Employment in York Region is predominately Full-Time

Employment in York Region is predominately comprised of full-time workers. According to the 2006 York Region Employment Survey approximately 75.7% of employment (in the Region) was full-time. This supports the long term Regional trend of predominately full-time employment, which is evidenced in a relatively stable rate of full-time jobs between 1998 and 2006. In contrast 20.4 % of employment was comprised of part-time workers, which represents an increase from 17.5 % observed in the 1998 employment survey. Moreover, the proportion of seasonal employment dropped from 5.2% in 1998 to 3.9% in 2006 (see Figure 10).

Figure 10:
Employment by Type of Worker, York Region, 1998 & 2006



Source: York Region Planning and Development Services Department

The sustained strength in full-time employment continues to bode well for York Region, since these positions normally provide increased stability, income, and opportunities for growth. Moreover, it is a good indication that the employment growth experienced in York Region is the result of a vibrant Regional economy.

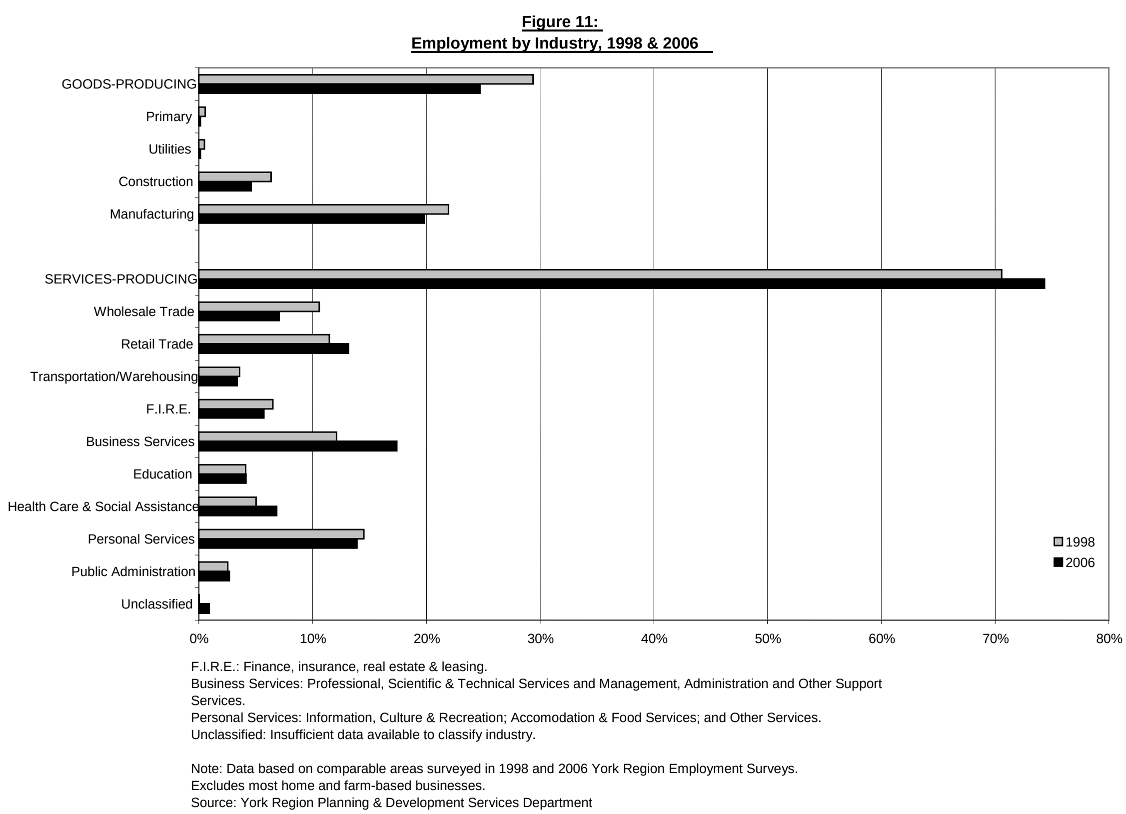
Additionally, the growth of part-time employment represents a key identifiable trend in York Region. This growth is likely closely related to the strong population growth in York Region, which has produced increased demand for service-producing industries such as retail, health care, and business and personal services. Moreover, strong national consumer confidence, created an atmosphere that encouraged domestic spending, and subsequently demand for goods and services.

The decrease in the proportion of seasonal employment is primarily the result of strong growth in traditionally non-seasonal industries such as manufacturing, retail trade and professional, scientific, and technical services. Therefore, the result has been a greater proportion of employment focused on non-seasonal industries, but not an overall decrease in the number of seasonal jobs.

A Service-Oriented employment base in York Region

Service-oriented jobs account for approximately 74% of total employment in York Region. This represents the greatest proportion of employment in the area, which is consistent with a traditional urban setting. This may be attributed to the existence of a highly skilled workforce in York Region, which is able to respond to complex business needs and applications. Moreover, mechanization and productivity increases have reduced the need for a large number of employees in the goods-producing sectors. The most prevalent sectors within service-oriented employment include retail and wholesale trade and personal and business services (Figure 11).

Figure 11:
Employment by Industry, York Region, 1998 & 2006



Source: York Region Planning and Development Services Department

Manufacturing remains the largest employment sector in York Region accounting for 19.8% of total employment. This represents a slight decrease from 2005, when manufacturing employment accounted for 20.1 % of total employment. Manufacturing was followed by business services, personal services, retail trade, and wholesale trade, which accounted for 17.4%, 13.9%, 13.2%, and 7.9% of total employment, respectively.
The job growth in the manufacturing sector was unexpected based on the national economic outlook, which portrayed continued weakness in manufacturing employment and a slowdown in export oriented industries. However, growth in this sector may be attributed to strong manufacturing subsectors that have a significant presence in York Region such as the motor vehicle and other transportation equipment.

Personal services (information, culture & recreation; accommodation & food services; and other services) and retail trade also experienced significant increases in employment. These increases can be attributed to the increased demands of the region's rapidly expanding population.

Based on the areas surveyed, slight employment decreases were seen in primary (-823 jobs), utilities (-599 jobs), wholesale trade (-1900 jobs) and construction (-80 jobs) from 1998 to 2006. A full account of employment by industry can be seen in Figure 12 below.

Figure 12:
Percentage Increase by Industry Sector

Industry Sector	% Change 2005 - 2006	% Change 1998 - 2006
SERVICES-PRODUCING	**3.0%**	**44.9%**
Public Administration	-5.1%	44.3%
Personal Services	2.2%	31.7%
Health Care & Social Assistance	6.6%	86.9%
Education	-1.9%	38.5%
Business Services	10.4%	97.8%
F.I.R.E.	8.5%	20.9%
Transportation/Warehousing	-4.6%	28.5%
Retail Trade	7.9%	57.7%
Wholesale Trade	-3.5%	-8.2%
GOODS-PRODUCING	**-1.7%**	**15.6%**
Manufacturing	0.7%	24.1%
Construction	-9.9%	-0.6%
Utilities	-2.7%	-56.2%
Primary	-27.7%	-65.5%
TOTAL	**2.5%**	**37.5%**

Businesses by Size

The vast majority (85%) of firms in the Region employ less than 20 employees, down slightly since 1998 (see Figure 13). This prevalence of small firms is indicative of the importance of the small business entrepreneur in the regional economy.

Figure 13:
Businesses by Size, York Region, 1998 & 2006

Business Size Category	1998	2006
Small (1-19 employees)	84.8%	84.6%
Medium (20-99 employees)	12.6%	12.6%
Large (100-499 employees)	2.4%	2.6%
Very Large (500+ employees)	0.2%	0.2%
Total	**100.0%**	**100.0%**

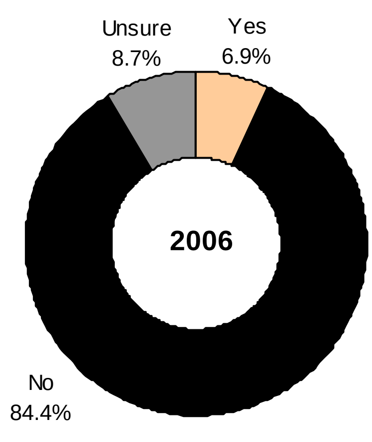
Note: Based on businesses located in the 2006 survey coverage area.
Source: York Region Planning & Development Services Department.

The number of large and very large firms in York Region has grown significantly since 1998, with increases of 39% to 471 firms in large businesses (100 to 499 employees) and 77% to 39 firms in very large businesses (over 500 employees). This strong growth reflects both the successful expansion of existing firms, and the overall attractiveness of York Region as a place to do business.

Moderate Export Activity Among York Region Businesses

Approximately 6.9% of surveyed firms reported involvement in exporting activities. Approximately 84% of firms did not report export activities, and 8.7% were unsure of their exporting activities (see figure 14 below). However, in terms of 2004 Regional GDP, approximately 1/3 of all Regional GDP is the result of exporting activity. This indicates that many of the larger Regional producers are involved in exporting activity.

Figure 14:
Percentage of York Region Firms Exporting, 2006



Source: York Region Planning and Development Services Department

Moreover, the moderate number of firms involved in export activity should not come as a surprise, given the strength of service-oriented firms in York Region. It should further be noted that this survey does not take into account components manufactured locally which are then shipped to another supplier further down the supply chain and assembled before being exported as a finished product.

Business Mobility

Business mobility (the rate at which businesses have closed or relocated outside of the survey area as a percentage of total firms) was estimated at 12.8% in York Region in 2006. The majority of business closures in York Region were smaller businesses that did not carry a large number of employees. Moreover, the seemingly large percentage of business mobility in smaller businesses is somewhat expected, since smaller businesses are often more volatile. This is also consistent with the description on business by size, which shows the vast majority of Regional businesses employing less than 20 employees.

In addition, the 2006 survey included several population-serving businesses that had not been contacted for several years. As expected, the business mobility rate in these areas was high, since several years of business activity were accounted for. Nonetheless, the addition of new firms and/or the expansion of existing firms resulted in a positive net increase of 966 businesses.

Conclusions

Employment growth in York Region has shown resilience to the challenges faced during the year and has continued to grow at a healthy rate. This growth has been sustained primarily by the domestic economy and subsequently the strength of the service-producing sectors.

There were an estimated 460,000 jobs in York Region, representing an average annual employment growth rate of 4.9 % between 1998 and 2006. This growth rate is comparable to the population growth ratio in the Region (5.2% annually).

While the rate of employment growth (in the surveyed areas) varied among York Region's local municipalities, some general trends were evident:

- Manufacturing remained the primary employer in the Region (19.8% of the total employment), and grew at a healthy 24.1 % between 1998 and 2006. Despite this employment growth, the proportion of manufacturing employment decreased within the survey area from 22% (or 47,716 jobs) in 1998 to 20% (or 59,211 jobs) in 2006.

- The decrease in the proportion of manufacturing employment is the result of rapid growth in service-producing industries such as business and personal services, public administration, health care & social assistance and retail trade. During the past eight years, service producing jobs have increased 68,885 jobs in the survey area, while goods-producing industries (such as manufacturing) have increased 9,993 jobs.

- The largest manufacturing employment subsectors in York Region were:

  - Motor Vehicle Parts Manufacturing (approximately 14% of manufacturing)
  - Printing and Related Support Activities (approximately 9% of manufacturing)
  - Computer and Peripheral Equipment Manufacturing (approximately 7% of manufacturing)
  - Plastic Product Manufacturing (approximately 6% of manufacturing)

- Strong employment growth was evident in a number of sectors with the business services, retail trade, public administration and health care and social assistance sectors each recording growth rates in excess of 5% yearly since 1998.

- The increase in personal services (information, culture & recreation; accommodation & food services; and other services) and retail trade can be attributed to the increased demands of a rapidly expanding population.

With strong population growth expected for the Region and a diversified economy, the Region can continue to expect strong employment growth. Additionally, a strong domestic economy and the expected stronger export activity (as manufacturers continue to adjust to the High dollar) will support this growth nationally. Moreover, the short term economic outlook for growth seems promising with a number of non-residential developments expected to be completed by years end.

AREA MUNICIPAL PROFILES

Aurora

Aurora Highlights:		
• Population in 2006: 49,400	Annual employment growth (2005-2006):	1.8%
• Jobs in survey area in 2006: 17,804*	Annual business growth (2005-2006):	7.3%
• Businesses in survey area in 2006:1,089	Annual employment growth (1998-2006):	7.8%
	Annual business growth (1998-2006):	3.3%

- Major employment sector in 2006: Manufacturing, 26.9%
- Fastest-growing employment sector 1998-2006: Construction, 121.7%

*Excludes Farm and home-based businesses
Note: Employment growth is calculated within the 2006 Survey Areas.

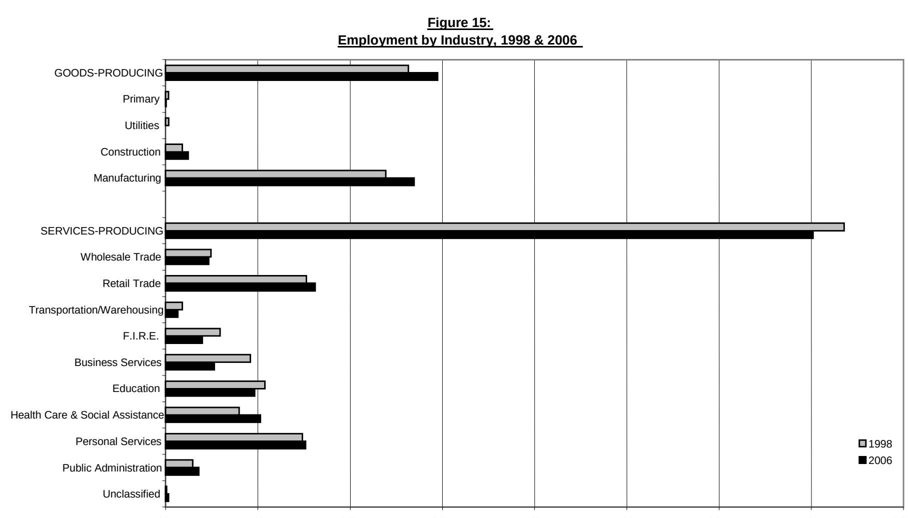
Employment Overview

The 2006 employment survey contacted businesses within all non-residential traffic zones in the Town of Aurora. These areas accounted for an estimated 10,977 jobs in 1998, and have grown to an estimated 17,804 jobs in 2006. This increase represents an increase of 6,827 jobs or approximately 62.2% during the eight year span. The majority of the jobs in the Town of Aurora are full time, which accounted for 12,988 of the total jobs in the area in 2006.

Employment by Sector

Sectoral employment in Aurora has remained relatively uniform during the period between 1998 and 2006. The most prevalent sectors in Aurora are service-producing businesses, which account for 70% of all Aurora employment and 83.6 % of all businesses. Within this grouping, major employment sectors included retail trade (16.2%), personal services (15.2%), and education (10.3%), respectively (Figure 15).

Figure 15:
Employment by Industry, Aurora, 1998 & 2006



F.I.R.E.: Finance, insurance, real estate & leasing.
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.
Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2006 York Region Employment Surveys.
Excludes most home and farm-based businesses.
Source: York Region Planning & Development Services Department

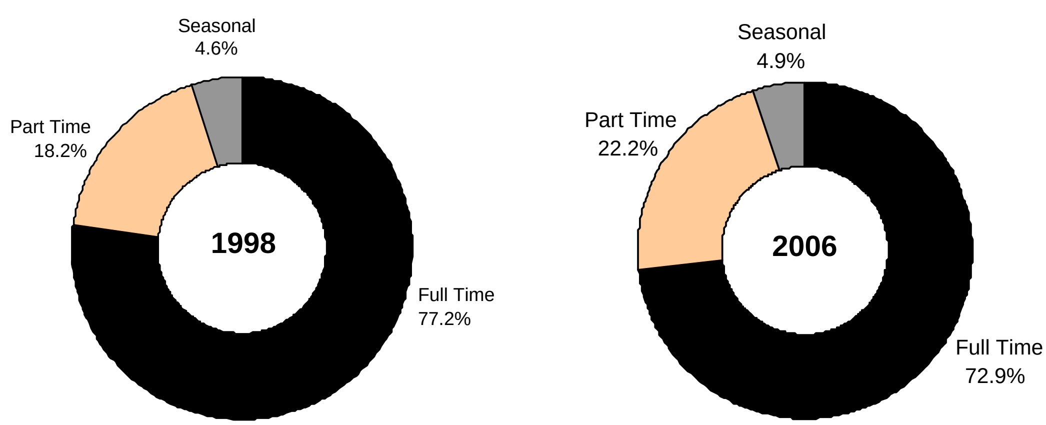
Manufacturing is the primary employer in Aurora, accounting for 26.9% of jobs. Within the manufacturing sector motor vehicle parts manufacturing and printing and related support activities are the dominant subsectors, accounting for 42.2 %, and 15.8 % of manufacturing employment, respectively.

Among all employment sectors, the construction sector experienced the largest percentage increase in Aurora since 1998, rising 121.7% between 1998 and 2006. Health Care and Social Assistance was the second fastest growing sector in Aurora, increasing by 109.3 % during that same period. The primary sector witnessed a 62.9% decrease in employment since 1998 from a very small employment base. Resulting in a loss of 16 jobs.

Employment by Type of Worker

The percentage of full-time employment decreased in Aurora between 1998 and 2006, dropping from 77.2% in 1998 to 72.9% in 2006 (see Figure 16). In contrast, the proportion of part-time jobs in Aurora increased during this period. As of 2006, part-time employment accounted for 22.2% of total employment, up from 18.2% eight years prior. This increase in part-time employment is likely attributable to the increase in the number of retail and personal service-based employment, which typically employ a larger proportion of part-time workers than industrial or office firms. This increase in the proportion of part-time employment is consistent with regional trends.

Figure 16:
Employment by Type of Worker, Aurora, 1998 & 2006



Source: York Region Planning & Development Services Department

Business Overview

The number of businesses in the surveyed areas increased 26 % since 1998, or 3.3% on an average annual basis.

Business Mobility

Annual business mobility was low in Aurora (compared to the Region), with 6.8% of businesses either relocating or closing in 2006. Notwithstanding, the areas surveyed experienced a net gain in employment and number of businesses between 2005 and 2006. In total, 82 net new firms were added in 2006, while employment grew by 732 jobs.

Businesses by Size

Small firms made up the majority of Aurora's businesses in 2006, accounting for 84.3% of total businesses (see Figure 17). This figure is down slightly from 1998 levels due to the addition and/or growth of medium and large-sized firms. This increase in medium and large businesses is consistent with the regional trend, and highlights the Region as an attractive destination for larger businesses.

Figure 17:
Businesses by Size, Aurora, 1998 & 2006

Business Size Category	1998	2006
Small (1-19 employees)	86.0%	84.3%
Medium (20-99 employees)	11.7%	12.6%
Large (100-499 employees)	2.4%	2.8%
Very Large (500+ employees)	0.0%	0.3%
Total	**100.0%**	**100.0%**

Source: York Region Planning and Development Services Department

The proportion of medium and large-sized businesses in Aurora increased 36% (or 36 businesses) and 55% (or 11 businesses) respectively, between 1998 and 2006. Medium-sized businesses made up 12.6% of all businesses in Aurora as of 2006.

Major Employers

Major employers in Aurora include:

- Magna International (Plydex, Uni-Motion Gear, Camslide II, Corporate Campus, R&D Office);
- Quebecor World;
- Van Rob;
- Tor-Can Chemical ; and
- State Farm Insurance (Opened Fall 2006).

Development Activity

Total non-residential building permit values in Aurora were $44.0 million in 2006, an increase from the $34.1 million in 2005. The majority of the permits issues were in both the commercial and institutional sectors, which were valued at $20.8 million and $19.6 million, respectively.

Figure 18 highlights some of the larger businesses that opened in Aurora in 2006:

Figure 18:
Recently Opened Businesses, Aurora, 2006

Business Name	Land Use	Building Size
State Farm Insurance	Head Office	N/A
LCBO	Commercial	N/A
The Great Canadian Superstore	Commercial	N/A
The Home Depot	Commercial	N/A

Source: Town of Aurora

A number of businesses were under construction in Aurora in 2006. Figure 19 summarizes the larger firms that were under construction over the past year.

Figure 19:
Businesses Under Construction, Aurora, 2006

Business Name	Land Use	Building Size
Aurora Toyota	Commercial	28,000 sq.ft
Geotech	Industrial	20,000 sq.ft
Walmart Superstore	Commercial	Approx. 300,000 sq.ft

Source: Town of Aurora

East Gwillimbury

East Gwillimbury Highlights:

- Population in 2006: 22,600
- Jobs in survey area in 2006: 5,429*
- Businesses in survey area in 2006: 435
- Major employment sector in 2006: Retail Trade, 29.1%
- Fastest-growing employment sector 1998-2006: Retail Trade, 325.9%

Annual employment growth (2005-2006):	2.2%
Annual business growth (2005-2006):	-9.0%
Annual employment growth (1998-2006):	11.6%
Annual business growth (1998-2006):	3.5%

*Excludes Farm and home-based businesses
Note: Employment growth is calculated within the 2006 Survey Areas.

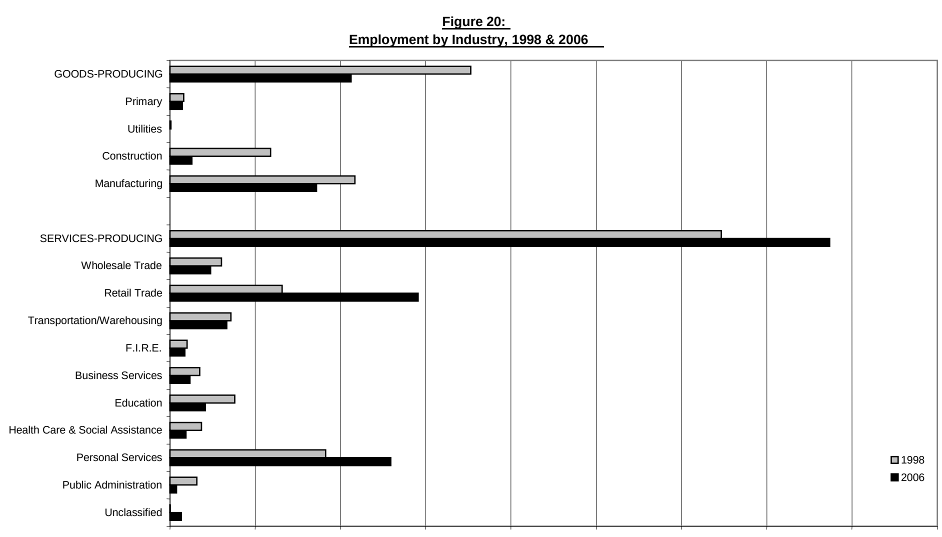
Employment Overview

The 2006 employment survey contacted businesses within all non-residential traffic zones in the Town of East Gwillimbury. Employment in East Gwillimbury has grown rapidly, with a 92.7% increase since 1998. Much of this increase in employment can be attributed to growth in both retail trade and accommodation and food services, which accounted for 67.8 percent of new employment in the area during this time. This may be credited to the recent development of several retail stores, restaurants and services within the Yonge Street/Green Lane Commercial Centre.

Employment by Sector

Employment in East Gwillimbury is dominated by service-based employment, which accounts for 77.4% of all jobs (see Figure 20). Dominant service-producing sectors include retail trade and personal services, which account for 29.1% and 25.9% of total employment, respectively.

Figure 20:
Employment by Industry, East Gwillimbury, 1998 & 2006



F.I.R.E.: Finance, insurance, real estate & leasing.
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Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2006 York Region Employment Surveys.
Excludes most home and farm-based businesses.
Source: York Region Planning & Development Services Department

Among goods-producing industries, manufacturing is the primary employer comprising 17.2% of all jobs. Within this sector, office furniture manufacturing and cement and concrete product manufacturing are the dominant subsectors, accounting for 51.4% and 20.4% of manufacturing employment, respectively. East Gwillimbury also experienced employment growth in the service-producing sector since 1998, increasing from 64.7% to 77.4% of all jobs in 2006.

Across all industry sectors, the fastest-growing sector in East Gwillimbury (since 1998) has been retail trade, which has increased by approximately 1200 jobs. Personal services and transportation and warehousing were the second and third-fastest growing industries, increasing by approximately 892 and 160 jobs during the same period, respectively. Construction employment in East Gwillimbury was down 193 jobs between 1998 and 2006.

Employment by Community

The following analysis outlines employment trends from 1998 – 2006 in the individual communities located within East Gwillimbury.

Holland Landing

Employment activity in Holland Landing was moderate with a 17.0% increase in employment between 1998 and 2006. This employment growth was further supported by a 54.3% increase in businesses during the same period. At year-end 2006, an estimated 1,232 people were employed in 145 establishments in Holland Landing.

The fastest growing industry sector in Holland Landing was the F.I.R.E sector (66.7% within the past eight years). Manufacturing remains the primary employer in Holland Landing, accounting for 50.6% of all employment. The second largest employer is the personal services sector, which accounted for 11.3% of all employment in the area.

Mount Albert

Employment growth in Mount Albert was strong between 1998 and 2006, posting increases of 80.1%. Moreover, the number of businesses in the area also increased 64.3% during the same period. The most prevalent employment sector is retail trade, which accounted for 34.1% of all employment in the area. Manufacturing was the fastest growing sector, with an increase 58 jobs since 1998.

Queensville

Employment has edged downward within the Queensville community since 1998. Queensville had 91 people working in 20 businesses in 2006, compared to 128 employees in 22 businesses in 1998.

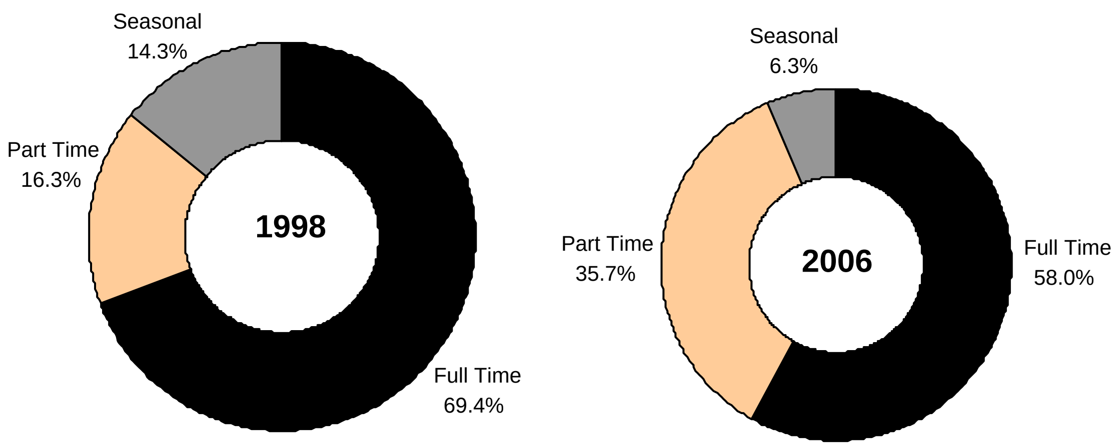
Sharon

Employment in Sharon dropped 53.6% between 1998 and 2006. As of 2006, there were approximately 155 people employed in 32 firms, down from 334 people working in 34 firms in 1998.

Employment by Type of Worker

East Gwillimbury has seen an increase in part-time employment between 1998 and 2006. In fact, part time employment increased its share of total employment to 35.7%, which is reflective of a 321.1% increase in part-time employment between 1998 and 2006 (see Figure 21). This increase is the result of strong growth in the retail trade sector. Full-time employment rose 51.6% during the same period, but due to the strong growth in part-time employment, saw its share of total employment decline slightly since 1998.

Figure 21:
Employment Distribution by Type of Worker, East Gwillimbury, 1998 & 2006



Source: York Region Planning & Development Services Department

Business Mobility

Businesses in East Gwillimbury have proven to be moderately stable, with an annual mobility rate of 13.1% compared to a regional average of 12.9%.

Businesses by Size

Figure 22 outlines the distribution of businesses in East Gwillimbury by the number of employees. The vast majority of businesses in the survey area are small businesses, which account for 89.2% of businesses. This is a slight decrease from the 90.6% of small businesses reported in 1998, and is indicative of a strong small business base in the town. Larger firms, in comparison, gained a larger share of the total business base, rising 6 firms from 1998 levels to 2.1% in 2006.

Figure 22:
Businesses by Size, East Gwillimbury, 1998 & 2006

Business Size Category	1998	2006
Small (1-19 employees)	90.6%	89.2%
Medium (20-99 employees)	7.9%	8.7%
Large (100-499 employees)	0.8%	2.1%
Very Large (500+ employees)	0.0%	0.0%
Total	**100.0%**	**100.0%**

Source: York Region Planning & Development Services Department

Major Employers

Major employers in East Gwillimbury include:

- Inscape;
- Famous Players;
- Costco;
- The Keg Restaurant;
- Architectural Precast Systems Incorporated; and
- The Real Canadian SuperStore.

Development Activity

Non-residential building permit values decreased from $23.1 million in 2005 to $4 million in 2006. The decreases were seen all three non-residential sectors.

Figures 23 and 24 provide an overview of some of the larger developments that either opened or were under construction in East Gwillimbury in 2006.

Figure 23:
Recently Opened Businesses, East Gwillimbury, 2006

Business Name	Land Use	Building Size
Dynamic Suspension	Industrial	253,286 sq.ft
Kasai Canada Inc	Industrial	60,000 sq.ft

Source: Town of East Gwillimbury

Figure 24:
Businesses Under Construction, East Gwillimbury, 2006

Business Name	Land Use	Building Size
Falcone Ltd	Industrial	12,000 sq.ft

Source: Town of East Gwillimbury

Georgina

- **Georgina Highlights:**
- Population in 2006: 45,900
- Jobs in survey area in 2006: 6,717*
- Businesses in survey area in 2006:741
- Major employment sector in 2006: Personal Services 26.5%
- Fastest-growing employment sector 1998-2006: Business Services, 105.2%

Annual employment growth (2005-2006):	4.7%
Annual business growth (2005-2006):	4.8%
Annual employment growth (1998-2006):	4.3%
Annual business growth (1998-2006):	1.9%

*Excludes Farm and home-based businesses
Note: Employment growth is calculated within the 2006 Survey Areas.

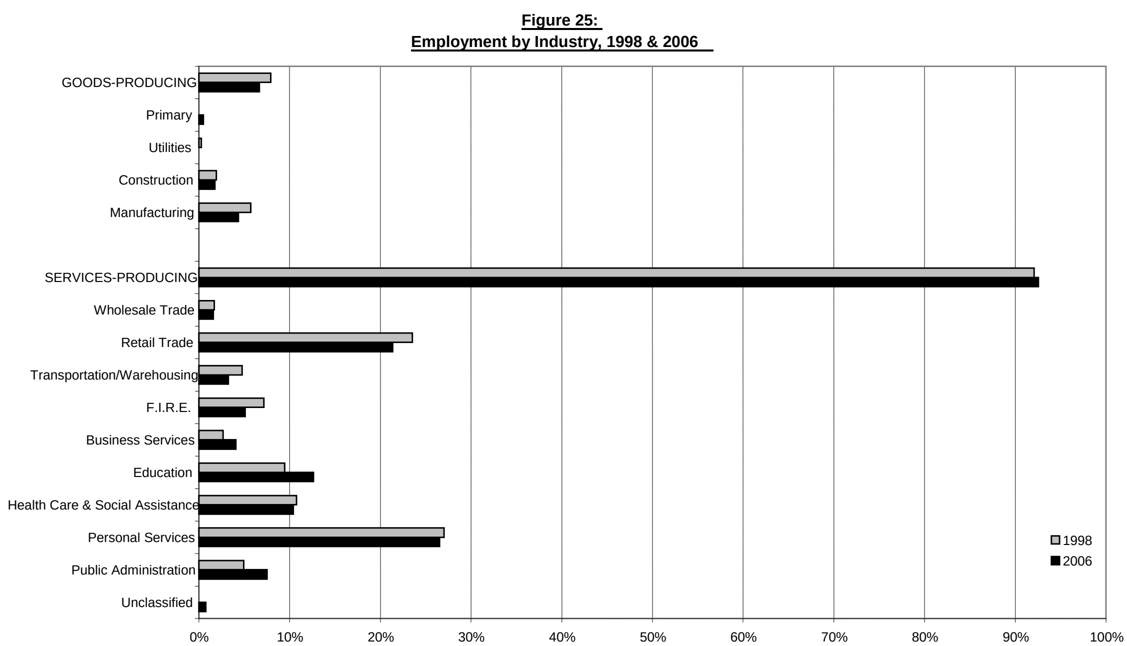
Employment Overview

The 2006 employment survey captured all non-residential areas in the Town of Georgina. In 2006, this area accounted for 6,717 jobs, representing an increase of 34.6% between 1998 and 2006, or 4.3% on an average annual basis.

Employment by Sector

Georgina's economy is predominantly service-producing, reflecting the large presence of tourism and population-based employment in the area. Service producing jobs accounted for 92.6% of all jobs in 2006 (see Figure 25). The majority of jobs within the service sector are in personal services and retail trade, accounting for 27.5% and 22.5% of all jobs, respectively.

Figure 25:
Employment by Industry, Georgina, 1998 & 2006



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Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2006 York Region Employment Surveys.
Excludes most home and farm-based businesses.
Source: York Region Planning & Development Services Department

Georgina's focus on tourism is evident through a closer look at the personal services industry sector. Within this grouping, food services and drinking places made up 44.6% of employment in the personal services sector, followed by amusement, gambling and recreation industries at 16.1%.

Among goods-producing industries, manufacturing was the primary employer with 4.4% of Georgina's total employment in 2006.

The business services was the fastest growing employment sector in Georgina since 1998, rising 105.2%. Employment losses (in the survey area) were felt the utilities sector (-100%, for a loss of 13 jobs), transportation/warehousing (-8%, for a loss of 19 jobs) and F.I.R.E (-4.5%, for a loss of 16 jobs). These sectors combined for a total employment loss of 48 jobs.

Employment by Community

The following analysis outlines recent employment trends occurring within the major community centres in Georgina:

Keswick

Employment growth in the community of Keswick was strong between 1998 and 2006, rising 70.4%, or 8.8% on an average annual basis. During this eight-year period, 71 new businesses opened for a total of 307 establishments employing 3,223 people in this community. This growth was focused primarily in the personal services and education sectors, which accounted for 50% of the total growth in the area since 1998.

Employment in the area was dominated by service-producing businesses, which accounted for 94.0% of all employment in the area. Much of this employment is in traditional population-related employment sectors, such as retail (25.9%), personal services (24.2%), education (17.3%), and health care and social assistance (8.9%). The proposed Keswick Business Park is expected to attract significant employment to the area, with a long-term job potential of approximately 7,500 – 9,000 jobs.

Pefferlaw

Employment in Pefferlaw has declined since 1998, decreasing at an average annual rate of 4.3%. As of 2006, approximately 356 persons were employed at 69 separate firms in Pefferlaw. Most of the jobs were lost in the manufacturing and personal services sectors, due in part to the closure of three businesses and the downsizing of others.

Personal services and manufacturing were the dominant employment sectors in Pefferlaw, employing 40.7% and 23.0% of the workforce, respectively.

Sutton

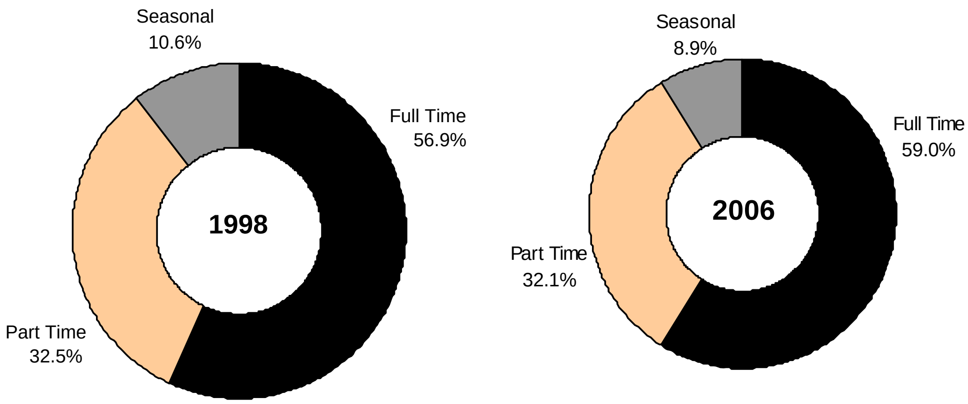
The community of Sutton experienced an 16.1% increase in employment between 1998 and 2006, or 2.0% on an average annual basis. As of year-end 2006, 194 businesses in Sutton employed some 1,662 persons.

The Sutton economy is heavily service-oriented, with service-producing sectors employing 94.8% of employment. Personal services accounted for 34.5% of Sutton's employment in 2006, followed by retail trade at 29.9%.

Employment by Type of Worker

The distribution of jobs by type of worker remained relatively unchanged in Georgina between 1998 and 2006. Full-time employment now comprises 59% of all employment in the survey areas, up slightly from 56.9% in 1998 (see Figure 26). This increase in full time employment is inconsistent with Regional trends. However, the total percentage of full time employment is much lower than the Regional average, and the gains bring the distribution more in line with York Region.

Figure 26:
Employment Distribution by Type of Worker, Georgina, 1998 & 2006



Source: York Region Planning & Development Services Department

Part-time employment was stable, reporting approximately 32% employment in both 1998 and 2006. This relatively high rate of part-time employment is expected with the large amount of employment in both the retail and personal service sectors. These sectors traditionally are more likely to hire part time or seasonal employees.

Business Overview

The total number of businesses in Georgina has increased by 14.9% since 1998, or at an average annual rate of 1.9 %. At year-end 2006, there were an estimated 741 businesses in Georgina.

Business Mobility

The rate of business mobility in Georgina was lower than the York Region average, with 5.4% of businesses closing or relocating outside the survey area in 2006. However, the addition of 73 new firms more than offset these losses, resulting in an net increase of 33 businesses.

Businesses by Size

While the vast majority of firms in Georgina employed less than 20 employees in 2006, the proportion of medium and large-sized firms increased 46.3% (or 19 businesses) and 83.3% (or 5 businesses), respectively, between 1998 and 2006. As a result of this growth, medium and large-sized firms accounted for 8.1% and 1.5% of businesses in Georgina in 2006 (see Figure 27).

Figure 27:
Percent of Businesses by Size, Georgina, 1998 & 2006

Business Size Category	1998	2006
Small (1-19 employees)	92.7%	90.4%
Medium (20-99 employees)	6.4%	8.1%
Large (100-499 employees)	0.9%	1.5%
Very Large (500+ employees)	0.0%	0.0%
Total	**100.0%**	**100.0%**

Source: York Region Planning & Development Services Department

Although the total number of businesses in the survey area is relatively small, the increasing share of medium and large-sized businesses indicates the presence of a healthy economy, as existing businesses expand their workforce and larger new businesses are attracted to the area.

Major Employers

Major employers in the area include:

- The Briars Resort;
- Zehrs Market;
- Georgina Association for Community Living;
- Simcoe Coach Lines; and
- Canadian Tire.

Development Activity

Non-residential building permits in Georgina increased $21.7 million between 2005 and 2006. As of year-end 2006, $26.3 million worth of industrial, commercial and institutional building permits were issued. This growth was fuelled by institutional permits, which grew $17.9 million from 2005 levels.

Figure 28 provides an overview of some of the larger developments that opened and/or expanded in the Town of Georgina in 2006.

Figure 28:
Recently Opened Businesses, Georgina, 2006

Business Name	Land Use	Building Size
Norms Coffee Shop	Commercial	N/A
Wimpy's Restaurant	Commercial	N/A
The Bears Den	Commercial	N/A
Black River Coffee	Commercial	N/A
Sobey's	Commercial	N/A

Source: Town of Georgina

Figures 29 provides a summary of developments that were recently under construction in Georgina in 2006.

Figure 29:
Businesses Under Construction, Georgina, 2006

Business Name	Land Use	Building Size
Rexall	Commercial	1,030 sq.ft
L.C.B.O	Commercial	799 sq.ft
First Keswick Plaza Corporation	Commercial	1,854 sq.ft
Stuff N' Storage	Industrial Storage	3,900 sq.ft
George Butterworth	Storage	6,240 sq.ft

Source: Town of Georgina

King

- **King Highlights:** Annual employment growth (2005-2006): 0.3%
- Population in 2006: 20,400 Annual business growth (2005-2006): -4.4%
- Jobs in survey area in 2006: 5,862* Annual employment growth (1998-2006): 6.6%
- Businesses in survey area in 2006:414 Annual business growth (1998-2006): 4.6%
- Major employment sector in 2006: Personal Services, 18.4%
- Fastest-growing employment sector 1998-2006: Public Administration, 397.8%

*Excludes Farm and home-based businesses
Note: Employment growth is calculated within the 2006 Survey Areas.

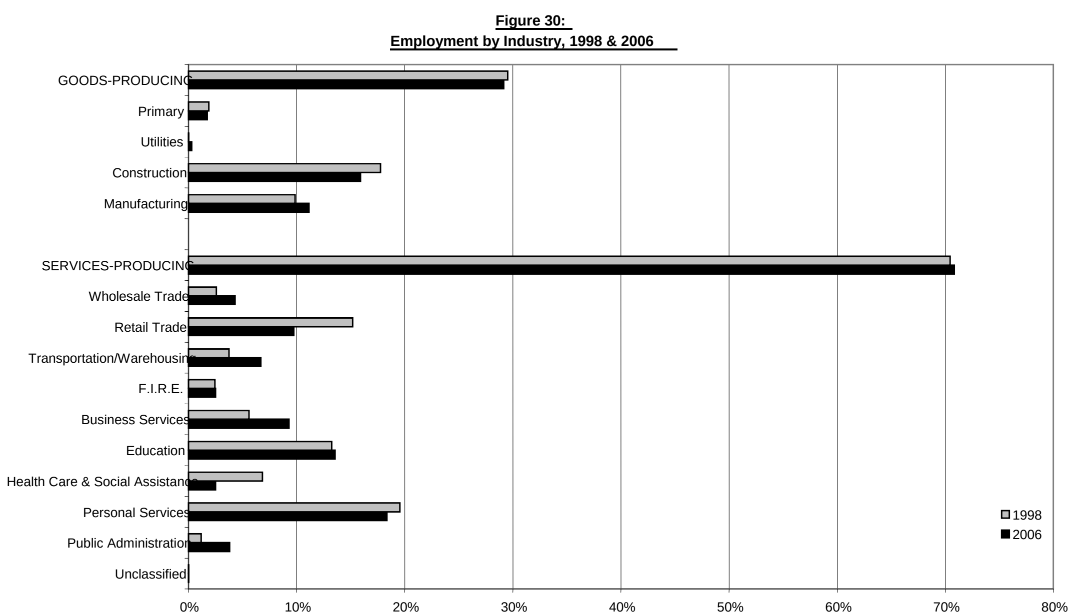
Employment Overview

In 2006, all businesses (excluding farm and home-based businesses) in the Township of King were included in the employment survey, including the communities of King City, Nobleton and Schomberg. In 1998, these areas accounted for 3,834 jobs; by 2006, the number of jobs had grown 52.9% or 6.6% at an average annual rate. As of year-end 2006, there were an estimated 5,862 jobs in King.

Employment by Sector

Between 1998 and 2006, sectoral employment in the Township of King has seen a push towards more service-producing industries, with a 6.7% annual increase in this sector's share of total employment (see Figure 30). Dominant service-producing industries in King Township include personal services, education and retail trade.

Figure 30:
Employment by Industry, King, 1998 & 2006



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Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2006 York Region Employment Surveys.
Excludes most home and farm-based businesses.
Source: York Region Planning & Development Services Department

Construction was the largest employer among goods-producing industries in 2006, accounting for 15.9% of employment, down from the 17.8% it accounted for in 1998. The arrival of nine manufacturing firms since 1998, coupled with an expanded labour force among existing manufacturers, resulted in an increase in manufacturing's share of employment in King from 9.9% in 1998 to 11.2% in 2006.

Across all industry sectors, personal services was the dominant sector in King Township, accounting for 18.4% of employment. Within this sector, amusement, gambling and recreation industries was the largest subsector, with 52.1% of personal services employment. Further analysis shows that King's five golf courses account for the majority of employment within the amusement, gambling, and recreation subsector.

Since 1998, utilities, public administration, and transportation and warehousing were the fastest growing sectors in King, with corresponding growth rates of 1,700% (or 17 jobs), 397.8% (or 179 jobs) and 172.9% (or 240 jobs), respectively. In contrast, employment losses were felt in the health care and social assistance and retail trade sectors, which dropped 44.1% (or 116 jobs) and 2.1% (or 12 jobs), respectively.

Employment by Community

King City

Employment in the community of King City rose at an annual rate of 3.9% since 1998. Meanwhile, the number of total businesses in the area grew 11.2% annually during the same period. As of 2006, there were 1,273 people working in 91 firms in King City, which has increased from the 973 people working in 48 firms surveyed in 1998. Employment in the area is dominated by the construction sector, which employed 24.4% of the workforce. This is the result of Robert B Somerville Construction, which employs upwards of 500 people. The transportation and warehousing and public administration sectors were the second and third most common employers with 14.7% and 13.3% of workers, respectively.

The largest growth sector in King City was in the public administration sector, which is attributable to the relocation of the King Township Municipal Offices to King City since 1998. As a result, the growth of this sector should be viewed as more of a transfer of employment from one area to another rather than a net gain. Transportation/warehousing, personal services, business services and education also experienced substantial increases between 1998 and 2006, with corresponding growth rates of 1600.0% (176 jobs), 211.1% (95 jobs), 181.5% (55 jobs) and 164.0% (82 jobs), respectively.

Nobleton

Employment in Nobleton increased 3.0% at an average annual rate since 1998, while business growth averaged 2.2%. Nobleton employed 525 people in 92 firms in 2006, compared to 424 employees in 78 firms eight years ago. Personal services and retail trade were the primary and secondary employment sectors in Nobleton in 2006, accounting for 27.4% and 22.1% of employment, respectively.

The fastest growing industry sector was the transportation/warehousing sector, which experienced an increase of 425% (for a net gain of 17 jobs) since 1998. The second-highest increase was felt in the education sector, which rose 158.5% (69 jobs) during the same period. The largest employment declines in Nobleton were felt in the public administration and wholesale trade sectors, which decreased by 14 and 8 jobs, respectively.

Schomberg

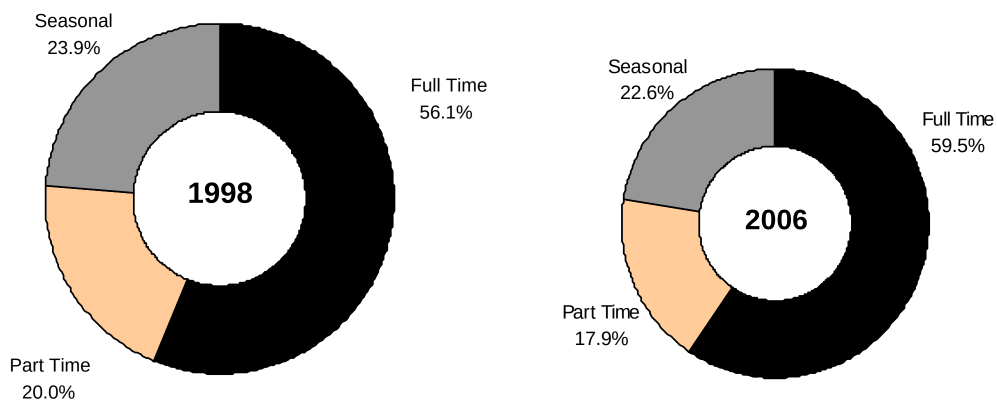
The community of Schomberg experienced an increase in both the number of employees and the number of businesses in the area between 1998 and 2006. Employment increased aggressively at an annual rate of 13.5%, while the number of businesses rose at a more moderate rate of 2.7% during the same period. As of 2006, there were 1,222 people working in 97 firms.

The largest employment gains were seen in the construction and manufacturing sectors, which grew 452.5% (181 jobs) and 160.9% (280 jobs) during the eight year span. This resulted in strong growth in goods-producing industries, which grew at a healthy 215.4% (461 jobs). This is significantly stronger growth than in service-producing sectors, which grew at a rate of 46.6% (174 jobs) since 1998. Manufacturing and retail trade accounted for the majority of employment in Schomberg, with manufacturing employing 37.2% of the workforce and retail trade employing 22.7%.

Employment by Type of Worker

Employment by type of worker remained relatively stable in King Township, with full-time employment comprising 59.5% of jobs in 2006, compared to 56.1% in 1998 (see Figure 31). Part-time employment was down to approximately 17.9% between 1998 and 2006, while seasonal employment remained relatively stable at 22.6%.

Figure 31:
Employment Distribution by Type of Worker, King, 1998 & 2006



Source: York Region Planning & Development Services Department.

Business Overview

The number of businesses in King Township increased 37.1% since 1998, or 4.6% at an average annual rate. As of year-end 2006, there were 414 firms in the area.

Business Mobility

Business mobility in King was moderate with an annual mobility rate of 7.2%. This was relatively consistent with the York Region average.

Businesses by Size

The distribution of businesses by size remained relatively stable in King Township between 1998 and 2006 (see Figure 32). However, the growth of medium sized businesses did outpace total business growth, and subsequently took a greater share of the total proportion of businesses.

Figure 32:
Percent of Businesses by Size, King, 1998 & 2006

Business Size Category	1998	2006
Small (1-19 employees)	88.1%	85.5%
Medium (20-99 employees)	8.9%	11.1%
Large (100-499 employees)	2.6%	3.1%
Very Large (500+ employees)	0.3%	0.2%
Total	**100.0%**	**100.0%**

Source: York Region Planning & Development Services Department.

Major Employers

Major employers in King Township include:

- Robert B. Somerville;
- Brookdale Treeland Nurseries Limited;
- Seneca College;
- Showa Canada Incorporated;
- Clublink; and
- Langdon's Coach Lines Limited.

Development Activity

Non-residential building permits increased 76.3% in King Township in 2006, reaching $13.5 million compared to $9.5 million a year earlier. The increases were led by strong growth in the institutional and commercial sectors as well as continued strength in the industrial sector.

Markham

- **Markham Highlights:**
- Population in 2006: 280,600
- Jobs in survey area in 2006: 92,657*
- Businesses in survey area in 2006: 4,138
- Major employment sector in 2006: Business Services, 35.6%
- Fastest-growing employment sector 1998-2006: Health Care & Social Assistance, 236.7%

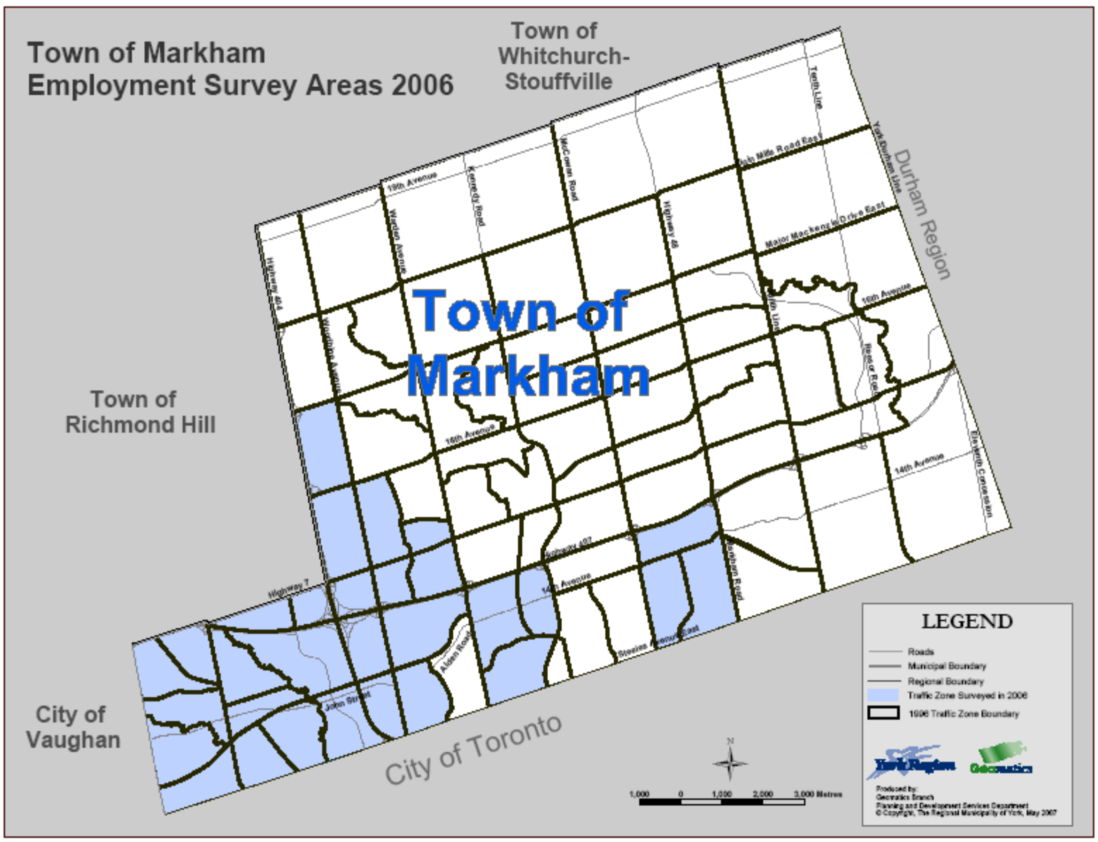
Annual employment growth (2005-2006):	5.1%
Annual business growth (2005-2006):	2.6%
Annual employment growth (1998-2006):	5.4%
Annual business growth (1998-2006):	1.9%

*Excludes Farm and home-based businesses
Note: Employment growth is calculated within the 2005 Survey Areas.

Employment Overview

Employment in the surveyed areas in Markham accounted for approximately 92,657 jobs in 2006. This level of employment translates into an average annual growth rate of 5.4% since 1998. These employment survey areas (see Figure 33: Markham Survey Coverage Area) are the basis of the following analysis.

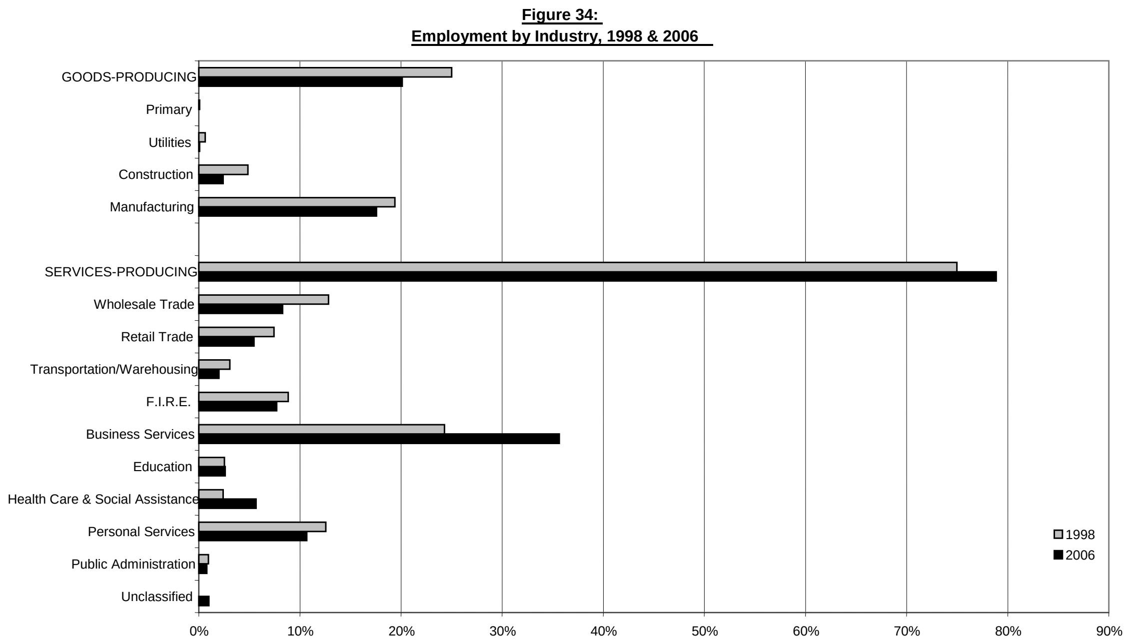
Figure 33:



Employment by Sector

Service-based employment in Markham accounted for 78.8% of all jobs in the survey area in 2006 (see Figure 34). This proportion is relatively stable when compared to 1998 levels, where service-based employment accounted for 82.1% of employment.

Figure 34:
Employment by Industry, Markham, 1998 & 2006



F.I.R.E.: Finance, insurance, real estate & leasing.
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.
Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2006 York Region Employment Surveys.
Excludes most home and farm-based businesses.
Source: York Region Planning & Development Services Department

Among service-producing industries, the business services sector is the single-largest employer, accounting for 35.6% of total employment in the survey areas. Within Markham's business services sector, computer systems design and related services was the dominant subsector, accounting for 36.6% of business services employment.

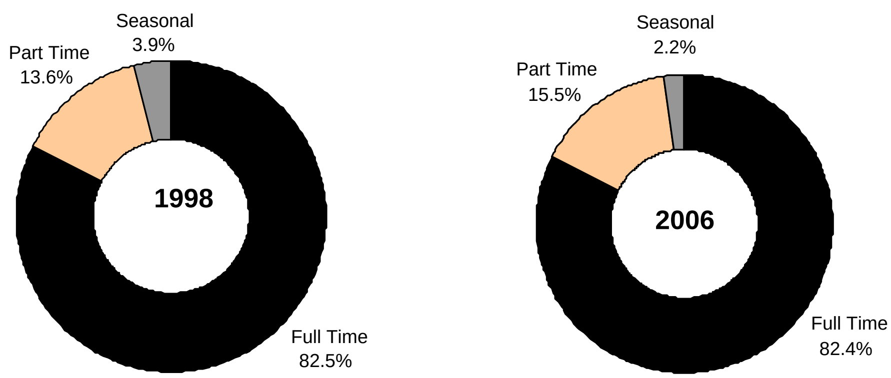
Within goods-producing industries, manufacturing is the dominant employer, accounting for 17.6% of jobs. Broken down by subsector, Markham's major types of manufacturing include computer and electronic product manufacturing and printing and related support activities, which account for 25.9% and 14.2% of manufacturing employment, respectively.

The health care & social assistance sector was the fastest growing employment sector in the survey area experiencing a 236.7% increase in employment since 1998. The business services sector was the second fastest growing employment sector growing 110.0% since 1998. This increase is the result of the expansion of existing firms (in the survey area) rather than the introduction of new businesses. These high growth industries are consistent with identified high growth employment industries in the national economic overview. The utilities, primary, construction, wholesale trade and transportation and warehousing all experienced a decline in employment with losses of 79.1%, 75.1%, 28.7%, 7.7% and 6.6%, respectively, since 1998.

Employment by Type of Worker

An analysis by type of worker in the designated survey area indicated stable full-time employment from 82.5% in 1998 to 82.4% in 2006, while the number of part-time jobs were up from 13.6% in 1998 to 15.5% in 2006 (see Figure 35).

Figure 35:
Employment Distribution by Type of Worker, Markham, 1998 & 2006



Source: York Region Planning and Development Services Department

Business Overview

Between 1998 and 2006, the total number of businesses in the surveyed areas increased 1.9% on an average annual basis. As of 2006, there were an estimated 4,138 firms in the surveyed areas.

Business Mobility

Business mobility in the surveyed areas was high in 2006, with a business mobility rate of 20.3%. However, the addition of 939 new firms, resulted in a net increase of 96 businesses. The high mobility rate in the Town of Markham reflects the fact that the 2006 survey featured several areas that had not been surveyed since 1998.

Businesses by Size

Since 1998, the proportion of small businesses in Markham has remained stable, while the number of large and very large firms increased in the survey area (see Figure 36).

Figure 36:
Businesses by Size, Markham, 1998 & 2006

Business Size Category	1998	2006
Small (1-19 employees)	81.9%	80.9%
Medium (20-99 employees)	14.8%	15.4%
Large (100-499 employees)	3.1%	3.4%
Very Large (500+ employees)	0.2%	0.3%
Total	**100.0%**	**100.0%**

Source: York Region Planning and Development Services Department

Of particular note is the rate of change in which these business categories grew, with the number of very large firms increasing 71.4% since 1998, while large firms increased 26.6%. These numbers indicate the success Markham has had in attracting large corporations and nurturing the growth of existing firms.

Major Employers

Major employers in Markham include:

- IBM Canada Limited;
- AMEX Canada;
- CGI Incorporated.;
- AMD; and
- Miller Paving Limited.

Development Activity

Building permits for industrial, commercial and institutional developments increased 48% in Markham in 2006, totalling $300.3 million. The increase was the result of aggressive industrial, commercial and instititution construction activity (including office) in 2006.

Figure 37 provides an overview of some of the larger developments that opened in Markham in 2006.

Figure 37:
Recently Opened Businesses, Markham, 2006

Business Name	Land Use	Building Size
Emery Investments	Industrial	105,390 sq.ft
Metrus Developments	Industrial	115,000 sq.ft
Urbacon	Industrial	63,830 sq.ft
Emery Investments	Industrial	83,635 sq.ft

Source: Town of Markham

A summary of some of the larger projects under construction as of year-end 2006 is provided in Figure 38.

Figure 38:
Businesses Under Construction, Markham, 2006

Business Name	Land Use	Building Size
Kolter Properties Inc.	Office	222,242 sq.ft
Liberty Square West Tower – Liberty Development Corporation	Office	119,265 sq.ft
Liberty Square West Tower – Liberty Development Corporation	Office	59,632 sq.ft
JM Hospitality Inc. and HDBB Investments Inc	Hotel	75,000 sq.ft
2067043 Ontario Ltd.	Industrial	82,420 sq.ft

Source: Town of Markham

Newmarket

Newmarket Highlights:

- Population in 2006: 79,300
- Jobs in survey area in 2006: 39,099*
- Businesses in survey area in 2006: 2,338
- Major employment sector in 2006: Retail Trade, 18.9%
- Fastest-growing employment sector 1998-2006: Business Services, 86.8%

Annual employment growth (2005-2006):	0.6%
Annual business growth (2005-2006):	4.2%
Annual employment growth (1998-2006):	2.8%
Annual business growth (1998-2006):	5.0%

*Excludes Farm and home-based businesses
Note: Employment growth is calculated within the 2006 Survey Areas.

Employment Overview

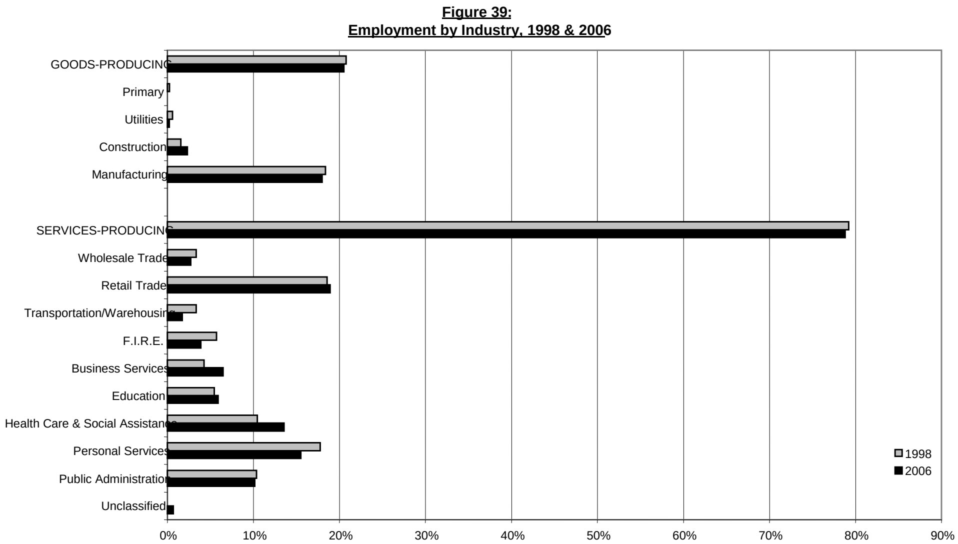
The 2006 employment survey contacted businesses within all non-residential traffic zones in the Town of Newmarket. The number of jobs in Newmarket increased at an average annual rate of 2.8% since 1998. By 2006, there were an estimated 2,338 businesses employing 39,099 people in the area.

Employment by Sector

Service-based businesses have been most prevalent in Newmarket, accounting for 78.8% of all jobs in the study area (see Figure 39). Among service-producing industries retail trade, personal services and health care and social assistance are the dominant sectors, accounting for 18.9%, 15.5% and 13.6% of total employment. Moreover, strong employment growth was seen in several industries including business services (86.8%), construction (82.7%), health care & social assistance (59.4%), education (32.3%) and retail trade (24.8%) since 1998. In addition, the Town of Newmarket is also a centre for public administration, which is evidenced by the presence of the Region of York Administration Centre and the Provincial Courthouse.

The growth in the health care and social assistance sector can be associated with the Southlake Regional Health Care Centre and its function as a regional hub for medical related businesses in York Region. Moreover, the proposed expansion to the hospital and the development of the new Regional Cancer Care Facility (at the hospital) will have the potential to attract further medical related businesses to the area.

Figure 39:
Employment by Industry, Newmarket, 1998 & 2006



F.I.R.E.: Finance, insurance, real estate & leasing.
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.
Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2006 York Region Employment Surveys.
Excludes most home and farm-based businesses.
Source: York Region Planning & Development Services Department

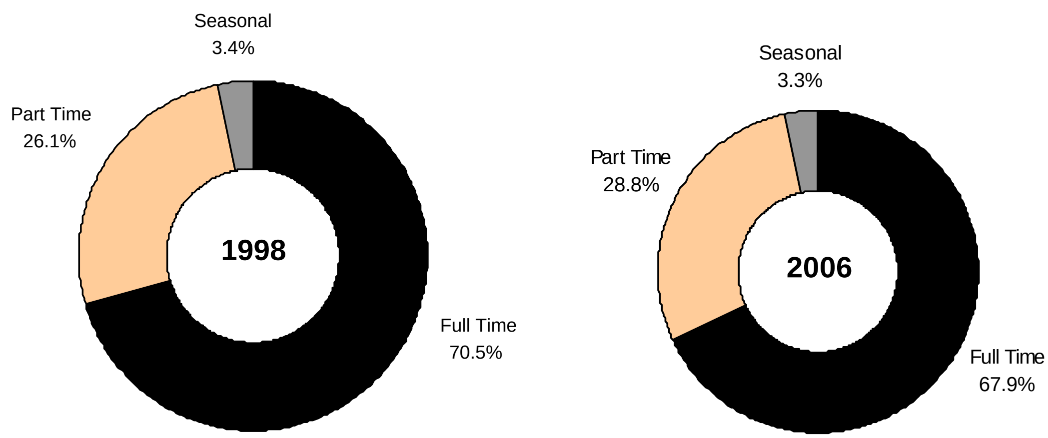
Within goods-producing industries, manufacturing is the primary employment sector, accounting for 18.0% of total employment in the area. Moreover, manufacturing employment has seen an average annual increase of 2.5% since 1998. Within the manufacturing sector, motor vehicle parts manufacturing is the principal subsector in Newmarket, accounting for 51.9% of total manufacturing employment.

In addition to the strong growth amongst goods-producing sectors, strong growth was also seen in the construction sector, which experienced an employment increase of 82.7% during the eight year span since 1998. However, there were also certain industry sectors that experienced declines in employment between 1998 and 2006. Declines in employment in Newmarket were recorded in both the F.I.R.E (306 jobs), utilities (101 jobs), the primary sector (78 jobs), and the transportation/warehousing sector (392 jobs). The decline in the F.I.R.E sector can be attributed to closures in the financial services subsector.

Employment by Type of Worker

The proportion of full-time employment in Newmarket reduced slightly between 1998 and 2006. Full-time employment accounted for 67.9% of the workforce in 2006, down from 70.5% eight years earlier. Between 1998 and 2006, the number of part-time jobs increased 35.7%. In comparison, full-time jobs grew 18.2%, while the number of seasonal jobs grew 13.6% on a small overall employment base (Figure 40).

Figure 40:
Employment by Type of Worker, Newmarket, 1998 & 2006



Source: York Region Planning and Development Services Department

Business Overview

The number of businesses in the survey area increased 33.8% since 1998, or 4.2% at an average annual rate. As of year-end 2006, there were approximately 2,338 businesses in the Newmarket survey area.

Business Mobility

Business mobility in Newmarket for 2006 was 6.8%, which is above the Regional average of 7.5%. However, the addition of 267 new businesses helped to support a net increase of 107 firms in the area.

Businesses by Size

An analysis of Newmarket's businesses by number of employees indicates that overall employment levels have been quite stable (see Figure 41).

Figure 41:
Businesses by Size, Newmarket, 1998 & 2006

Business Size Category	1998	2006
Small (1-19 employees)	86.0%	86.5%
Medium (20-99 employees)	11.0%	10.5%
Large (100-499 employees)	2.7%	2.7%
Very Large (500+ employees)	0.3%	0.3%
Total	**100.0%**	**100.0%**

Source: York Region Planning & Development Services Department

Small businesses continue to dominate Newmarket's business community, accounting for 86.5% of firms in 2006. However, it is important to note that there are a number of large firms that continue to operate in Newmarket.

Major Employers

Major employers in Newmarket include:

- TS Tech Canada;
- Allied International Credit;
- Solectron Global Services Canada Incorporated;
- Rimply Manufacturing; and
- Dortec Industries.

Development Activity

The value of non-residential building permits was strong in Newmarket in 2006, with a 5.5% increase. Building permits totalled $91.6 million in 2006, up from $86.8 million a year earlier. The increase we seen most in the commercial sector, which experienced an 179.9% increase.

Richmond Hill

Richmond Hill Highlights:

- Population in 2006: 177,600
- Jobs in survey area in 2006: 53,582*
- Businesses in survey area in 2006: 4,158
- Major employment sector in 2006: Personal Services, 17.2%
- Fastest-growing employment sector 1998-2006: Public Administration, 128.8%

Annual employment growth (2005-2006):	1.2%
Annual business growth (2005-2006):	4.1%
Annual employment growth (1998-2006):	4.0%
Annual business growth (1998-2006):	4.0%

*Excludes Farm and home-based businesses
Note: Employment growth is calculated within the 2006 Survey Areas.

Employment Overview

The 2006 employment survey contacted businesses within all non-residential traffic zones in the Town of Richmond Hill. Employment in the designated survey areas increased 36.6% since 1998, or 4.0% at an average annual rate. These areas contained an estimated 53,582 jobs as of year-end 2006.

Employment by Sector

Employment in Richmond Hill was predominantly service-oriented in 2006, accounting for 84.3% of employment (see Figure 42).

Figure 42:
Employment by Industry, Richmond Hill, 1998 & 2006

F.I.R.E.: Finance, insurance, real estate & leasing.
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.
Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2006 York Region Employment Surveys.
Excludes most home and farm-based businesses.
Source: York Region Planning & Development Services Department

Service-producing employment was spread out across a number of sectors, with personal services accounting for 17.2% of employment in the area and retail trade and business services, close behind at 16.3% and 13.9%, respectively. Within the personal services sector, restaurants were the dominant subsector, with full-service restaurants and limited service eating establishments accounting for 26.0% and 16.3% of personal services employment as of 2006.

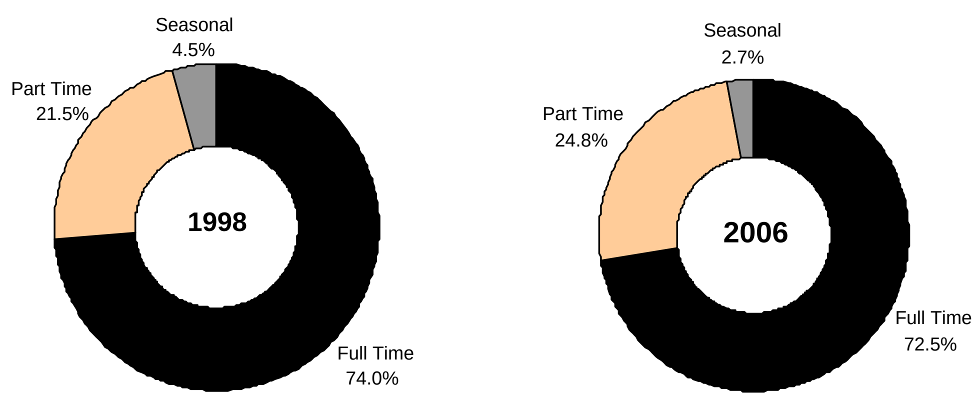
Among goods-producing industries, manufacturing was the dominant sector, comprising 11.6% of total employment in the survey area. The top two manufacturing subsectors within Richmond Hill's manufacturing sector were printing and related support activities (12.5%) and pharmaceutical and medicine manufacturing (12.5%).

Job growth was widespread in Richmond Hill, with eight sectors experiencing double-digit increases in employment between 1998 and 2006. The public administration and retail trade were among the fastest growing employment sectors in Richmond Hill, which witnessed employment increases of 128.8% and 78.5%, respectively. The business services, F.I.R.E., education and health care & social assistance sectors also experienced growth rates in excess of 50%. There were also sharp declines in the primary sector, which saw a strong decrease in employment as a result of employment cutbacks in a limited number of businesses. Slight declines in employment were also experienced in the wholesale trade sector, construction, utilities and manufacturing.

Employment by Type of Worker

The number of full-time and part-time jobs increased 28.8% and 51.9% between 1998 and 2006, and subsequently the proportion of full time employment was on the decline. Seasonal employment also had a marginal increase, but its proportion of employment type was also affected by strong part time job growth. As of 2006, full-time employment accounted for 72.5% of employment in Richmond Hill, compared to 74.0% in 1998 (see Figure 43).

Figure 43:
Employment Distribution by Type of Worker, Richmond Hill, 1998 & 2006



Source: York Region Planning and Development Services Department

Business Overview

The number of firms in Richmond Hill's survey area increased 31.8% since 1998, or 4.0% at an average annual rate. At year-end 2006, there were an estimated 4,158 firms in Richmond Hill.

Business Mobility

Business mobility in Richmond Hill's employment areas was high in 2006, averaging 15.6% annually. This is consistent with the Regional trend, which is the result of a large ratio of small businesses closing and/or relocating. A total of 650 firms either closed or relocated outside of the survey area, resulting in a loss of 5,071 jobs. However, the economy recovered nicely to this loss, with an aggregate increase in both employment and businesses.

Businesses by Size

Small businesses made up 87.5% of Richmond Hill's business community in 2006, as the proportion of medium and large-sized firms also increased (see Figure 44).

Figure 44:
Businesses by Size, Richmond Hill, 1998 & 2006

Business Size Category	1998	2006
Small (1-19 employees)	87.3%	87.5%
Medium (20-99 employees)	10.7%	10.3%
Large (100-499 employees)	1.9%	2.0%
Very Large (500+ employees)	0.1%	0.1%
Total	**100.0%**	**100.0%**

Source: York Region Planning & Development Services Department

This growth in the number of medium and large-sized firms highlights the desirability of Richmond Hill as a business destination for both larger firms looking to locate in the Town and as existing firms to expand.

Major Employers

Major employers in Richmond Hill include:

- York Central Hospital;
- Dynatec Corporation;
- Apotex;
- Acklands – Grainger;
- Inmet Stamping; and
- Rogers Communications.

Development Activity

Non-residential building permits in the Town of Richmond Hill were valued at $84.0 million, representing a 27.9% decrease from 2005. The majority of the decrease in non-residential values was seen in the institutional sector, which fell 55.4% since 2005.

Figure 45 summarizes a few of the larger developments that opened in Richmond Hill in 2006.

Figure 45:
Recently Opened Businesses, Richmond Hill, 2006

Business Name	Land Use	Building Size
Royal LePage	Commercial	36,713 sq.ft
Oak Ridges Medical Centre and Urgent Care Clinic	Institutional	2.58 acres
Protenergy		33,826 sq.ft

Source: Town of Richmond Hill

A summary of some of the larger projects that were under construction in Richmond Hill in 2006 is provided in Figure 46.

Figure 46:
Businesses under Construction, Richmond Hill, 2006

Business Name	Land Use	Building Size
Wilson Niblet Motors	Commercial	33,713 sq.ft
50 Staples Avenue	Commercial	130,084 sq.ft
45 Staples Avenue (multi-tenant building)	Commercial	100,284 sq.ft
Shoppes of Heritage Hollow	Commercial	
Richmond Hill Centre for Performing Arts		57,000 sq.ft

Source: Town of Richmond Hill

Vaughan

- **Vaughan Highlights:**
- Population in 2006: 247,500
- Jobs in survey area in 2006: 68,677*
- Businesses in survey area in 2006: 4,049
- Major employment sector in 2006: Manufacturing, 31.0%
- Fastest-growing employment sector 1998-2006: Retail Trade, 120.3%

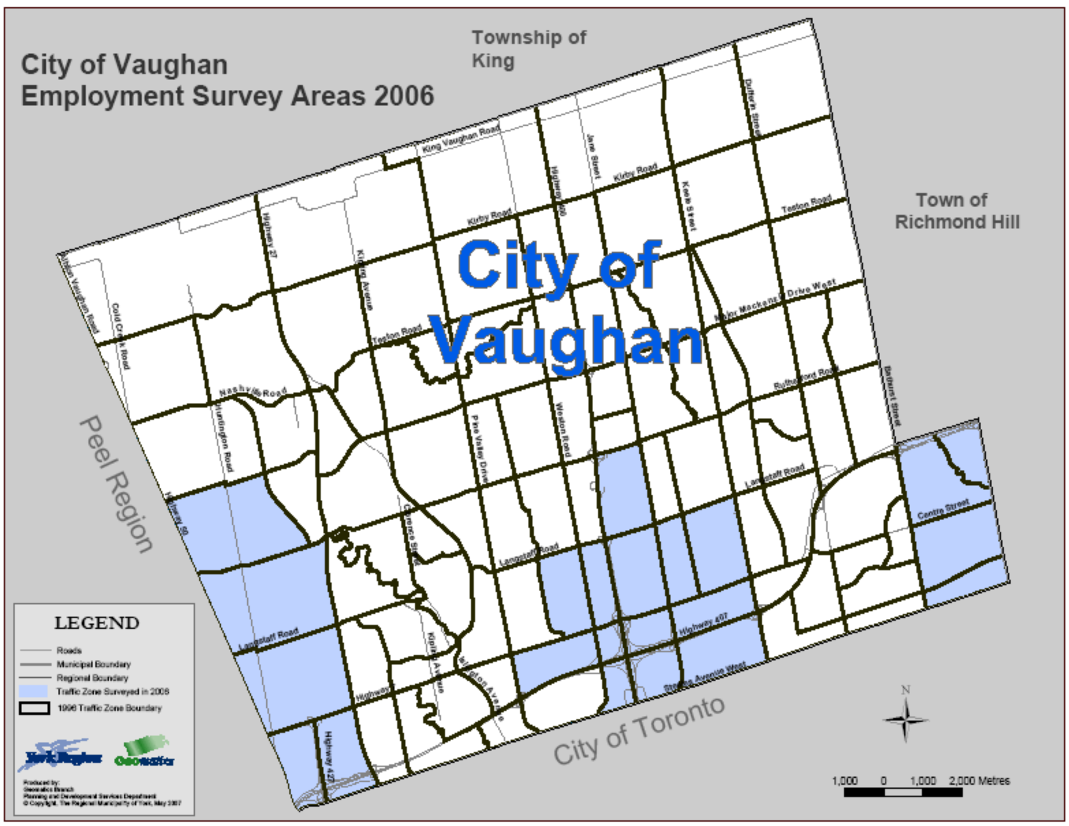
Annual employment growth (2005-2006):	2.5%
Annual business growth (2005-2006):	4.1%
Annual employment growth (1998-2006):	4.0%
Annual business growth (1998-2006):	4.1%

*Excludes Farm and home-based businesses
Note: Employment growth is calculated within the 2006 Survey Areas

Employment Overview

Between 1998 and 2006, employment in Vaughan's surveyed areas grew at an average annual rate of 4.1% per year (see Figure 47: Vaughan Survey Coverage Area). As of year-end 2006, an estimated 68,677 jobs were located in these areas, up from 51,737 jobs in 1998.

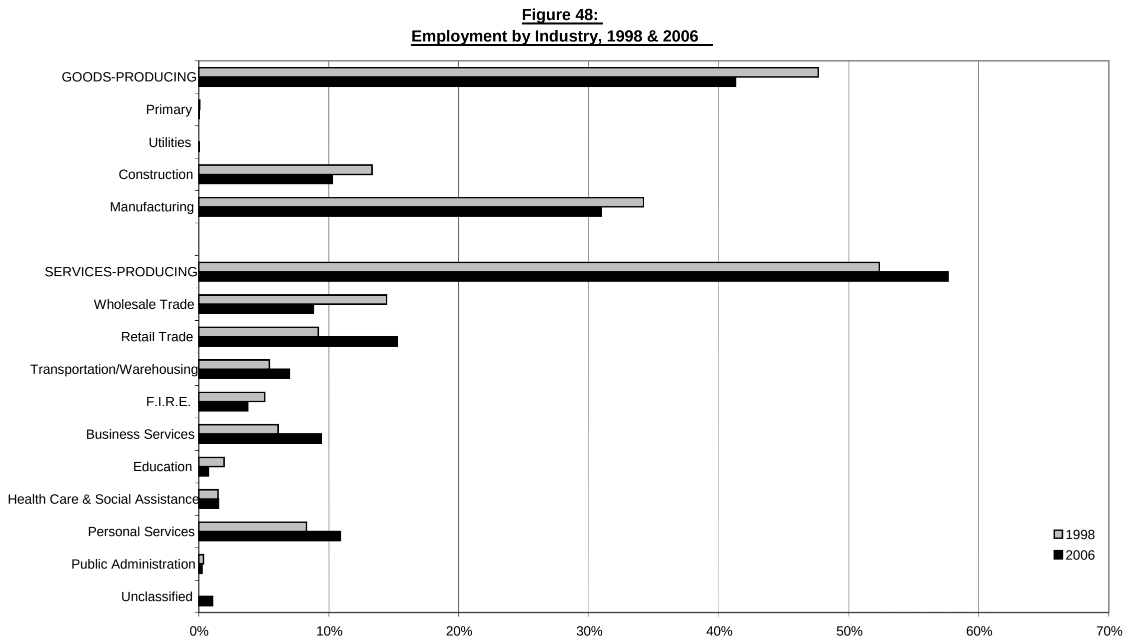
Figure 47:



Employment by Sector

The City of Vaughan has a relatively even distribution of both goods-producing industries and services producing industries. In 2006, goods-producing industries accounted for 41.3% of employment in Vaughan's employment areas down slightly from 1998 rates (see Figure 48).

Figure 48:
Employment by Industry, Vaughan, 1998 & 2006



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Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2006 York Region Employment Surveys.
Excludes most home and farm-based businesses.
Source: York Region Planning & Development Services Department

Among goods-producing industries, manufacturing was by far the largest sector in Vaughan in 2006, accounting for 31.0% of total employment in the employment areas. Within this sector, the top three subsectors were: plastics product manufacturing (13.7%), motor vehicle parts manufacturing (6.6%) and household and institutional furniture and kitchen cabinet manufacturing (4.9%). Vaughan also has a large construction sector, which represented 10.3% of total employment, and accounted for 51% of total construction employment in York Region in 2006.

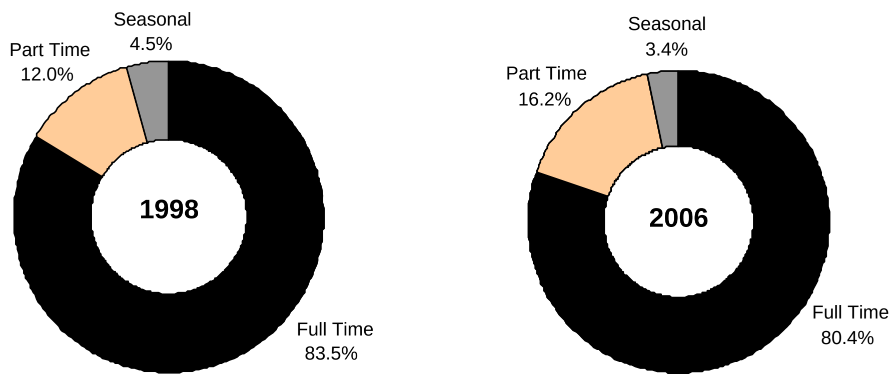
Within service-producing industries, retail trade, business services and personal services were the dominant sectors, employing 15.3%, 10.9% and 9.4% of all jobs in Vaughan's employment areas in 2006.

The employment sector with the highest growth rate in Vaughan since 1998 was retail trade, which grew 120.3% during the eight-year period. The growth in retail trade employment can be attributed to the development of new retail developments including the Vaughan Mills Mall. Business services was the second-fastest growing industry sector between 1998 and 2006, rising 104.0% during this period.

Employment by Type of Worker

A 79.8% jump in the number of part-time jobs in Vaughan since 1998 resulted in part-time employment gaining an increased share of total employment in Vaughan from 1998 to 2006. During this period, part-time jobs rose from 12.0% to 16.2% (see Figure 49). This is likely due in large part to the strong growth in retail employment, which typically employs part-time workers. Full-time workers accounted for 80.4% of all jobs in 2006, down slightly from 1998 levels.

Figure 49:
Employment Distribution by Type of Worker, Vaughan, 1998 & 2006



Source: York Region Planning and Development Services Department

Business Overview

The number of businesses in Vaughan's surveyed areas increased 32.5% since 1998, or 4.1% on an average annual basis. By 2006, there were approximately 4,049 firms in the surveyed areas in Vaughan.

Business Mobility

Business mobility in Vaughan was moderate compared to the Regional average with a 9.3% annual rate. In total, 378 businesses either moved or closed in Vaughan in 2006, resulting in a loss 4,682 jobs. Despite these losses, employment in the city increased by 3346 jobs, and 471 businesses were added to the surveyed areas.

Businesses by Size

Figure 50 outlines the distribution of businesses in Vaughan by size category.

Figure 50:
Businesses by Size, Vaughan, 1998 & 2006

Business Size Category	1998	2006
Small (1-19 employees)	81.7%	83.0%
Medium (20-99 employees)	15.6%	14.3%
Large (100-499 employees)	2.5%	2.5%
Very Large (500+ employees)	0.2%	0.2%
Total	**100.0%**	**100.0%**

Source: York Region Planning & Development Services Department

The proportion of small businesses increased in the survey area between 1998 and 2006. However, it should be noted that the number of businesses in all categories increased since 1998. This indicates Vaughan's increasing desirability as a place to locate and for existing firms wishing to expand locally.

Major Employers

Major employers in Vaughan include:

- Canada's Wonderland;
- UPS (United Parcel Service);
- Con Drain (1983) Limited;
- Progressive Moulded Products Limited;
- Decoseal;
- Rollstamp Manufacturing;
- Sears Canada;
- CN Rail;
- Co-Ex-Tec Industries; and
- Nova Services Incorporated.

Development Activity

Development activity in the non residential sector in Vaughan declined 21.8% in 2006, with $330.4 million non-residential building permits being issued compared to $402.6 million in 2005. Decreases were felt primarily in the institutional sector, which decreased 97.8% from 2005.

A number of firms opened or expanded their presence in Vaughan in 2006. Figure 55 provides an overview of some of the larger developments.

Figure 51:
Recently Opened Businesses, Vaughan, 2006

Business Name	Land Use	Building Size
Skor Food Group	Head Office/ Distribution Centre	205,000 sq.ft
Nygård	Distribution Centre	124,000 sq.ft
Mobile Climate Control	Head Office/Manufacturing Facility	120,000 sq.ft
Magick Woods	Head Office/Manufacturing Facility	96,000 sq.ft
Miele Canada	Head Office	30,000 sq.ft

Source: City of Vaughan

Several businesses were also under construction in 2006. A summary of some of the larger projects is provided in Figure 52.

Figure 52:
Businesses under Construction, Vaughan, 2006

Business Name	Land Use	Building Size
Conair Canada	Head Office/ Distribution Centre	320,000 SF
Ganz Realty	Multi-use Industrial Building	119,565 SF
PowerStream	Head Office	105,588 SF
Residence Inn by Marriott	Hotel	96,695 SF

Source: City of Vaughan

Whitchurch-Stouffville

Whitchurch-Stouffville Highlights:

- Population in 2005: 27,300
- Jobs in survey area in 2006: 9,363*
- Businesses in survey area in 2006: 687
- Major employment sector in 2006: Personal Services, 21.0%
- Fastest-growing employment sector 1998-2005: Utilities, 2900.0%

Annual employment growth (2005-2006):	5.6 %
Annual business growth (2005-2006):	3.9%
Annual employment growth (1998-2006):	8.0 %
Annual business growth (1998-2006):	9.0%

Excludes Farm and home-based businesses
Note: Employment growth is calculated within the 2006 Survey Areas.

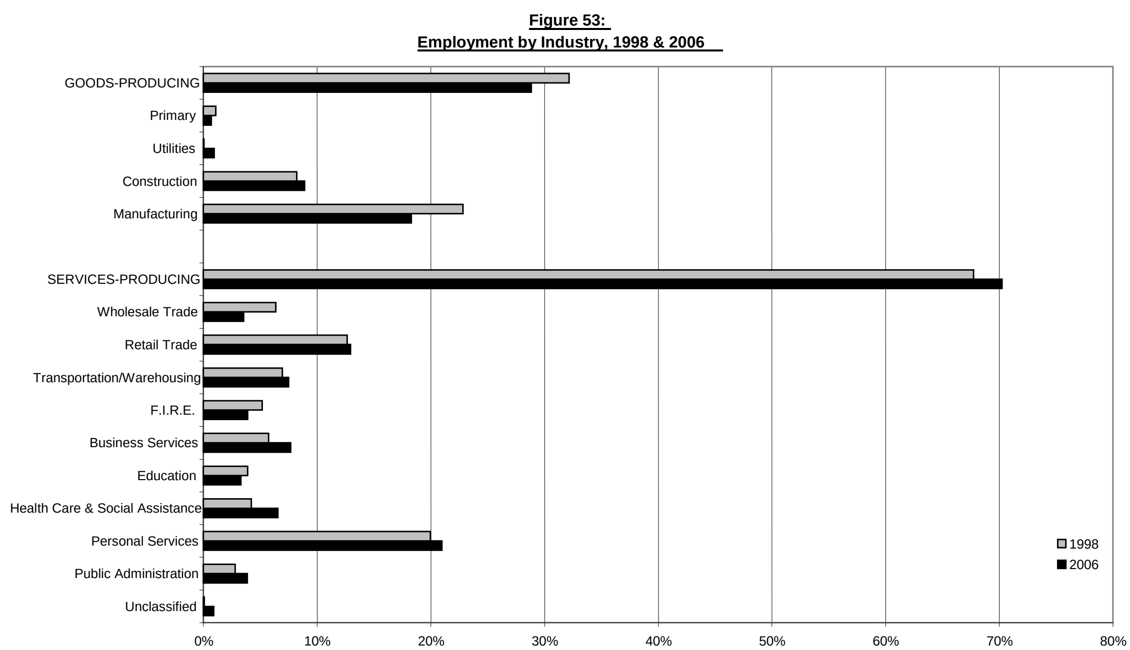
Employment Overview

The 2006 employment survey contacted businesses within all non-residential traffic zones in the Town of Whitchurch-Stouffville. Whitchurch-Stouffville's survey area had an estimated 9,363 jobs in 2006. This represents an average annual growth rate of 8.0% from 1998 levels.

Employment by Sector

The majority of employment in Whitchurch-Stouffville is concentrated in service-producing industries, accounting for 70.2% of employment in the survey area (see Figure 57).

Figure 53:
Employment by Industry, Whitchurch-Stouffville, 1998 & 2006



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Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2006 York Region Employment Surveys.
Excludes most home and farm-based businesses.
Source: York Region Planning & Development Services Department

Within the service-producing sectors, personal services and retail trade were the primary employers, employing 21.0% and 12.9% of workers in the area. Golf-related employment accounts for 39.3% of jobs within the personal services sector.

Of the 29.8% of employment in the goods-producing sector, 18.3% was located in the manufacturing sector in 2006, down from 22.8% in 1998. Within the manufacturing sector, other electrical equipment and component manufacturing, pharmaceutical and medicine manufacturing and other wood product manufacturing are the primary subsectors, accounting for 15.7%, 12.4% and 10.5% of manufacturing employment, respectively.

Among all the employment sectors, employment growth was highest in the utilities sector, which grew 2900.8% since 1998 (on an extremely small employment base). Substantial growth was also seen in health care & social assistance (154.8%), public administration (126.3%),and business services (119.2%). This widespread employment growth is indicative of strong overall growth in the area.

Employment by Community

The following analysis outlines employment trends in the individual communities located within Whitchurch-Stouffville.

Stouffville

As of year-end 2006, there were an estimated 5,256 jobs in the community of Stouffville, up from 2,917 in 1998. In 2006, the primary employment sectors in the community were, manufacturing, retail trade and personal services, which accounted for 19.7%, 19.5% and 17.4% of employment, respectively. All employment sectors in the community of Stouffvile were strong with employment gains throughout.

Ballantrae

Ballantrae employment rose 71.0% between 1998 and 2006. There are currently 318 people working in 50 businesses in Ballantrae. Health care and social assistance is the dominant sector in Ballantrae, accounting for 28.9% of employment, followed by the business services sector at 16.4%.

Significant employment gains in Ballantrae were experienced in the following sectors: business services (360.0%, or 36 new jobs), public administration (250.0%, or 5 new jobs), primary services (183.3%, or 11 new jobs), transportation/warehousing (100.0%, or new 1 job) and personal services (92.6%, or 25 new jobs). A minor employment decline was experienced in manufacturing, which accounted for a loss of 3 jobs.

Gormley

Businesses and employment in Gormley both increased since 1998, recording corresponding increases of 105.8% and 47.8%, respectively. As of year-end 2006 there were 1,965 jobs and 99 firms in Gormley. The major employment sectors included transportation and warehousing, personal services, manufacturing and construction accounting for 28.0%, 17.0% 16.5%, and 14.8% of jobs, respectively.

Since 1998, the personal services sector and construction recorded the largest employment increase in Gormley. Personal services grew 318.8%, adding 225 new jobs. The construction sector witnessed a significant gain in employment, growing 281.6% and adding 214 new jobs.

Vandorf

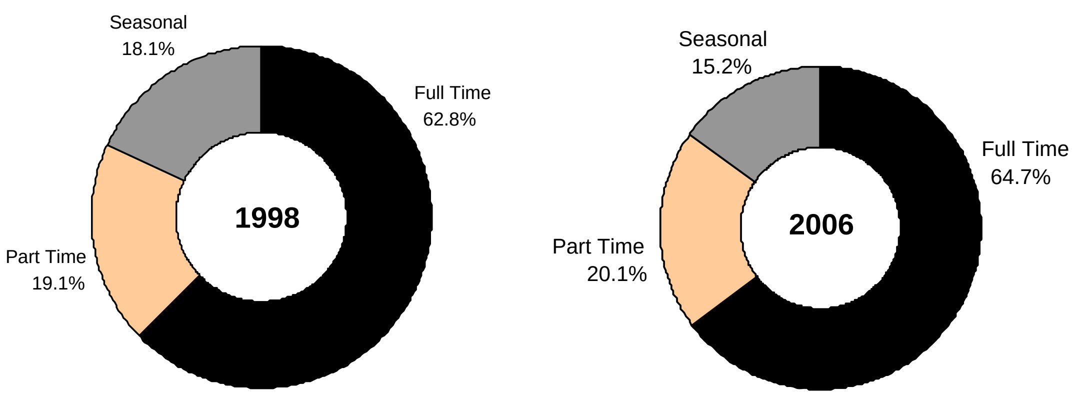
Despite a net gain of five firms in the area since 1998, employment in Vandorf declined 9.1% over this period. However, it is important to note that employment growth in the area has increased recently 3.9% from 2005. In 2006, there were 559 jobs in 54 businesses, compared to 48 firms employing 615 workers in 1998. The major employment sectors in Vandorf are manufacturing and construction, which accounted for 36.0% and 33.8% of jobs in the area as of 2006.

Employment growth was strongest in the construction sector, which grew 81.7% adding 85 new jobs. Employment declines were felt strongest in the health care & social assistance, wholesale trade, education sectors, dropping 100% (2 jobs), 93.2% (150 jobs) and 46.7% (21 jobs), respectively.

Employment by Type of Worker

The majority of jobs in Whitchurch-Stouffville were full-time in 2006, with 66.7% of jobs falling into this category (see Figure 54). The proportion of part-time employment in Whitchurch-Stouffville grew from 19.1% in 1998 to 20.1% in 2006 due to a 72.4% increase in the number of part-time jobs.

Figure 54:
Employment by Type of Worker, Whitchurch-Stouffville, 1998 & 2006



Source: York Region Planning and Development Services Department

Business Overview

The number of businesses in the surveyed areas increased by 30.9% over eight years, or by 3.9% on an average annual basis. At year-end 2006, there were an estimated 687 firms.

Business Mobility

Business mobility in the Town of Whitchurch-Stouffville was above the Regional average (7.5%) with a 12.2% mobility rate. However, the addition of 51 new businesses in the area lead to a net increase of 184 jobs.

Businesses by Size

While small firms comprise the majority of businesses in Whitchurch-Stouffville, there is evidence of a growing number of medium and large firms in the area. Between 1998 and 2006, the total number of small firms increased 25.7% to comprise 83.4% of all businesses, while medium and large firms increased 56.5% and 142.9% from 1998 levels (see Figure 55).

Figure 55:
Percent of Businesses by Size, Whitchurch-Stouffville, 1998 & 2006

Business Size Category	1998	2006
Small (1-19 employees)	86.9%	83.4%
Medium (20-99 employees)	11.8%	14.1%
Large (100-499 employees)	1.3%	2.5%
Very Large (500+ employees)	0.0%	0.0%
Total	**100.0%**	**100.0%**

Source: York Region Planning & Development Services Department

The increasing number of larger businesses is indicative of the growing attraction of Whitchurch-Stouffville as a business destination.

Major Employers

Major employers in Whitchurch-Stouffville include:

- Novapharm Limited;
- Southwire Canada Company;
- Grey Power Insurance Brokers Inc.;
- Hyprescon;
- Richvale York Block; and
- King Cole Ducks.

Development Activity

The value of non-residential building permits issued in Whitchurch-Stouffville were strong at $14.2 million. This represents a decrease from the $40.8 million worth of permits issues in 2005, but a substantial increase from the $1.9 million issued in 2004. The vast majority ($13.3 million) of the permits issues were in the commercial sector.

A number of firms opened or expanded their presence in Whitchurch-Stouffville in 2006. Figure 56 provides an overview of some of the larger developments:

Figure 56:
Recently Opened Businesses, Whitchurch-Stouffville, 2006

Business Name	Land Use	Building Size
Walmart	Commercial	176,200 sq.ft
Chrysler Dealership	Commercial	13,900 sq.ft
Crossroads Lounge	Commercial	5,900 sq.ft
Kubota Dealership	Commercial	12,900 sq.ft

Source: Town of Whitchurch-Stouffville

Several businesses were also under construction in 2006. A summary of some of the larger projects is provided in Figure 57.

Figure 57:
Businesses under Construction, Whitchurch-Stouffville, 2006

Business Name	Land Use	Building Size
Larkin Equipment	Commercial	20,000 sq.ft

Source: Town of Whitchurch-Stouffville

Appendix A: Methodology

Data Collection

Data collection for the York Region Employment Survey concentrated on businesses located within designated employment areas and rural community centres. Employment areas refer to areas that have historically been identified as industrial but may now also include commercial businesses and industrial support activities. Large-format retail "power centres" are also increasingly locating within these areas, taking advantage of the large tracts of contiguous space available to accommodate the increased space these stores require.

Traffic zones, which represent the smallest unit of measure for which historical employment data is available, were used to approximate existing employment areas. If an employment area was located within a portion of a traffic zone, all businesses located within that traffic zone were surveyed.

Data was collected from York Region businesses in a variety of forms:

- Through door-to-door interviews with the business community (primary method);
- Via telephone interviews (for businesses unable to contact in person); and
- Electronically through e-mail messages, online entries via our corporate website and facsimile submissions from the business community.

Businesses located within targeted employment areas were contacted between May and August of 2006 by York Region Employment Surveyors. The primary method of contact was through door-to-door interviews. The door-to-door methodology, while time intensive, was warranted due to the analytic requirement of getting a complete data set for the area. Survey interviewers used survey sheets pre-printed with business information if that business was already listed in the York Region Employment Database and a blank survey form for new businesses (see Figure 58).

Figure 58:
York Region Employment Survey Form

Ontario's Rising Star
York Region
Markham · Vaughan · Richmond Hill · Newmarket · Aurora
Georgina · Whitchurch-Stouffville · East Gwillimbury · King

York Region Business Information Update 2006

Please take a moment to add or update your business information for our records. All information provided will remain confidential and will be grouped together with other data for economic analysis and land use planning purposes only. If desired, you can choose to have limited information (name, address) included for FREE in local and regional business directories. Thank you.

---BUSINESS IDENTIFICATION---

Business Name:
Internet Address:
Business Activity:
What does your Business Do?

--- EMPLOYMENT---

	---On-Site---	---Off-Site---	---Total---
Full-time (30+ hrs/week):			
Part-time (<30 hrs/week):			
Seasonal:			
Total Employment:			

Number of Shifts:
Hiring in Next 3 Months? ☐ Yes ☐ No ☐ Unsure

---ADDRESS---

Physical Address: **Municipality:** **Postal Code:**
Suite / Mailing Unit: **Other Occupied Units:**
Mailing Address (if different from above): **Postal Code:**

---CONTACT INFORMATION---

Survey Information Contact (for future information updates)
Name: **Title:**
Phone: **Ext:** **Fax:** **E-Mail:**

Corporate Executive Contact (e.g., Manager, Owner, President)
Name: **Title:**
Phone: **Ext:** **Fax:** **E-Mail:**

---BUSINESS DIRECTORY LISTING---

Do you want to have your business listed for FREE in local and regional business directories? ☐ Yes ☐ No
Contact Name to appear in Directory: Same as Survey Information Contact above ☐ Yes Same as Corporate Executive Contact above: ☐ Yes
If contact information is different from above, please complete below:
Name: **Title:**
Phone: **Ext:** **Fax:** **E-Mail:**
Publish Fax? ☐ Yes ☐ No

---ADDITIONAL INFORMATION (for internal use only)---

Ownership Type: ☐ Independent ☐ Franchise ☐ Branch ☐ School ☐ Government
Is this a home-based business? ☐ Yes ☐ No
Floor Space (sq.ft.):
Is this an Estimate? ☐ Yes ☐ No
Year Established (this location only)
Years at Current Location:
Previous Municipality (if applicable):

Does Your Business Export? ☐ Yes ☐ No
If "No" [above], are you interested in Exporting? ☐ Yes ☐ No
Is this the Canadian Head Office? ☐ Yes ☐ No
If "No" [above], list Head Office location
Province (if in Canada)
Country (if outside Canada)

Coding Section: (Completed by York Region staff) Interviewer Initials: Business ID:
Industry Code NAIC: Traffic Zone: Volunteers:
Secondary NAIC: This Update:

Please return completed form to:
York Region Planning and Development Services Department
17250 Yonge Street, Newmarket, Ontario L3Y 6Z1
Phone: (905) 895-1231 Fax: (905) 954-4607
E-mail: businessdirectory@york.ca

Where available, businesses were also given a printout of their previous York Region on-line business directory listing.

Within each traffic zone all businesses were directly contacted and details about business activity, changes in employment levels and contact information were updated for businesses first recorded in 1998, or initiated for businesses new to that area. Where records showed a business that was no longer at the address in 2006, efforts were made to contact the business by phone to establish either a new location, or to record the probable closure of the business. For businesses unable or unwilling to conduct a door-to-door interview, the option was given to either have a surveyor call them at a mutually convenient time or to provide them with a blank survey form and have them complete and return it at their leisure. For businesses that declined to participate or were unable to contact either in person or by telephone, it was assumed that all information relating to that business remained unchanged from the date they were last surveyed.

Business information was also obtained from businesses outside of selected traffic zones that were interested in being included in the York Region Business Directory. This information was received from online submissions via our corporate website, facsimile submissions or e-mail messages.

Lastly, information on new businesses or pending developments not accounted for through regular data collection means was obtained from economic development offices of the various area municipalities and/or local chambers of commerce and boards of trade.

Data Sources and Limitations

Data Accuracy

A number of factors limit the accuracy of the data collected within this report, including:

Data collected was based on responses received from selected businesses. In certain instances however, businesses refused to participate, had a language barrier, had moved to an unknown location or were temporarily closed. As a result, certain business sectors may be over-represented and others under-represented depending on the particular circumstances of businesses in that sector.

In addition, as described previously, the employment survey concentrated on businesses located in designated employment areas as defined by regional and municipal official plans. Consequently, certain industry sectors may be under-represented in areas where the employment mix within an employment area is not representative of the overall employment mix for a given municipality or for York Region as a whole. For example, many older retail areas in York Region are not necessarily located within designated employment lands. As a result, information on retail services may be underrepresented.

While this study analyzes employment patterns in a given area, it does not examine all possible factors that can influence employment rates in a particular location, such as land prices, property tax rates, development charges, existing space inventories and vacancies, among others. These factors can impact the level of overall economic health in a given area and can also promote or discourage employment growth in one area over another.

The data collected is time-sensitive, in that the information is only accurate as of the date collected. For certain industries undergoing rapid change, the analysis within this report may no longer reflect current circumstances. Caution should therefore be used before making any conclusions based on this information.

Employment Data as a Measure of Economic Activity

The most frequent method of measuring economic activity within a given area is usually through an analysis of the Gross Domestic Product (GDP) of that area. Generally speaking, GDP is a measure of the value added by labour and capital within a country or economic region in transforming inputs purchased from other industries into outputs. Productivity gains are important to a local economy, as they influence how competitive an economy is, and thus are an important factor in the long-term health of a regional economy. The Region has recently performed a study of GDP, and it is estimated that regional GDP was $37.5 billion in 2004.

However, it is important to note that GDP figures are relatively difficult to produce at the regional level. As a result, employment data represents the most readily obtainable means of assessing trends in a regional economy. At the local level, businesses are usually much more agreeable in providing information about the number of people employed, although even this information is still sensitive. Furthermore, the employment rate is a meaningful measure insofar as regional government has objectives about employment for its citizens.

However caution should be noted when comparing GDP growth and employment growth, as an increase in GDP will reflect both an increase in employment and an increase in productivity. Employment data alone, on the other hand, has some limitations as a measure of economic activity, as growth in the number of employees does not necessarily translate into added wealth. For example, a group of five employees in one sector may be far more productive that five employees in another sector in that regard. In addition, increased automation may result in increased productivity but could have a minimal, or even negative, impact on employment. Finally, while employment is a useful indicator of economic activity, turning points in employment tend to lag turning points in the business cycle. As a result, changes in economic conditions may have already occurred before they translate into a shift in employment.

Appendix B: Industrial Sector Definitions

Each business surveyed was assigned a numeric code based on their primary business activity. These codes are based on the North American Industrial Classification (NAIC) system, a hierarchical coding system used by statistical agencies in Canada, the US and Mexico to classify businesses by type of economic activity.

Much of the analysis in this report aggregates business information based on the NAIC coding at different levels of the hierarchy. The 20 NAIC sectoral categories used by Statistics Canada have been combined to 13 sectoral categories in the discussion for clarity of presentation. The combined sectoral categories are summarized below:

Primary Industries (NAIC sectors 11, 21)
Includes all agricultural activity, forestry, fishing, hunting, mining, oil and gas extraction and related support activities.

Utilities (NAIC sector 22)
Includes electric power generation, transmission and distribution, natural gas distribution and water, sewage and other systems.

Construction (NAIC sector 23)
Includes land development, building and engineering construction and project management and all construction trades contracting (e.g., concrete pouring, roofing, drywall and painting, electrical, fencing).

Manufacturing (NAIC sectors 31-33)
Includes food and beverage manufacturing, textile and clothing production, wood and paper products manufacturing, printing, petrochemical manufacturing, plastics and rubber manufacturing, non-metallic mineral product manufacturing (e.g., bricks, glass, gypsum board), primary metal manufacturing (e.g., iron and steel mills, metal pipes and wire, foundries), fabricated metal product manufacturing (e.g., stamping, metal doors, boilers, hardware, machine shops, nuts and bolts), machinery manufacturing, computer and electronic equipment, electrical equipment and appliances, transportation equipment manufacturing (e.g., motor vehicles and parts, aerospace and boat building) and furniture manufacturing.

Wholesale Trade (NAIC sectors 41)
Includes all wholesale distributors, product agents and brokers.

Retail Trade (NAIC sectors 44-45)
Includes all retail stores, retail auto and building supply dealers, gas stations and non-store retailers (e.g., mail order houses, vending machine operators, direct sales).

Transportation, Warehousing and Utilities (NAIC sectors 48-49)
Includes passenger and freight transportation and related support activities (e.g., airports, bus stations, vehicle towing), oil and gas pipelines, postal and courier services, warehousing and storage, electric and gas utilities and water and sewerage systems.

Finance, Insurance and Real Estate (NAIC sectors 52, 53)
Includes monetary authorities, credit intermediation and related activities (e.g., personal and commercial banking, credit unions, credit card issuing, consumer lending, mortgage brokers, transaction processing), securities and commodities trading, portfolio management and investment advising, insurance carriers and brokers and pension funds.

Business Services (NAIC sectors 54, 55, 56)
Includes legal services, accounting, architectural and engineering services, graphic and industrial design, computers systems design, management and human resources consulting, research and development services, advertising and marketing, photography and veterinary services, management of companies and enterprises, office administration and facilities support services, temporary help and employment services, business support services (e.g., telephone call centres, collection agencies), travel agencies and tour operators, investigative and security services, building maintenance services (e.g., pest control, janitorial services, window cleaning, landscaping), trade show services and waste management and remediation services.

Education (NAIC sector 61)
Includes educational services (e.g., schools, colleges, training).

Health and Social Services (NAIC sectors 62)
Includes doctors, dentists, chiropractors, medical labs, ambulance services, hospitals, nursing and long-term care facilities, social services and child day-care services.

Personal services (NAIC sectors 51, 71, 72, 81)
Includes publishing industries (e.g., newspaper, book and software publishers), motion picture and sound recording industries, TV and radio broadcasting, telecommunications services, information services (e.g., news syndicates, libraries, internet providers), data processing services, performing arts, spectator sports industries, heritage institutions (e.g., art galleries, museums, zoos, conservation areas), amusement parks, gambling industry, golf courses and country clubs, skiing facilities, marinas, fitness and recreation centres, hotels and motels, restaurants and bars, caterers, repair and maintenance services (e.g., automotive repair, machinery repair, reupholstery), personal care services (e.g., hair care, funeral homes, laundry services, photofinishing), religious organizations and other civic and professional organizations.

Public Administration (NAIC sector 91)
Includes federal, provincial, regional and municipal protective (e.g., fire, police, courts and correctional facilities), regulatory and administrative services.

For more information on businesses in York Region, contact an economic development officer or a chamber of commerce.

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