



York Region Employment Land Area Analysis

Presentation to York Region's
Planning and Economic Development
Committee

April 9, 2008



Employment lands are a vital component of the Region's employment landscape



- ❑ Rapid employment growth recorded over the past two decades
- ❑ Manufacturing is the largest employer, Business Services is fastest growing.
- ❑ Employment lands are home to approximately 43% of York Region's total employment.
- ❑ York Region is committed to preserving strategically significant lands for employment uses.

Several key observations emerge from the analysis.



- ❑ Prominent built form on employment lands is single storey industrial.
- ❑ Employment land densities vary by local municipality
- ❑ Densities are amongst the highest in the GTAH.
- ❑ Five urban municipalities meet *Places to Grow* density requirements.
- ❑ Major retail is not currently occupying large amounts of employment land
- ❑ Intensification potential is limited

***Estimated Employment Land Densities
Selected Municipalities in Ontario, 2003,2006
Excluding Freestanding Major Offices***

Municipality	Employees Per Net Ha
Town of Newmarket (2006)	68
Town of Richmond Hill (2006)	65
Town of Markham (2006)	58
City of Burlington	54
York Region (2006)	50
City of Vaughan (2006)	47
City of Ottawa	47
City of Toronto	45
Town of Aurora (2006)	43
City of Brampton	42
City of Oakville	40
City of Mississauga	37
City of Caledon	35
City of Hamilton	32
Town of Whitchurch-Stouffville (2006)	31
Town of Whitby	30

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

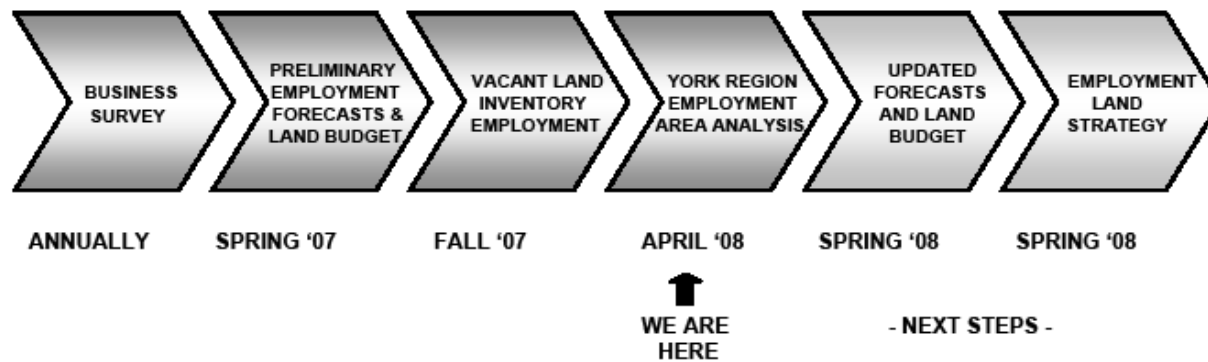
Several policy directions emerge from the analysis...



- ❑ Strategically significant employment lands need to be identified and preserved.
- ❑ Intensification plays a minor role in future employment land needs.
- ❑ Major Office should be encouraged to locate along Regional Centres and Corridors.
- ❑ Additional major retail lands will need to be considered separately as part of the Region's urban expansion.
- ❑ York Region should continue to attract high quality employment sectors through carefully monitoring employment trends.

Next Steps

EMPLOYMENT LAND WORK PROGRAM



Future Strategically Significant Employment lands

