York Region
Employment and Industry Report
(Draft) 2005

Highlights

The York Region Employment and Industry Report 2005 includes sections on the national and provincial overview, an outlook for the economy in 2006, as well as a detailed summary of the 2005 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 2005, resulting in an increase in economic growth. As a result, Real Gross Domestic Product grew at a rate of 2.9% 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 2.6% increase in the Real Gross Domestic Product in 2005. This increase is below the national rate of 2.9%.

- Ontario ranked fifth among provinces in terms of job growth (increasing 1.6% over 2004) and reported strong retail sales growth. However, the Province also experienced a 5.4% reduction in new home construction, and a further 9.4% reduction in building permits for future new home construction.

Outlook for 2006

- The Canadian economy is expected to perform well in an economic climate dominated by steadily rising energy prices. Based on the strength of energy prices, the Canadian economy is expected to grow at a rate of approximately 3%, slightly less than the growth expected in the U.S economy (Bank of Canada).

- The 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 top 2.5%. This weaker growth in the Ontario economy is the result of both high energy prices and downsizing in domestic manufacturing, particularly in the automotive sector. However, better growth in the Province of Ontario is forecasted for 2007 (Conference Board of Canada).

- The continued rise of the dollar will require further adjustments in the Canadian economy outside the energy sector. Canadian manufacturers will continue to suffer from a loss of competitive advantage as a result of the strong currency.

- Going forward into 2006, 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 $658,875,000 in 2005), which will provide local employment opportunities both in the construction phase and upon completion. A large stock of new residential housing units under construction and scheduled for occupancy in 2006 will also increase the demand for population-based employment such as health care, education, retail and personal services in the coming months.

York Region 2005 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.

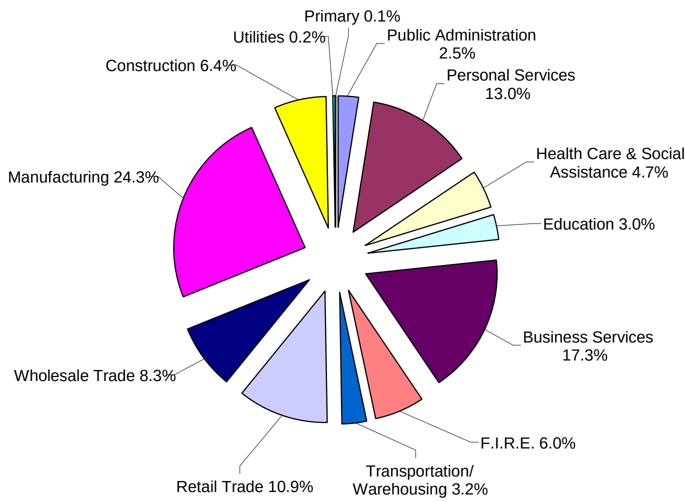
- There were an estimated 450,000 jobs in York Region, representing an average annual employment growth rate of 5.2% between 1998 and 2005. This growth rate has outpaced both the national and provincial growth rates over the past six years.

- Service-oriented jobs account for approximately 69% 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 (24.3% of the total employment), and grew at a healthy 6.0% between 2004 and 2005. This is significantly above the 3.1% average annual growth in manufacturing between 1998 and 2005. A full account of the 2005 employment by industry is available in Chart 1 (below).

Chart 1: Employment by Industry, 2005



Source: York Region Planning and Development Services Department

- The dominant manufacturing subsectors in York Region were:
  - Transportation equipment manufacturing (approximately 15% of manufacturing)
  - Fabricated metals, computers and electronic products (approximately 10% of manufacturing)
  - Computer and electronic product manufacturing (approximately 10% of manufacturing)
  - Furniture and related products (approximately 10% of manufacturing)
  - Machinery manufacturing (approximately 9% of manufacturing)
  - Plastics and rubber products (approximately 8% of manufacturing)

- Strong employment growth was evident in a number of sectors with the business services, retail trade, public administration, health care and social assistance, finance, insurance and real estate & leasing (F.I.R.E) and the personal services 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.

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

- Employment in York Region is predominately comprised of full-time workers. According to the 2005 York Region Employment Survey approximately 79% of employment (in the Region) was full-time.

- Approximately 9% of surveyed firms reported involvement in exporting activities. Approximately 86% of firms did not report export activities, and 5% were unsure of their exporting activities.

- The vast majority (83%) of firms in the Region employ less than 20 employees, down slightly since 1998.

- In turn, medium sized firms (20 to 99 employees) represent 13.8% of firms and large (100 to 499 employees) and very large firms (500+ employees) account for 2.8% (or 480 businesses) and 0.2% (or 41 businesses), respectively. The number of large and very large firms in York Region has grown significantly since 1998, with increases of 127.7% and 37.7%, respectively.

- 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 7.5% in York Region in 2005. The average mobility rate in York Region was estimated at 8% between 1998 and 2005.

- Approximately 11% of York Region businesses indicated that they would be hiring additional staff in 2005.

Contents

Introduction

The Employment and Industry Report 2005 provides analysis of the information gathered in the 2005 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.

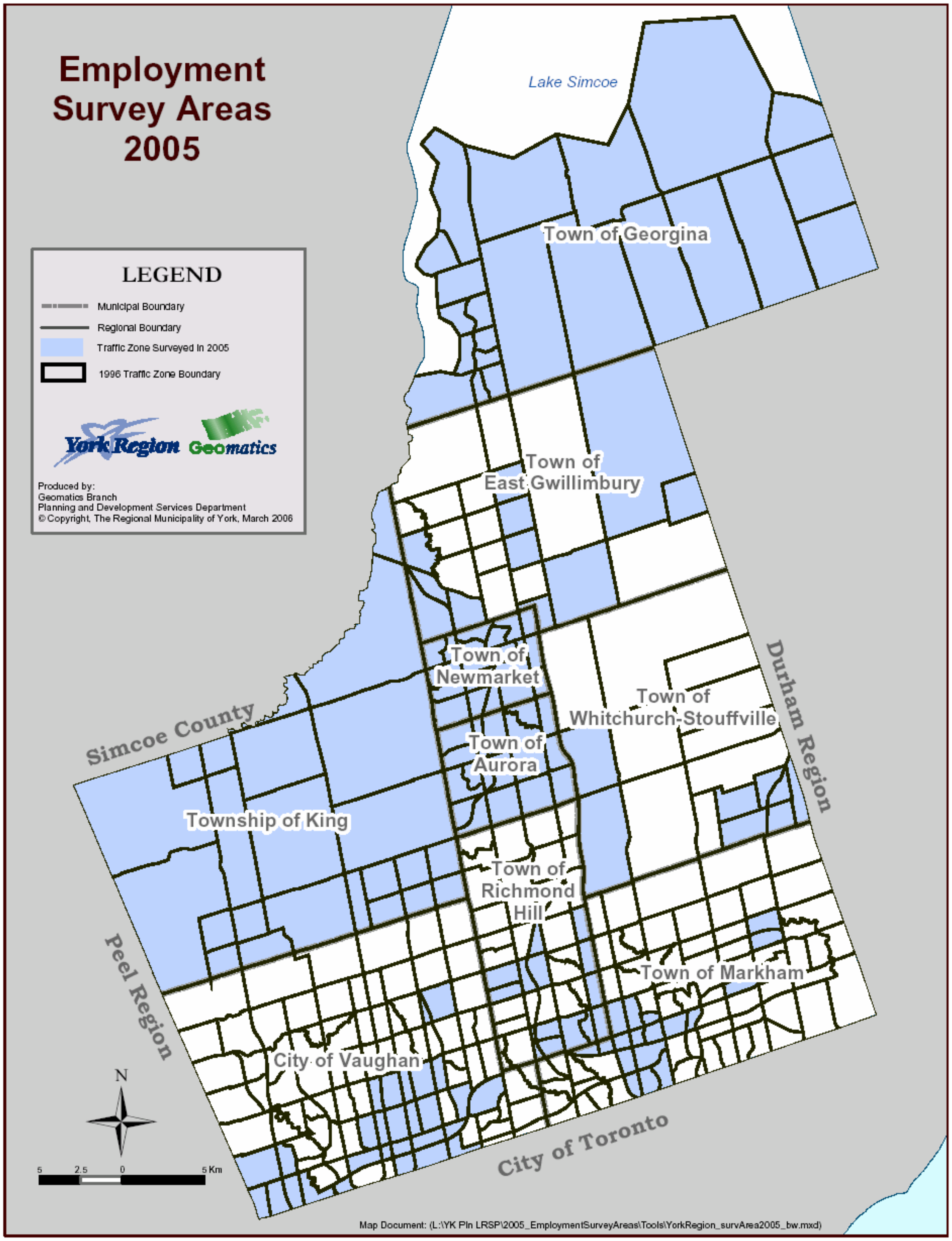
Background Methodology

This report is based on business information collected in the York Region Employment Survey conducted between May and August 2005. 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 2005 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 over 17,500 companies were contacted in 2005, with an 87% response rate. These 15,203 firms accounted for an estimated 54.3% of total Regional businesses in 2005.

Figure 1:



Source: York Region Planning & Development Services Department

National Economic & Employment Overview

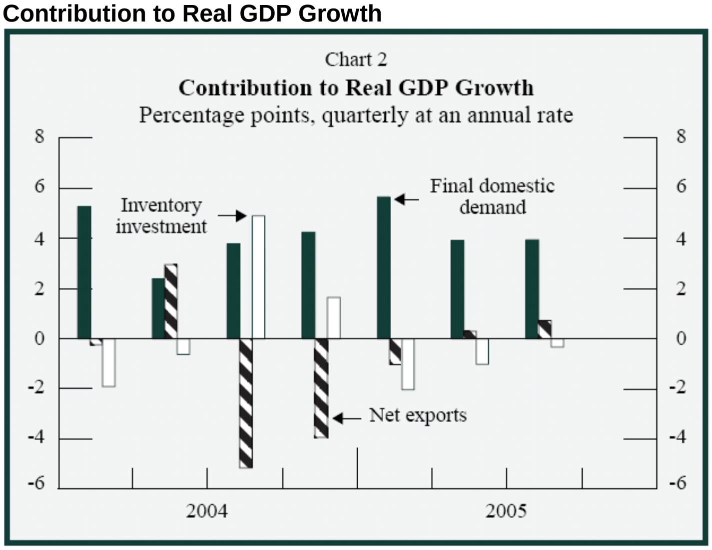
Canadian Economy Performs Well, While Adjusting to Various Economic Factors

Factors Affecting the Economy in 2005

The Canadian economy continued to respond well to ongoing economic challenges in 2005. As in 2004, the Canadian economic climate featured various domestic and foreign factors such as the strength of the Canadian dollar, strong global economic growth and the declining price of manufactured goods (as a result of increased manufacturing in both India and China). These factors led to an expected increase in economic growth in the Canadian economy.

Strong global growth and an increase in business revenues appear to have supported strong business capital spending and export volumes. Moreover, although the rate of household consumption has eased somewhat in the second half of 2005, it remained the main contributor to GDP. Figure 2, below, displays three main contributors to Real Gross Domestic Product (net exports, inventory investments, and final domestic demand), and their relative effects in both 2004 and 2005.

Figure 2:
Contribution to Real GDP Growth



Source: Bank of Canada, 2006

The aggregate result of the above mentioned factors contributed to a 2.9% 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 3.6% 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 strength of 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	3.1*	3.1*
U.S	4.1	3.6	3.1*	2.9*

Source: Conference board of Canada and Ontario Ministry of Finance, 2006

* Forecast

The Contributors to the Increase in Real GDP

In 2005, 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 0.7% and 0.2%, respectively. These factors contributed to a net gain of 2.9% in real GDP, which was moderated primarily by import activity. Net exports were -1.3% 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	
	2005
Consumption	2.2
Housing	0.2
Government	0.7
Business Fixed Investment	1.0
Subtotal: Final Domestic Demand	**4.1**
Exports	1.3
Imports	-2.6
Subtotal: Net Exports	**-1.3**
Inventories	-0.1
GDP	**2.9**

Source: Bank of Canada, October 2005

Canadian Dollar

The Canadian dollar continued to grow modestly against the U.S dollar to a range of 85 to 87 cents U.S. The dollar was also relatively stable when compared to most other major global currencies. The industries that were negatively affected by the strength of the Canadian dollar include tourism and manufacturing. Despite the significant challenges facing manufacturers, the sector responded with a respectable performance in 2005. The fear of a large scale erosion of the manufacturing sector in response to the strong Canadian dollar failed to materialize.

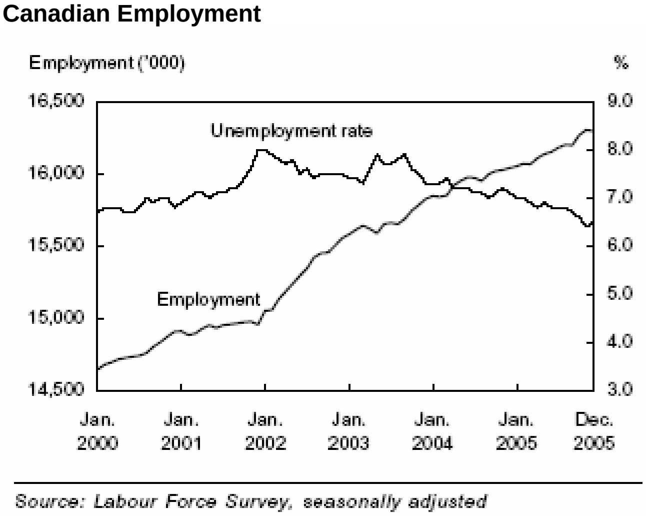
The Prime Lending Rate

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 late 2005. As of year-end 2005, the Bank of Canada's overnight rate was listed at 3.5%, representing a 1% increase since 2004 (Bank of Canada, 2005).

Employment in 2005

The Canadian economy responded with strong job growth in 2005. Job creation in Canada was highlighted by an increase in both net full-time employment and net part-time employment. Full-time employment increased by 208,100 jobs (or 1.6%), whereas part-time employment increased by 14,600 jobs. These gains resulted in a 1.6% increase in total employment, which is slightly more than 2004. The Canadian unemployment rate (in 2005) dipped to 6.5%, the lowest in nearly three decades. These employment gains are illustrated in Figure 5 below (Statistics Canada, Perspectives, 2006).

Figure 5:
Canadian Employment



Strong employment growth was seen in the education sector (with an 8.7% increase in 2005). This can be attributed to the increased government expenditures seen in education. Strong growth was also evident in agriculture (7.9%), construction (6.1%), professional, scientific, and technical services (5.4%) and business services (4.8%). The strong growth seen in the construction sector can be attributed to a relatively robust Canadian housing market.

Slower growth was seen in trade (3%), transportation and warehousing (2.3%), natural resources (2.2%), information, culture and recreation (1.4%) and finance, insurance, real estate and leasing (1.1%). The slower growth in the trade sector is unexpected given the strength of retail sales in 2005 (as seen in the domestic sales section below).

The manufacturing sector experienced a 4.2% decrease in employment nationally, which may be the result of a trend towards increased mechanization in manufacturing, remnants of the high tech meltdown and the strength of the Canadian dollar. In fact, manufacturing employment has fallen sharply since 2002, with a loss of 147,000 jobs or -6.4%. Figure 6 illustrates the recent trend of strong employment growth in construction and natural services sectors while employment decreases continue in manufacturing (Statistics Canada, Perspectives, 2006).

Figure 6:
Index of Employment

Source: Statistics Canada, Perspectives, 2006

Domestic Sales

North American vehicle sales finished relatively strong in 2005 on the strength of year-end clearance incentives. Canadian full-year sales increased over year end 2004, advancing 3% to 1,583,000 units. However, despite this growth, the North American automakers continued to under perform, as consumers shift to more energy efficient imports (Scotia Bank, 2006).

In terms of new home construction, housing starts were strong in 2005 with an estimated 227,700 starts, which is comparable to the growth in 2004. Retail sales increased steadily in 2005 with gains of 6.2%, fuelled by strong automobile sales. This increase was due to factors such as low interest rates, relatively stable inflation, and strong job creation (RBC Economics, 2006).

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. 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. The C.P.I. in Canada increased 2.7 points to 128.5 (Bank of Canada, 2006).

Provincial Economic & Employment Overview

Ontario Economy Modest, but Remained Positive in 2005

The Province of Ontario recorded modest growth in 2005 with a 2.6% increase in Real Gross Domestic Product. This increase is slightly below the Canadian national rate of 2.9%. 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).

Ontario ranked fifth among provinces in terms of job growth (increasing 1.6% over 2004) and reported strong retail sales growth. However, the province also experienced a 5.4% reduction in new home construction and a further 9.4% reduction in building permits for future new home construction. In addition, moderate growth was also seen in the sale of existing homes (4.0% increase) and only modest growth was seen in manufacturing shipments (1.4% increase) (RBC Financial Group, 2006).

The Province also experienced relatively modest inflation (increasing 2.5%), which is comparable to both other provinces and the Canadian average (RBC Financial Group, 2006). Figure 7, below, outlines the major economic determinants in Ontario in both 2004 and 2005.

Figure 7:
Ontario Economic Outlook

Ontario Economic Outlook

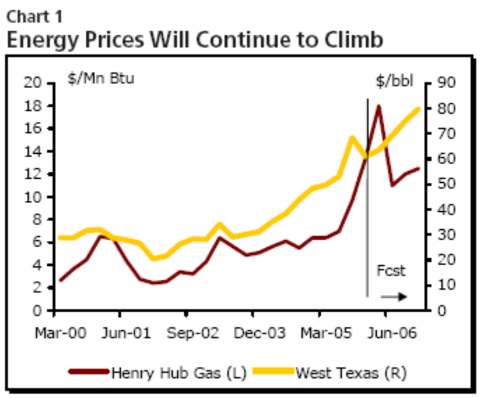
	2004	2005
Real GDP Growth (%)	2.7	2.7
Inflation (% change)	1.9	2.5
Unemployment Rate (%)	6.8	6.1
Interest Rates (%, 10-year bond)	4.80	4.60

Source: RBC Financial, 2006

Short Term Economic Outlook

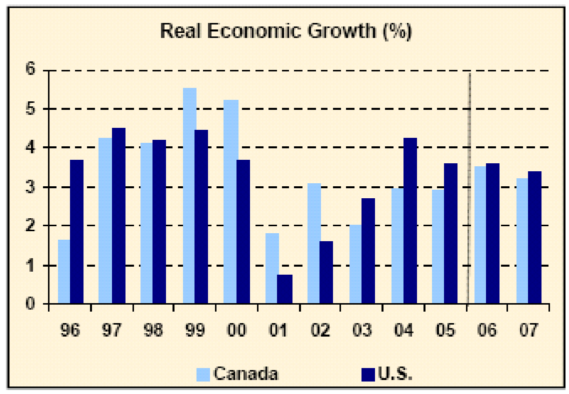
The Canadian economy is expected to perform well in an upcoming economic climate dominated by steadily rising energy prices (as seen in figure 8). With oil and gas prices projected to reach new highs in the upcoming year, energy will become a dominant force in the global economy. Based on the strength of energy prices, the Canadian economy is expected to grow at a rate of approximately 3%, slightly less than the growth expected in the U.S economy (see figure 9).

Figure 8:
Energy Prices



Source: CIBC, 2006

Figure 9:
Economic Growth (Canada and the U.S)



Source: BMO Financial, Sectoral outlook, 2006)

The 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 top 2.5%. 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 despite a predicted slowdown in new home construction. This economic activity is expected to generate a response in monetary policy by the Bank of Canada. On indications that the effects of a strong Canadian dollar is easing, the Bank should continue to raise interest rates gradually.

The Canadian dollar is projected to rise above 90 cents as energy prices hit record highs, the Bank of Canada continues to raise short term interest rates and the US dollar weakens globally. The continued rise of the dollar will require further adjustments in the Canadian economy outside the energy sector. Canadian manufacturers will continue to suffer from a loss of competitive advantage as a result of the strong currency (CIBC, 2006).

The fastest growing industries over the next few years include oil & gas services, non-electrical machinery, mineral extraction, electronic products and wholesale trade. A complete list of the expected top 10 industry performers in 2006-2007 are in Figure 10 below.

Figure 10:
Expected Top-Ten Canadian Industry Performers 2006-2007

Top-Ten Performers during 2006-2007

	Average Output Growth (%) 2006-2007	2004-2005
Oil & Gas Services	13.6	10.0
Non-electrical Machinery	10.0	9.0
Mineral Extraction	7.0	4.7
Electronic Products	7.0	11.5
Wholesale Trade	6.5	6.5
Communication & Info. Services	6.3	3.6
Rental & Leasing	5.0	2.7
Business Services	4.5	2.1
Miscellaneous Manufacturing	4.5	4.0
Transport & Warehousing	4.3	4.8

Source: BMO, Sectoral Outlook, 2005

Locally, hiring intentions among York Region businesses were down slightly in 2005 over a year ago with 10.7% indicating that they would be hiring additional staff (see Figure 11). The large degree of uncertainty in 2005 was likely a result of the several economic constraints felt during the past few years.

Figure 11:
York Region Business Hiring Intentions, 2004 & 2005

"Are You Hiring Within the Next Three Months?"	2004	2005
Yes	16.3%	11.2%
No	51.3%	47.9%
Unsure	32.4%	45.6%
Total	**100.0%**	**100.0%**

Source: York Region Planning & Development Services Department, 2005

Going forward into 2006, the business outlook appears positive for York Region. In addition, a number of projects are currently under construction across the Region, which will provide local employment opportunities both in the construction phase and upon completion. A large stock of new residential housing units under construction and scheduled for occupancy in 2006 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

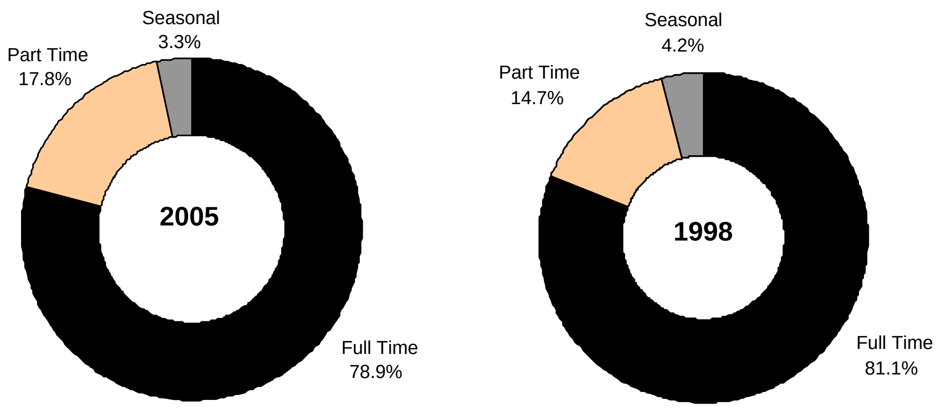
Employment growth in York Region has followed population growth, since the Region's conception in 1971. In fact, recent data suggests that between 1998 and 2005, employment grew at an annual average rate of 5.2%, which matched population growth averaging 5.2% annually. As of year-end 2005, there were approximately 450,000 jobs in 28,000 businesses in York Region.

This is on target with Regional Official Plan forecasted employment levels, which are anticipated to reach 460,000 by 2006. This is further supported by positive job growth between 1998 and 2005 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 2005 York Region Employment Survey, approximately 79% 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 2005. In contrast 17.8% of employment was comprised of part-time workers, which represents an increase from 14.7% observed in the 1998 employment survey. Moreover, the proportion of seasonal employment dropped from 4.2% in 1998 to 3.3% in 2005.

Figure 12:
Employment by Type of Worker, York Region, 1998 & 2005



Source: York Region Planning and Development Services Department, 2005

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.

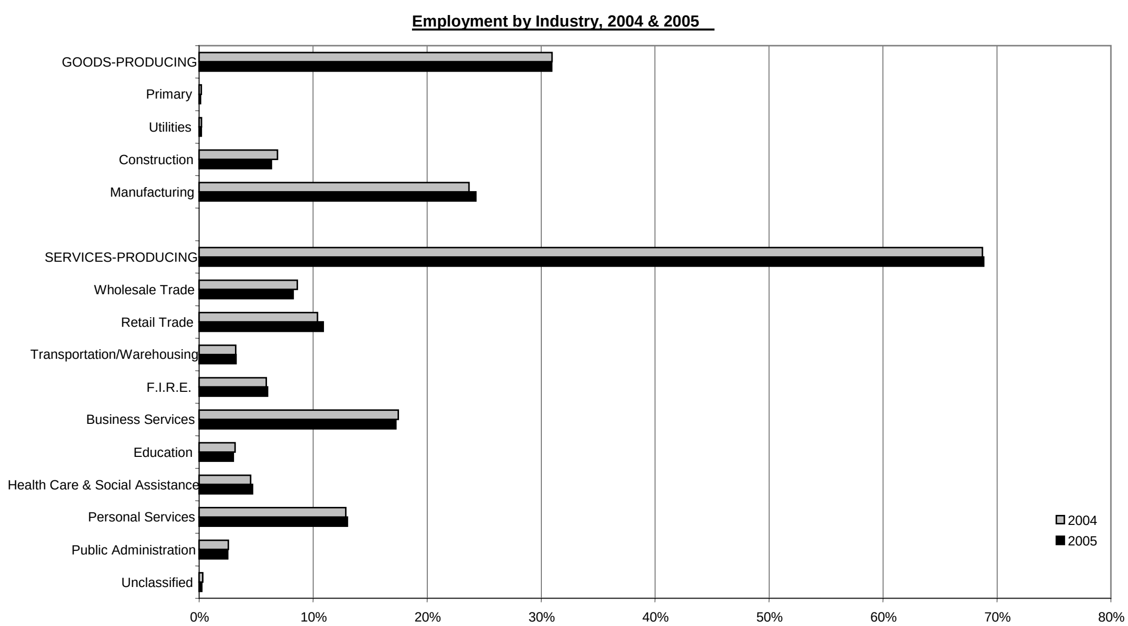
Additionally, the relative growth of part-time employment represents a key identifiable trend in York Region. This growth is likely closely related to the strong population growth in York Region, which has produced increased demand for service-producing industries such as retail, health care, and business 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 69% 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 13:
Employment by Industry, York Region, 2004 & 2005



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 2003 and 2004 York Region Employment Surveys.
Excludes most home and farm-based businesses.
Source: York Region Planning & Development Services Department

Manufacturing remains the largest employment sector in York Region accounting for 24.3% of total employment. This represents a slight decrease from 2004, when manufacturing employment accounted for 24.7 % of total employment. Manufacturing was followed by business services, personal services, retail trade, and wholesale trade, which accounted for 17.3%, 13.0%, 10.9% and 8.3% of total employment, respectively.

The strong Regional job growth rate in the manufacturing sector was unexpected based on the national economic outlook, which portrayed continued weakness in manufacturing employment nationally and a slowdown in export oriented industries. However, growth in this sector may be attributed to strong growth in 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 (-49 jobs), utilities (-452 jobs), and wholesale trade (-1316 jobs) from 1998 to 2005. A full account of employment by industry can be seen in Figure 11 below.

Figure 14:
Percentage Increase by Industry Sector

Industry Sector	% Change 2004 - 2005	% Change 1998 - 2005
SERVICES-PRODUCING	**3.6%**	**39.2%**
Public Administration	1.4%	48.6%
Personal Services	4.4%	40.6%
Health Care & Social Assistance	7.1%	47.7%
Education	-1.4%	32.7%
Business Services	2.1%	63.4%
F.I.R.E.	5.0%	40.7%
Transportation/Warehousing	3.9%	14.1%
Retail Trade	8.4%	62.1%
Wholesale Trade	-1.0%	-5.1%
GOODS-PRODUCING	**3.3%**	**17.8%**
Manufacturing	6.0%	21.4%
Construction	-4.5%	9.9%
Utilities	-13.5%	-45.3%
Primary	-33.3%	-12.1%
TOTAL	**3.4%**	**32.0%**

Businesses by Size

The vast majority (83%) of firms in the Region employ less than 20 employees, down slightly since 1998 (see Figure 15). This prevalence of small firms is indicative of the importance of the small business entrepreneur in the regional economy.

Figure 15:
Businesses by Size, York Region, 1998 & 2005

Business Size Category	1998	2005
Small (1-19 employees)	84.0%	83.3%
Medium (20-99 employees)	13.5%	13.6%
Large (100-499 employees)	2.4%	2.8%
Very Large (500+ employees)	0.1%	0.2%
Total	**100.0%**	**100.0%**

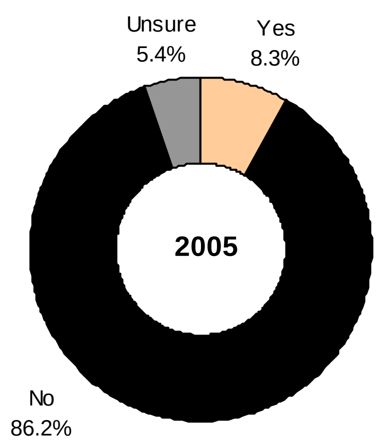
Note: Based on businesses located in the 2005 survey coverage area.
Source: York Region Planning & Development Services Department, 2005

The number of large and very large firms in York Region has grown significantly since 1998, with increases of 127.7% and 37.7%, respectively. The number of public and private-sector firms employing 500 or more employees increased from 18 in 1998 to 41 in 2005. 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 8.3% of surveyed firms reported involvement in exporting activities. Approximately 86% of firms did not report export activities and 5.4% were unsure of their exporting activities (see figure 13 below). However, in terms of 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 activities.

Figure 16:
Percentage of York Region Firms Exporting, 2005



Source: York Region Planning and Development Services Department, 2005

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 suppliers 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 7.5% in York Region in 2005. The average mobility rate in York Region was estimated at 8.0% during the period of between 1998 and 2005. 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 of business by size, which shows the vast majority of Regional businesses employing less than 20 employees. Nonetheless, the addition of new firms and/or the expansion of existing firms resulted in a positive net increase in both jobs and businesses with an aggregate increase of 2,343 jobs and 527 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 450,000 jobs in York Region, representing an average annual employment growth rate of 5.2% between 1998 and 2005. This growth rate is comparable to both the national and provincial growth rates over the past seven years.

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, and grew at a healthy 6.0% between 2004 and 2005. This is significantly above the 3.1% average annual growth in manufacturing between 1998 and 2005.

- The dominant manufacturing subsectors in York Region were:

    - Transportation equipment manufacturing (approximately 15%)
    - Fabricated metals, computers and electronic products (approximately 10%)
    - Computer and electronic product manufacturing (approximately 10%)
    - Furniture and related products (approximately 10%)
    - Machinery manufacturing (approximately 9%)
    - Plastics and rubber products (approximately 8%)

- Strong employment growth was evident in a number of sectors with the business services, retail trade, public administration, health care and social assistance, finance, insurance and real estate & leasing (F.I.R.E) and the personal services sectors each recording growth rates in excess of 5% yearly since 1998.

- 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 a rapidly expanding population.

With strong population growth expected and a diversified economy, the Region can continue to expect strong employment growth for years to come. Additionally, a strong domestic economy and the expected stronger export activity 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 year-end.

AREA MUNICIPAL PROFILES

Aurora

Aurora Highlights:

- Population in 2005: 49,100
- Jobs in survey area in 2005: 17,487*
- Businesses in survey area in 2005:1005
- Major employment sector in 2005: Manufacturing, 23.9%
- Fastest-growing employment sector 1998-2005: Wholesale Trade, 140.9%

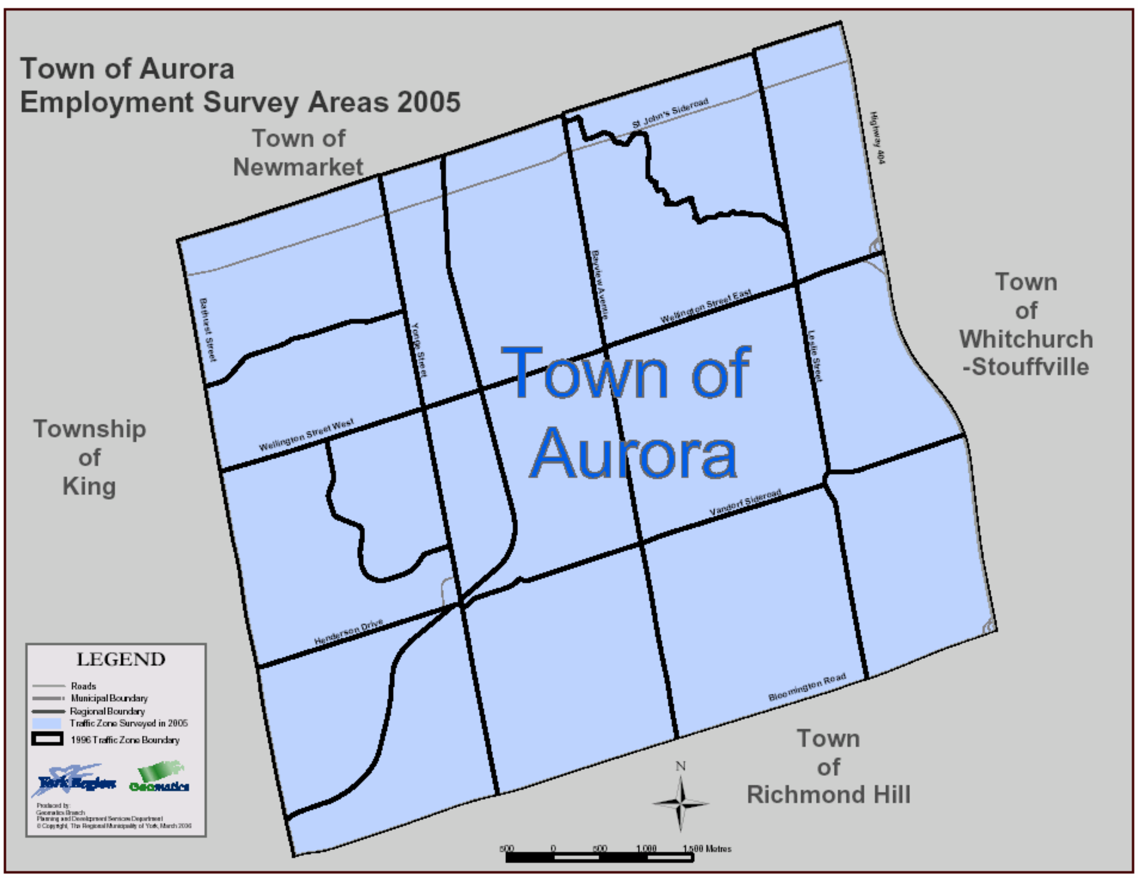
Annual employment growth (2004-2005):	6.4%
Annual business growth (2004-2005):	8.1%
Annual employment growth (1998-2004):	8.4%
Annual business growth (1998-2004):	2.5%

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

Employment Overview

The 2005 employment survey contacted businesses within all non-residential traffic zones in the Town of Aurora (see figure 17: Map of Aurora employment survey areas). These areas accounted for an estimated 10,977 jobs in 1998, and have grown to an estimated 17,487 jobs in 2005. This increase represents an increase of 6,510 jobs or approximately 59.3% during the seven year span. The majority of the jobs in the Town of Aurora are full-time, which accounted for 12,610 of the total jobs in the area in 2005.

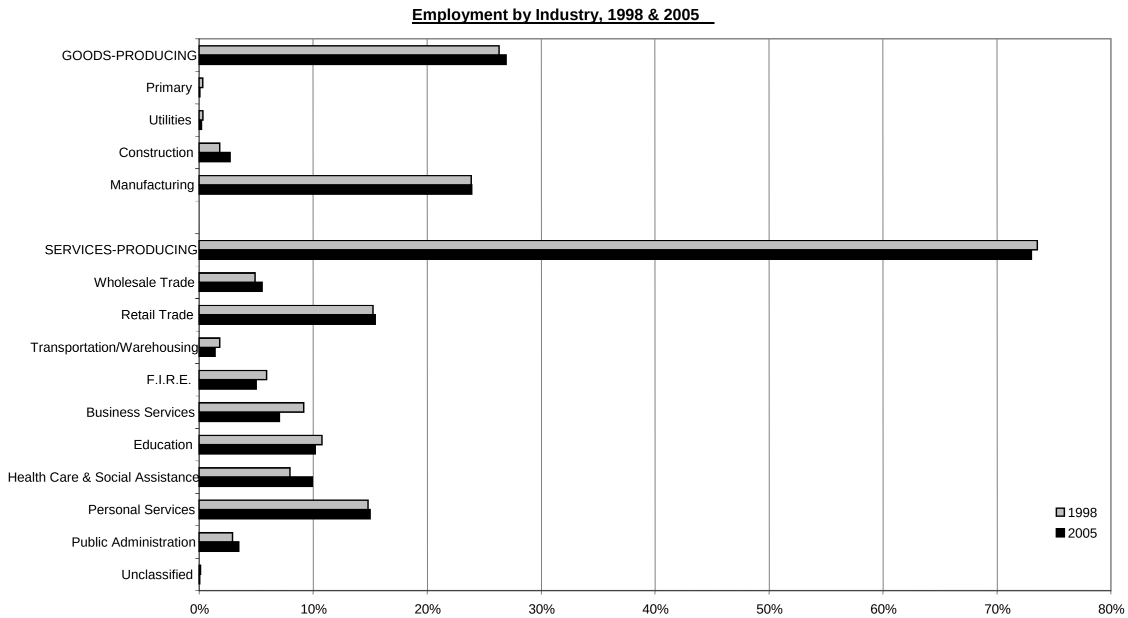
Figure 17:



Employment by Sector

Sectoral employment in Aurora has remained relatively uniform during the period between 1998 and 2005. The most prevalent sectors in Aurora are service-producing businesses, which account for 73% of all Aurora employment and 84.3% of all businesses. Within this grouping, major employment sectors included retail trade (15.4%), personal services (15%), and education 10.2%, respectively.

Figure 18:
Employment by Industry, Aurora, 1998 & 2005



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; Accomodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2005 York Region Employment Surveys.
Excludes most home and farm-based businesses.
Source: York Region Planning & Development Services Department, 2005

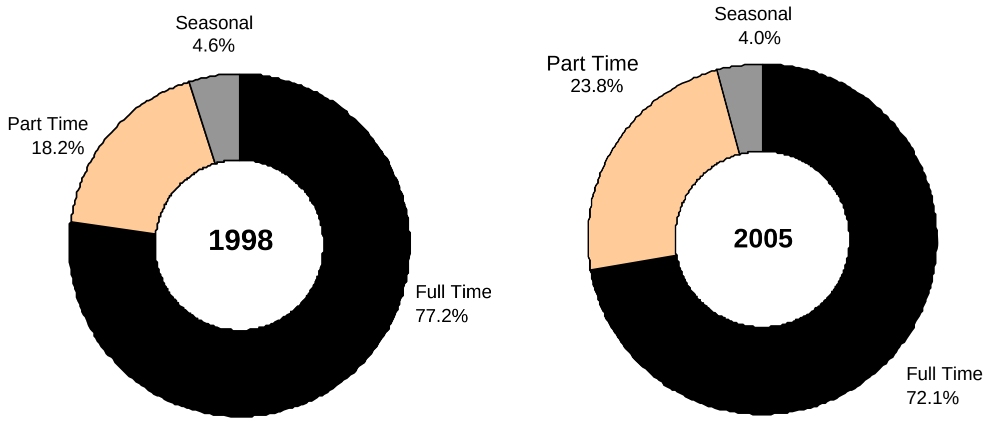
Manufacturing is the primary employer in Aurora, accounting for 23.9% of jobs. Within the manufacturing sector, motor vehicle manufacturing, motor vehicle parts manufacturing, and printing and related support activities are the dominant subsectors, accounting for 13.9%, 19.9%, and 17.6% of manufacturing employment, respectively.

Among all employment sectors, the construction sector experienced the largest percentage increase in Aurora since 1998, rising 140.5% between 1998 and 2005. Health Care and Social Assistance was the second fastest growing sector in Aurora, increasing by 99% 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 2005, dropping from 77.2% in 1998 to 72.1% in 2005 (see Figure 19). In contrast, the proportion of part-time jobs in Aurora increased during this period. As of 2005, part-time employment accounted for 23.8% of total employment, up from 18.2% six 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 19:
Employment by Type of Worker, Aurora, 1998 & 2005



Source: York Region Planning & Development Services Department, 2005

Business Overview

The number of businesses in the surveyed areas increased 17.5% since 1998, or 2.5% on an average annual basis.

Business Mobility

Annual business mobility was low in Aurora (compared to the Region), with 6.1% of businesses either relocating or closing in 2005. Notwithstanding, the areas surveyed experienced a net gain in employment and number of businesses between 2004 and 2005. In total, 76 net new firms were added in 2005, while employment remained relatively stable.

Businesses by Size

Small firms made up the majority of Aurora's businesses in 2005, accounting for 82.6% of total businesses (see Figure 20). 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 20:
Businesses by Size, Aurora, 1998 & 2005

Business Size Category	1998	2005
Small (1-19 employees)	86.0%	82.6%
Medium (20-99 employees)	11.7%	13.9%
Large (100-499 employees)	2.4%	2.6%
Very Large (500+ employees)	0.0%	1.0%
Total	**100.0%**	**100.0%**

Source: York Region Planning and Development Services Department, 2005

The number of medium and large-sized businesses in Aurora increased 39.6% and 30.0% respectively, between 1998 and 2005. Medium-sized businesses made up 13.9% of all businesses in Aurora as of 2005.

Major Employers

Major employers in Aurora include:

- Quebecor World;
- Genpack LP;
- Home Depot;
- Canada Law Book;
- Reebok Canada; and
- Magna International (Plydex, Uni-Motion Gear, Camslide II, Corporate Campus).

Development Activity

Total non-residential building permit values in Aurora were $35.1 million in 2005, a decrease from the $117.3 million in 2004. This large decrease is the result of several large building permits that were issued in 2004, including a $50 million project initiated by State Farm Insurance. However, this decrease represents a return to levels that are more in line with 2003. The majority of the permits issues were in the commercial sector, which were valued at $18.025 million.

Figure 21 highlights some of the larger businesses that opened in Aurora in 2005:

Figure 21:
Recently Opened Businesses, Aurora, 2005

Business Name	Land Use	Building Size
Cineplex Odeon Cinemas	Commercial	42,000 sq.ft
Dundee Securities Corporation	Office	8,000 sq.ft
Edward Street Storage	Commercial	40,000 sq.ft

Source: Town of Aurora

A number of businesses were under construction in Aurora in 2005. Figure 22 summarizes the larger firms that were under construction over the past year.

Figure 22:
Businesses Under Construction, Aurora, 2005

Business Name	Land Use	Building Size
State Farm Insurance	Head Office	312,000 sq.ft
Terra Aurora (AIIM) – Expansion	Industrial/Office	80,000 sq.ft
Canadian Tire Store – Expansion	Retail	22,000 sq.ft

Source: Town of Aurora

East Gwillimbury

East Gwillimbury Highlights:

- Population in 2005:22,400
- Jobs in survey area in 2005: 4,263*
- Businesses in survey area in 2005: 320
- Major employment sector in 2005: Retail Trade, 27.7%
- Fastest-growing employment sector 1998-2005: Retail Trade, 397.9%

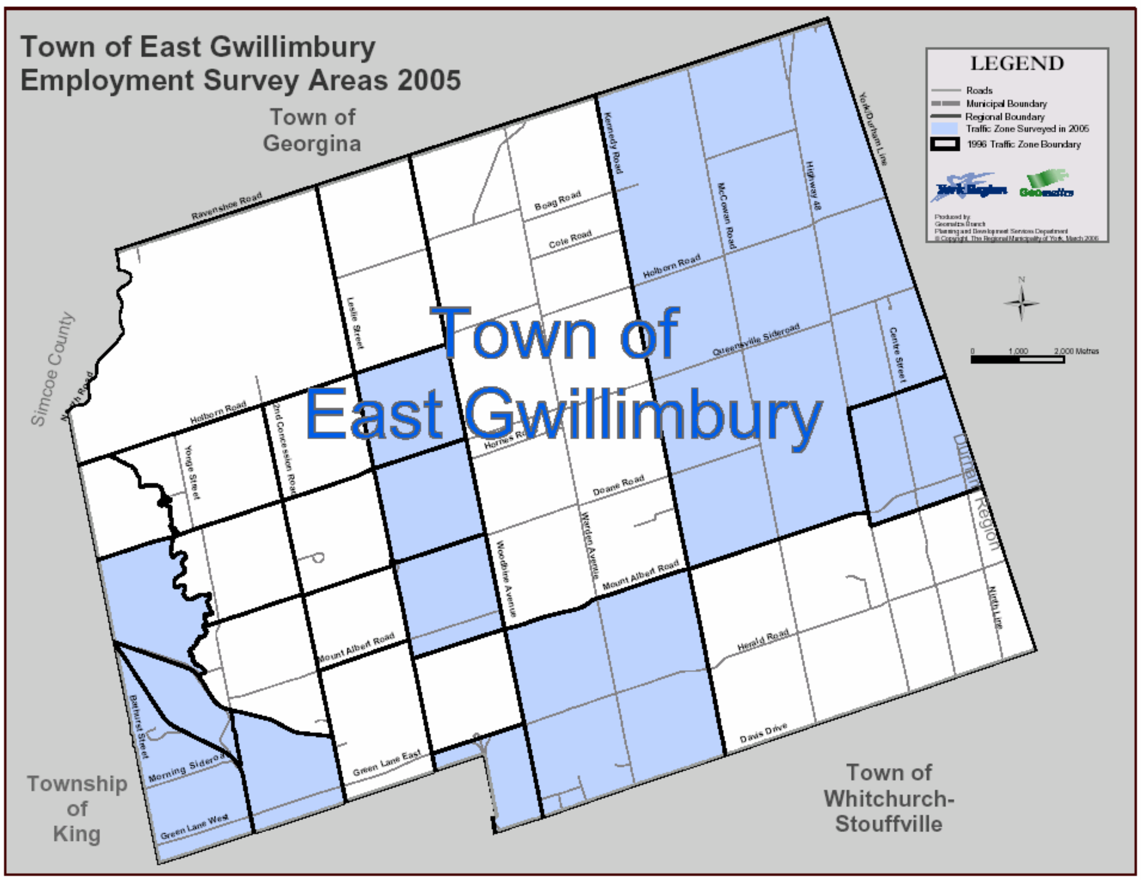
Annual employment growth (2004-2005):	24.8%
Annual business growth (2004-2005):	27.0%
Annual employment growth (1998-2005):	18.3%
Annual business growth (1998-2005):	8.8%

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

Employment Overview

Employment in East Gwillimbury has grown rapidly, with a 128.1% increase since 1998 within the survey area (see Figure 22). Much of this increase in employment can be attributed to growth in both retail trade and accommodation and food services, which accounted for 73.4 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.

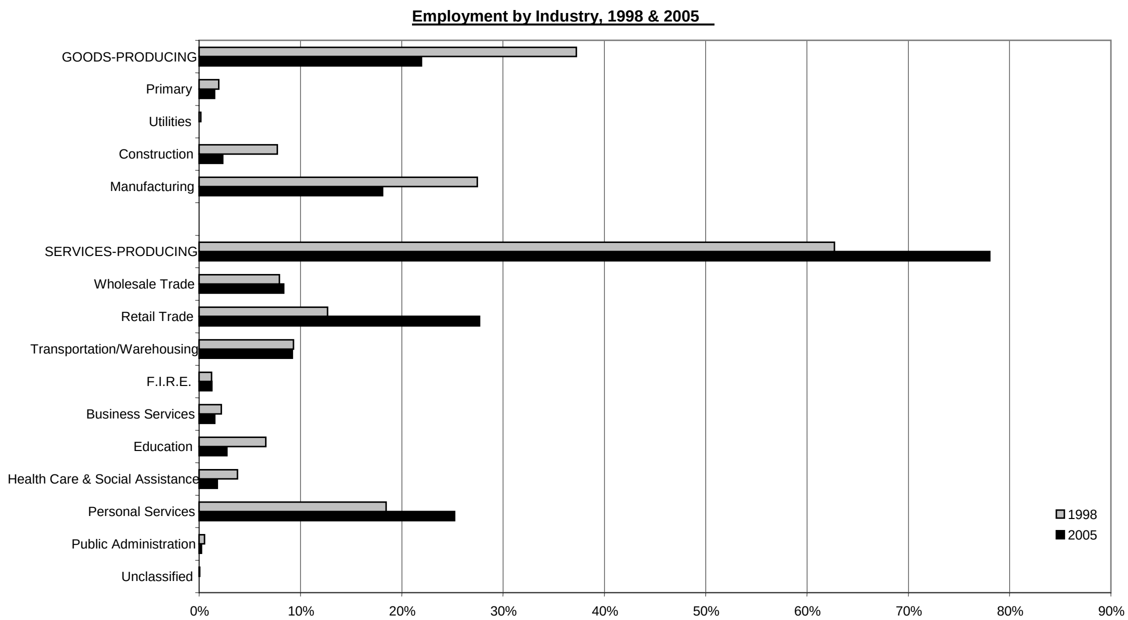
Figure 22:



Employment by Sector

Employment in East Gwillimbury is dominated by service-based employment, which accounts for 78% of all jobs (see Figure 23). Dominant service-producing sectors include retail trade and personal services, which account for 27.7% and 25.2% of total employment, respectively.

Figure 23:
Employment by Industry, East Gwillimbury, 1998 & 2005



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; Accomodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2004 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 18.1% of all jobs. Within this sector, office furniture manufacturing and cement and concrete product manufacturing are the dominant subsectors, accounting for 55.6% and 17.2% of manufacturing employment, respectively. East Gwillimbury also experienced employment growth in the service-producing sector since 1998, increasing from 62.7% to 78.0% in 2005.

Across all industry sectors, the fastest-growing sector in East Gwillimbury (since 1998) has been the retail trade, which has witnessed an increase of approximately 943 jobs. Personal Services and wholesale trade were the second and third-fastest growing industries, increasing by approximately 730 and 208 jobs during the same period, respectively. Construction employment in East Gwillimbury contracted 31.3% between 1998 and 2005 for a loss of 45 jobs.

Employment by Community

The following analysis outlines employment trends from 1998 – 2004/05 in the individual communities located within East Gwillimbury. In instances where communities (Holland

Landing, Queensville and Sharon) were outside of the survey area, 2004 survey information was substituted.

Holland Landing

Employment activity in Holland Landing was relatively strong with a 12.3% increase in employment between 1998 and 2004. This employment growth was further supported by a 7.4% increase in businesses during the same period. At year-end 2004, an estimated 1,183 people were employed in 101 establishments in Holland Landing.

The fastest growing industry sector in Holland Landing was the health care and social assistance sector (60.6% within the past six years), which is primarily the result of increased employment at the Transitional and Supportive Housing Services of York Region (formally known as Porter Place). Additionally, strong growth was also seen in the public administration sector, which increased by 32 jobs (since 1998) as a result of an increase in part-time employment at the East Gwillimbury Fire Department.

Manufacturing remains the primary employer in Holland Landing, accounting for 46.3% of all employment. The second largest employer is the personal services sector, which accounted for 10.6% of all employment in the area. Education and health care and social assistance followed thereafter with 9%, respectively.

Mount Albert

Employment growth in Mount Albert was strong between 1998 and 2005, posting increases of 55.1%. Moreover, the number of businesses in the area also increased 73.8% during the same period. The most prevalent employment sector is retail trade, which accounted for 40.6% of all employment in the area. In addition to being the largest segment, retail trade was also the fastest growing increasing at 155.6% between 1998 and 2005.

Other Areas

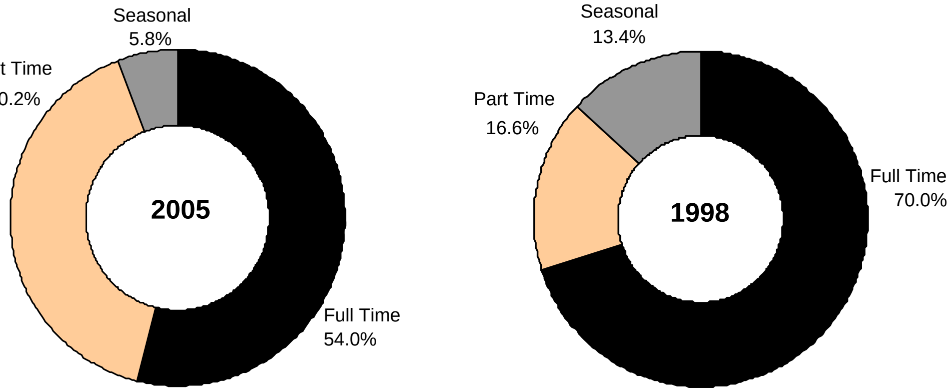
Employment has edged downward within the Queensville community since 1998, despite a slight increase in the number of businesses during the same period. Queensville had 105 people working in 23 businesses in 2004, compared to 128 employees in 22 businesses in 1998.

Employment in Sharon dropped 25.4% between 1998 and 2004, following the closure of six businesses. As of 2004, there were approximately 249 people employed in 28 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 2005. In fact, part-time employment increased its share of total employment to 40.2%, which is reflective of a 452.6% increase in part-time employment between 1998 and 2005 (see Figure 24). Full-time employment rose 76% 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 24:
Employment Distribution by Type of Worker, East Gwillimbury, 1998 & 2005



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 7.9% compared to a regional average of 7.5%. The closure and/or relocation of businesses in the survey area resulted in the loss of some 20 businesses and 152 jobs. However, the arrival of 84 new firms in 2005 has resulted in a net employment gain of 605 jobs in East Gwillimbury even after these losses are accounted for.

Businesses by Size

Figure 25 outlines the distribution of businesses in East Gwillimbury by the number of employees. The vast majority of businesses in the survey area are small, accounting for 86.9%. This is a slight decrease from the 88.4% 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 180% from 1998 levels to 2.8% in 2005.

Figure 25:
Businesses by Size, East Gwillimbury, 1998 & 2005

Business Size Category	1998	2005
Small (1-19 employees)	88.4%	86.9%
Medium (20-99 employees)	10.6%	10.3%
Large (100-499 employees)	1.0%	2.8%
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 Inc.; and
- The Real Canadian SuperStore.

Development Activity

Non-residential building permit values decrease slightly from $26.1 million in 2004 to $23.1 million in 2005. The decreases were most prevalent in the commercial and institutional sectors, while industrial building permits increased by 40%.

Figures 26 and 27 provide an overview of some of the larger developments that either opened or were under construction in East Gwillimbury in 2005.

Figure 26:
Recently Opened Businesses, East Gwillimbury, 2005

Business Name	Land Use	Building Size
Region of York Transportation	Institutional	94,636 sq.ft
Multimatic	Industrial	253,286 sq.ft
Green Lane Centre	Retail	40.43 acres (Total Area)
Best Buy	Retail	30,995 sq.ft

Source: Town of East Gwillimbury

Georgina

• **Georgina Highlights:**	Annual employment growth (2004-2005): -2.4%
• Population in 2005: 45,100	Annual business growth (2004-2005): 1.0%
• Jobs in survey area in 2005: 6,414*	Annual employment growth (1998-2005): 4.1%
• Businesses in survey area in 2005:707	Annual business growth (1998-2005): 1.4%

- Major employment sector in 2005: Personal Services 27.5%
- Fastest-growing employment sector 1998-2005: Education, 79.7%

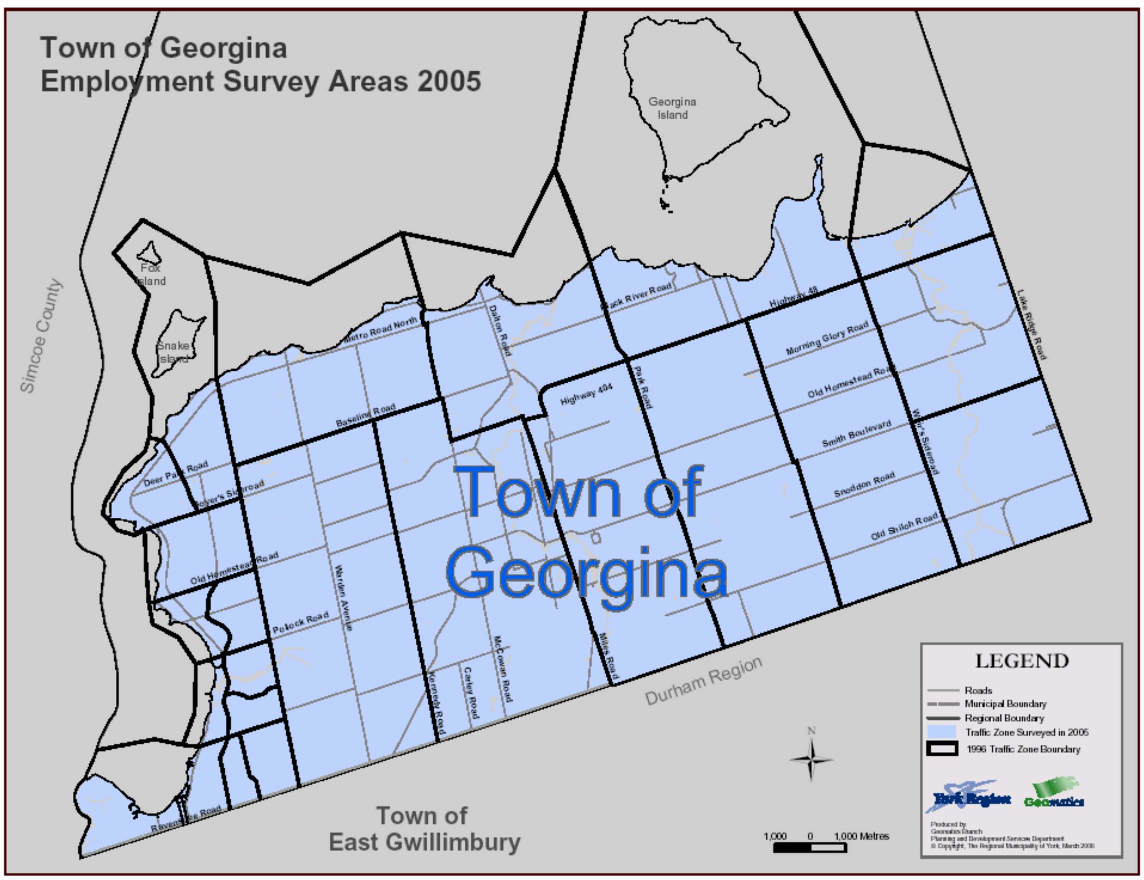
*Excludes Farm and home-based businesses

Note: Employment growth is calculated within the 2005 Survey Areas.

Employment Overview

The 2005 employment survey area for Georgina is provided in Figure 28 (Town of Georgina Employment Survey Areas). In 2005, this area accounted for 6,414 jobs, representing an increase of 28.5% between 1998 and 2005, or 4.1% on an average annual basis. Moreover, the proposed secondary plan for a 550 acre business park (east of Woodbine Ave adjacent to the proposed Highway 404 extension) is expected to provide employment for over 7500 people upon completion. This should ensure continued long term employment growth in the Town of Georgina.

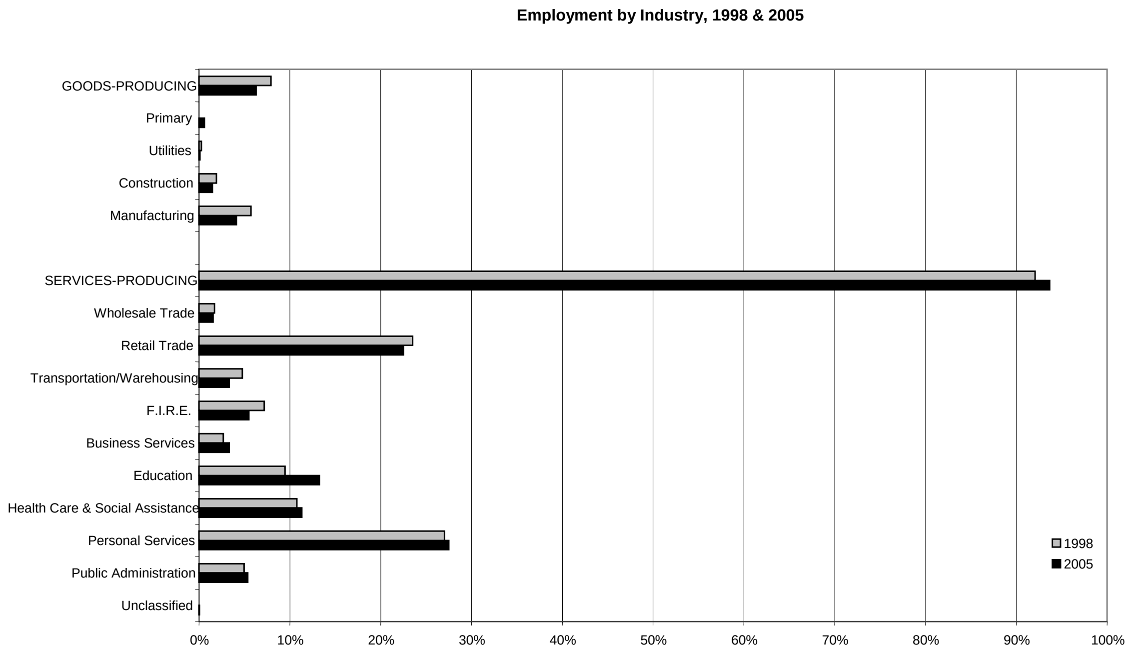
Figure 28:



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 93.7% of all jobs in 2005 (see Figure 29). 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 29:
Employment by Industry, Georgina, 1998 & 2005



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 2004 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 55.2% of employment in the personal services sector, followed by amusement and recreation industries at 19.5%.

Among goods-producing industries, manufacturing was the primary employer with 4.1% of Georgina's total employment in 2005.

Education and business services sectors were the fastest growing employment sectors in Georgina since 1998, rising 79.7% and 59.0%, respectively. Employment losses (in the survey area) were felt in both, utilities sector (-46.2%, for a loss of 6 jobs) transportation/warehousing (-10.1%, for a loss of 24 jobs), manufacturing (-7.3%, for a loss of 21 jobs), construction (-2.1%, for a loss of 2 jobs) and F.I.R.E (-1.4%, for a loss of 5 jobs). These sectors combined for a total employment loss of 58 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 2005, rising 65.1%, or 9.3% on an average annual basis. During this seven-year period, 67 new businesses opened for a total of 303 establishments employing 3,122 people in this community. This growth was focused primarily in the personal services and education sectors, which accounted for 52% of the total growth in the area since 1998. This strong growth is expected to continue, with the proposed 550 acre business park at Woodbine Avenue and the proposed Highway 404 extension.

Employment in the area was dominated by service-producing businesses, which accounted for 97.7% of all employment in the area. Much of this employment is in traditional population-related employment sectors, such as retail (27.7%), personal services (25.2%), education (17.8%), and health care and social assistance (11.0%).

Pefferlaw

Employment in Pefferlaw has declined since 1998, decreasing at an average annual rate of 3.6%. As of 2005, approximately 405 persons were employed at 67 separate firms in Pefferlaw. Most of the jobs were lost in the manufacturing and construction sectors, due in part to the closure of three businesses and the downsizing of others.

Personal services and retail trade were the dominant employment sectors in Pefferlaw, employing 42.6% and 24.6% of the workforce, respectively.

Sutton

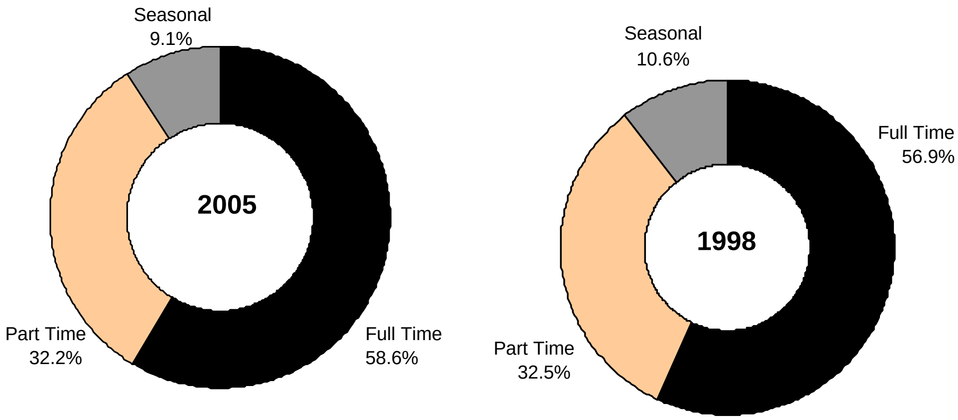
The community of Sutton experienced a 15% increase in employment between 1998 and 2005, or 2.1% on an average annual basis. As of year-end 2005, 183 businesses in Sutton employed some 1,647 persons.

The Sutton economy is heavily service-oriented, with service-producing sectors employing 94.7% of employment. Personal services accounted for 33.2% of Sutton's employment in 2005, followed by retail trade at 31.0%.

Employment by Type of Worker

The distribution of jobs by type of worker remained relatively unchanged in Georgina between 1998 and 2005. Full-time employment now comprises 58.6% of all employment in the survey areas, up slightly from 56.9% in 1998 (see Figure 30). 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 30:
Employment Distribution by Type of Worker, Georgina, 1998 & 2005



Source: York Region Planning & Development Services Department

Part-time employment was stable, reporting approximately 32.5% employment in both 1998 and 2005. 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 9.1% since 1998, or at an average annual rate of 1.4%. At year-end 2005, there were an estimated 707 businesses in Georgina.

Business Mobility

The rate of business mobility in Georgina was higher than the York Region average, with 11.3% of businesses closing or relocating outside the survey area in 2005. However, the addition of 85 new firms more than offset these losses, resulting in an net increase of 6 businesses.

Businesses by Size

While the vast majority of firms in Georgina employed less than 20 employees in 2005, the proportion of medium and large-sized firms increased 39.1% and 44.4%, respectively, between 1998 and 2005. As a result of this growth, medium and large-sized firms accounted for 8.9% and 1.4% of businesses in Georgina in 2005 (see Figure 31).

Figure 31:
Percent of Businesses by Size, Georgina, 1998 & 2005

Business Size Category	1998	2005
Small (1-19 employees)	92.7%	89.8%
Medium (20-99 employees)	6.4%	8.9%
Large (100-499 employees)	0.9%	1.3%
Very Large (500+ employees)	0.0%	0.0%
Total	**100.0%**	**100.0%**

Source: York Region Planning & Development Services Department, 2005

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 decreased 54.8% between 2004 and 2005. As of year-end 2005, $4.6 million worth of industrial, commercial and institutional building permits were issued. Institutional permits accounted for 55.4% of non-residential permits, while commercial and industrial permits comprised 32.2% and 12.4%.

King

- **King Highlights:**
- Population in 2005: 20,200
- Jobs in survey area in 2005: 5,845*
- Businesses in survey area in 2005:433
- Major employment sector in 2005: Personal Services, 28.1%
- Fastest-growing employment sector 1998-2005: Wholesale Trade, 111.1%

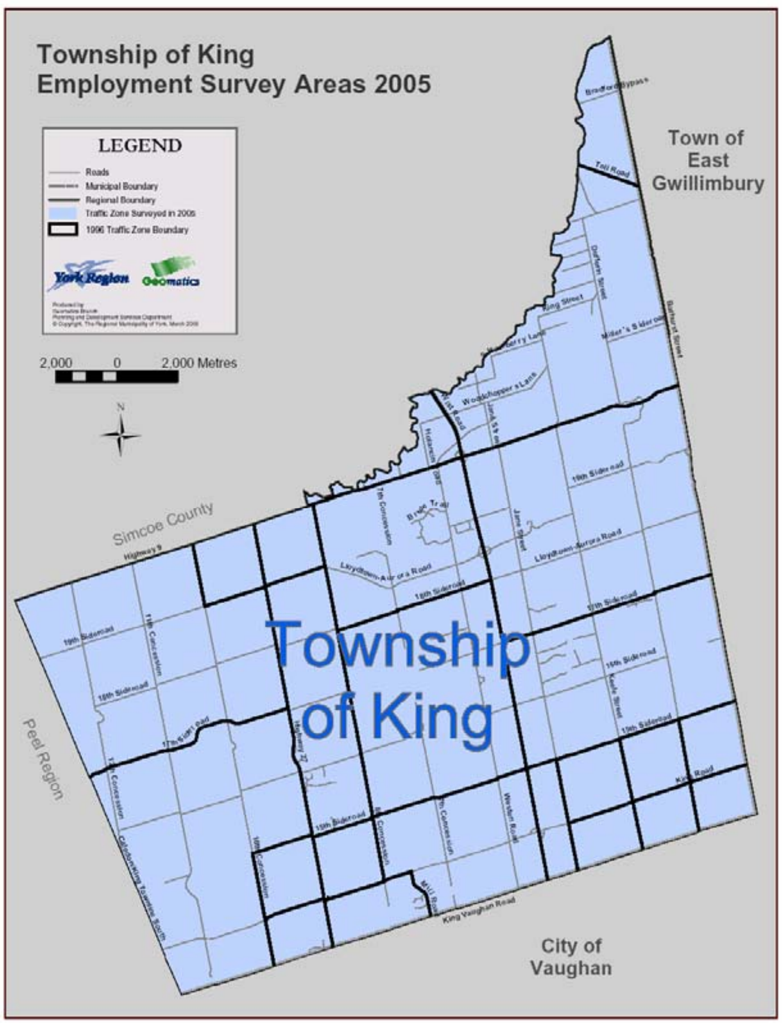
Annual employment growth (2004-2005):	11.2%
Annual business growth (2004-2005):	9.6%
Annual employment growth (1998-2005):	52.5%
Annual business growth (1998-2005):	43.4%

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

Employment Overview

In 2005, 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 (see Figure 34: Township of King Employment Survey Area). In 1998, these areas accounted for 3,834 jobs; by 2005, the number of jobs had grown 52.5% or 7.5% at an average annual rate. As of year-end 2005, there were an estimated 5,845 jobs in King Township.

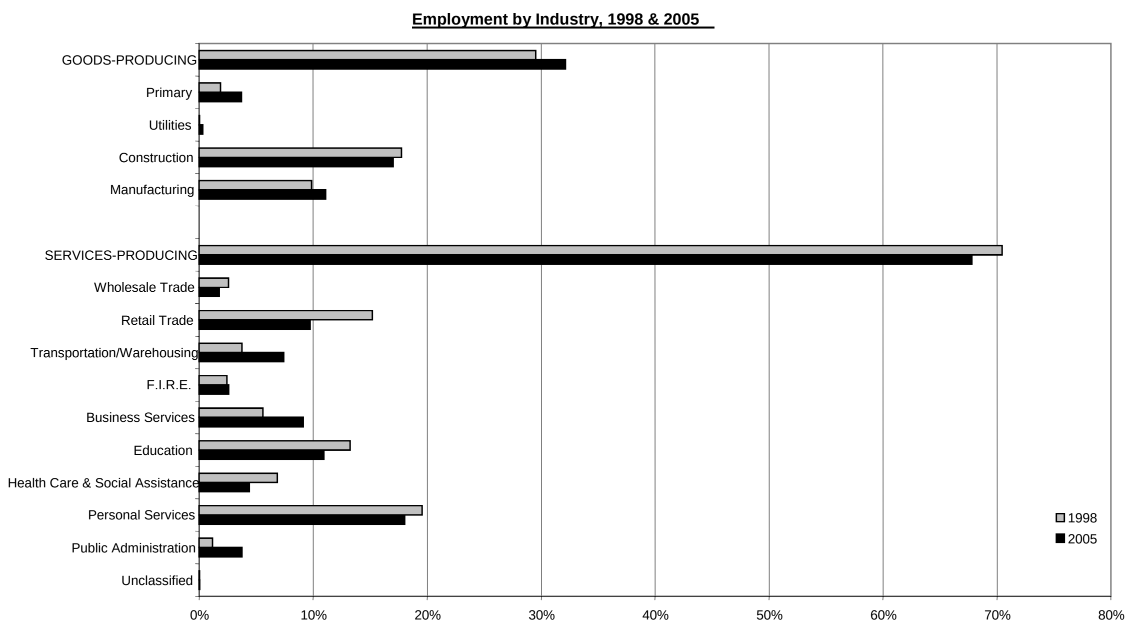
Figure 34:



Employment by Sector

Between 1998 and 2005, sectoral employment in the Township of King has seen a push towards more goods-producing industries, with a 6.7% average annual increase in this sector's share of total employment. This growth is indicative of strong growth in both the primary and manufacturing sectors, and is contrary to the Regional trend of relatively stable growth in these sectors. Employment is predominantly service-oriented, accounting for 67.8% of employment in 2005 (see Figure 35). Dominant service-producing industries in King Township include personal services, education and retail trade.

Figure 35:
Employment by Industry, King, 1998 & 2005



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; Accomodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2004 York Region Employment Surveys.
Excludes most home and farm-based businesses.
Source: York Region Planning & Development Services Department

Construction was the dominant employer among goods-producing industries in 2005, accounting for 17.0% of employment, down slightly from the 16.6% 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 11.1% in 2005.

Across all industry sectors, personal services was the dominant sector in King Township, accounting for 18.0% of employment. Within this sector, amusement, gambling and recreation industries was the largest subsector, with 63.9% 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 the primary sector were the fastest growing sectors in King, with corresponding growth rates of 1,700% (or 17 jobs), 386.7% (or 174 jobs) and 201.4% (or 145 jobs), respectively. In contrast, employment losses were felt in the retail trade and health care and social assistance sectors, which dropped 2.4% and 2.3%, respectively.

Employment by Community

King City

Employment in the community of King City rose at an annual rate of 9.1% since 1998. Meanwhile, the number of total businesses in the area grew 13.0% annually during the same period. As of 2005, there were 1,628 people working in 92 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 36.1% of the workforce. This is the result of Robert B Somerville Construction, which employs upwards of 500 people. The public administration and transportation and warehousing were the second and third most common employers with 11.5% and 10.1% 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. Education, business services, health care & social assistance and personal services also experienced substantial increases between 1998 and 2005, with corresponding growth rates of 164.0% (82 jobs), 159.3% (43 jobs), 158.6% (92 jobs) and 158.6% (93 jobs), respectively.

Nobleton

Employment in Nobleton increased 4.3% at an average annual rate since 1998, while business growth averaged 3.1%. Nobleton employed 552 people in 95 firms in 2005, compared to 424 employees in 78 firms six years ago. Personal services and retail trade were the primary and secondary employment sectors in Nobleton as of 2005, accounting for 31.8% and 27.3% of employment, respectively.

The fastest growing industry sector was the transportation/warehousing sector, which experienced an increase of 450% (for a net gain of 18 jobs) since 1998. The second-highest increase was felt in the education sector, which rose 153.7% (67 jobs) during the same period. The largest employment declines in Nobleton were felt in the public administration and business services sectors, which decreased by 14 and 9 jobs, respectively.

Schomberg

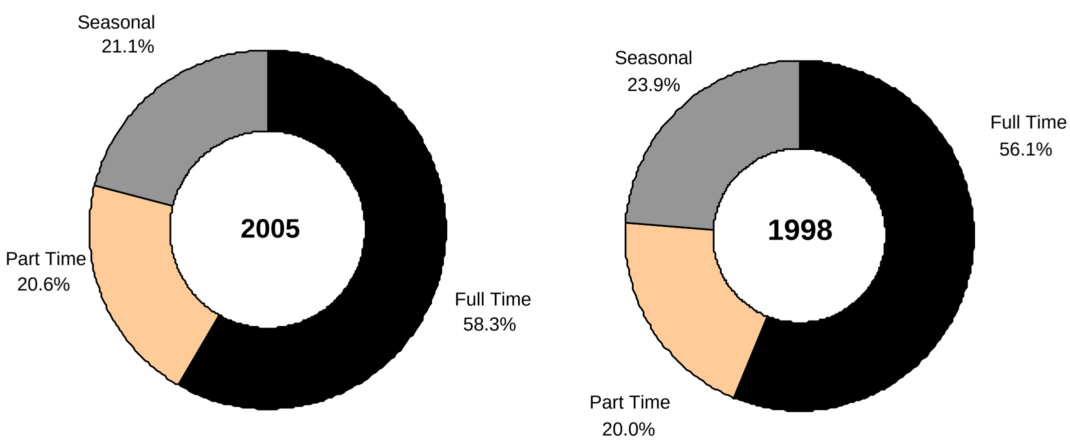
The community of Schomberg experienced an increase in both the number of employees and the number of businesses in the area between 1998 and 2005. Employment increased aggressively at an annual rate of 16.7%, while the number of businesses rose at a more moderate rate of 3.9% during the same period. As of 2005, there were 1,275 people working in 102 firms.

The largest employment gains were seen in the construction and manufacturing sectors, which grew 562.5% (225 jobs) and 159.8% (278 jobs) during the seven year span. This resulted in strong growth in goods-producing industries, which grew at a healthy 235% (503 jobs). This is significantly stronger growth than in service-producing sectors, which grew at a rate of 49.6% (185 jobs) since 1998. Manufacturing and retail trade accounted for the majority of employment in Schomberg, with manufacturing employing 35.5% of the workforce and retail trade employing 21.9%.

Employment by Type of Worker

Employment by type of worker remained relatively stable in King Township, with full-time employment comprising 58.3% of jobs in 2005, compared to 56.1% in 1998 (see Figure 36). Part-time employment continued to hover around 20% between 1998 and 2005, while seasonal employment remained relatively stable at 21.1%.

Figure 36:
Employment Distribution by Type of Worker, King, 1998 & 2005



Source: York Region Planning & Development Services Department.

Business Overview

The number of businesses in King Township increased 43.4% since 1998, or 6.2% at an average annual rate. As of year-end 2005, there were 433 firms in the area.

Business Mobility

Business mobility in King was remarkably low, with an annual mobility rate of 1.0%. In total, firms closing and/or moving out of the survey area resulted for a loss of 37 jobs. These losses were more than offset by the arrival of 29 new firms, resulting in a net gain of 244 jobs in the survey area.

Businesses by Size

The distribution of businesses by size remained relatively stable in King Township between 1998 and 2005 (see Figure 37). 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 37:
Percent of Businesses by Size, King, 1998 & 2005

Business Size Category	1998	2005
Small (1-19 employees)	88.1%	86.1%
Medium (20-99 employees)	8.9%	10.6%
Large (100-499 employees)	2.6%	3.0%
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 Ltd.;
- Seneca College;
- Showa Canada Inc;
- Clublink; and
- Langdon's Coach Lines Ltd.

Development Activity

Non-residential building permits increased 76.3% in King Township in 2005, reaching $9.5 million compared to $5.4 million a year earlier. The increases were led by the industrial sector, which increased 177% in 2005.

Markham

• **Markham Highlights:**	Annual employment growth (2004-2005): 2.1%
• Population in 2005: 268,600	Annual business growth (2004-2005): 0.8%
• Jobs in survey area in 2005: 85,035*	Annual employment growth (1998-2005): 4.2%
• Businesses in survey area in 2005: 4,230	Annual business growth (1998-2005): 2.0%

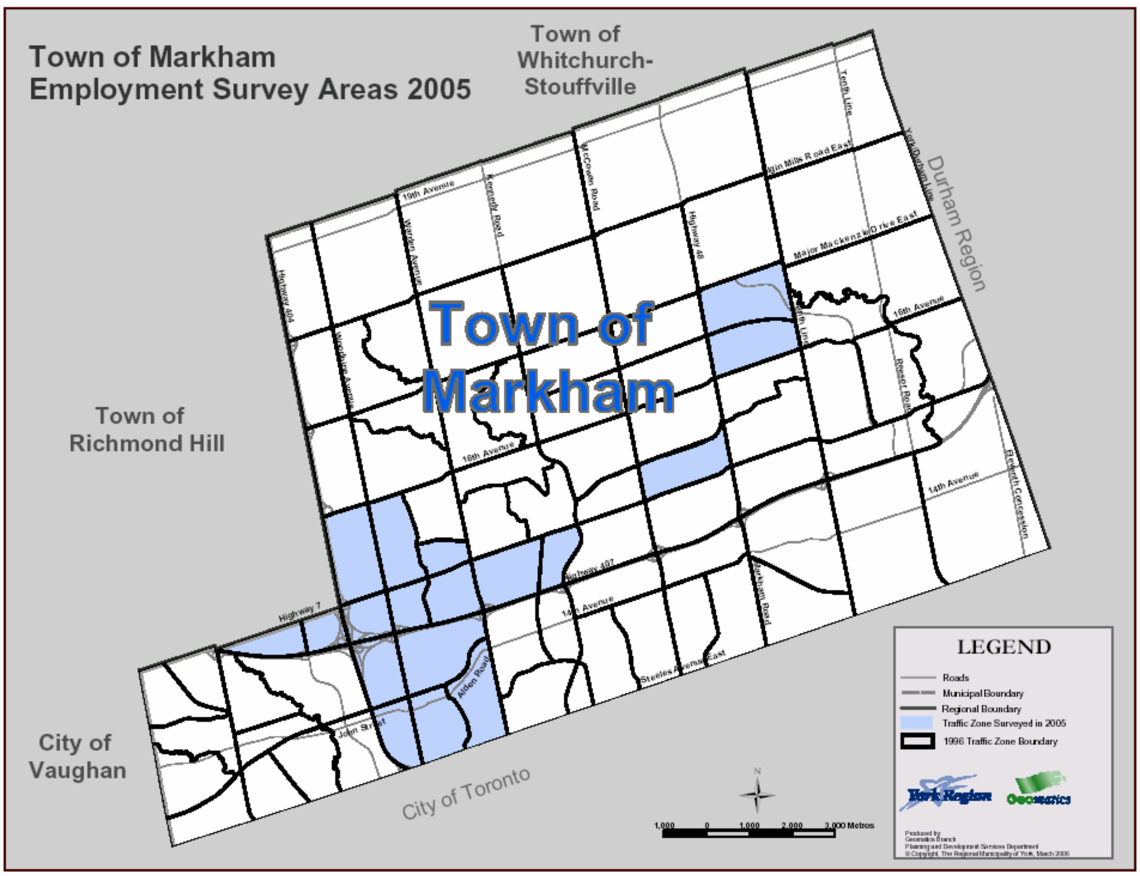
- Major employment sector in 2005: Business Services, 35.5%
- Fastest-growing employment sector 1998-2005: Mgmt. of Companies & Enterprises, 85.7%

*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 85,035 jobs in 2005. This level of employment translates into an average annual growth rate of 4.2% since 1998. These employment survey areas (see Figure 40: Markham Survey Coverage Area) are the basis of the following analysis.

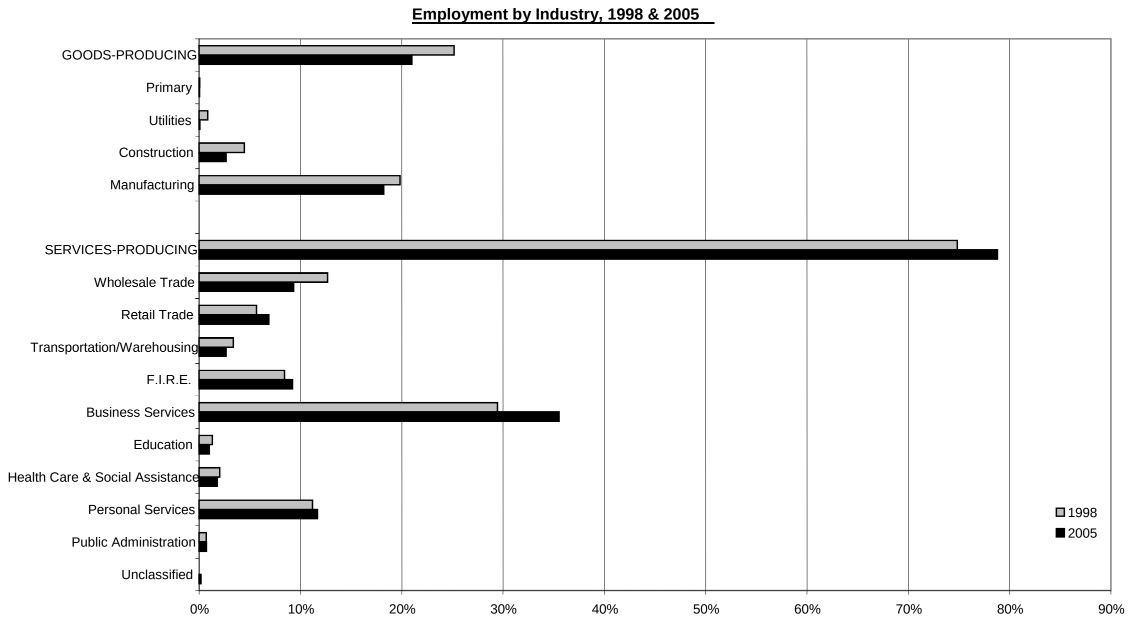
Figure 40:



Employment by Sector

Service-based employment in Markham accounted for 78.8% of all jobs in the survey area in 2005 (see Figure 41). This proportion is relatively stable when compared to 1998 levels, where service-based employment accounted for 74.8% of employment.

Figure 41:
Employment by Industry, Markham, 1998 & 2005



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; Accomodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2004 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 35.7% of total employment in the survey areas. Within Markham's business services sector, management of companies and enterprises, computer systems design and related services, business support services and architectural, engineering and related services are the dominant subsectors, accounting for 52.2%, 24.9%, 10.1% and 10.1% of business services employment, respectively.

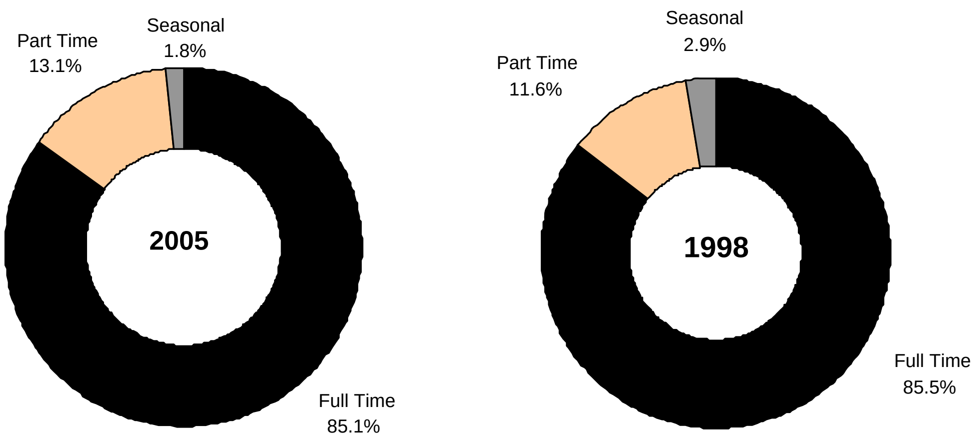
Within goods-producing industries, manufacturing is the dominant employer, accounting for 18.2% of jobs. Broken down by subsector, Markham's major types of manufacturing include computer and peripheral equipment manufacturing and printing and related support activities, which account for 17.7% and 12.7% of manufacturing employment, respectively.

The retail trade sector was the fastest growing employment sector in the survey area experiencing a 56.5% increase in employment since 1998. The business services sector was the second fastest growing employment sector growing 55.8% 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, construction, wholesale trade and education all experienced a decline in employment with losses of 87.5%, 23.3%, 5.0% and 0.8%, 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 85.5% in 1998 to 85.1% in 2005, while the number of part-time jobs were up from 10.1% in 1998 to 11.6% in 2004 (see Figure 42).

Figure 42:
Employment Distribution by Type of Worker, Markham, 1998 & 2005



Source: York Region Planning and Development Services Department, 2005

Business Overview

Between 1998 and 2005, the total number of businesses in the surveyed areas increased 2.0% on an average annual basis. As of 2005, there were an estimated 4,230 firms in the surveyed areas.

Business Mobility

Business mobility in the surveyed areas was high in 2005, with a business mobility rate of 12.5%, compared to 7.5% for the Region as a whole. However, the addition of 553 new firms, resulted in a net increase of 27 businesses. The recent restructuring of the high tech industry within the past few years may help to explain the high rate of mobility.

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 43).

Figure 43:
Businesses by Size, Markham, 1998 & 2005

Business Size Category	1998	2005
Small (1-19 employees)	82.4%	82.2%
Medium (20-99 employees)	14.7%	14.5%
Large (100-499 employees)	2.8%	2.9%
Very Large (500+ employees)	0.1%	0.4%
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 200.0% since 1998, while large firms increased 20.4%. 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 Ltd.;
- AMEX Canada;
- TD Investment Services;
- ATI Technologies Inc.; and
- The Economist and Sun.

Development Activity

Building permits for industrial, commercial and institutional developments increased 59% in Markham in 2005, totalling $202.9 million. The increase was the result of aggressive industrial and commercial activity (including office), which grew 177.2% and 217.3, respectively.

Figure 44 provides an overview of some of the larger developments that opened in Markham in 2005.

Figure 44:
Recently Opened Businesses, Markham, 2005

Business Name	Land Use	Building Size
CGI – Phase 2	Office (high Tech)	1000 employees
Pfizer Canada	Office (life science)	200 employees
Panda Software	Office (high tech)	10 employees

Source: Town of Markham

A summary of some of the larger projects under construction as of year-end 2005 is provided in Figure 45.

Figure 45:
Businesses Under Construction, Markham, 2005

Business Name	Land Use	Building Size
Liberty Square	Office	302,000 sq.ft
Fellowes	Industrial	105,390 sq.ft
St. Regis Crystal	Industrial	64,000 sq.ft

Source: Town of Markham

Newmarket

Newmarket Highlights:

- Population in 2005: 77,100
- Jobs in survey area in 2005: 38,708*
- Businesses in survey area in 2005: 2,215
- Major employment sector in 2005: Retail Trade, 19.6%
- Fastest-growing employment sector 1998-2005: Business services, 88.2%

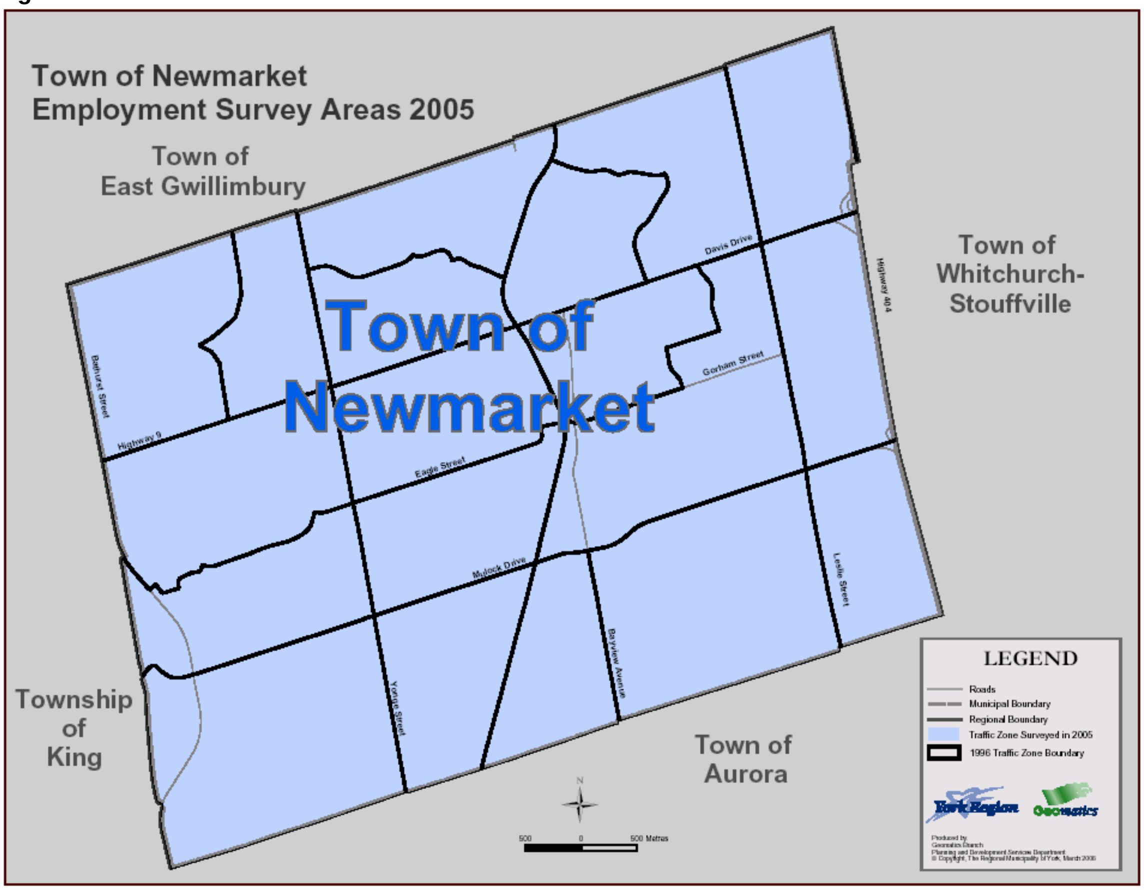
Annual employment growth (2004-2005):	7.9%
Annual business growth (2004-2005):	4.7%
Annual employment growth (1998-2005):	3.1%
Annual business growth (1998-2005):	3.9%

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

Employment Overview

The number of jobs in Newmarket increased at an average annual rate of 3.1% since 1998. By 2005, there were an estimated 2,215 businesses employing 38,708 people in the area. (Figure 46: Newmarket Survey Coverage Area).

Figure 46:

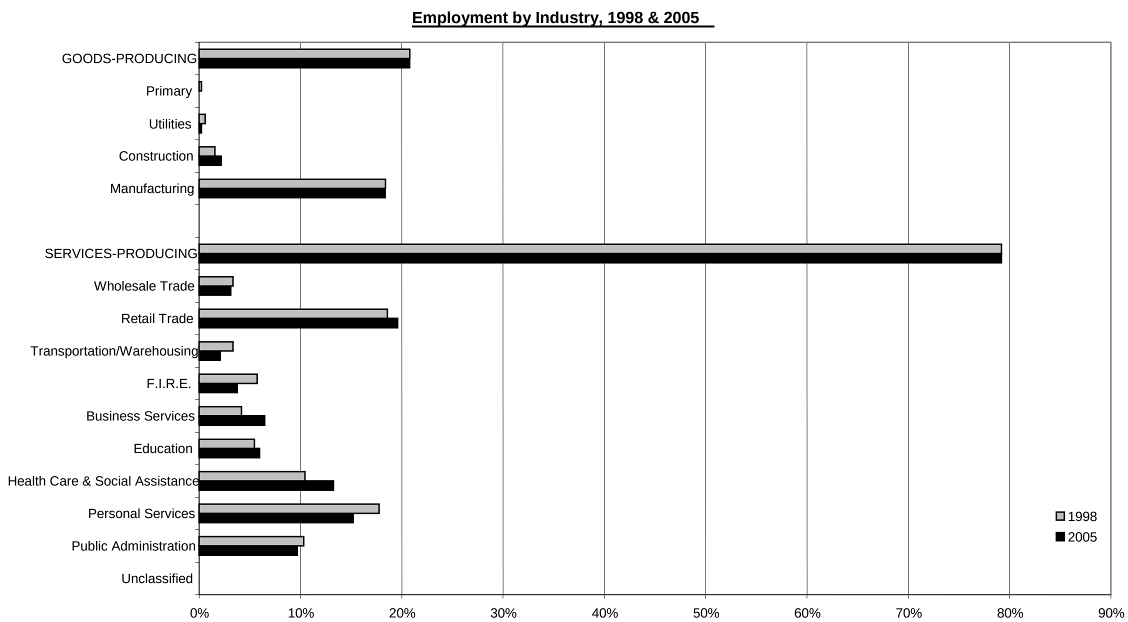


Employment by Sector

Service-based businesses have been most prevalent in Newmarket, accounting for 79.2% of all jobs in the study area (see Figure 44). Among service-producing industries retail trade, personal services and health care and social assistance are the dominant sectors, accounting for 19.6%, 15.2% and 13.3% of total employment. Moreover, strong employment growth was seen in several industries including business services (84.1%), retail trade (31.6%), health care and social assistance (29.7%) and education (27.2%) 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 hospitial 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 47:
Employment by Industry, Newmarket, 1998 & 2005



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; Accomodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2004 York Region Employment Surveys.
Excludes most home and farm-based businesses.
Source: York Region Planning & Development Services Department

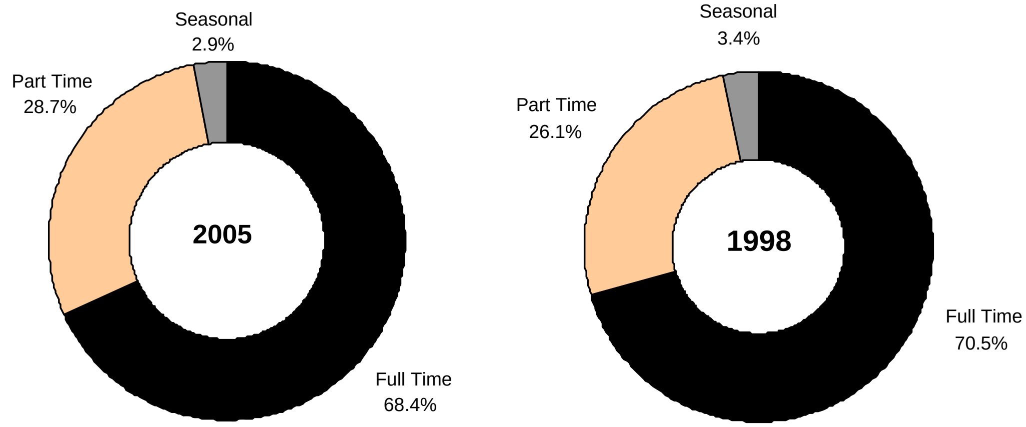
Within goods-producing industries, manufacturing is the primary employment sector, accounting for 18.4% of total employment in the area. Moreover, manufacturing employment has seen an average annual increase of 3.0% since 1998. Within the manufacturing sector, motor vehicle parts manufacturing is the principal subsector in Newmarket, accounting for 51.9% of total manufacturing employment.

In addition to the strong growth amongst service-producing sectors, strong growth was also seen in the construction sector, which experienced an employment increase of 70.4% during the seven year span since 1998. However, there were also certain industry sectors that experienced declines in employment between 1998 and 2005. Declines in employment in Newmarket were recorded in both the F.I.R.E (3281 jobs), utilities (98 jobs), the primary sector (79 jobs), and the transportation/warehousing sector (262 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 2005. Full-time employment accounted for 68.4% of the workforce in 2005, down from 70.5% seven years earlier. Between 1998 and 2005, the number of part-time jobs increased 33.8%. In comparison, full-time jobs grew 17.9%, while the number of seasonal jobs grew 4.4% on a small overall employment base.

Figure 48:
Employment by Type of Worker, Newmarket, 1998 & 2005



Source: York Region Planning and Development Services Department

Business Overview

The number of businesses in the survey area increased 27.2% since 1998, or 3.9% at an average annual rate. As of year-end 2005, there were approximately 2,215 businesses in the Newmarket survey area.

Business Mobility

Business mobility in Newmarket for 2005 was 9.7%, which is above the Regional average of 7.5%. However, the addition of 308 new businesses helped to support a net increase of 103 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 49).

Figure 49:
Businesses by Size, Newmarket, 1998 & 2005

Business Size Category	1998	2005
Small (1-19 employees)	85.9%	86.3%
Medium (20-99 employees)	11.0%	10.5%
Large (100-499 employees)	2.7%	3.0%
Very Large (500+ employees)	0.3%	0.2%
Total	**100.0%**	**100.0%**

Source: York Region Planning & Development Services Department

Small businesses continue to dominate Newmarket's business community, accounting for 86.3% of firms in 2005. 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 Inc;
- Rimply Manufacturing; and
- Dortec Industries.

Development Activity

The value of non-residential building permits was strong in Newmarket in 2005, with a 72.6% increase. Building permits totalled $86.8 million in 2005, up from $50.3 million a year earlier. The increase we seen most in the institutional sector, which experienced an 232.7% increase.

An overview of some of the larger firms that opened or expanded in Newmarket within the past year is summarized in Figure 50.

Figure 50:
Recently Opened Businesses, Newmarket, 2005

Business Name	Land Use	Building Size
1159661 Ontario Limited	Industrial	53,843 sq.ft
Giusticon Investments Ltd.	Industrial	28,264 sq.ft
EVF Investments Ltd.	Industrial	21,730 sq.ft
Chuck-E-Cheese	Commercial	8,884 sq.ft
PG Properties Limited	Industrial	8,773 sq.ft

Source: Town of Newmarket

Figure 51 provides a summary of some of the larger projects under construction in Newmarket during 2005.

Figure 51:
Businesses Under Construction, Newmarket, 2005

Business Name	Land Use	Building Size
Town of Newmarket (Public Recreation Facility)	Institutional	216,502 sq.ft
Medical Arts Building	Commercial	135,000 sq.ft
Carton Investments	Industrial	53,231 sq.ft
Newmarket Property Construction	Industrial	38,439 sq.ft
CC Marine Distributors	Industrial	30,893 sq.ft

Source: Town of Newmarket

Richmond Hill

Richmond Hill Highlights:

- Population in 2005: 169,300
- Jobs in survey area in 2005: 40,308*
- Businesses in survey area in 2005: 2,947
- Major employment sector in 2005: Manufacturing, 17.6%
- Fastest-growing employment sector 1998-2005: Public Administration, 288.6%

Annual employment growth (2004-2005):	5.1%
Annual business growth (2004-2005):	12.1%
Annual employment growth (1998-2005):	5.3%
Annual business growth (1998-2005):	4.6%

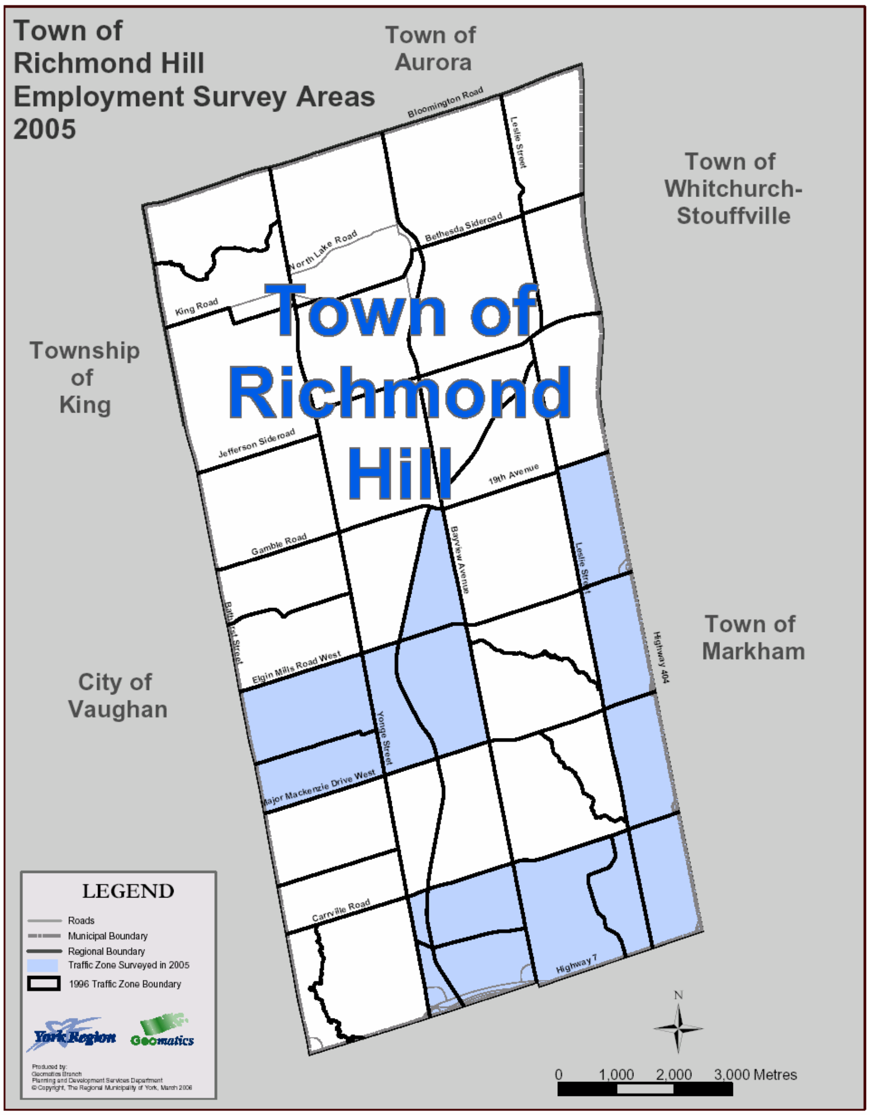
*Excludes Farm and home-based businesses

Note: Employment growth is calculated within the 2005 Survey Areas.

Employment Overview

Employment in the designated survey areas increased 36.8% since 1998, or 5.3% at an average annual rate (see Figure 52: Richmond Hill Survey Coverage Area). These areas contained an estimated 40,308 jobs as of year-end 2005.

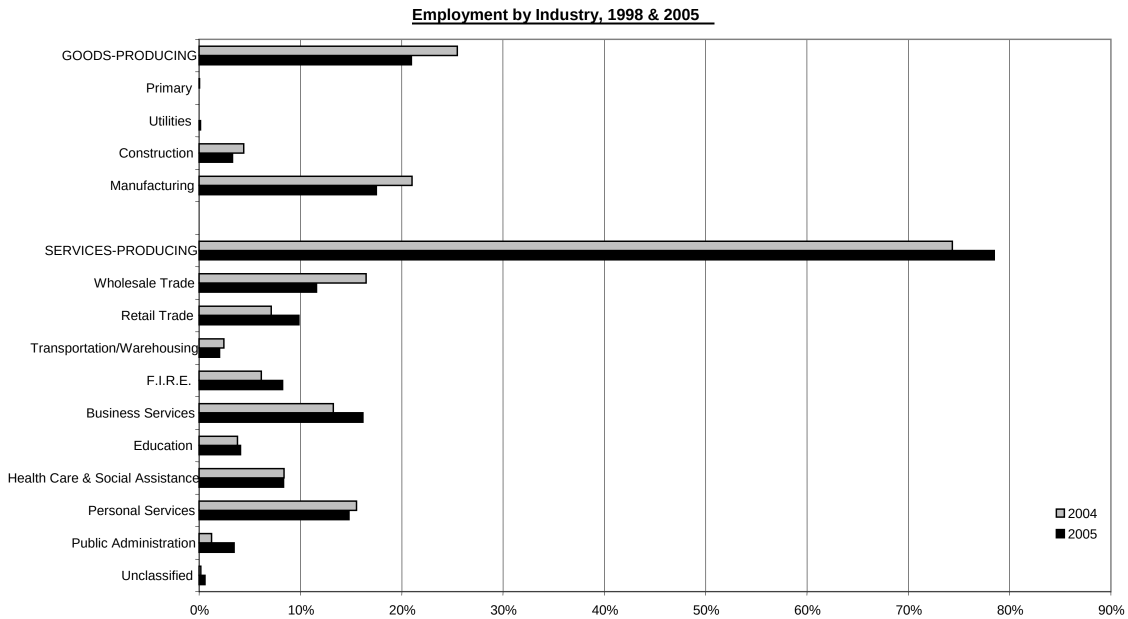
Figure 52:



Employment by Sector

Employment in Richmond Hill was predominantly service-oriented in 2005, accounting for 78.4% of employment (see Figure 53). This is the result of a 44.2% increase in employment from 1998, when service-industries accounted for 74.3% of employment in the town.

Figure 53:
Employment by Industry, Richmond Hill, 1998 & 2005



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; Accomodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2005 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 16.3% of employment in the area and business services, wholesale trade and retail trade close behind at 15.0%, 10.5% and 9.9%, respectively. Within the personal services sector, restaurants were the dominant subsector, with full-service restaurants and limited service eating establishments accounting for 30.7% and 18.3% of personal services employment as of 2005.

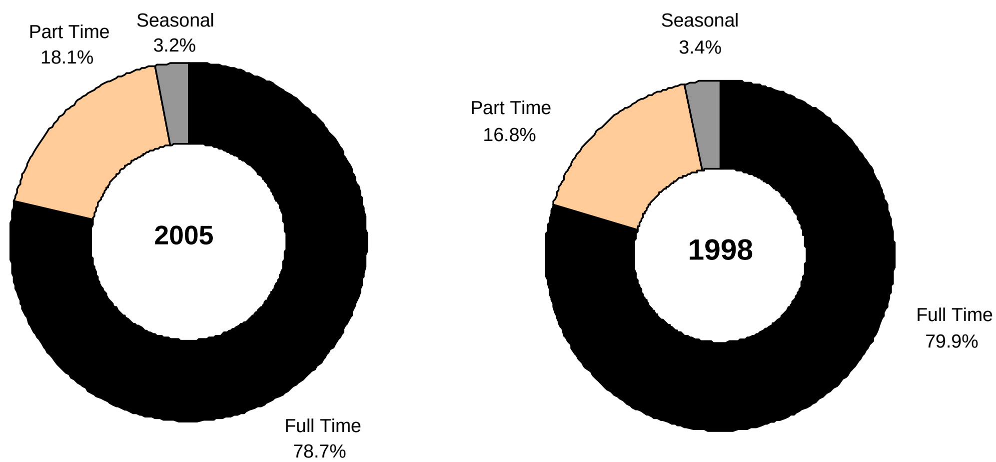
Among goods-producing industries, manufacturing was the dominant sector, comprising 17.6% of total employment in the survey area. The top three manufacturing subsectors within Richmond Hill's manufacturing sector were printing and related support activities (11.4%), pharmaceutical and medicine manufacturing (11.0%), and computer and peripheral equipment manufacturing (8.6%).

Job growth was widespread in Richmond Hill, with nine sectors experiencing double-digit increases in employment between 1998 and 2005. The public administration and F.I.R.E. sectors were among the fastest growing employment sectors in Richmond Hill, which witnessed employment increases of 346.2% and 90.5%, respectively. The business services and retail trade 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 (-12.5%).

Employment by Type of Worker

The number of full-time and part-time jobs increased 35.0% and 47.7% between 1998 and 2005, 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 2005, full-time employment accounted for 78.7% of employment in Richmond Hill, compared to 79.9% in 1998 (see Figure 54).

Figure 54:
Employment Distribution by Type of Worker, Richmond Hill, 1998 & 2005



Source: York Region Planning and Development Services Department

Business Overview

The number of firms in Richmond Hill's survey area increased 32.7.1% since 1998, or 5.6% at an average annual rate. At year-end 2005, there were an estimated 2,947 firms in Richmond Hill.

Business Mobility

Business mobility in Richmond Hill's employment areas was high in 2005, averaging 13.8% 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 364 firms either closed or relocated outside of the survey area, resulting in a loss of 3,947 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 87.4% of Richmond Hill's business community in 2005, up slightly from 1998 rates as the proportion of large and very large-sized firms also increased (see Figure 55).

Figure 55:
Businesses by Size, Richmond Hill, 1998 & 2005

Business Size Category	1998	2005
Small (1-19 employees)	86.8%	87.4%
Medium (20-99 employees)	11.1%	10.2%
Large (100-499 employees)	2.0%	2.1%
Very Large (500+ employees)	0.0%	0.2%
Total	**100.0%**	**100.0%**

Source: York Region Planning & Development Services Department

This growth in the number of large and very 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 positive in 2005, with a 23.2% increase in total value. As of year end 2005, industrial, commercial and institutional permits totalled $116.4 million, up from $94.5 million in 2004. The majority of the gains were seen in the commercial and institutional sectors, which grew 75.6% and 89.6%, respectively.

Figure 56 summarizes a few of the larger developments that opened in Richmond Hill in 2005.

Figure 56:
Recently Opened Businesses, Richmond Hill, 2005

Business Name	Land Use	Building Size
Canadian Tire	Commercial	94,318 sq.ft
Nishimoto Trading	Commerical	45,615 sq.ft
Nissan Canada	Commercial	22,551 sq.ft

Source: Town of Richmond Hill

A summary of some of the larger projects that were under construction in Richmond Hill in 2005 is provided in Figure 57.

Figure 57:
Businesses under Construction, Richmond Hill, 2005

Business Name	Land Use	Building Size
Staples Business Depot	Commercial	128,865 sq.ft
Rubicon Exotic Drinks	Commercial	76,524 sq.ft
Sobey's	Commercial	35,122 sq.ft

Source: Town of Richmond Hill

Vaughan

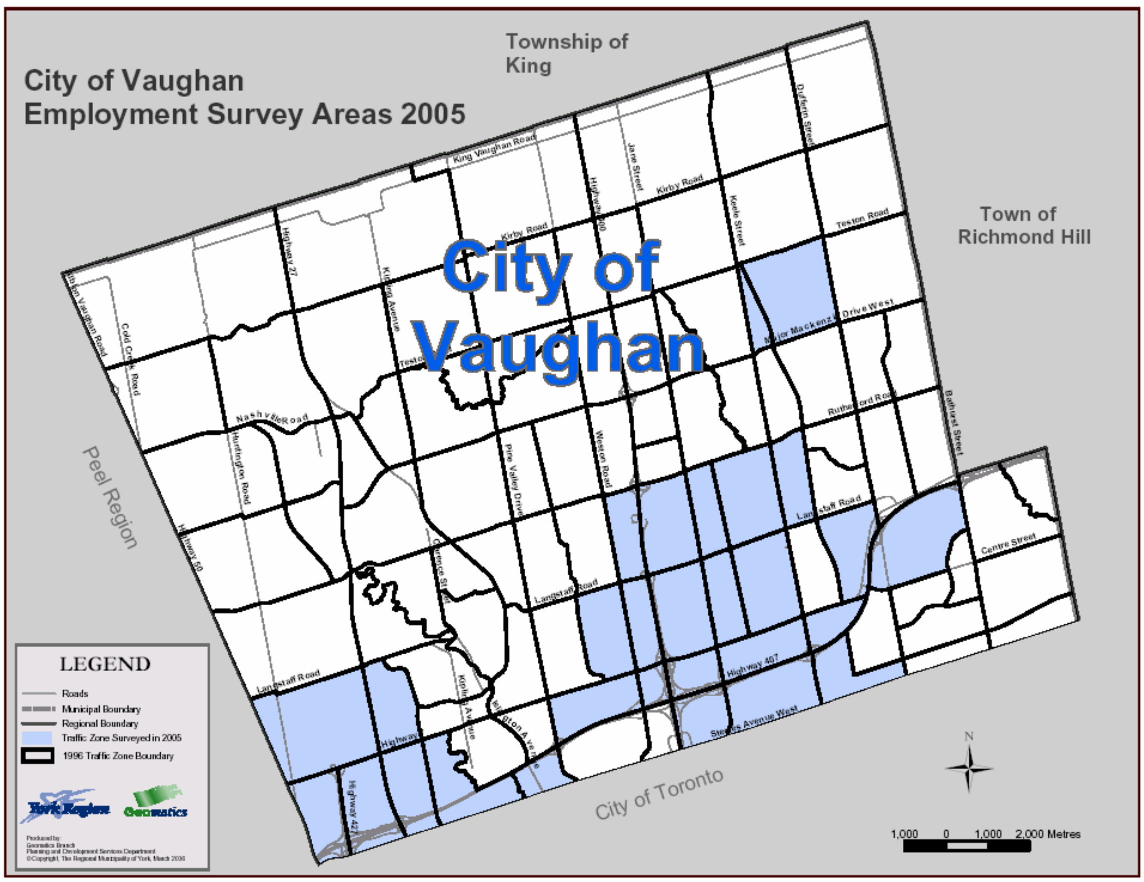
- **Vaughan Highlights:** Annual employment growth (2003-2005): 3.6%
- Population in 2005: 241,400 Annual business growth (2003-2005): 8.0%
- Jobs in survey area in 2005: 92,220* Annual employment growth (1998-2005): 4.0%
- Businesses in survey area in 2005: 4,893 Annual business growth (1998-2005): 2.7%
- Major employment sector in 2005: Manufacturing, 38.2%
- Fastest-growing employment sector 1998-2005: Health Care & Social Assistance, 104.7%

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

Employment Overview

Between 1998 and 2005, employment in Vaughan's major employment areas grew at an average annual rate of 4.0% per year (see Figure 58: Vaughan Survey Coverage Area). As of year-end 2005, an estimated 92,220 jobs were located in these areas, up from 72,182 jobs in 1998.

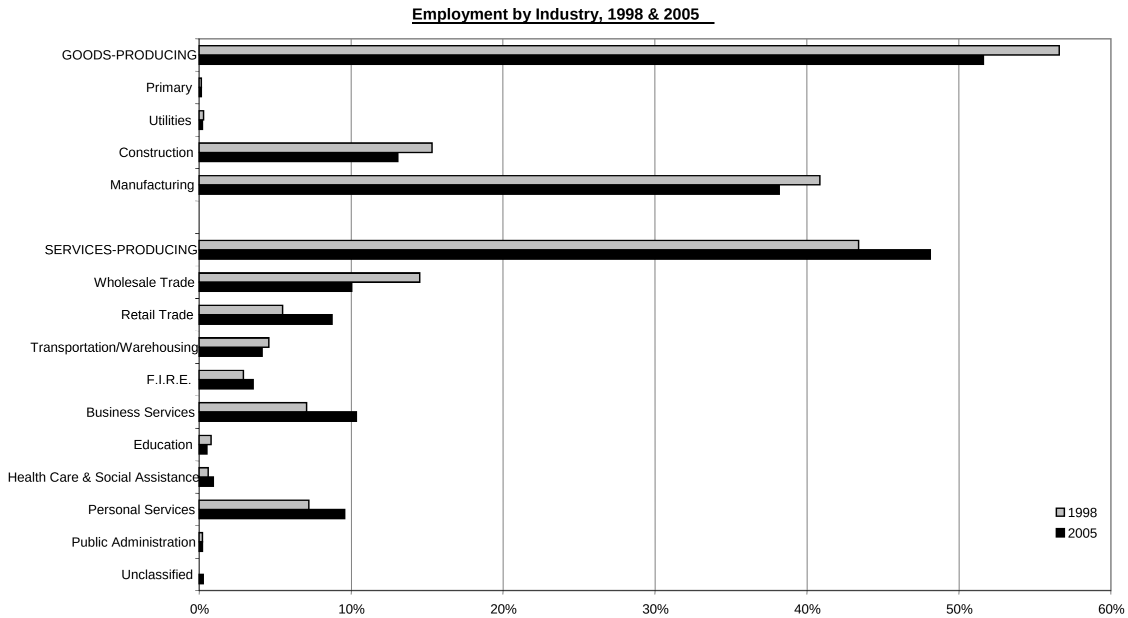
Figure 58:



Employment by Sector

The City of Vaughan has a fairly even distribution of both goods-producing industries and services producing industries. In 2005, goods-producing industries accounted for 51.6% of employment in Vaughan's employment areas down slightly from 1998 rates (see Figure 59).

Figure 59:
Employment by Industry, Vaughan, 1998 & 2005



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; Accomodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2004 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 2005, accounting for 38.2% of total employment in the employment areas. Within this sector, the top three subsectors were: motor vehicle parts manufacturing (12.5%), plastics product manufacturing (11.7%) and household and institutional furniture and kitchen cabinet manufacturing (5.0%). Vaughan also has a large construction sector, which represented 13.1% of total employment, and accounted for 64% of total construction employment in York Region in 2005.

Within service-producing industries, business services, wholesale trade and personal services were the dominant sectors, employing 10.3%, 10.1% and 9.6% of all jobs in Vaughan's employment areas in 2005.

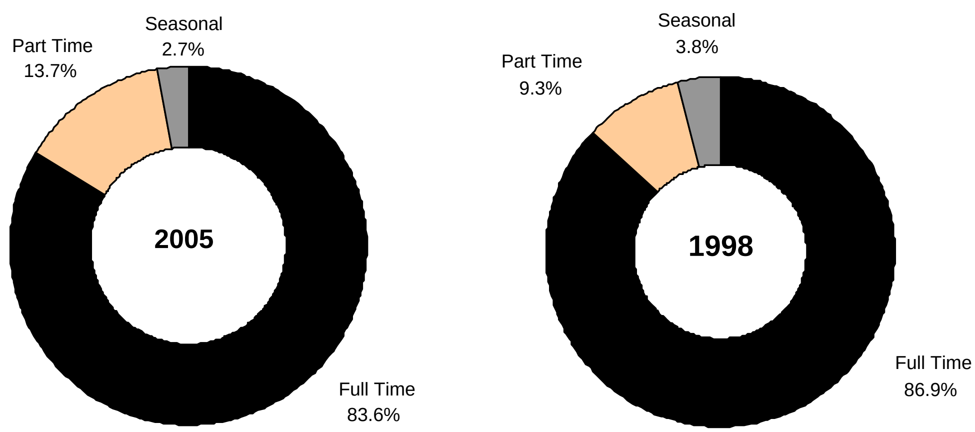
The employment sector with the highest growth rate in Vaughan since 1998 was Health Care & Social Assistance, which grew 104.7% during the seven-year period. Retail trade was the second-fastest growing industry sector between 1998 and 2005, rising 103.5% during this period.

Employment by Type of Worker

A 93% 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 2005. During this period, part-time jobs rose from 9.3% to 13.7% (see Figure 57). This is likely due in large part to the strong growth in retail employment, which typically employs part-time workers. It is expected that this trend will continue with the recent opening of the Vaughan

Mills shopping centre. Full-time workers accounted for 83.6% of all jobs in 2005, down slightly from 1998 levels.

Figure 60:
Employment Distribution by Type of Worker, Vaughan, 1998 & 2005



Source: York Region Planning and Development Services Department

Business Overview

The number of businesses in Vaughan's employment areas increased 18.9% since 1998, or 2.7% on an average annual basis. By 2005, there were approximately 4,893 firms in the surveyed areas in Vaughan.

Business Mobility

Business mobility in Vaughan was high compared to the Regional average with a 13.2% annual rate. This relatively high mobility rate is consistent with other urban municipalities across the region. In total, 624 businesses either moved or closed in Vaughan in 2005, resulting in a loss 7,803 jobs. Despite these losses, employment in the city increased by 560 jobs, and 161 businesses were added to the surveyed areas.

Businesses by Size

Figure 61 outlines the distribution of businesses in Vaughan by size category.

Figure 61:
Businesses by Size, Vaughan, 1998 & 2005

Business Size Category	1998	2005
Small (1-19 employees)	80.3%	79.2%
Medium (20-99 employees)	16.9%	17.4%
Large (100-499 employees)	2.7%	3.2%
Very Large (500+ employees)	0.1%	0.2%
Total	**100.0%**	**100.0%**

Source: York Region Planning & Development Services Department

While the proportion of small businesses declined slightly since 1998, the proportion of medium, large and very large firms in Vaughan increased. This indicates Vaughan's increasing desirability among large firms as a place to locate and for existing firms wishing to expand locally.

Major Employers

Major employers in Vaughan include:

- Paramount Canada's Wonderland;
- Con Drain (1983) Ltd;
- Progressive Moulded Products Ltd.;
- Decoseal;
- Rollstamp Manufacturing;
- Sears Canada;
- CN Rail;
- Co-Ex-Tec Industries
- Nova Services Inc; and
- Noma Automotive.

Development Activity

Development activity in the non residential sector in Vaughan declined 6.9% in 2005, with $402.6 million non-residential building permits being issued compared to $432.6 million in 2004. Decreases were felt primarily in the institutional sector, which decreased 37.7% from 2004.

A number of firms opened or expanded their presence in Vaughan in 2005. Figure 62 provides an overview of some of the larger developments.

Figure 62:
Recently Opened Businesses, Vaughan, 2005

Business Name	Land Use	Building Size
Kingsdown Mattress Company	Head Office	118,000 sq.ft
Busy Bee Tools	Head Office	67,363 sq.ft
Bausch & Lomb	Head Office	66,000 sq.ft
Optech	Industrial	60,000 sq.ft
McGregors Meat & Seafood Ltd.	Industrial	49,000 sq.ft

Source: City of Vaughan

Several businesses were also under construction in 2005. A summary of some of the larger projects is provided in Figure 63.

Figure 63:
Businesses under Construction, Vaughan, 2005

Business Name	Land Use	Building Size
Capital Tool	Industrial	216,211 sq.ft
Hirono Development Inc.	Industrial	122,546 sq.ft
Burnac Corporation	Industrial	119,382 sq.ft
Hilton Garden Inn	Commercial	106,223 sq.ft
Hydel Enterprises	Industrial	98,884 sq.ft

Source: City of Vaughan

Whitchurch-Stouffville

Whitchurch-Stouffville Highlights:

- Population in 2005: 25,300
- Jobs in survey area in 2005: 7,261*
- Businesses in survey area in 2005: 505
- Major employment sector in 2005: Manufacturing, 20.3%
- Fastest-growing employment sector 1998-2005: Utilities, 1733.3%

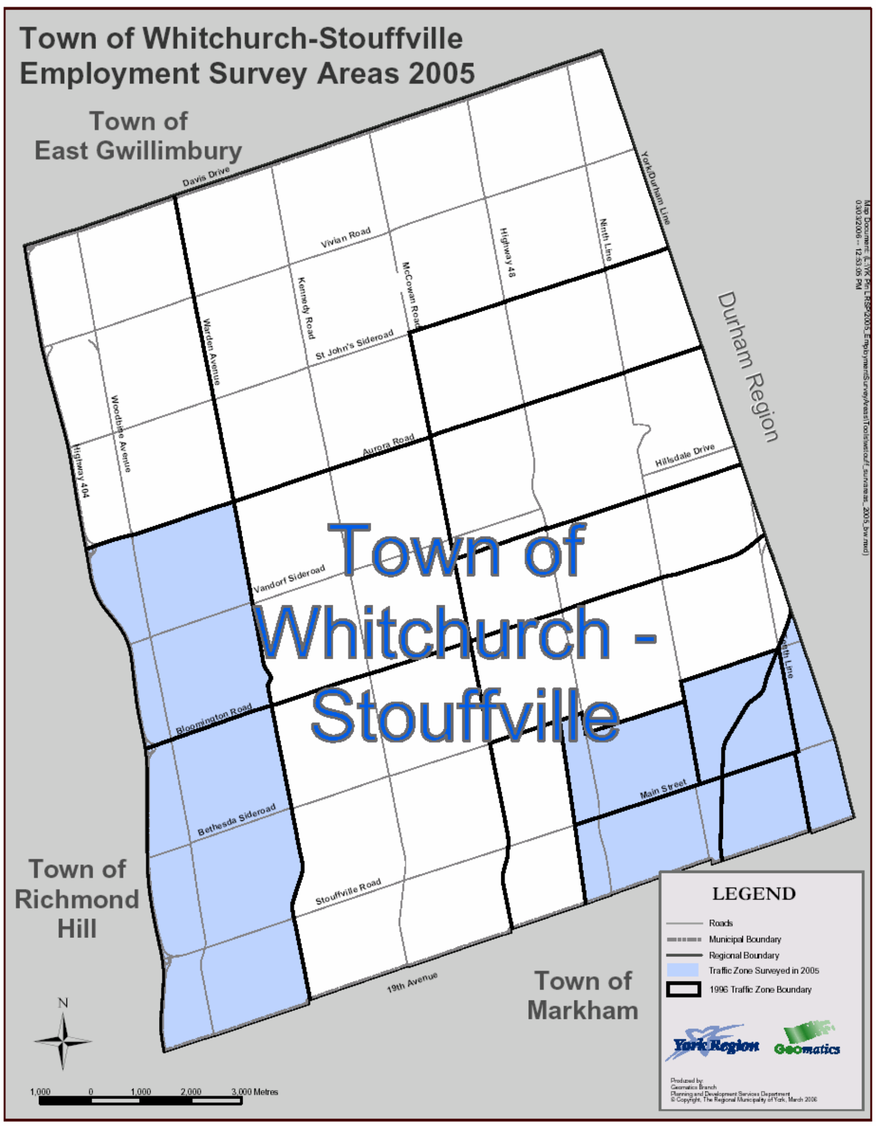
Annual employment growth (2004-2005): -2.8 %
Annual business growth (2004-2005): -7.0%
Annual employment growth (1998-2005): 9.6 %
Annual business growth (1998-2005): 2.9%

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

Employment Overview

Whitchurch-Stouffville's survey area had an estimated 7,261 jobs in 2005 (see Figure 64: Whitchurch-Stouffville Survey Coverage Area). This represents an average annual growth rate of 9.6% from 1998 levels.

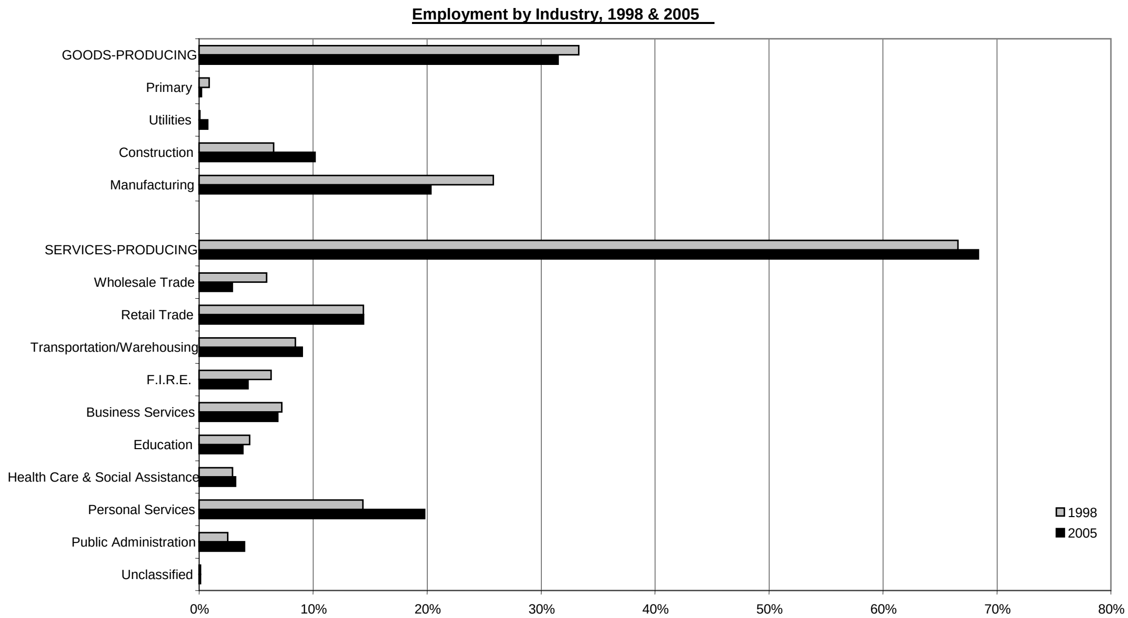
Figure 64:



Employment by Sector

The majority of employment in Whitchurch-Stouffville is concentrated in service-producing industries, accounting for 68.4% of employment in the survey area (see Figure 65).

Figure 65:
Employment by Industry, Whitchurch-Stouffville, 1998 & 2005



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; Accomodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2004 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 19.8% and 14.4% of workers in the area. Golf-related employment accounts for 34.3% of jobs within the personal services sector.

Of the 31.5% of local employment in the goods-producing sector, 20.3% was located in the manufacturing sector in 2005, down from 25.8% 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 17.2%, 15.0% and 10.6% of manufacturing employment, respectively.

Among all the employment sectors, employment growth was highest in the utilities sector, which grew 1733.3% since 1998 (on an extremely small employment base). Substantial growth was also seen in public administration (165.1%), construction (160.2%), and personal services (130.3%). 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. Analysis for the Ballantrae community is based on the 2004 survey, since the area was outside of the survey area in 2005.

Stouffville

As of year-end 2005, there were an estimated 4,902 jobs in the community of Stouffville, up from 2,917 in 1998. In 2005, the primary employment sectors in the community were personal services, manufacturing and retail trade, which accounted for 21.2%, 19.8% and 19.2% of employment, respectively.

Major employment growth occurred in the utilities, public administration and construction sectors, which reported an increase of 52, 194 and 169 employees, respectively, between 1998 and 2005. In fact, all employment sectors were strong with employment gains throughout. Of note, employment in the personal services and business services sectors fared well, growing by 105.3% and 96.7% between 1998 and 2005.

Ballantrae

Ballantrae employment rose 89.3% between 1998 and 2004. There are currently 352 people working in 52 businesses in Ballantrae. Health care and social assistance is the dominant sector in Ballantrae, accounting for 30.7% of employment, followed by the business services sector at 18.6%.

Significant employment gains in Ballantrae were experienced in the following sectors: business services (550.0%, or 55 new jobs), public administration (500.0%, or 8 new jobs), primary services (183.3%, or 11 new jobs) and personal services (122.2%, or 33 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 98.3% and 31.3%, respectively. As of year-end 2005 there were 1,893 jobs and 88 firms in Gormley. The major employment sectors included manufacturing, construction, and personal services, accounting for a corresponding 22.7%, 16.5%, and 14.4% of jobs, respectively.

Since 1998, the wholesale trade sector and construction recorded the largest employment increase in Gormley. Wholesale trade grew 200%, adding 6 new jobs. The construction sector witnessed a significant gain in employment, growing 100% and adding 250 new jobs.

Vandorf

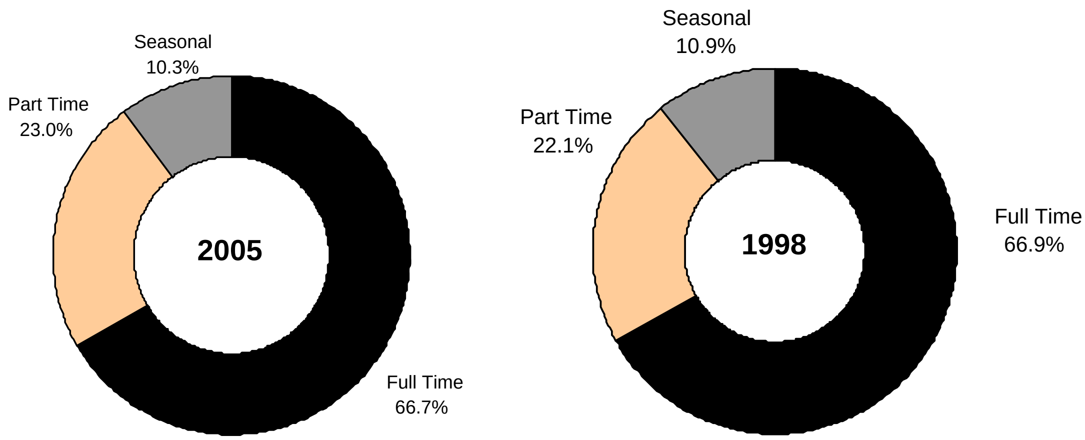
Despite a net gain of one firm in the area since 1998, employment in Vandorf declined 12.5% over this period. However, it is important to note that employment growth in the area has increased recently, by 12.8% from 2004 to 2005. In 2005, there were 537 jobs in 49 businesses, compared to 48 firms employing 615 workers in 1998. The major employment sectors in Vandorf are manufacturing and construction, which accounted for 39.8% and 26.0% of jobs in the area as of 2005.

Employment growth was strongest in the business services sector, which grew 80% adding 8 new jobs. Employment declines were felt strongest in the wholesale trade, education, primary and personal services sectors, dropping 94.4% (152 jobs), 46.7% (21 jobs), 30.0% (3 jobs) and 17.5% (10 jobs), respectively.

Employment by Type of Worker

The majority of jobs in Whitchurch-Stouffville were full-time in 2005, with 66.7% of jobs falling into this category (see Figure 66). The proportion of part-time employment in Whitchurch-Stouffville grew from 22.1% in 1998 to 23.0% in 2005 due to a 74.0% increase in the number of part-time jobs.

Figure 66:
Employment by Type of Worker, Whitchurch-Stouffville, 1998 & 2005



Source: York Region Planning and Development Services Department

Business Overview

The number of businesses in the surveyed areas increased by 20.2% over seven years, or by 2.9% on an average annual basis. At year-end 2005, there were an estimated 505 firms.

Business Mobility

Business mobility in the Town of Whitchurch-Stouffville was above the Regional average (7.5%) with a 11.8% mobility rate. These closures/relocations resulted in a net decrease of 33 businesses and 183 employees.

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 2005, the total number of small firms increased 12.3% to comprise 83.8% of all businesses, while medium and large firms increased 98% and 200% from 1998 levels (see Figure 67).

Figure 67:
Percent of Businesses by Size, Whitchurch-Stouffville, 1998 & 2005

Business Size Category	1998	2005
Small (1-19 employees)	88.8%	83.0%
Medium (20-99 employees)	10.2%	14.7%
Large (100-499 employees)	1.0%	2.4%
Very Large (500+ employees)	0.0%	0.0%
Total	**100.0%**	**100.0%**

Source: York Region Planning & Development Services Department

While the sample size in the survey area is relatively small, 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:

- Noma Cable Tech Company Ltd.;
- Stock Transportation Inc.;
- A&P;
- Novapharm Ltd.; and
- Station Creek Golf Club

Development Activity

The value of non-residential building permits issued in Whitchurch-Stouffville were increased rapidly in 2005, with a 2027.1% increase over 2004 levels. As of year-end 2005, approximately $1.9 million worth of non-residential permits were issued, compared to $40.8 million in 2005. Increases were seen in all areas including industrial, commercial, and institutional sectors. However, particularly strong growth was seen in the industrial and commercial sectors, which grew at a rate of 5284.7% and 4086.5%, respectively.

A number of firms opened or expanded their presence in Whitchurch-Stouffville in 2005. Figure 68 provides an overview of some of the larger developments

Figure 68:
Recently Opened Businesses, Whitchurch-Stouffville, 2005

Business Name	Land Use	Building Size
Ram Forest	Industrial	Approx. 7 000 sq.ft.
Willow Springs Winery	Rural/Commercial	Approx. 3 500 sq.ft.
Mennonite Home Association	Institutional	Approx. 40 000 sq.ft.
Imperial Centre	Commercial	Approx. 24 000 sq.ft.

Source: Town of Whitchurch-Stouffville

Several businesses were also under construction in 2005. A summary of some of the larger projects is provided in Figure 69.

Figure 66:
Businesses under Construction, Whitchurch-Stouffville, 2005

Business Name	Land Use	Building Size
Larkin Equipment	Commercial	Approx. 20 000 sq.ft.
Walmart	Commercial	Approx. 150 000 sq.ft.
Crossroads Restaurant	Commercial	Approx. 6 000 sq.ft.
Brian Bird	Institutional	Approx. 20 000 sq.ft.
American Construction	Institutional	Approx. 20 000 sq.ft.
Christ Church	Institutional	Approx. 12 000 sq.ft.
Springvale Baptist Church	Institutional	Approx. 6 000 sq.ft.
Buckingham Manor	Institutional	Approx. 12 000 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 2005 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 70).

Figure 70:
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 2005

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 2005, 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.

YORK REGION
Nancy Prout
Acting Director of Economic Development
Regional Municipality of York
17250 Yonge St.
Newmarket, ON L3Y 6Z1
Tel: (905) 895-1231 or (877) 464-9675
Fax: (905) 895-3482
Email: don.eastwood@region.york.on.ca
Internet: www.region.york.on.ca

AURORA
Dino Lombardi
Economic Development Officer
Town of Aurora
1 Municipal Drive, Box 1000
Aurora, ON L4G 6J1
Tel: (905) 726-4742
Fax: (905) 727-4993
Email: dlombardi@town.aurora.on.ca
Internet: www.town.aurora.on.ca

Rosalyn Gonsalves
General Manager
Aurora Chamber of Commerce
14845 Yonge St., Unit 6
Aurora, ON L4G 6S6
Tel: (905) 727-7262
Fax: (905) 841-6217
Email: r.gonsalves@aurorachamber.on.ca

EAST GWILLIMBURY
Dan Stone
Director of Planning
Town of East Gwillimbury
19000 Leslie St.
Sharon, ON L0G 1V0
Tel: (905) 478-4282 x249
Fax: (905) 478-8545
Email: dstone@eastgwillimbury.ca
Internet: www.eastgwillimbury.ca

East Gwillimbury Chamber of Commerce
P.O. Box 199
Queensville, ON L0G 1R0
Tel: (905) 478-8447
Fax: (905) 478-8786
Email: egcoc@egcoc.org
Internet: www.egcoc.org

GEORGINA
Harold Lenters, Director of Planning and Building
Town of Georgina
26557 Civic Centre Rd., R.R. #2
Keswick, ON L4P 3G1
Tel: (905) 476-4301
Fax: (905) 476-8100
Email: hlenters@town.georgina.on.ca
Internet: www.town.georgina.on.ca

Judy Ward
Office Manager
Georgina Chamber of Commerce
22937 Woodbine Ave., R.R. #2
Keswick, ON L4P 3E9
Tel: 1-888-436-7446
Fax: (905) 476-6700
Email: gbot@ils.net
Internet: www.georginachamber.com

KING
Scott Somerville, CAO
Township of King
2075 King Rd.
King City, ON L7B 1A1
Tel: (905) 833-5321
Fax: (905) 833-2300
Email: ssomerville@king.ca
Internet: www.township.king.on.ca

Maureen Richardson
President
King City Chamber of Commerce
P.O Box 12
King City, ON L7B 1A4
Tel: (905) 727-4529
Fax: (905) 727-0974
Email:Kingtownshipchamberofcommerce@sympatico.ca

Judy Craig
President
Schomberg Chamber of Commerce
P.O. Box 381
Schomberg, ON L0G 1T0
Tel: (905) 859-4749
Fax: (905) 859-3512
Email: judy@grcraig.com
Internet: www.schomberg.ca

MARKHAM
Steven Chait
Director of Economic Development
Town of Markham
101 Town Centre Blvd.
Markham, ON L3R 9W3
Tel: (905) 475-4878
Fax: (905) 479-7764
Email: schait@markham.ca
Internet: www.markham.ca

Keith Bray
President & CEO
Markham Board of Trade
80F Centurian Dr., Suite 206
Markham, ON L3R 8C1
Tel: (905) 474-0730
Fax: (905) 474-0685
Email: info@markhamboard.com
Internet: www.markhamboard.com

NEWMARKET
Chris Kallio
Economic Development Officer
Town of Newmarket
395 Mulock Dr., Box 328
Newmarket, ON L3Y 4X7
Tel: (905) 953-5300 ext 2436
Fax: (905) 953-5136
Internet: www.town.newmarket.on.ca

Debra Scott
Manager
Newmarket Chamber of Commerce
470 Davis Dr.
Newmarket, ON L3Y 2P3
Tel: (905) 898-5900
Fax: (905) 853-7271
Email: info@newmarketchamber.com
Internet: www.newmarketchamber.com

RICHMOND HILL
Anna Bassios
Director of Strategic Initiatives
Town of Richmond Hill
225 East Beaver Creek Rd.
Richmond Hill, ON L4B 3P4
Tel: (905) 771-2523
Fax: (905) 771-2406
Internet: www.richmondhill.ca

Leslie Walker
Executive Director
Richmond Hill Chamber of Commerce
376 Church St. S.
Richmond Hill, ON L4C 9V8
Tel: (905) 884-1961
Fax: (905) 884-1962
Email: lwalker@rhcoc.com
Internet: www.rhcoc.com

VAUGHAN
Frank Miele
Commissioner, Economic & Technology Development
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1
Tel: (905) 832-8521
Fax: (905) 832-8610
Email: frank.miele@city.vaughan.on.ca
Internet: www.city.vaughan.on.ca

Deborah Bonk
CEO
Vaughan Chamber of Commerce
160 Applewood Crescent, Unit 32
Vaughan, ON L4K 4H2
Tel: (905) 761-1366
Fax: (905) 761-1918
Email: info@vaughanchamber.ca
Internet: www.vaughanchamber.ca

WHITCHURCH-STOUFFVILLE

David J. Cash
CAO
37 Sandiford Drive, 4th floor
Stouffville, ON L4A 7X5
Tel: (905) 640-1910 ext 237
Fax: (905) 905640-7957
Email: david.cash@townofws.ca
Internet: www.townofws.ca