Council Attachment 1

York Region
Employment and Industry Report
2004

Highlights

The York Region Employment and Industry Report 2004 includes sections on the national and provincial overview, an outlook for the economy in 2005, as well as a detailed summary of the 2004 York Region Employment Survey. Key findings from these analyses are included below:

National and Provincial Overview

- The Canadian economy experienced a slight rebound in 2004, resulting in a return to the levels of growth that were more in line with 2002. As a result, Real Gross Domestic Product grew at a rate of 2.7% annually.

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

- The Province of Ontario underperformed in 2004 with a modest 2% increase in the Real Gross Domestic Product over 2003. This increase is below the Canadian national rate of 2.7%.

- Construction in Ontario enjoyed another strong year, posting the second highest number of housing starts since 1989. There was a slight decrease in the amount of starts from the previous year, with 66 less total housing starts. This resulted in a total 85,114 housing starts in the 2004 calendar year.

Outlook for 2005

- The national economy began 2005 on a relatively light economic pace, and produced growth at an annualized rate of 2.3 % to the end of the 1st quarter. However, as in 2004, it is important to note that the strength of the Canadian dollar relative to the U.S. dollar continued to have an impact on exports.

- The effects of a strong Canadian dollar on export activity appear to be diminishing, as evidenced by Canadian exports ending their decline in the first quarter of 2005. In fact, many analysts expect that the economy has completed an adjustment to the strong Canadian currency and the effects will be less significant in the future.

- The domestic side of the economy has shown strong gains in both consumer spending and business investment. These gains were offset by weak net exports, which are a direct result of a strong Canadian dollar.

- Going forward into 2005, the business outlook appears positive for York Region. Many of the economic setbacks experienced in 2004 were unique in nature and are unlikely to reoccur in the near future. 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.

York Region 2004 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 440,000 jobs in York Region, representing an average annual employment growth rate of 5.6 % between 1998 and 2004. This growth rate has outpaced both the national and provincial growth rates over the past six years.

- Service-oriented jobs account for approximately 67% of total employment in York Region. This represents the greatest proportion of employment in the Region, which is consistent with a traditional 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, and grew at a healthy 6.1 % between 2003 and 2004. This is significantly above the 2.6% average annual growth in manufacturing between 1998 and 2004.

    - The dominant manufacturing subsector in York Region was transportation equipment manufacturing, accounting for approximately 14% of manufacturing employment. Transportation equipment was followed by fabricated metals, computers and electronic products, furniture and related products, machinery manufacturing, and plastics and rubber products, which accounted for approximately 10%, respectively, of total manufacturing employment.

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

- The strong Regional job growth rate in the manufacturing sector was unexpected based on the national economic outlook, which portrayed a 1.2% manufacturing employment decrease 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.

- Employment in York Region is predominately comprised of full time workers. According to the 2004 York Region Employment Survey approximately 79% of employment (in the Region) was full time.

- Approximately 10% of surveyed firms reported involvement in exporting activities. Meanwhile, approximately 80% of firms did not report export activities, and 10% 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 495 businesses) and 0.3% (or 45 businesses), respectively.

- The number of large and very large firms in York Region has grown significantly since 1998, with increases of 70.7% and 57.7%, 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 9.3% in York Region in 2004. The average mobility rate in York Region was estimated at 8.0 % between 1998 and 2004.

- Hiring intentions among York Region businesses have remained stable since 2003 with 16.7 % indicating that they would be hiring additional staff.

Contents

Introduction

The Employment and Industry Report 2004 provides analysis of the information gathered in the 2004 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.

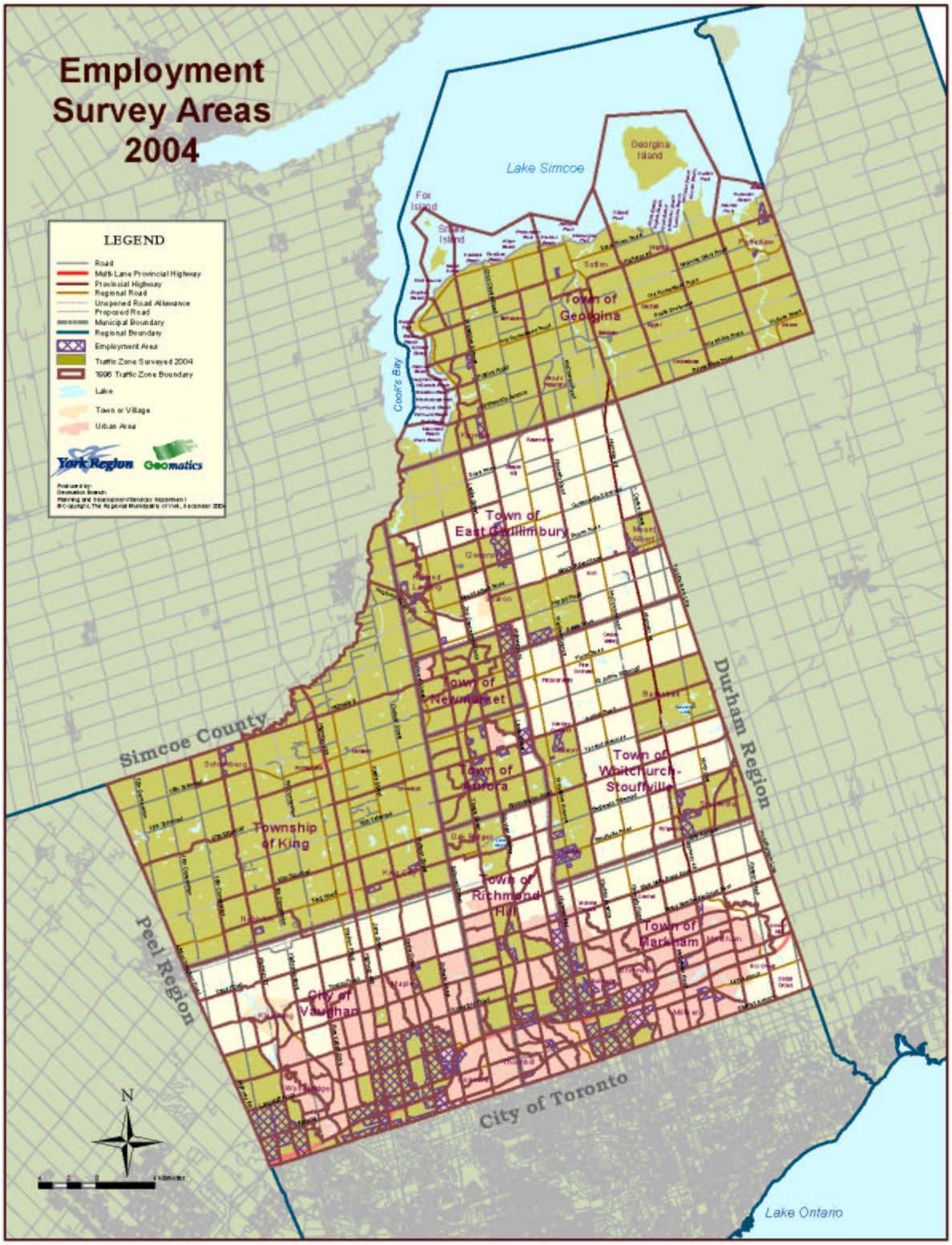
Background Methodology

This report is based on the information collected from a survey conducted with businesses located in York Region between May and August 2004. The primary method of data collection was through door-to-door interviews, with supplemental collection 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 2004 survey area was comprised primarily of 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 enough 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 and Regional centres. With the assistance of area municipalities, a total of over 18,050 companies were contacted in 2004, with a 74% response rate. These 13,348 firms accounted for an estimated 49.4% of total Regional businesses in 2004.

Figure 1:



Source: York Region Planning & Development Services Department

National Economic & Employment Overview

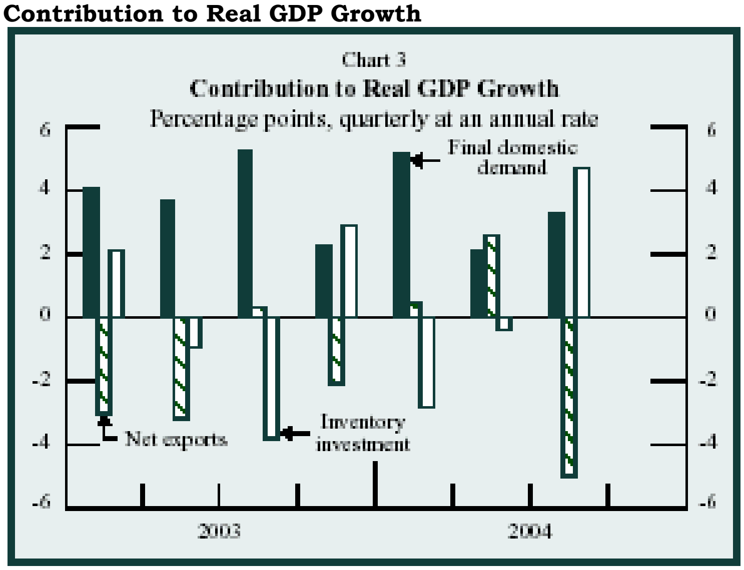
Canadian Economy Rebounds in 2004, Adjusting to Various Economic Factors

Factors Affecting the Economy in 2004

The Canadian economy adjusted to several economic factors in 2004. These developments included various domestic and foreign factors such as the strength of the Canadian dollar, relatively low inflation, continued international military conflict, and the strength of commodity prices. These factors led to a slight rebound in the Canadian economy, resulting in a return to the levels of growth that were more in line with 2002.

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. Figure 2, below, displays three main contributors to Real Gross Domestic Product (i.e. net exports, inventory investments, and final domestic demand), and their relative effects in both 2003 and 2004. The striped lined bar shows the negative contribution of net exports particularly in late 2004.

Figure 2:
Contribution to Real GDP Growth



Source: Bank of Canada, 2005

The aggregate result of the above mentioned factors contributed to a 1.2% increase in Real Gross Domestic Product (Real GDP) over the previous year, resulting in an overall growth rate of 2.7% (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 4.4% increase in GDP. The moderate growth when compared to the U.S economy is indicative of the strength of U.S export activity, which is a reflection of a strong Canadian dollar versus a recently weaker U.S dollar.

The Contributors to the Increase in Real GDP

In 2004, the increases in Real GDP can be attributed primarily to domestic consumption, which experienced an increase of 1.9 percentage points. Increases were also seen in housing, government, and business fixed investment, which were all subject to gains of approximately half a percentage point each. These factors contributed to a net gain of 2.7% in real GDP, which was moderated primarily by export activity. Net exports reported a 0.5 percentage point decrease in 2004. A full account of the contributors to annual Real GDP growth can be found in Figure 3.

Figure 3:
Contributors to Annual Real GDP Growth

Contributions to Annual Real GDP Growth Percentage points	
	2004
Consumption	1.9
Housing	0.4
Government	0.6
Business Fixed Investment	0.5
Subtotal: Final Domestic Demand	**3.4**
Exports	1.9
Imports	-2.4
Subtotal: Net Exports	**-0.5**
Inventories	-0.2
GDP	**2.7**

Source: Bank of Canada, 2005

Canadian Dollar

In 2004, a major realignment of world currencies continued, significantly influencing the growth of the Canadian economy (measured in real GDP). The strength of the Canadian Dollar, the Japanese Yen, and the Euro against the U.S. Dollar, created an increase in U.S exports. The result was strong growth in imports to Canada, and a decline in exports (particularly in late 2004). The industries that were most affected by the strength of the Canadian dollar include tourism, mining and manufacturing.

It is important to note that the effects on manufacturing are not as significant as initially thought. The manufacturing sector has actually proven to be quite resilient, with a 3.9% increase in growth in 2004. Much of this growth was fuelled by increased output in motor vehicles and other transportation equipment, with the exception of aerospace. Support also came from increased demand for electronics, with particularly strong gains for communication equipment and semiconductors. The overall manufacturing sector also received a boost from an increase in output in fabricated metals, electrical equipment & appliances and machinery. Nonetheless, the strength of the Canadian currency was a factor in the competitiveness of these sectors.

This loss of trade competitiveness took place primarily during the second half of 2004, which explains the particularly weak economic growth during this period. This is evidenced by the fact that in the third and forth quarters of 2004 Real GDP increased at a rate of just 2.3%, which is well below the yearly growth of 2.7%.

The Bank of Canada

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

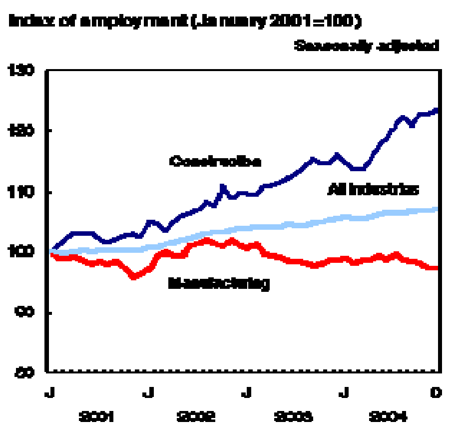
Bank of Canada responded with a slight increase in interest rates. The Bank lowered its lending rate mid year in 2004, but increased the rate late in the year to a posted overnight rate of 2.5%.

Employment in 2004

Job creation in Canada (in 2004) was highlighted by an increase in net full-time employment, and a decrease in net part-time employment. Full time employment increased by 258,000 jobs (or 2.0%), whereas part-time employment declined by 30,000 jobs. Throughout 2004, the proportion of the employed working-age population (employment rate) remained at or near the record high set in 2003 (62.7%), as increases in employment kept pace with population growth. This resulted in an overall unemployment rate of 7% in Canada.

Employment in the construction industry continued strong (with a 6.3% increase in 2004), which can be attributed to the strong Canadian housing market. Strong employment growth was also evidenced in professional, scientific, and technical services (+6.0%), finance, insurance, real estate and leasing (+5.9%) and natural resources (+3.9%). Slower growth was seen in retail and wholesale trade (+2.4%) and in health care and social assistance (+1.7%). The slower growth in the retail sector is unexpected given the strength of retail sales in 2004 (as seen in the domestic sales section below). The manufacturing sector experienced a 1.2% decrease in employment nationally, which may be partially the result of a trend towards increased mechanization in manufacturing and the strength of the Canadian dollar.

Figure 4:
Index of Employment



Source: Statscan, 2004

Domestic Sales

The sale of light vehicles continued to decline, with a 3.7% decrease in sales in 2004 to 1,594,000 vehicles. This decline was in addition to the 6.4% decline from the previous year. In terms of new home construction, housing starts posted a 17-year high in 2004 with an estimated 233,000 starts representing 6.7% growth over 2003. The retail sales numbers increased steadily in 2004 with gains of 5.1% to reach $347.5 billion. This increase was due to factors such as low interest rates, relatively stable inflation, and job creation (TD Bank).

Consumer confidence Index

The year also featured upward movements in the prices of crude oil and non-energy commodities, which slightly increased the consumer confidence index. The consumer confidence index is based on a sample survey of consumers, and is considered an accurate indicator of confidence. A positive shift in the consumer confidence index indicates that consumer confidence is significant. The C.C.I in Canada in 2004 held steady, rising 0.4 points to 88.0 points.

Provincial Economic & Employment Overview

Ontario Economy Slowed, but Remained Positive in 2004

The Province of Ontario underperformed in 2004 with a modest 2% increase in the Real Gross Domestic Product over 2003. This increase is below the Canadian national rate of 2.7%. The slower 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.

Construction in Ontario enjoyed another strong year, posting the second highest number of housing starts since 1989. There was a slight decrease in the amount of starts from the previous year, with 66 less total housing starts. This resulted in a total 85,114 housing starts in the 2004 calendar year.

Consumer confidence in the Province was held relatively steady (87.1, up 0.1 points), which is comparable to the Canadian rate. Figure 5 below outlines the major economic determinants in Ontario in both 2003 and 2004.

Figure 5:
Ontario Economic Outlook

Ontario Economic Outlook

	2003	**2004**
Real GDP Growth (%)*	1.6	2.6
Inflation (% change)	2.7	1.9
Unemployment Rate (%)	7.0	6.8
Interest Rates (%, 10-year bond)	4.80	4.60

Source: RBC Financial, Ontario Ministry of Finance
* Adjusted to account for inflation

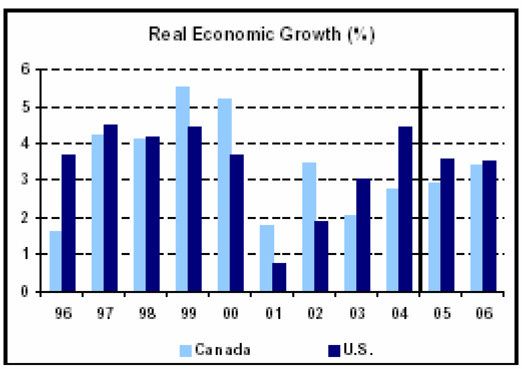
Short Term Economic Outlook

The national economy began 2005 on a relatively light economic pace, and produced growth at an annualized rate of 2.3 % to the end of the 1st quarter. However, as in 2004, the strength of the Canadian dollar relative to the U.S. dollar continued to have an impact on exports.

However, the effects of a strong Canadian dollar on export activity appear to be diminishing, as evidenced by Canadian exports ending their decline in the first quarter of 2005. In fact, many analysts expect that the economy has completed an adjustment to the strong Canadian currency and the effects will be less significant in the future. The domestic side of the economy has shown particularly strong gains in consumer spending and business investment. These gains were offset by weak net exports, which are a direct result of a strong Canadian dollar.

Moreover, economic growth will continue to be stimulated by strong domestic spending fuelled by low interest rates and high consumer confidence. As a result, most expect the economy to expand at a rate of slightly less than 3 %, which is slightly above the growth experienced in 2004. This is below the 3.6 % growth in real GDP expected for the U.S (as shown in Figure 6 below).

Figure 6:
Real Economic Growth Forecast 2005 and 2006



Source: BMO, 2005.

The Bank of Canada expects business investment to increase substantially as a result of continued global expansion and the associated high level of commodity prices, favourable financial conditions, and ongoing reductions in the prices of imported machinery and equipment. This prediction bodes well for business growth both nationally and regionally.

This economic activity is expected to generate a response in monetary policy by the Bank of Canada. The slow economic start in 2005 has allowed the Bank of Canada to delay a movement in monetary policy. It is expected that accelerated economic growth in the remainder of 2005, will trigger the Bank to raise interest rates in order to control growth. However, these policies will undoubtedly be gradual, since the economy is not experiencing large levels of inflation. Nevertheless, a raise in interest rates should help to moderate both consumer spending and residential construction.

The impact of economic conditions will vary greatly depending on the industry in question. The fastest growing industries are likely to be those that are able to take advantage of strong commodity prices stemming from strong global demand. These include sectors such as the oil and gas, machinery production, and wholesale trade. These factors are also developing favourable market conditions for producers of railroad equipment, plastics products, fabricated metals, and the transport and warehousing industry (see Figure 7 below).

Figure 7:
Expected Top-Ten Canadian Industry Performers 2005-2006

Top-Ten performers during 2005-2006

	Average Output Growth (%) 2005-2006	2003-2004
Oil & Gas Services	10.7	17.5
Other Transport Equip.	9.9	-0.4
Non-electrical Machinery	9.0	2.9
Aerospace Products	7.2	-5.7
Wholesale Trade	6.6	6.1
Electronic Products	5.8	6.4
Communication & Info. Services	5.2	1.9
Mineral Extraction	5.0	6.7
Fabricated Metals	4.8	2.0
Plastic Products	3.9	2.9
All-Industry Average	3.2	2.7

Source: BMO, 2005

Industries that are expected to experience slow growth or declines in growth are those experiencing long-term secular declines, input restraints, structural challenges, and industry specific cyclical weakness. These industries include sectors such as newsprint manufacturers feeling the pressure of electronic delivery options, textile and clothing manufacturers affected by cheaper clothing imports from low labour cost countries, and agriculture which is expected to remain in line with previous years.

Locally, hiring intentions among York Region businesses remained stable in 2004 over a year ago with 16.7 % indicating that they would be hiring additional staff (see Figure 8). The large degree of uncertainty in 2004 was likely a result of the several economic constraints felt during the past few years.

Figure 8:
York Region Business Hiring Intentions, 2003 & 2004

"Are You Hiring Within the Next Three Months?"	2003	2004
Yes	17.2%	16.7%
No	51.3%	51.4%
Unsure	31.6%	31.9%
Total	**100.0%**	**100.0%**

Source: York Region Planning & Development Services Department

Going forward into 2005, 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 2005 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 Outpaced Population Growth Since 1971

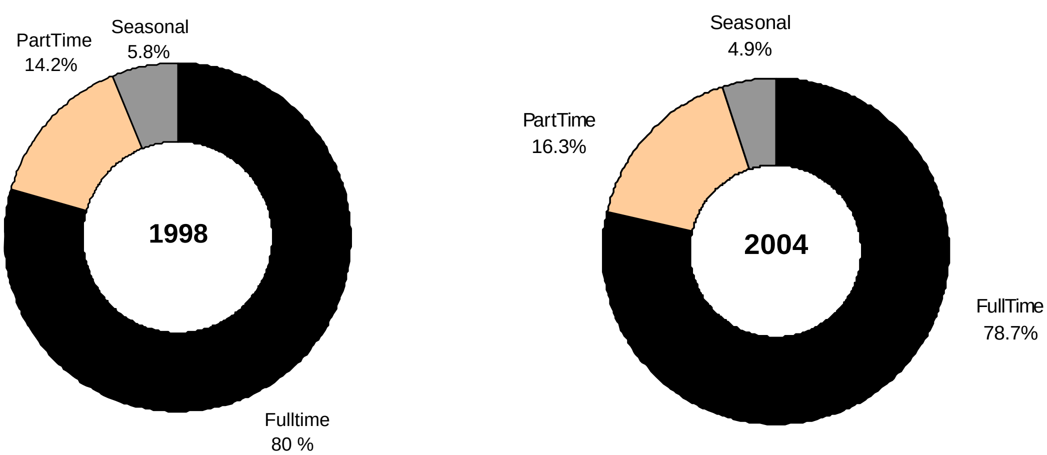
Employment growth in York Region has outpaced population growth, since the Regions conception in 1971. In fact, recent data suggests that between 1998 and 2004, employment grew at an annual average rate of 5.6% compared to a population growth rate averaging 4.8% annually. As of year-end 2004, there were approximately 440,000 jobs in 27,000 businesses in York Region.

This is approximately on target with Regional Official Plan forecasted employment levels, which are anticipated to reach 540,000 by 2011. This is further supported by positive employment figures between 1998 and 2004 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 2004 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 2004. In contrast 16.3 % of employment was comprised of part-time workers, which represents an increase from 14.2 % observed in the 1998 employment survey. Moreover, the proportion of seasonal employment dropped from 5.8% in 1998 to 4.9% in 2004.

Figure 9:
Employment by Type of Worker, York Region, 1998 & 2004



Source: York Region Planning and Development Services Department

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

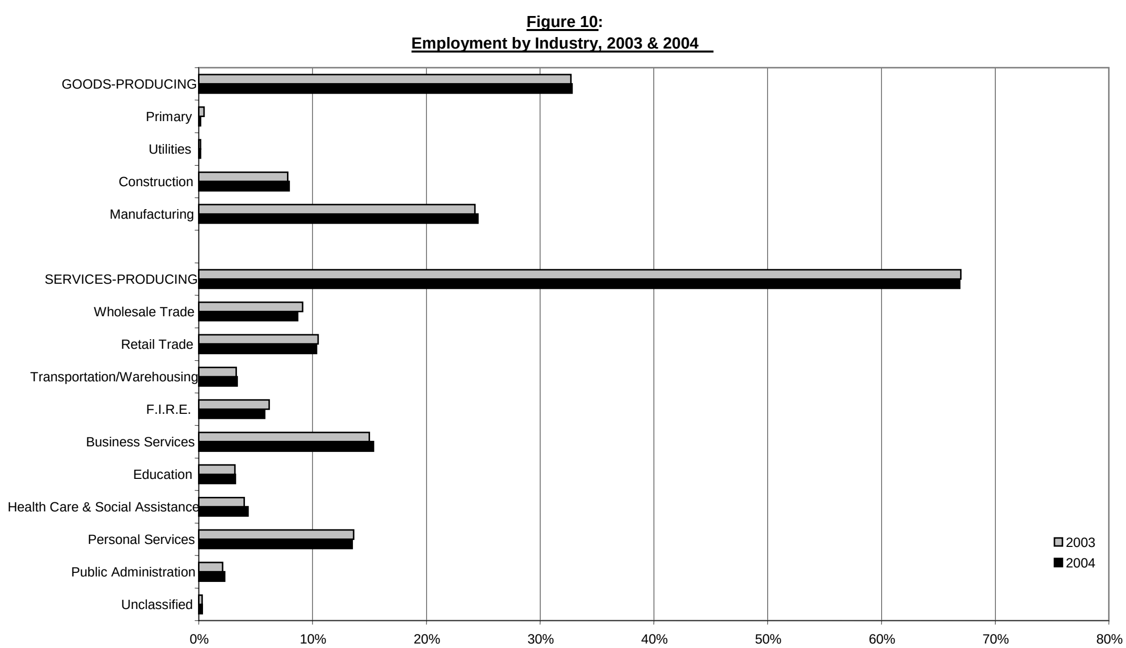
Additionally, the growth of part-time employment represents a key identifiable trend in York Region. This growth is likely closely related to the strong population growth in York Region, which has produced increased demand for service-producing industries such as retail, health care, and business and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

The decrease in the proportion of seasonal employment is primarily the result of strong growth in the Region in traditionally non-seasonal industries such as manufacturing, retail trade and professional, scientific, and technical services. This resulted in a greater proportion of employment focused on non-seasonal industries, and not a decrease in overall seasonal employment.

A Service-Oriented employment base in York Region

Service-oriented jobs account for approximately 67% 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, the increased mechanization and productivity of industries has 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 10:
Employment by Industry, York Region, 2003 & 2004



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

Source: York Region Planning and Development Services Department

Manufacturing remains the largest employment sector in York Region accounting for 24.9% of total employment. This represents a slight increase from 2003, when manufacturing employment accounted for 24.4 % of total employment. Manufacturing was followed by business services, personal services, retail trade, and wholesale trade, which accounted for 15.3%, 13.4%, 10.3%, and 9.2 % of total employment, respectively.

The strong Regional job growth rate in the manufacturing sector was unexpected based on the national economic outlook, which portrayed a 1.2% manufacturing employment decrease 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. However, these increases can be attributed to the increased demands of a rapidly expanding population.

Strong growth also took place in professional, scientific, and technical services (11.7%) and construction (6.7%), which was consistent with sectors identified as having high growth potential nationally.

Based on the areas surveyed, slight employment decreases were seen in primary (-664 jobs), utilities (-245 jobs), and transportation/warehousing (-171 jobs). A full account of employment by industry can be seen in Figure 11 below.

Figure 11: Percentage Increase by Industry Sector

Industry Sector	% Change 2003 - 2004	% Change 1998 - 2004
SERVICES-PRODUCING	**4.6%**	**30.9%**
Public Administration	14.5%	49.9%
Personal Services	3.9%	27.1%
Health Care & Social Assistance	9.5%	36.4%
Education	5.7%	40.0%
Business Services	7.7%	50.0%
F.I.R.E.	-1.6%	36.2%
Transportation/Warehousing	7.7%	7.1%
Retail Trade	3.6%	45.9%
Wholesale Trade	0.0%	-0.6%
GOODS-PRODUCING	**5.3%**	**17.0%**
Manufacturing	6.1%	15.8%
Construction	6.7%	27.5%
Utilities	-2.0%	-35.2%
Primary	-61.6%	-56.2%
TOTAL	**4.8%**	**26.3%**

Businesses by Size

The vast majority (83%) of firms in the Region employ less than 20 employees, down slightly since 1998 (see Figure 12). This prevalence of small firms is indicative of the importance of the smaller business entrepreneur in the regional economy.

Figure 12:
Businesses by Size, York Region, 1998 & 2004

Business Size Category	1998	2004
Small (1-19 employees)	84.1%	83.0%
Medium (20-99 employees)	13.3%	13.8%
Large (100-499 employees)	2.4%	2.8%
Very Large (500+ employees)	0.2%	0.3%
Total	**100.0%**	**100.0%**

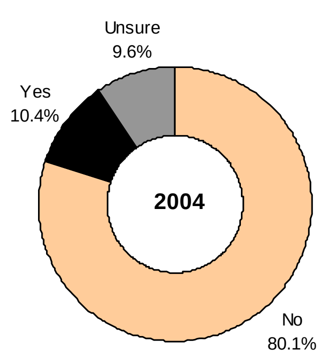
Note: Based on businesses located in the 2004 survey coverage area.
Source: York Region Planning & Development Services Department.

The number of large and very large firms in York Region has grown significantly since 1998, with increases of 70.7% and 57.7%, respectively. The number of public and private-sector firms employing 500 or more employees increased from 26 in 1998 to 45 in 2004. 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 10% of surveyed firms reported involvement in exporting activities. Meanwhile, approximately 80% of firms did not report export activities, and 10% 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 activity.

Figure 13:
Percentage of York Region Firms Exporting, 2004



Source: York Region Planning and Development Services Department

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

Business Mobility

Business mobility (the rate at which businesses have closed or relocated outside of the survey area as a percentage of total firms) was estimated at 9.3% in York Region in 2004. The average mobility rate in York Region was estimated at 8.0 % during the period of between 1998 and 2004. Meanwhile, employment mobility [the rate at which employment in a given area has decreased (as a result of a closed or moved business) as a percentage of total employment] was significantly lower with a 5.0% mobility rate. This trend toward lower employment mobility versus business mobility seems to be consistent throughout the area municipalities.

This indicates that the majority of business closures in York Region were smaller businesses that did not carry a large number of employees. Moreover, it helps to explain the seemingly large percentage of business mobility, since smaller businesses are often more volatile than larger more established businesses. It is also consistent with the description on business by size, which shows the vast majority of Regional businesses employing less than 20 employees.

In 2004, these closures and/or relocations accounted for a decrease of 14,608 jobs and 1,554 businesses in the survey area. However, the addition of new firms / expansion of existing firms resulted in a positive net increase in both jobs and businesses with an aggregate increase of 14,197 jobs and 416 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 440,000 jobs in York Region, representing an average annual employment growth rate of 5.6 % between 1998 and 2004. This growth rate has outpaced both the national and provincial growth rates over the past six 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 6.1 % between 2003 and 2004. This is significantly above the 2.6% average annual growth in manufacturing between 1998 and 2004.

- The dominant manufacturing subsector in York Region was transportation equipment manufacturing, accounting for approximately 14% of manufacturing employment. Transportation equipment was followed by fabricated metals, computers and electronic products, furniture and related products, machinery manufacturing, and plastics and rubber products, which accounted for approximately 10%, respectively, of total manufacturing employment.

- Strong employment growth was evident in a number of sectors with the business services, retail trade, education and the finance, insurance and real estate & leasing (F.I.R.E) 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 growth in population expected for the Region 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 return to positive export activity will support this growth nationally. Moreover, the economic outlook for growth seems promising with a number of developments expected to be completed by years end.

AREA MUNICIPAL PROFILES

Aurora

Aurora Highlights:

- Population in 2004: 48,100
- Jobs in survey area in 2004: 15,920*
- Businesses in survey area in 2004:956
- Major employment sector in 2004: Manufacturing, 24.7%
- Fastest-growing employment sector 1998-2004: Wholesale Trade, 70.9%

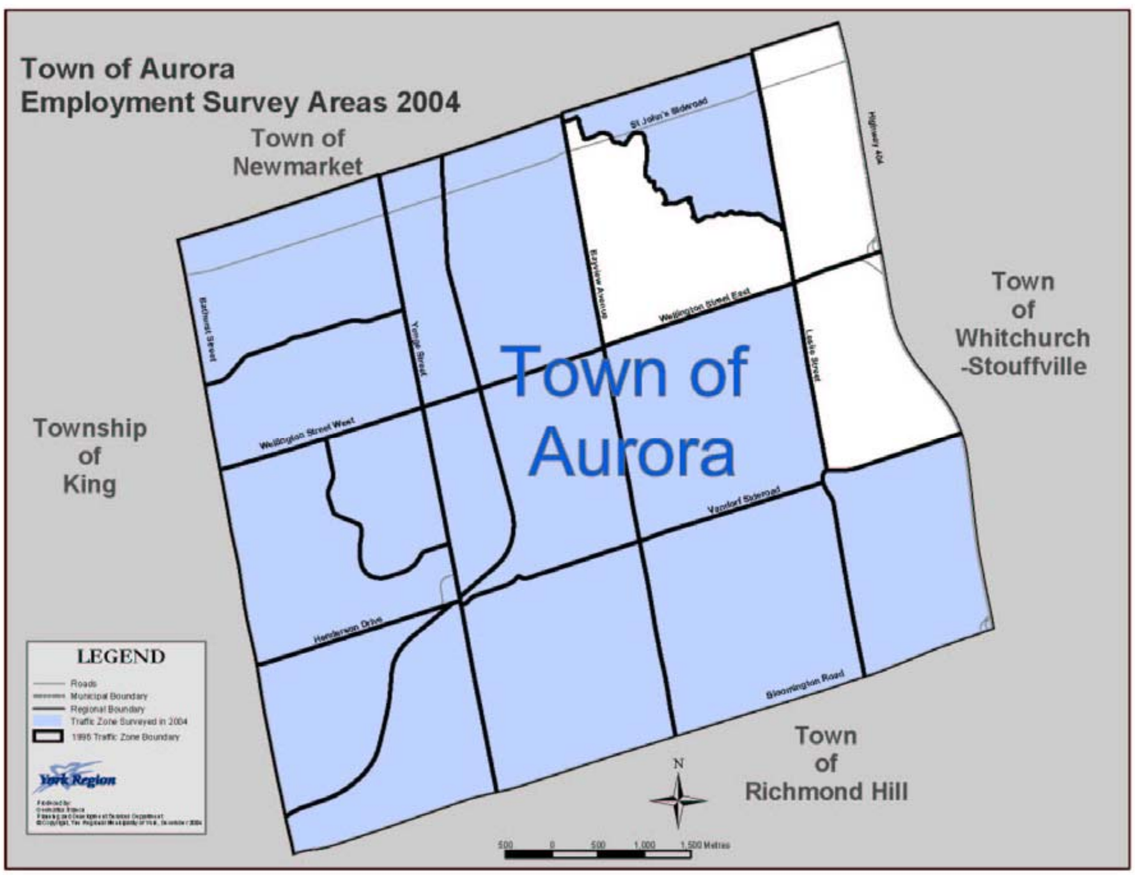
* Excludes Farm and home-based businesses

Annual employment growth (2003-2004):	5.2%
Annual business growth (2003-2004):	-0.9%
Annual employment growth (1998-2004):	7.7%
Annual business growth (1998-2004):	1.8%

Employment Overview

The 2004 employment survey contacted businesses within all non-residential traffic zones in the Town of Aurora (see figure 14: Map of Aurora employment survey areas). These areas accounted for an estimated 10,897 jobs in 1998, and have grown to an estimated 15,920 jobs in 2004. This increase represents an increase of 5,023 jobs or approximately 46.1% during the six year span. The vast majority of the jobs in the Town of Aurora are full time, which accounted for 11,557 of the total jobs in the area in 2004.

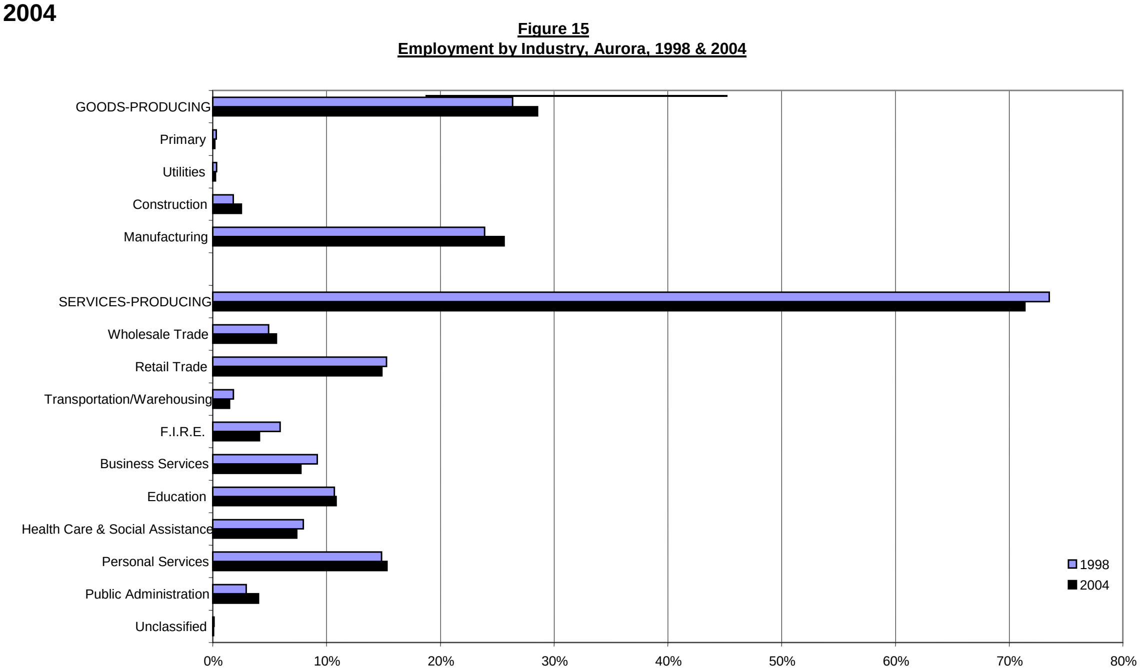
Figure 14:



Employment by Sector

Sectoral employment in Aurora has remained relatively uniform during the period between 1998 and 2004. The most prevalent sectors in Aurora are service-producing businesses, which account for 73.5 % of all Aurora employment and 84.3 % of all businesses. Within this grouping, major employment sectors included personal services (15.3 %), retail trade (14.4%), and education 10.2%, respectively.

Figure 15:
Employment by Industry, Aurora, 1998 & 2004



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

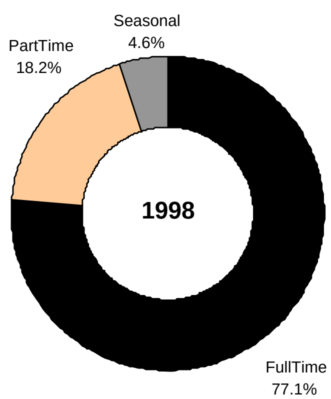
Manufacturing is the primary employer in Aurora, accounting for 24.3% of jobs. In addition to being the largest employer, it was also the sector posting the largest net employment gain. Within the manufacturing sector, motor vehicle manufacturing, motor vehicle parts manufacturing, and printing and related support activities are the dominant subsectors, accounting for 14.8 %, 23.0 %, and 16.6 % of manufacturing employment, respectively.

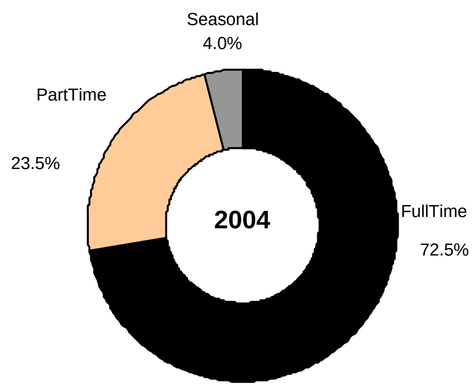
Among all employment sectors, the construction sector experienced the largest percentage increase in Aurora since 1998, rising 101.5% between 1998 and 2004. Public Administration was the second fastest growing sector in Aurora, increasing by 98.1% during that same period. The primary sector witnessed a 17.1% decrease in employment since 1998 from a very small employment base. Resulting in a loss of 6 jobs.

Employment by Type of Worker

The percentage of full-time employment decreased in Aurora between 1998 and 2004, dropping from 77.1% in 1998 to 72.5% in 2004 (see Figure 16). In contrast, the proportion of part-time jobs in Aurora increased during this period. As of 2004, part-time employment accounted for 23.0% 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 16:
Employment by Type of Worker, Aurora, 1998 & 2004





Source: York Region Planning & Development Services Department

Business Overview

The number of businesses in the surveyed areas increased 10.8 % since 1998, or 1.8% on an average annual basis.

Business Mobility

Annual business mobility was low in Aurora (compared to the Region), with 5.9% of businesses either relocating or closing in 2004. Moreover, employment mobility was approximately 5.2%, which indicates that mobile businesses are typically smaller than average. Notwithstanding these factors, the areas surveyed experienced a net gain in employment, but a net decrease in businesses between 2003 and 2004. In total, 452 net new jobs were created in 2004, and 9 net firms were lost in the area.

Businesses by Size

Small firms made up the majority of Aurora's businesses in 2004, accounting for 82.7% of total businesses (see Figure 17). This figure is down slightly from 1998 levels due to the addition and/or growth of medium and large-sized firms. This increase in medium and large businesses is consistent with the entire region, and highlights the region as an attractive destination of larger businesses.

Figure 17:
Businesses by Size, Aurora, 1998 & 2004

Business Size Category	1998	2004
Small (1-19 employees)	86.0%	82.7%
Medium (20-99 employees)	11.7%	13.8%
Large (100-499 employees)	2.3%	2.6%
Very Large (500+ employees)	0.0%	0.7%
Total	**100.0%**	**100.0%**

Source: York Region Planning and Development Services Department

The proportion of medium and large-sized businesses in Aurora increased 28.7% and 60.0% respectively, between 1998 and 2004. Medium-sized businesses made up 13.8% of all businesses in Aurora as of 2004.

Major Employers

Major employers in Aurora include:

- Quebecor World;
- Sinclair Technologies Inc.;
- York Region Catholic School Board;
- 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 $117.3 million in 2004, a sharp increase from the $19.1 million in 2003. Increases were strong in all non-residential areas including commercial, industrial and institutional with gains above 100% throughout. The largest gains were seen in the commercial sector, which increased from approximately $6 million to $89.9 million in 2004.

Figure 18 highlights some of the larger businesses that opened in Aurora in 2004:

Figure 18:
Recently Opened Businesses, Aurora, 2004

Business Name	Land Use	Building Size
Real Canadian Superstore (Loblaws)	Commercial	125,000 sq. ft
East Side Mario's	Commercial	42,000 sq. ft
Northern Self Storage	Commercial	85,000 sq.ft

Source: Town of Aurora

A number of businesses were under construction in Aurora in 2004. Figure 19 summarizes the larger firms that were under construction over the past year.

Figure 19:
Businesses Under Construction, Aurora, 2004

Business Name	Land Use	Building Size
State Farm Mutual Insurance Co. (Canadian Head Office)	Office	320,000 sq.ft
Cineplex Galaxy Cinemas	Commercial	42,000 sq.ft
Van Rob Stampings Inc. (facility expansion)	Industrial	66,300 sq.ft

Source: Town of Aurora

East Gwillimbury

East Gwillimbury Highlights:

- Population in 2004:22,000
- Jobs in survey area in 2004: 3153*
- Businesses in survey area in 2004: 270
- Major employment sector in 2004: Manufacturing, 22.0%
- Fastest-growing employment sector 1998-2004: Retail Trade, 80.2%

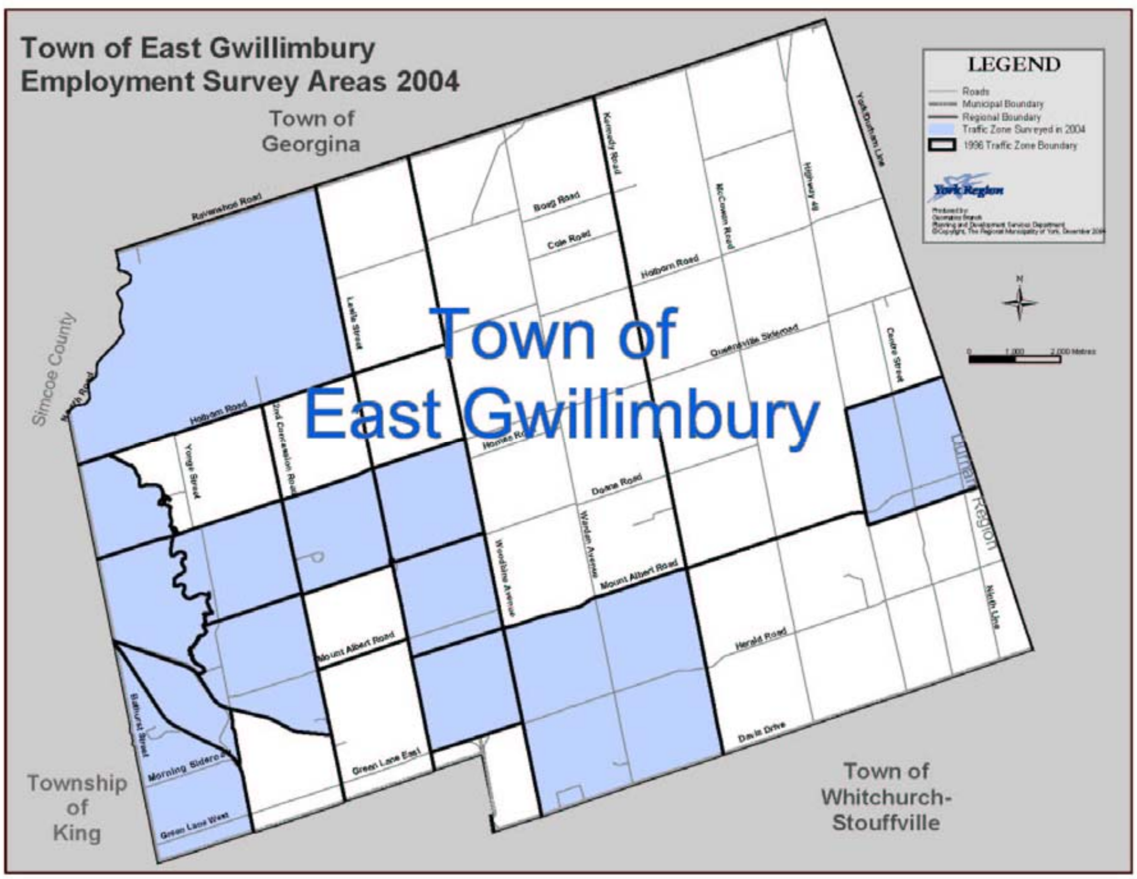
Annual employment growth (2003-2004):	8.9%
Annual business growth (2003-2004):	7.6%
Annual employment growth (1998-2004):	7.3%
Annual business growth (1998-2004):	3.6%

* Excludes Farm and home-based businesses

Employment Overview

Employment in East Gwillimbury has shown a healthy growth rate with a 43.6% increase since 1998 within the survey area (see Figure 20). Much of this increase in employment can be attributed to growth in both retail trade and accommodation and food services, which accounted for 48.4 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 20:

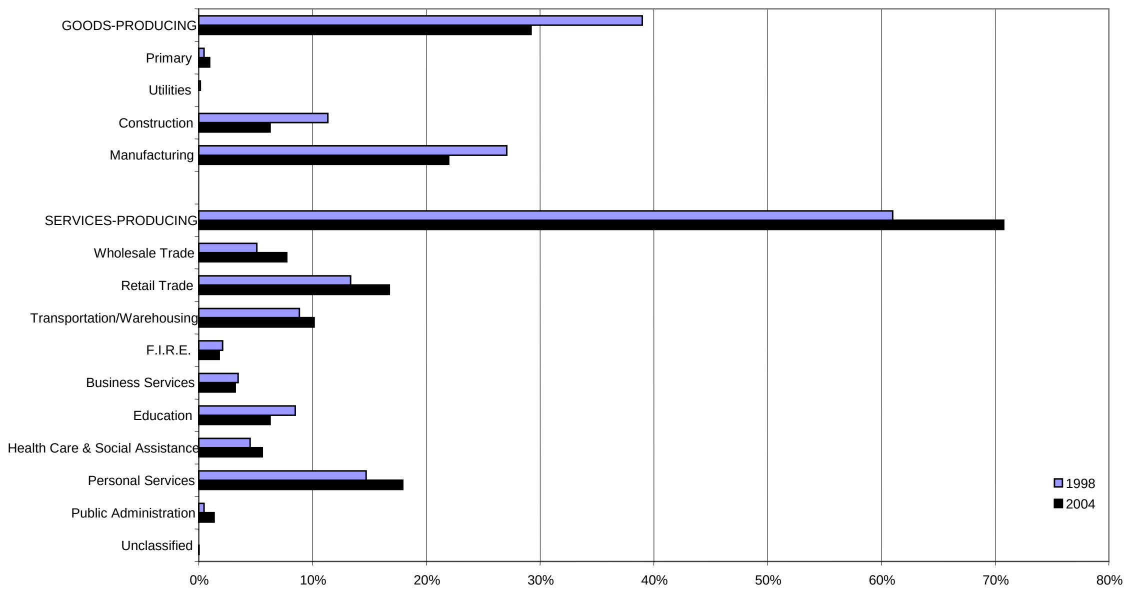


Employment by Sector

Employment in East Gwillimbury is dominated by service-based employment, which accounts for 70.8 % of all jobs (see Figure 21). Dominant service-producing sectors include personal services and retail trade, which account for 17.9% and 16.7% of total employment, respectively.

Figure 21:
Employment by Industry, East Gwillimbury, 1998 & 2004

Figure 21:
Employment by Industry, 1998 & 2004



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 22% of all jobs. Within this sector, office furniture manufacturing and non-metallic mineral product manufacturing are the dominant subsectors, accounting for 58.0% and 20.9% of manufacturing employment, respectively. East Gwillimbury also experienced employment growth in the service-producing sector since 1998, increasing from 61.0% to 70.7% in 2004.

Across all industry sectors, the fastest-growing sector in East Gwillimbury (since 1998) has been the personal services sector, which has witnessed an increase of approximately 242 jobs. Retail and wholesale trade were the second and third-fastest growing industries, increasing by approximately 235 and 132 jobs during the same period, respectively. Construction employment in East Gwillimbury contracted 18.0% between 1998 and 2004 for a loss of 51 jobs.

Employment by Community

The following analysis outlines employment trends in the individual communities located within East Gwillimbury:

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 2004, posting increases of 49.6%. Moreover, the number of businesses in the area also increased 16.7% during the same period. The most prevalent employment sector is retail trade, which accounted for 36.6% of all employment in the area. In addition to being the largest segment, retail trade was also the fastest growing increasing at 122.2% between 1998 and 2004.

Other Areas

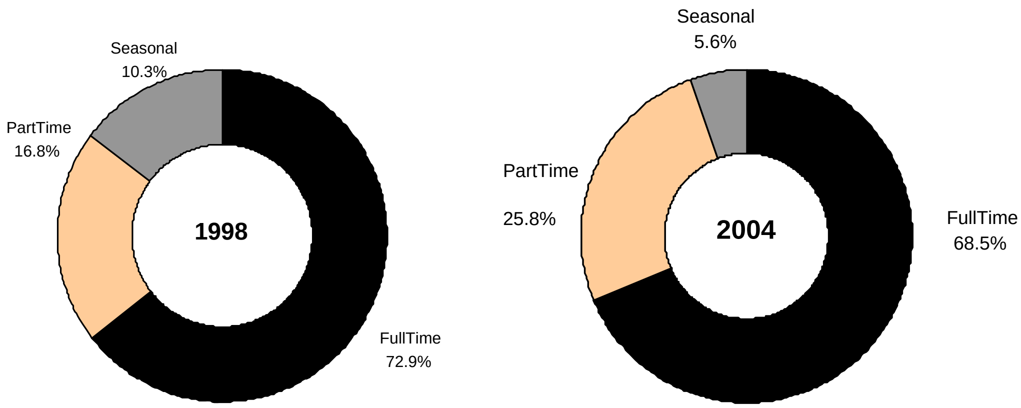
Employment has edged downward within the Queensville community since 1998, despite a slight increase in the number of businesses during the same period. Queensville had 105 people working in 23 businesses in 2004, compared to 128 employees in 22 businesses in 1998.

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 2004. In fact, part time employment increased its share of total employment to 25.8%, which is reflective of a 121.5% increase in part-time employment between 1998 and 2004 (see Figure 22). Full-time employment rose 35% 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 22:
Employment Distribution by Type of Worker, East Gwillimbury, 1998 & 2004



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 7.2% compared to a regional average of 8%. In terms of employment mobility, 4.2% of employment in East Gwillimbury was mobile in 2004. The vast majority of business mobility was within the manufacturing sector, which accounted for 51.6% of firms moving or closing in the area.

The closure and/or relocation of businesses in the survey area resulted in the loss of some 122 jobs. However, the arrival of 31 new firms in 2004 has resulted in a net employment gain in East Gwillimbury of 98 jobs even after these losses are accounted for.

Businesses by Size

Figure 23 outlines the distribution of businesses in East Gwillimbury by the number of employees. The vast majority of businesses in the survey area are small businesses, which account for 86.9% of businesses. This is a slight decrease from the 90.4% of small businesses reported in 1998, and is indicative of a strong small business base in the town. Medium firms, in comparison, gained a larger share of the total business base, rising 34.1% from 1998 levels to 11.0% in 2004.

Figure 23:
Businesses by Size, East Gwillimbury, 1998 & 2004

Business Size Category	1998	2004
Small (1-19 employees)	90.4%	86.9%
Medium (20-99 employees)	8.2%	11.0%
Large (100-499 employees)	1.4%	2.1%
Very Large (500+ employees)	0.0%	0.0%
Total	**100.0%**	**100.0%**

Source: York Region Planning & Development Services Department

Major Employers

Major employers in East Gwillimbury include:

- Inscape;
- Famous Players;
- Costco;
- The Keg Restaurant;
- Architectural Precast Systems Inc.; and
- Mount Albert IGA.

Development Activity

Non-residential building permit value increased 59.1% over 2003. This strength was fuelled by a sharp increase in industrial development activity, which grew 471.2% over 2003. This is primary the result of the York Region waste transfer facility and new Regional offices located on Woodbine Ave and the new regional offices.

Figures 24 and 25 provide an overview of some of the larger developments that either opened or were under construction in East Gwillimbury in 2004.

Figure 24:
Recently Opened Businesses, East Gwillimbury, 2004

Business Name	Land Use	Building Size
Best Buy	Retail	30,372 sq. ft
Go Transit	Institutional	2960 sq. ft
Kelsey's Restaurant	Retail	5000 sq. ft

Source: Town of East Gwillimbury

Figure 25:
Businesses Under Construction, East Gwillimbury, 2004

Business Name	Land Use	Building Size
York Region	Institutional	146,497 sq. ft
York Region	Institutional	94,270sq. ft
Loblaws Great Canadian Superstore	Commercial	148,000 sq. ft

Source: Town of East Gwillimbury

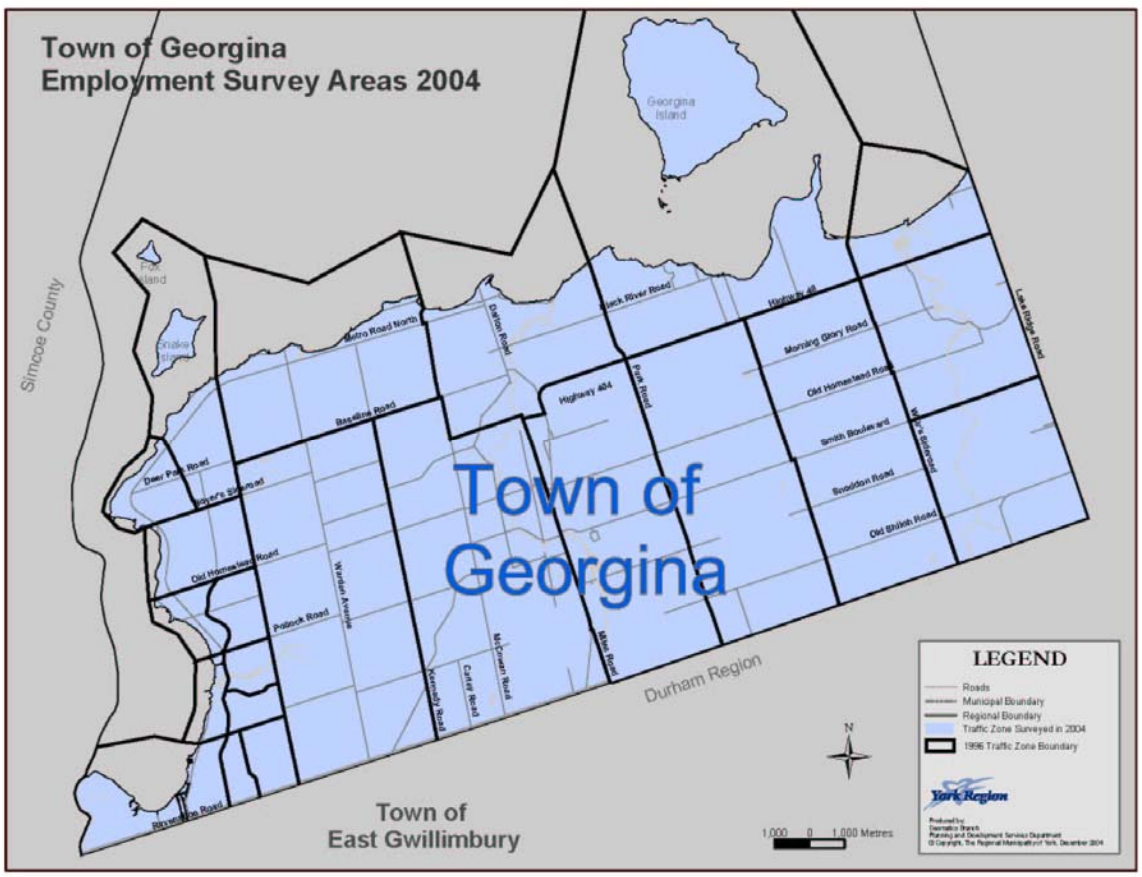
Georgina

• **Georgina Highlights:**	Annual employment growth (2003-2004): 4.0%
• Population in 2004:44,100	Annual business growth (2003-2004): -0.3%
• Jobs in survey area in 2004: 6,523*	Annual employment growth (1998-2004): 5.3%
• Businesses in survey area in 2004:700	Annual business growth (1998-2004): 1.4%
• Major employment sector in 2004: Education 8%	
• Fastest-growing employment sector 1998-2004: Education, 72.5%	
* Excludes Farm and home-based businesses	

Employment Overview

The 2004 employment survey area for Georgina is provided in Figure 26 (Town of Georgina Employment Survey Areas). In 2004, this area accounted for 6,523 jobs, representing an increase of 31.7% between 1998 and 2004, or 5.3% on an average annual basis.

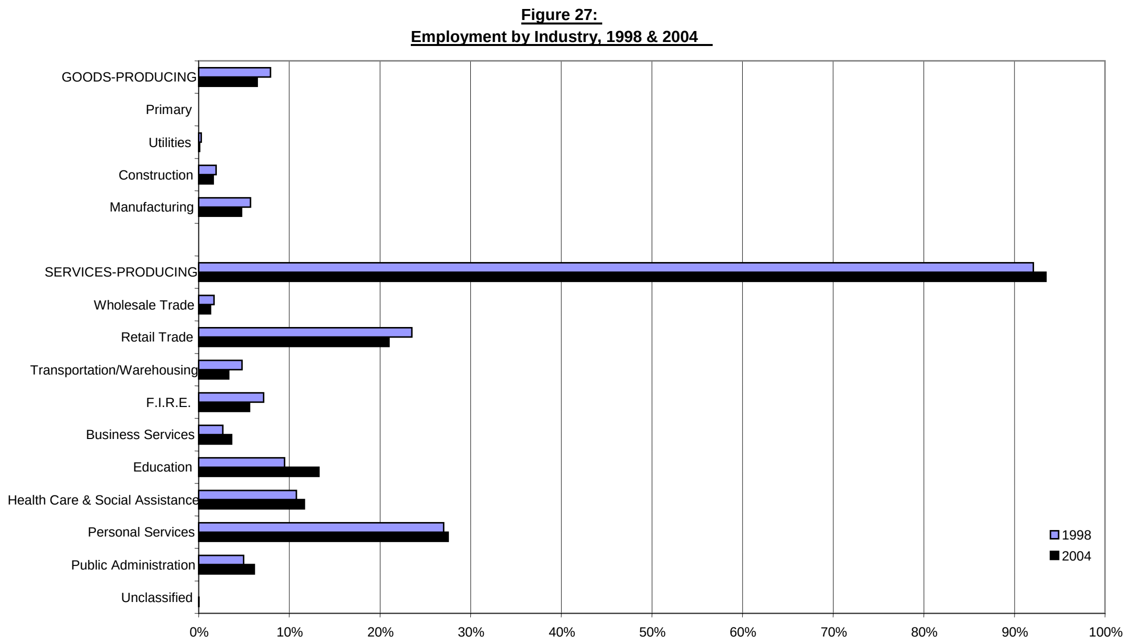
Figure 26:



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 93.5% of all jobs in 2004 (see Figure 27). The majority of jobs within the service sector are in personal services and retail trade, accounting for 27.5% and 21.0% of all jobs, respectively.

Figure 27:
Employment by Industry, Georgina, 1998 & 2004



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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 44.0% of employment in the personal services sector, followed by accommodation services at 16.3%.

Among goods-producing industries, manufacturing was the primary employer with 4.7% of Georgina's total employment in 2004.

Education and health care and business services sectors were the fastest growing employment sectors in Georgina since 1998, rising 83.1% and 76.9%, respectively. On the downside, employment losses in the survey area were felt in both the utilities sector (-46.2%, for a loss of 6 jobs) and the transportation/warehousing sector (-8.8%, for a loss of 21 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 2004, rising 65.0%, or 10.8% on an average annual basis. During this six-year period, 67 new businesses opened for a total of 303 establishments employing 3,121 people in this community. This growth was focused primarily in the personal services sector, which accounted for 25% of the total growth in the area since 1998.

Employment in the area was dominated by service-producing businesses, which accounted for 97.5% of all employment in the area. Much of this employment is in traditional population-related employment sectors, such as retail (26.3%), personal services (25.3%), education (18.3%), and health care and social assistance (11.8%).

Pefferlaw

Employment in Pefferlaw has declined since 1998, decreasing by 14.0%. As of 2004, approximately 447 persons were employed at 61 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

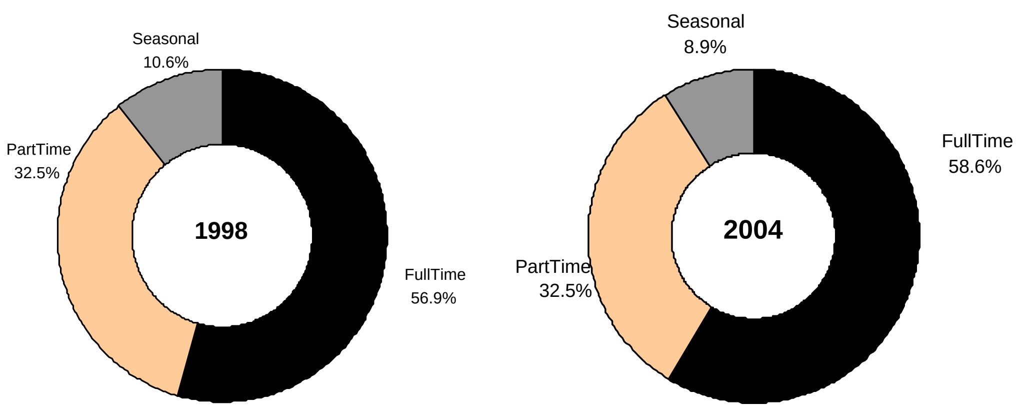
The community of Sutton experienced an 18.8% increase in employment between 1998 and 2004, or 3.1% on an average annual basis. As of year-end 2004, 187 businesses in Sutton employed some 1,701 persons.

The Sutton economy is heavily service-oriented, with service-producing sectors employing 97.2% of employment. Personal services accounted for 35.0% of Sutton's employment in 2004, followed by retail trade at 22.3%.

Employment by Type of Worker

The distribution of jobs by type of worker remained relatively unchanged in Georgina between 1998 and 2004. Full-time employment now comprises 58.6% of all employment in the survey areas, up slightly from 56.9% in 1998 (see Figure 28). This increase in full time employment is not consistent with the Regional outlook. 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 28:
Employment Distribution by Type of Worker, Georgina, 1998 & 2004



Source: York Region Planning & Development Services Department

Part-time employment was stable, reporting 32.5% employment in both 1998 and 2004. 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 8.5% since 1998, or at an average annual rate of 1.4 %. At year-end 2004, there were an estimated 700 businesses in Georgina.

Business Mobility

The rate of business mobility in Georgina was among the lowest in York Region, with 5.1% of businesses closing or relocating outside the survey area in 2004. The closure and/or relocation of 36 firms resulted in the loss of 113 jobs in the area. However, the addition of 36 new firms and 126 employees more than offset these losses. Of those firms that closed or moved in Georgina in 2004, 46.0% were in the personal services sector, while 37.2% were in retail.

Businesses by Size

While the vast majority of firms in Georgina employed less than 20 employees in 2004, the proportion of medium and large-sized firms increased 46.9% and 55.5%, respectively, between 1998 and 2004. As a result of this growth, medium and large-sized firms accounted for 9.4% and 1.4% of businesses in Georgina in 2004 (see Figure 29).

Figure 29:
Percent of Businesses by Size, Georgina, 1998 & 2004

Business Size Category	1998	2004
Small (1-19 employees)	92.7%	89.0%
Medium (20-99 employees)	6.4%	9.4%
Large (100-499 employees)	0.9%	1.4%
Very Large (500+ employees)	0.0%	0.0%
Total	**100.0%**	**100.0%**

Source: York Region Planning & Development Services Department

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

Major Employers

Major employers in the area include:

- The Briars Resort;
- Zehrs Market;
- Georgina Association for Community Living;

- Simcoe Coach lines;
- Town of Georgina;
- I.G.A.; and
- C.P.I Plastics.

Development Activity

Non-residential building permits in Georgina increased 231.8% between 2003 and 2004. As of year-end 2004, $10.2 million worth of industrial, commercial and institutional building permits were issued. Industrial permits accounted for 72.9% of non-residential permits, while commercial and institutional permits comprised 24.9% and 2.2%.

Figures 30 provides a summary of developments that were recently under construction in Georgina in 2004.

Figure 30:
Businesses Under Construction, Georgina, 2004

Business Name	Land Use	Building Size
Sobey's (addition)	Retail	8450 sq. ft
Grojan Investments	Retail	7480 sq. ft
Scott Prosser	Commercial (Auto repair)	4353 sq. ft
Silvo Cavaliere	Self storage units	3600 sq. ft

Source: Town of Georgina

King

- **King Highlights:**
- Population in 2004: 20,000
- Jobs in survey area in 2004: 5,255*
- Businesses in survey area in 2004:395
- Major employment sector in 2004: Personal Services, 19.1%
- Fastest-growing employment sector 1998-2004: Public Admin, 158.7%

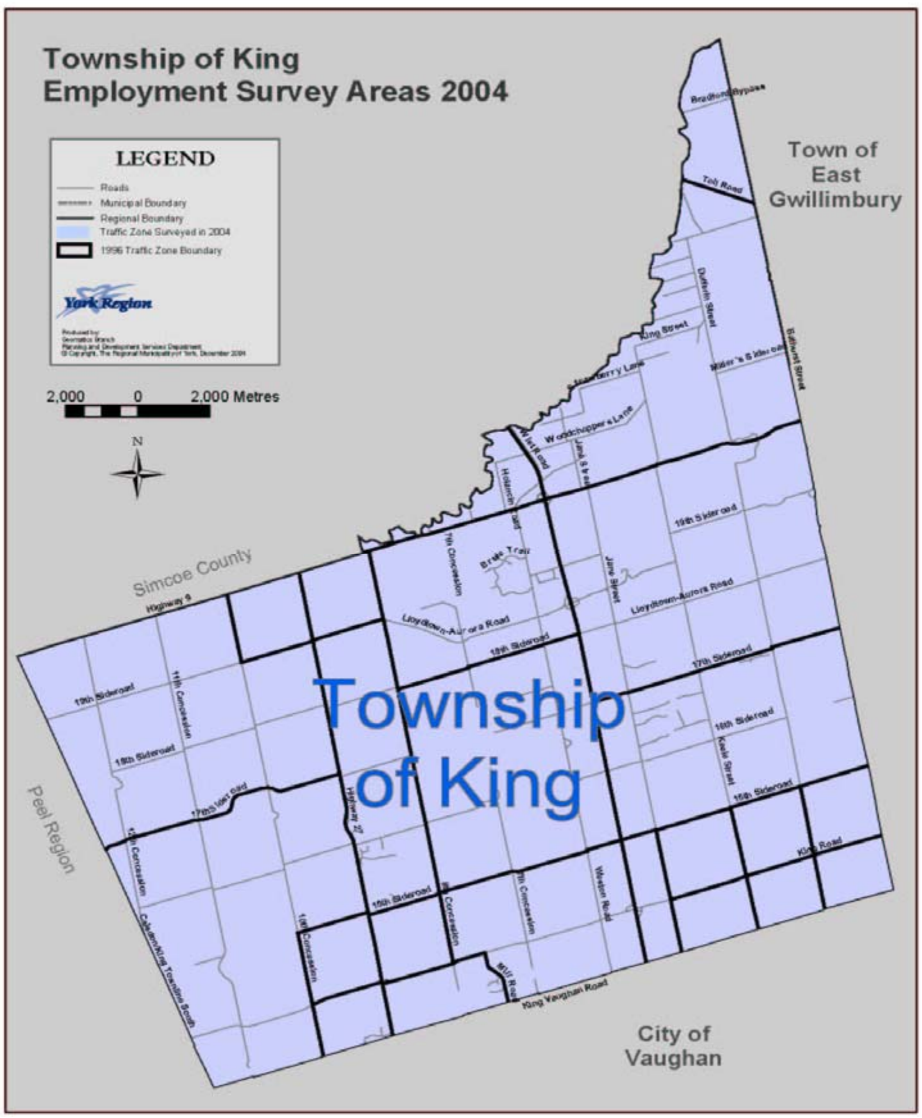
Annual employment growth (2003-2004):	4.6%
Annual business growth (2003-2004):	3.1%
Annual employment growth (1998-2004):	6.1%
Annual business growth (1998-2004):	5.1%

* Excludes Farm and home-based businesses

Employment Overview

In 2004, 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 31: Township of King Employment Survey Area). In 1998, these areas accounted for 3,834 jobs; by 2004, the number of jobs had grown 37.1% or 6.1% at an average annual rate. As of year-end 2004, there were an estimated 5,255 jobs in King.

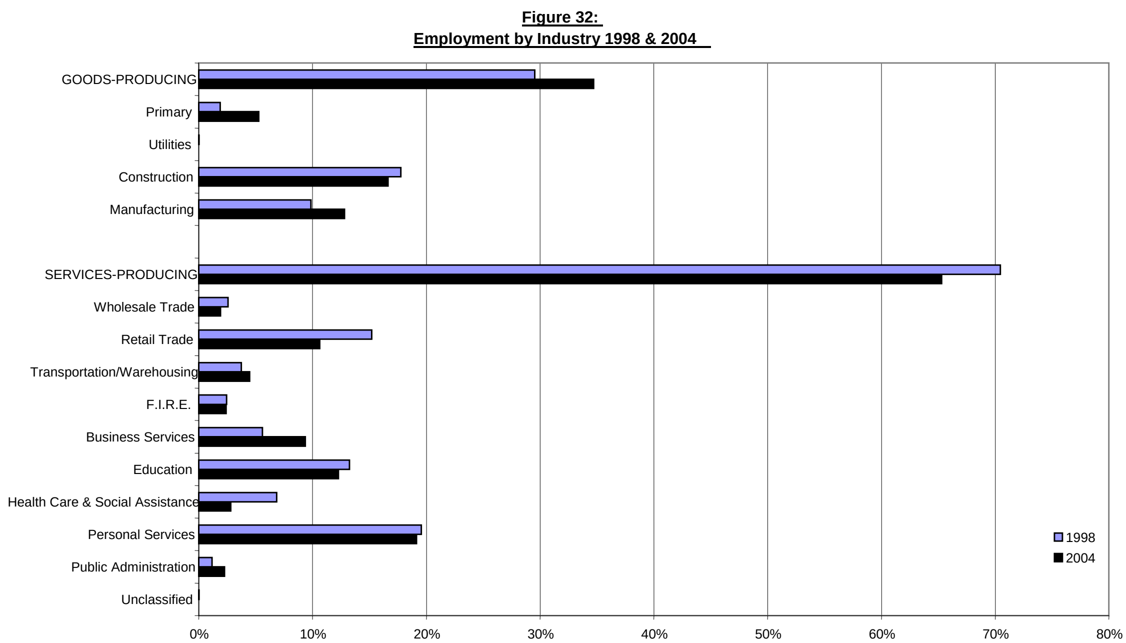
Figure 31:



Employment by Sector

Between 1998 and 2004, sectoral employment in the Township of King has seen a push towards more goods-producing industries, with a 5.2% 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 65.3% of employment in 2004 (see Figure 32). Dominant service-producing industries in King Township include personal services, education and retail.

Figure 32:
Employment by Industry, King, 1998 & 2004



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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 2004, accounting for 16.6% of employment, down slightly from the 17.7% 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 12.8% in 2004.

Across all industry sectors, personal services was the dominant sector in King Township, accounting for 19.1% of employment. Within this sector, amusement, gambling and recreation industries was the largest subsector, with 48.3% 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, primary, business services, and public administration were the fastest growing sectors in King, with corresponding growth rates of 284.7%, 164.4% and 128.8%, respectively.

In contrast, employment losses were felt in the retail trade and health care and social assistance sectors, which dropped 43.7% and 4.1%, respectively.

Employment by Community

King City

Employment in the community of King City rose at an annual rate of 4.4% since 1998. Meanwhile, the number of total businesses in the area grew 10.7% annually during the same period. As of 2004, there were 1,230 people working in 79 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 48.0% of the workforce. This is the result of Robert B Somerville Construction, which employs upwards of 500 people. The education and personal services sectors were the second and third most common employers with 10.7% and 7.8% 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, and personal services also experienced substantial increases between 1998 and 2004, with corresponding growth rates of 164.0% (82 jobs), 159.3% (43 jobs), and 113.3% (51 jobs), respectively.

Nobleton

Employment in Nobleton increased 3.9% at an average annual rate since 1998, while business growth averaged 2.1%. Nobleton employed 523 people in 88 firms in 2004, 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 2004, accounting for 22.4% and 22.0% of employment, respectively.

The fastest growing industry sector was the transportation/warehousing sector, which experienced an increase of 425.0% (for a net gain of 17 jobs) since 1998. The second-highest increase was felt in the education sector, which rose 163.4% (67 jobs) during the same period. The largest employment declines in Nobleton were felt in the public administration and wholesale trade sectors, which decreased by 14 and 10 jobs, respectively.

Schomberg

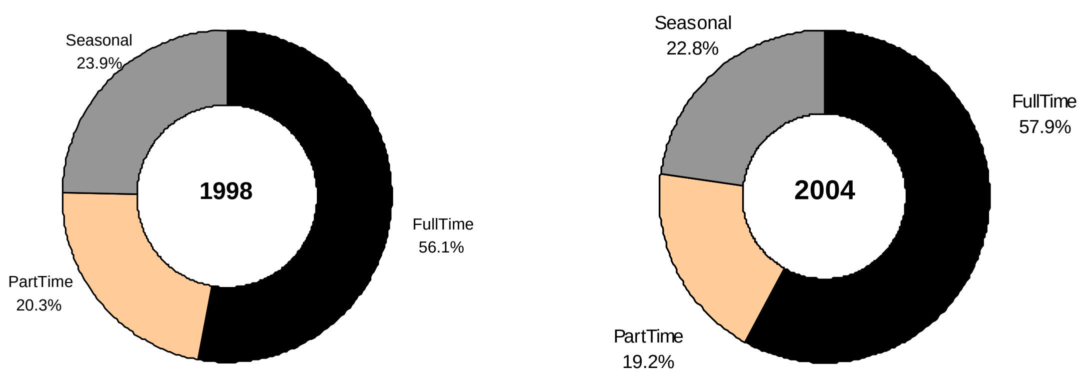
The community of Schomberg experienced an increase in both the number of employees and the number of businesses in the area between 1998 and 2004. Employment increased aggressively at an annual rate of 16.6%, while the number of businesses rose at a more moderate rate of 3.3% during the same period. As of 2004, there were 1,171 people working in 96 firms.

The largest employment gains were seen in the manufacturing and construction sectors, which grew 357.5% (294 jobs) and 169.0% (143 jobs) during the six year span. This resulted in strong growth in goods-producing industries, which grew at a healthy 204.2% (437 jobs). This is significantly stronger growth than in service-producing sectors, which grew at a rate of 39.4% (147 jobs) since 1998. Manufacturing and retail trade accounted for the majority of employment in Schomberg, with manufacturing employing 40.0% of the workforce and retail trade employing 21.3%. The transportation/warehousing sector declined 64.7% due to the downsizing of one business in the area, resulting in a loss of 11 jobs.

Employment by Type of Worker

Employment by type of worker remained relatively stable in King Township, with full-time employment comprising 57.9% of jobs in 2004, compared to 56.1% in 1998 (see Figure 33). Part-time employment continued to hover around 20% between 1998 and 2004, while seasonal employment remained relatively stable at 22.8%.

Figure 33:
Employment Distribution by Type of Worker, King, 1998 & 2004



Source: York Region Planning & Development Services Department.

Business Overview

The number of businesses in King Township increased 30.8% since 1998, or 5.1% at an average annual rate. As of year-end 2004, there were 395 firms in the area.

Business Mobility

Business mobility in King was similar to the Regional average with an annual mobility rate of 8.6%. In terms of employment mobility, the Township of King displayed levels that were significantly lower than the posted business mobility at approximately 1.8%. This indicates that the vast majority of mobile businesses in the survey area were not large employers. In total, firms closing and/or moving out of the survey area resulted for a loss of 90 jobs. These losses were more than offset by the arrival of 47 new firms, resulting in a net gain of 174 jobs in the survey area.

Businesses by Size

The distribution of businesses by size remained relatively stable in King Township between 1998 and 2004 (see Figure 34). 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 34:
Percent of Businesses by Size, King, 1998 & 2004

Business Size Category	1998	2004
Small (1-19 employees)	88.1%	86.3%
Medium (20-99 employees)	8.9%	10.9%
Large (100-499 employees)	2.6%	2.5%
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
- The Manor.

Development Activity

Non-residential building permits decreased 40.7% in King Township in 2004, reaching $5.4 million compared to $9.1 million a year earlier. Despite the decrease, there were extremely strong gains in the institutional sector, which grew 386.3% from 2003.

Figure 35 provides an overview of some of the larger developments that opened and/or expanded in King Township in 2004.

Figure 35:
Recently Opened Businesses, King, 2004

Business Name	Land Use	Building Size
Cherry Hill Golf Academy	Recreation/Golf Driving Range	N/A
St. Thomas of Villanova Private School – Phase 2	Institutional/Private School	18,000 sq. ft.
A.C. Tech Holdings Inc.	Industrial/ Concrete Forming	21,000 sq. ft.
Krickland Stables	Equestrian Cenre	

Source: Township of King

Developments under construction in 2004 are summarized in Figure 36.

Figure 36:
Businesses Under Construction, King, 2004

Business Name	Land Use	Building Size
Northern Primewood Products	Industrial/Sawmill	47,000 sq. ft.
Seneca College Veterinary Technology Centre	Institutional	27,000 sq. ft.

Source: Township of King

Markham

- **Markham Highlights:**
- Population in 2004:257,400
- Jobs in survey area in 2004: 73,217*
- Businesses in survey area in 2004:3,451
- Major employment sector in 2004: Business Services, 33.5%
- Fastest-growing employment sector 1998-2004: Finance, Insurance and Real Estate, 50.5%

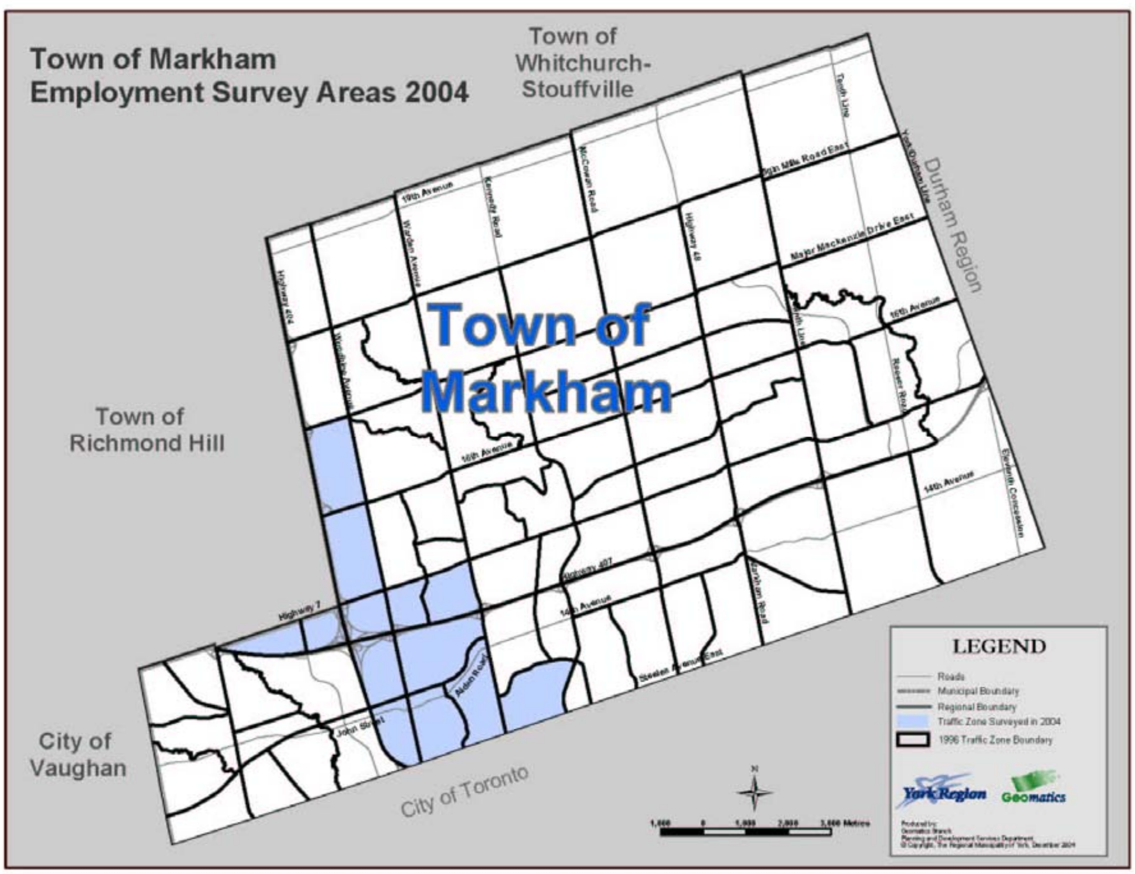
Annual employment growth (2003-2004):	2.5%
Annual business growth (2003-2004):	-5.1%
Annual employment growth (1998-2004):	4.2%
Annual business growth (1998-2004):	2.2%

* Excludes Farm and home-based businesses

Employment Overview

Employment in the surveyed areas in Markham accounted for approximately 73,217 jobs in 2004. This level of employment translates into an average annual growth rate of 4.2% since 1998. These employment survey areas (see Figure 37: Markham Survey Coverage Area) are the basis of the following analysis.

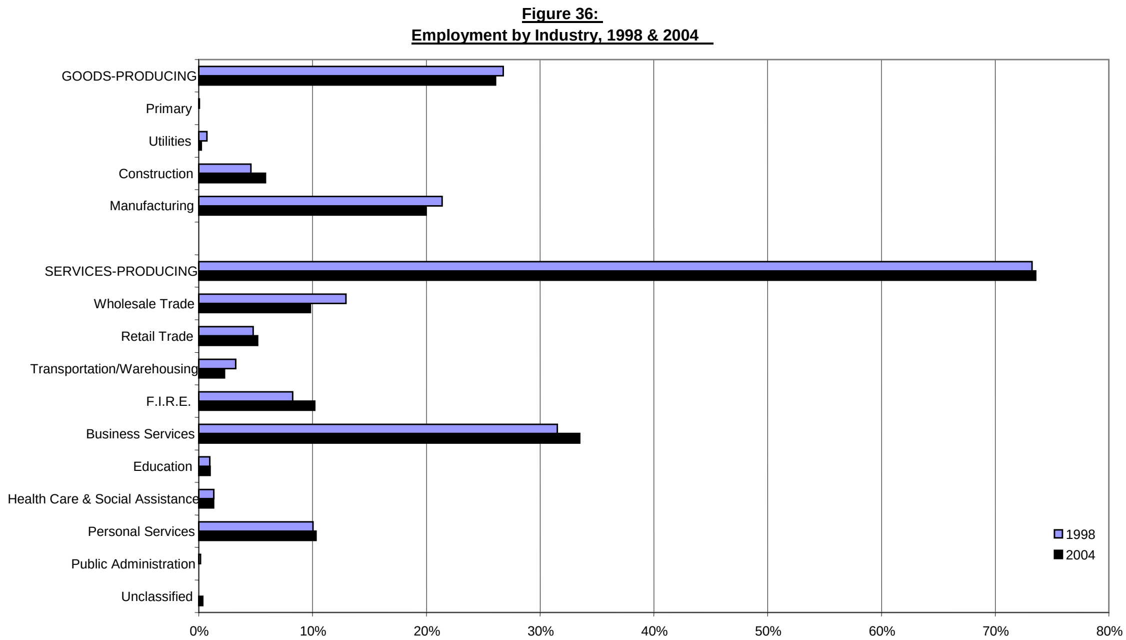
Figure 37:



Employment by Sector

Service-based employment in Markham accounted for 73.6% of all jobs in the survey area in 2004 (see Figure 38). This proportion is relatively stable when compared to 1998 levels, where service-based employment accounted for 73.2% of employment.

Figure 38:
Employment by Industry, Markham, 1998 & 2004



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

Among service-producing industries, the business services sector is the single-largest employer, accounting for 33.5% of total employment in the survey areas. Within Markham's business services sector, computer systems design and related services, management of companies and enterprises and business support services are the dominant subsectors, accounting for 52.2%, 19.6% and 16.1% of business services employment, respectively.

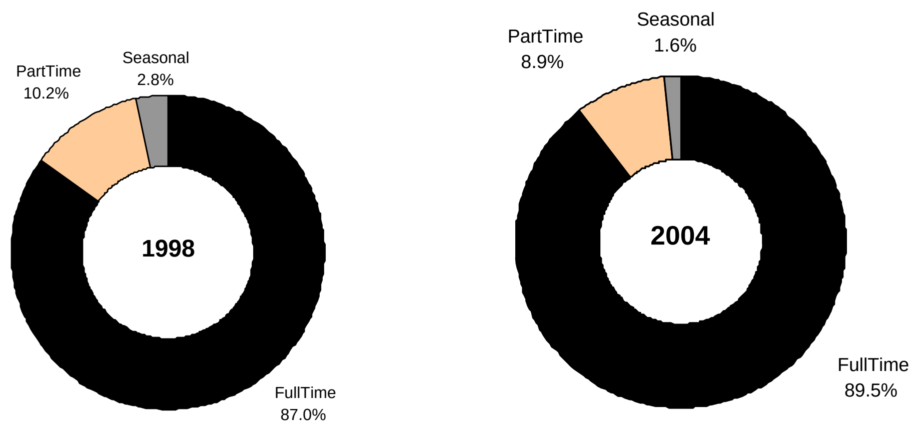
Within goods-producing industries, manufacturing is the dominant employer, accounting for 20.0% of jobs. Broken down by subsector, Markham's major types of manufacturing include computer and electronic product manufacturing and printing and related support activities, which account for 19.7% and 18.3% of manufacturing employment, respectively.

The construction sector was the fastest growing employment sector in the survey area experiencing a 60.5% increase in employment since 1998. The Finance, Insurance and Real Estate (FIRE) sector was the second fastest growing employment sector growing 55.0% since 1998. This increase is the result of the expansion of existing firms (in the survey area) rather than the introduction of new businesses. These high growth industries are consistent with identified high growth employment industries in the national economic overview. The utilities and transportation/warehousing experienced a decline in employment with losses of 59.3% and 12.1%, respectively, since 1998.

Employment by Type of Worker

An analysis by type of worker in the designated survey area indicated a rise in full-time employment from 87.0% in 1998 to 89.5% in 2004, while the number of part-time jobs were down from 10.2% in 1998 to 8.9% in 2004 (see Figure 39).

Figure 39:
Employment Distribution by Type of Worker, Markham, 1998 & 2004



Source: York Region Planning and Development Services Department

Business Overview

Between 1998 and 2004, the total number of businesses in the surveyed areas increased 2.2% on an average annual basis. As of 2004, there were an estimated 5,451 firms in the surveyed areas.

Business Mobility

Business mobility in the surveyed areas was moderate in 2004, with a business mobility rate of 9.6%, compared to 8.0% for the Region as a whole. Of those businesses that closed or moved, the majority of firms were in the following sectors: business services (37.5%), wholesale/distribution (13.2%) and personal services (9.2%). The recent restructuring of the high tech industry within the past few years may help to explain the high rate of mobility within the business services sector. Moreover, these trends in business mobility also explain the 5.1% decrease in businesses in 2004. The closures and/or relocations among all sectors resulted in the loss of 3,676 jobs in the survey area since 1998.

Businesses by Size

Since 1998, the proportion of small businesses in Markham has remained stable, while the number of large and very large firms increased in the survey area (see Figure 40).

Figure 40:
Businesses by Size, Markham, 1998 & 2004

Business Size Category	1998	2004
Small (1-19 employees)	80.8%	80.8%
Medium (20-99 employees)	16.2%	15.4%
Large (100-499 employees)	2.8%	3.4%
Very Large (500+ employees)	0.2%	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 160.0% since 1998, while large firms increased 40.5%. 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;
- Miller Paving Ltd.;
- ATI Technologies Inc.; and
- The Economist and Sun.

Development Activity

Building permits for industrial, commercial and institutional developments increased 10.0% in Markham in 2004, totalling $127.6 million. The increase was the result of aggressive commercial activity (including office), which grew 63.8% from 2003.

Figure 41 provides an overview of some of the larger developments that opened in Markham in 2004.

Figure 41:
Recently Opened Businesses, Markham, 2004

Business Name	Land Use	Building Size
CGI (phase 1)	Office	160,000 sq.ft
Seneca College	Institutional	250,000 sq.ft
Allstate Insurance	Office	160,000 sq.ft
Jacques Whitford	Office	30,000 sq.ft

Source: Town of Markham

A summary of some of the larger projects under construction as of year-end 2004 is provided in Figure 42.

Figure 42:
Businesses Under Construction, Markham, 2004

Business Name	Land Use	Building Size
CGI (phase 2)	Office	225,000 sq.ft
Pfizer (lease alteration)	Office, R&D	
Novapharm (expansion)	Industrial	25,000 sq.ft

Source: Town of Markham

Newmarket

Newmarket Highlights:

- Population in 2004: 75,100
- Jobs in survey area in 2004: 35,948*
- Businesses in survey area in 2004:2,123
- Major employment sector in 2004: Retail Trade, 21.7%
- Fastest-growing employment sector 1998-2004: Health Care and Social Assistance, 29.7%

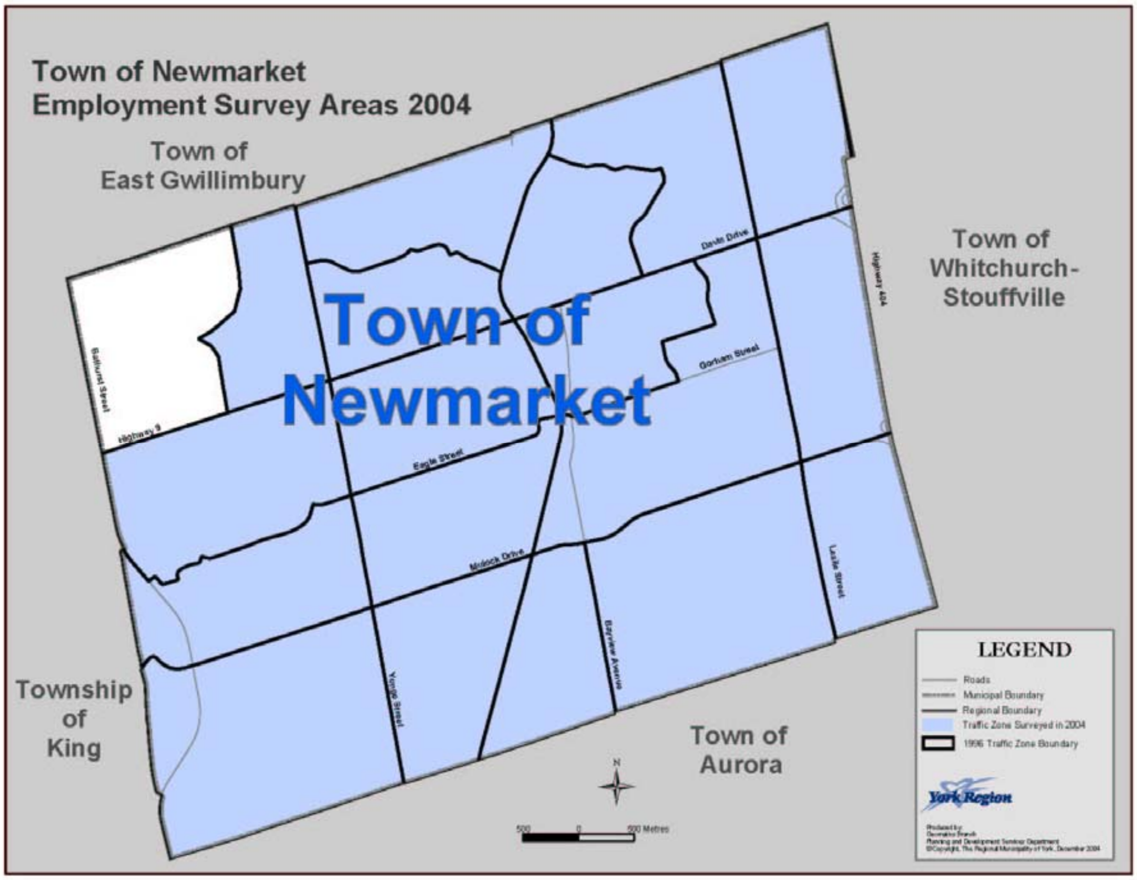
* Excludes Farm and home-based businesses

Annual employment growth (2003-2004):	3.3%
Annual business growth (2003-2004):	2.6%
Annual employment growth (1998-2004):	2.1%
Annual business growth (1998-2004):	3.6%

Employment Overview

The number of jobs in Newmarket increased by 2.1% at an average annual rate since 1998. By 2004, there were an estimated 2,123 businesses employing 35,948 people in the area. (Figure 43: Newmarket Survey Coverage Area).

Figure 43:

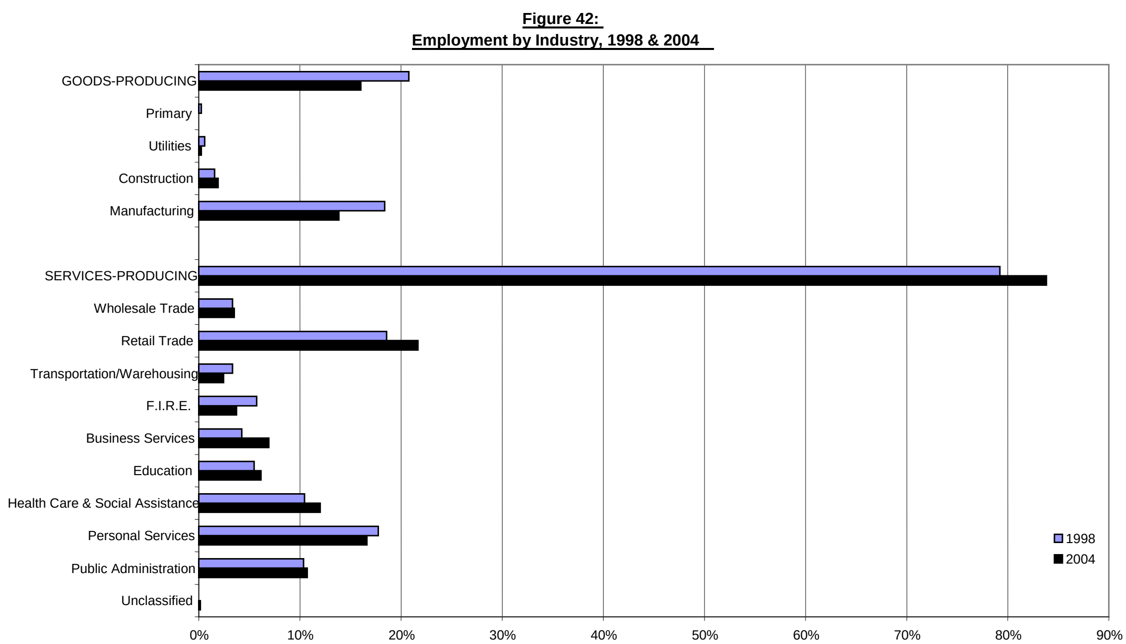


Employment by Sector

Service-based businesses have been most prevalent in Newmarket, accounting for 83.8% 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 21.6%, 16.6% and 12.0% 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 hospital and the development of the new Regional Cancer Care Facility (at the hospital) will have the potential to attract further medical related businesses to the area.

Figure 44:
Employment by Industry, Newmarket, 1998 & 2004



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

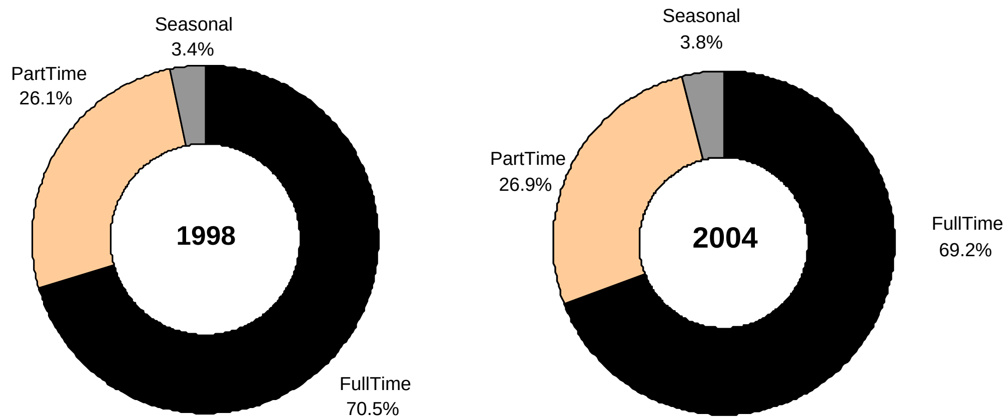
Within goods-producing industries, manufacturing is the primary employment sector, accounting for 13.8% of total employment in the area. However, manufacturing employment has seen a slight average annual decrease of 2.5% since 1998. Within the manufacturing sector, motor vehicle parts manufacturing is the principal subsector in Newmarket, accounting for 42.6% 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 33.9% during the six year span since 1998. However, there were also certain industry sectors that experienced declines in employment between 1998 and 2004.. Declines in employment in Newmarket were recorded in both the F.I.R.E and transportation/warehousing sectors 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 2004. Full-time employment accounted for 69.2% of the workforce in 2004, down from 70.5% six years earlier. Between 1998 and 2004, the number of part-time jobs increased 16.6%. In comparison, full-time jobs grew 10.7%, while the number of seasonal jobs grew 26.3% albeit on a small overall employment base.

Figure 45:
Employment by Type of Worker, Newmarket, 1998 & 2004



Source: York Region Planning and Development Services Department

Business Overview

The number of businesses in the survey area increased 21.5% since 1998, or 3.6% at an average annual rate. As of year-end 2004, there were approximately 2,123 businesses in the Newmarket survey area.

Business Mobility

Business mobility in Newmarket for 2004 was 8.9%, which is slightly above the Regional average of 8.0%. Employment mobility was lower than business mobility with approximately 6.2% mobility. Of the employment lost in 2004, most were in manufacturing, which accounted for 48.1% of all employment mobility. In terms of business mobility, the most prevalent was the retail trade sector, which accounted for 28.8% of all mobility.

Businesses by Size

An analysis of Newmarket's businesses by number of employees indicates that overall employment levels have been quite stable (see Figure 46).

Figure 46:
Businesses by Size, Newmarket, 1998 & 2004

Business Size Category	1998	2004
Small (1-19 employees)	86.0%	86.0%
Medium (20-99 employees)	11.0%	10.8%
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 86.0% of firms in 2004. 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:

- Southlake Regional Health Centre;
- The Regional Municipality of York;
- Solectron Global Services Canada Inc;
- Dortec Industries;
- Rimply Manufacturing; and
- The Town of Newmarket municipal offices.

Development Activity

The value of non-residential building permits was down in Newmarket in 2004, with a 49.7% decrease. Building permits totalled $50.3 million in 2004, down from $100.0 million a year earlier. The losses were seen throughout the non-residential development sectors.

An overview of some of the larger firms that opened or expanded in Newmarket within the past year is summarized in Figure 47.

Figure 47:
Recently Opened Businesses, Newmarket, 2004

Business Name	Land Use	Building Size
Southlake Residential Care Village	Institutional	153,154 sq.ft.
Cam Tool and Die	Industrial	140,129 sq.ft.
Price Chopper	Commercial	55,016 sq.ft.
Cummins Hydraulics Limited	Industrial	12,036 sq.ft.

Source: Town of Newmarket

Figure 48 provides a summary of some of the larger projects under construction in Newmarket during 2004.

Figure 48:
Businesses Under Construction, Newmarket, 2004

Business Name	Land Use	Building Size
Amica (Newmarket) Inc.	Institutional	127,740 sq.ft.
986406 Ontario Ltd.	Industrial	58,547 sq.ft.
York Region District School Board	Institutional	56,652 sq.ft.
Maple Hill Contractors Ltd.	Industrial	53,671 sq.ft.
Skycon Developments Inc.	Commercial	9,070 sq.ft.

Source: Town of Newmarket

Richmond Hill

Richmond Hill Highlights:

- Population in 2004: 162,800
- Jobs in survey area in 2004: 47,875*
- Businesses in survey area in 2004:3,403
- Major employment sector in 2004: Personal Services, 17.0%
- Fastest-growing employment sector 1998-2004: Public Administration, 314.5%

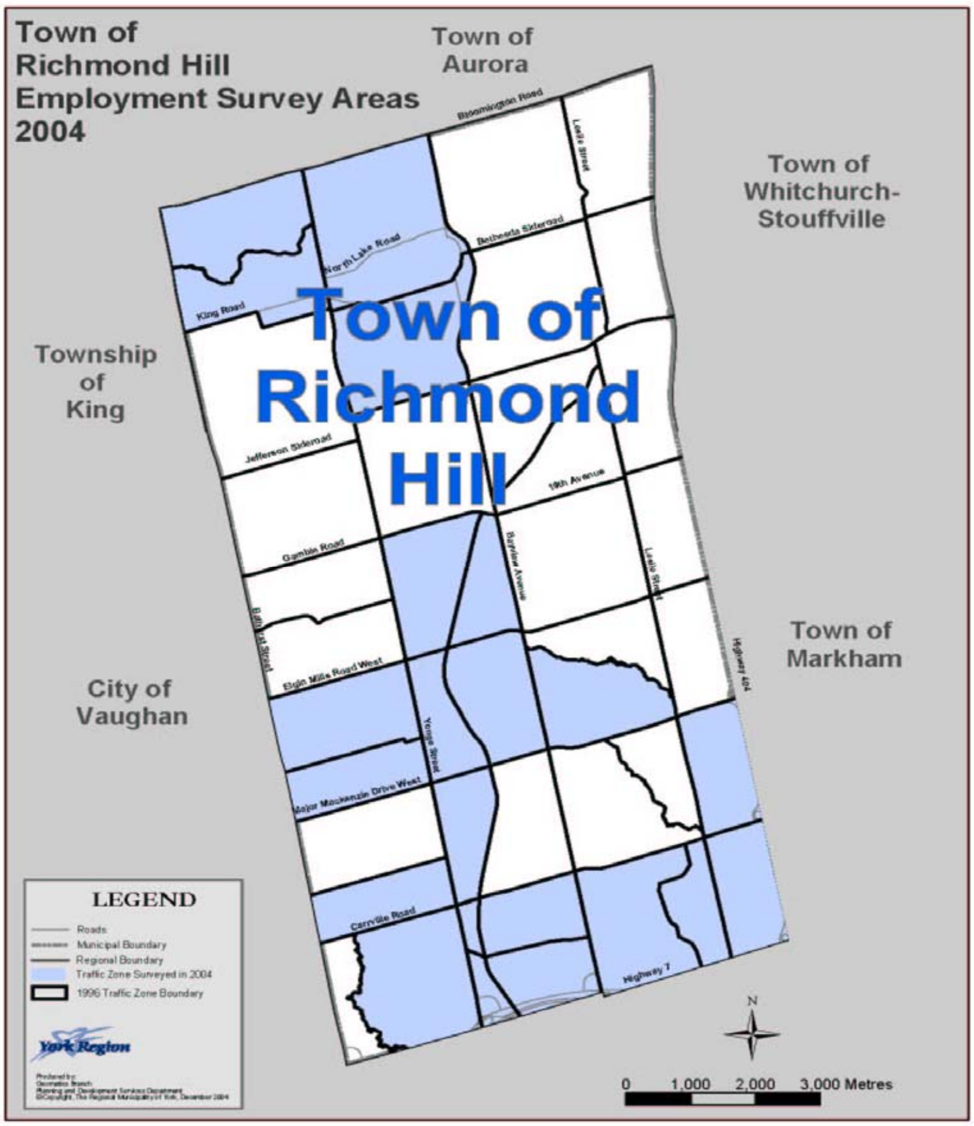
* Excludes Farm and home-based businesses

Annual employment growth (2003-2004):	0.9%
Annual business growth (2003-2004):	7.1%
Annual employment growth (1998-2004):	4.7%
Annual business growth (1998-2004):	2.8%

Employment Overview

Employment in the designated survey areas increased 27.9% since 1998, or 4.7% at an average annual rate (see Figure 49: Richmond Hill Survey Coverage Area). These areas contained an estimated 47,875 jobs as of year-end 2004.

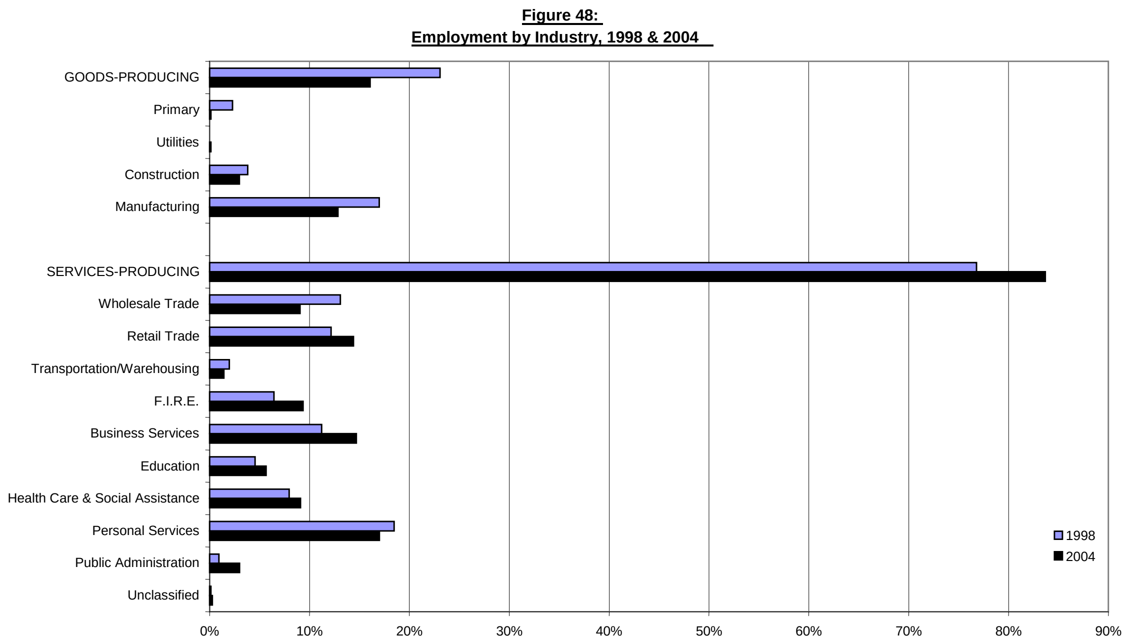
Figure 49:



Employment by Sector

Employment in Richmond Hill was predominantly service-oriented in 2004, accounting for 84.3% of employment (see Figure 50). This is a 40.0% increase in employment from 1998, when service-industries accounted for 76.8% of employment in the town.

Figure 50:
Employment by Industry, Richmond Hill, 1998 & 2004



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

Service-producing employment was spread out across a number of sectors, with personal services accounting for 17.0% of employment in the area and business services and retail trade close behind at 14.7% and 14.4%, respectively. Within the personal services sector, restaurants were the dominant subsector, with full-service restaurants and limited service eating establishments accounting for 17.3% and 11.4% of personal services employment as of 2004.

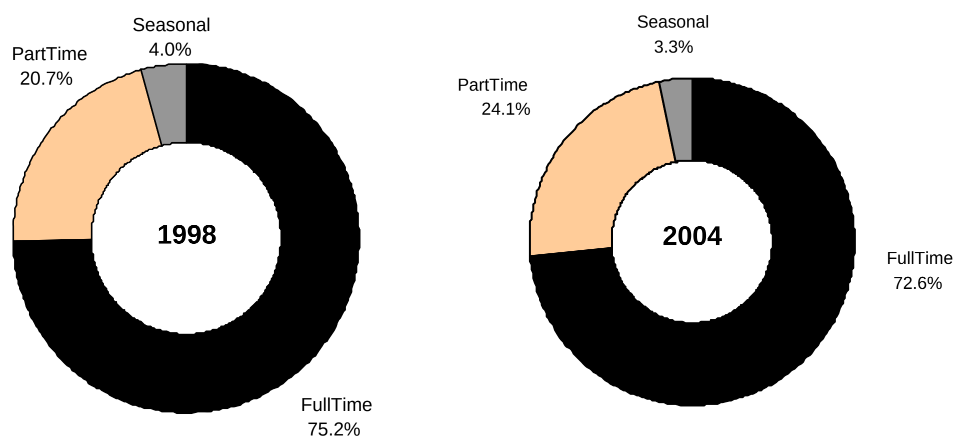
Among goods-producing industries, manufacturing was the dominant sector, comprising 12.8% of total employment in the survey area. The top three manufacturing subsectors within Richmond Hill's manufacturing sector were motor vehicle parts manufacturing (10.9%), pharmaceutical and medicine manufacturing (10.8%), and printing and related support activities (8.9%).

Job growth was widespread in Richmond Hill, with nine sectors experiencing double-digit increases in employment between 1998 and 2004. The public administration and F.I.R.E. sectors were among the fastest growing employment sectors in Richmond Hill, which witnessed employment increases of 314.5% and 83.8%, respectively. The business services, education 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 Richmond Hill in the following sectors: wholesale trade (11.4%), transportation/warehousing (7.7%), manufacturing (3.3%) and construction (0.1%).

Employment by Type of Worker

The number of full-time and part-time jobs increased 23.4% and 48.7% between 1998 and 2004, 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 2004, full-time employment accounted for 72.6% of employment in Richmond Hill, compared to 75.2% in 1998 (see Figure 51).

Figure 51:
Employment Distribution by Type of Worker, Richmond Hill, 1998 & 2004



Source: York Region Planning and Development Services Department

Business Overview

The number of firms in Richmond Hill's survey area increased 17.1% since 1998, or 2.8% at an average annual rate. At year-end 2004, there were an estimated 3,403 firms in Richmond Hill.

Business Mobility

Business mobility in Richmond Hill's employment areas was high in 2004, averaging 14.3% annually. Meanwhile, employment mobility was 8.6%, which is significantly below the business mobility rate. 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 456 firms either closed or relocated outside of the survey area, resulting in a loss of 4,255 jobs. The bulk of the business mobility was in the personal services sector, which accounted for 28.7% of business mobility. However, the economy recovered nicely to this loss, with an aggregate increase in both employment and businesses.

Businesses by Size

Small businesses made up 86.5% of Richmond Hill's business community in 2004, down slightly from 1998 rates as the proportion of medium and large-sized firms increased (see Figure 52).

Figure 52:
Businesses by Size, Richmond Hill, 1998 & 2004

Business Size Category	1998	2004
Small (1-19 employees)	87.6%	86.5%
Medium (20-99 employees)	10.4%	11.0%
Large (100-499 employees)	1.9%	2.4%
Very Large (500+ employees)	0.1%	0.1%
Total	**100.0%**	**100.0%**

Source: York Region Planning & Development Services Department

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

Major Employers

Major employers in Richmond Hill include:

- York Central Hospital;
- Compugen Systems Ltd.;
- Ronalds (Quebecor) Printing;
- Apotex;
- Acklands – Grainger;
- Inmet Stamping; and
- Rogers Communication.

Development Activity

Non-residential building permits in the Town of Richmond Hill were positive in 2004, with a 23.7% increase in total value. As of 2004, industrial, commercial and institutional permits totalled $94.5 million, up from $76.4 million in 2003. The majority of the gains were seen in the industrial sector, which grew 140.6% between 2003 and 2004.

Figure 53 summarizes a few of the larger developments that opened in Richmond Hill in 2004.

Figure 53:
Recently Opened Businesses, Richmond Hill, 2004

Business Name	Land Use	Building Size
Mazda Canada	Office	60,000 sq. ft

Nishimoto Trading Co. Ltd.	Industrial	45,000 sq. ft
Newspring Packaging	Office	40,500 sq. ft
Fujitel	Industrial	25,000 sq. ft

Source: Town of Richmond Hill

A summary of some of the larger projects that were under construction in Richmond Hill in 2004 is provided in Figure 54.

Figure 54:
Businesses under Construction, Richmond Hill, 2004

Business Name	Land Use	Building Size
Staple's Canada	Office	100,000 sq. ft
Apotex (on-going expansion)	Office/Industrial	150,000+ sq. ft
Amico Corporation	Offcie/Industrial	93,669 sq. ft
Canadian Tire	Commercial	90,400 sq. ft

Source: Town of Richmond Hill

Vaughan

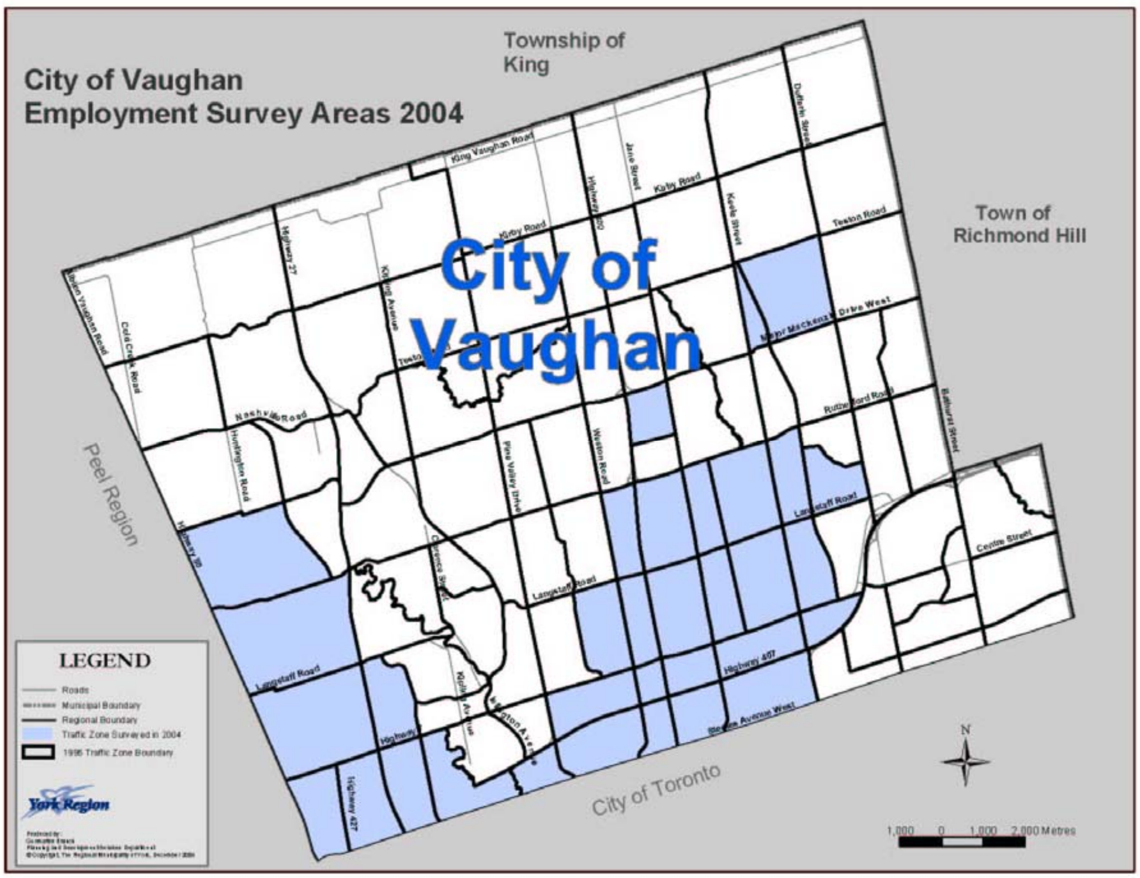
• **Vaughan Highlights:**	Annual employment growth (2003-2004): 8.4%
• Population in 2004: 235,300	Annual business growth (2003-2004): 8.0%
• Jobs in survey area in 2004: 111,303*	Annual employment growth (1998-2004): 4.2%
• Businesses in survey area in 2004: 5,317	Annual business growth (1998-2004): 2.5%
• Major employment sector in 2004: Manufacturing, 38.3%	
• Fastest-growing employment sector 1998-2004: Business services, 80.7%	

* Excludes Farm and home-based businesses

Employment Overview

Between 1998 and 2004, employment in Vaughan's major employment areas grew at an average annual rate of 4.2% per year (see Figure 55: Vaughan Survey Coverage Area). As of year-end 2004, an estimated 111,303 jobs were located in these areas, up from 88,743 jobs in 1998.

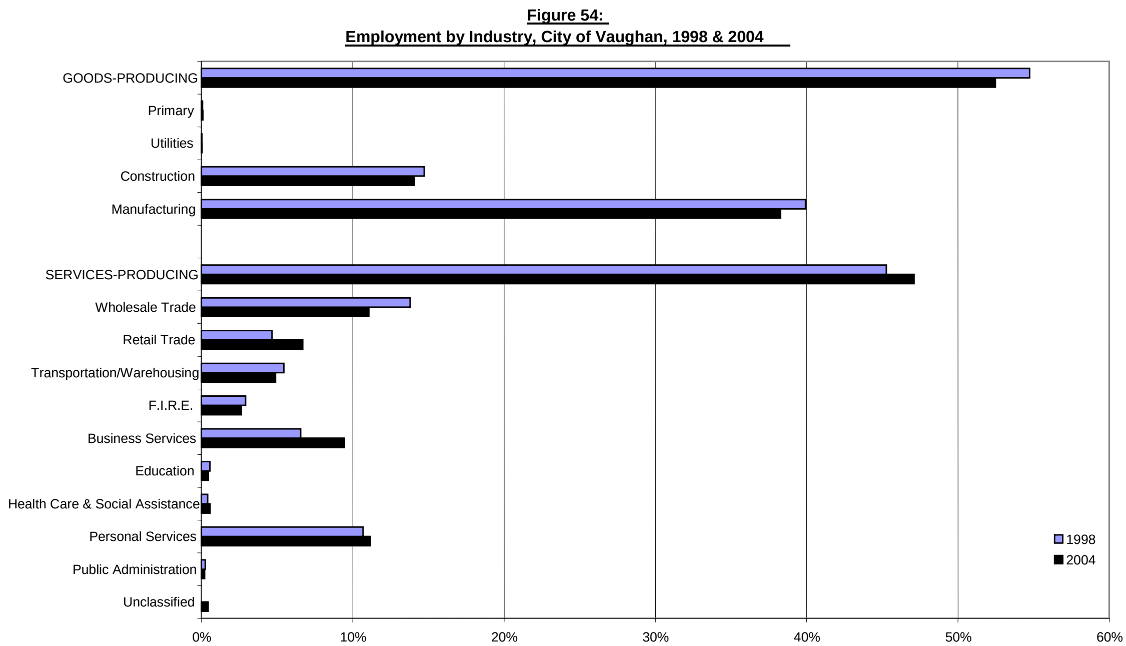
Figure 55:



Employment by Sector

The City of Vaughan has a fairly even distribution of both goods-producing industries and services producing industries. In 2004, goods-producing industries accounted for 52.5% of employment in Vaughan's employment areas in, down slightly from 1998 rates (see Figure 56).

Figure 56:
Employment by Industry, Vaughan, 1998 & 2004



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 2004, accounting for 38.3% of total employment in the employment areas. Within this sector, the top three subsectors were: motor vehicle parts manufacturing (14.2%), plastics product manufacturing (12.9%) and printing and related support activities (5.5%). Vaughan also has a large construction sector, which represented 14.1% of total employment, and accounted for 64.1% of total construction employment in York Region in 2004.

Within service-producing industries, personal services and wholesale services were the dominant sectors, employing 11.2% and 11.1% of all jobs in Vaughan's employment areas in 2004.

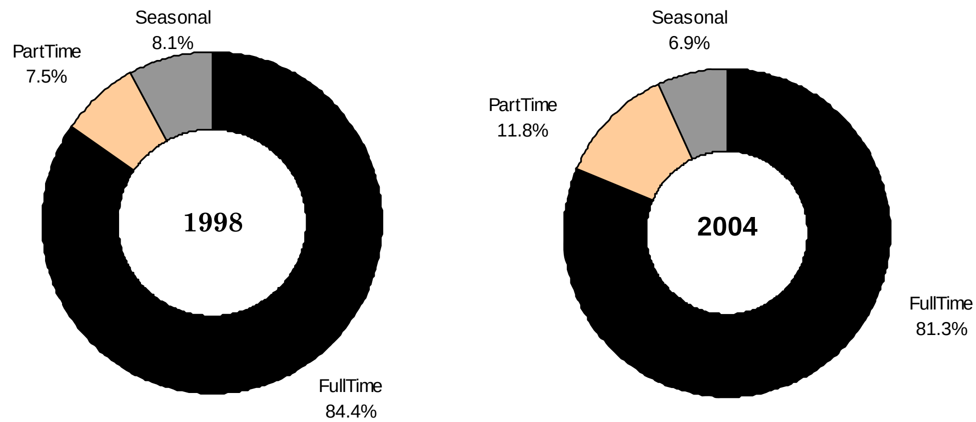
The employment sector with the highest growth rate in Vaughan since 1998 was business services, which grew 80.7% during the six-year period. Retail trade was the second-fastest growing industry sector between 1998 and 2004, rising 80.1% during this period. This strength of the retail sector is expected to continue with the addition of the Vaughan Mills Shopping Centre.

Employment by Type of Worker

A 57.3% 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 2004.

During this period, part-time jobs rose from 7.5% to 11.8% (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 81.3% of all jobs in 2004, down slightly from 1998 levels.

Figure 57:
Employment Distribution by Type of Worker, Vaughan, 1998 & 2004



Source: York Region Planning and Development Services Department

Business Overview

The number of businesses in Vaughan's employment areas increased 15.0% since 1998, or 2.5% on an average annual basis. By 2004, there were approximately 5,317 firms in the surveyed areas in Vaughan.

Business Mobility

Business mobility in Vaughan was comparable to the Regional average with a 7.6% annual rate. In total, 375 businesses either moved or closed in Vaughan in 2004, resulting in a loss 3,327 jobs. Of those, the largest losses were felt in the personal services sector, which accounted for 29.3% of all lost businesses. Despite these losses, employment in the city increased by 4,396 jobs, and 381 businesses were added to the surveyed areas.

Businesses by Size

Figure 58 outlines the distribution of businesses in Vaughan by size category.

Figure 58:
Businesses by Size, Vaughan, 1998 & 2004

Business Size Category	1998	2004
Small (1-19 employees)	80.0%	79.7%
Medium (20-99 employees)	17.1%	16.8%
Large (100-499 employees)	2.7%	3.2%
Very Large (500+ employees)	0.2%	0.4%
Total	**100.0%**	**100.0%**

Source: York Region Planning & Development Services Department

While the proportion of small and medium businesses declined slightly since 1998, the proportion of 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;
- Royal Group Technologies;
- City of Vaughan Municipal Offices;
- Progressive Moulded Products Ltd.;
- Decoseal;
- Panigas Group;
- Sears Canada;
- CN Rail;
- Co-Ex-Tec Industries; and
- Noma Automotive.

Development Activity

Development activity in Vaughan declined 16.7% in 2004, with $432.6 million non-residential building permits being issued compared to $519.1 million in 2003. Decreases were felt in all sectors including institutional, commercial and industrial.

A number of firms opened or expanded their presence in Vaughan in 2004. Figure 59 provides an overview of some of the larger developments.

Figure 59:
Recently Opened Businesses, Vaughan, 2004

Business Name	Land Use	Building Size
Vaughan Mills Shopping	Commercial	1,267,332 sq.ft

Totalline Transport Inc.	Industrial	321,101 sq.ft.
Carpenters and Allied Workers Local 27 / Paramount Event Venue	Office/Commercial	181,298 sq.ft.
Matcom Industrial	Industrial	85,746 sq.ft.
Olympia Engineering	Industrial	52,173 sq.ft.

Source: City of Vaughan

Several businesses were also under construction in 2004. A summary of some of the larger projects is provided in Figure 60.

Figure 60:
Businesses under Construction, Vaughan, 2004

Business Name	Land Use	Building Size
Anatolia Tile	Industrial	249,994 sq.ft.
Jeld-Wen	Industrial	185,001 sq.ft.
Supreme Foods	Industrial	126,025 sq.ft.
Highland Farms	Commercial	108,770 sq.ft.
n.a. (Office Building)	Office	103,313 sq.ft.

Source: City of Vaughan

Whitchurch-Stouffville

Whitchurch-Stouffville Highlights:

- Population in 2004: 24,500
- Jobs in survey area in 2004: 7,894*
- Businesses in survey area in 2004:600
- Major employment sector in 2004: Personal Services, 19.5%
- Fastest-growing employment sector 1998-2004: Utilities, 1733.3%

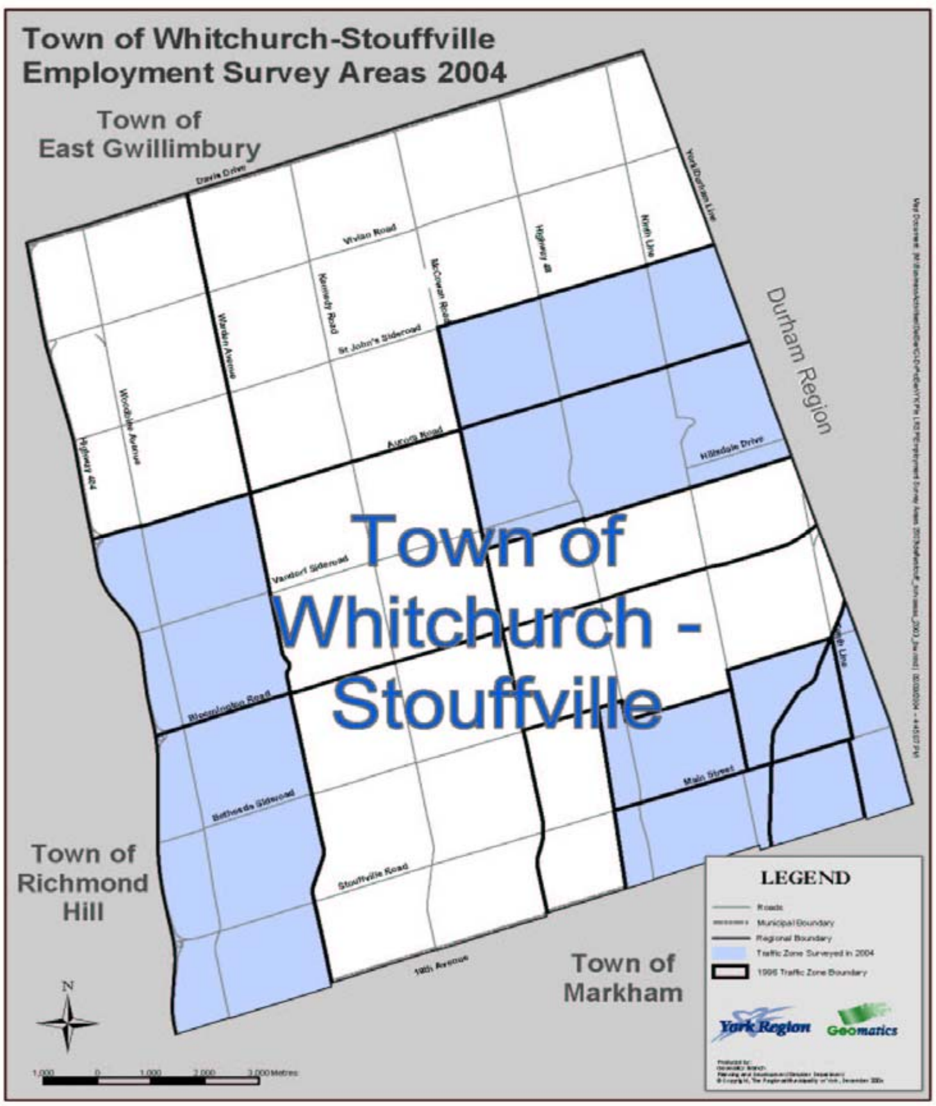
* Excludes Farm and home-based businesses

Annual employment growth (2003-2004):	11.1 %
Annual business growth (2003-2004):	1.4%
Annual employment growth (1998-2004):	11.5 %
Annual business growth (1998-2004):	4.7%

Employment Overview

Whitchurch-Stouffville's survey area had an estimated 7,894 jobs in 2004 (see Figure 61: Whitchurch-Stouffville Survey Coverage Area). This represents an average annual growth rate of 11.5% from 1998 levels.

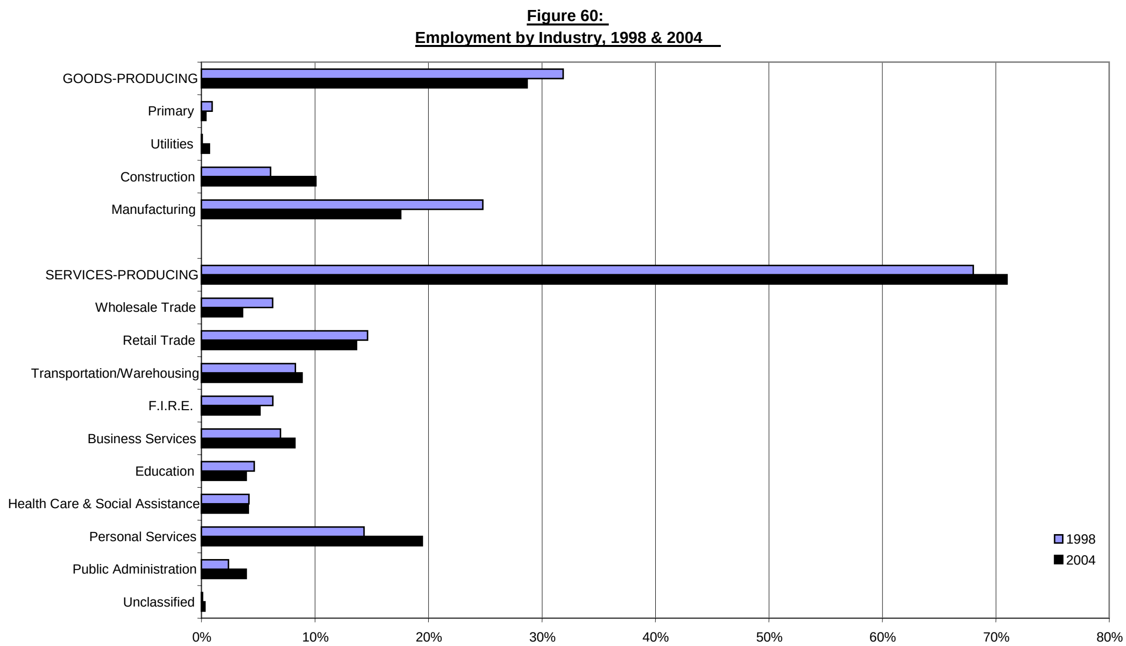
Figure 61:



Employment by Sector

The majority of employment in Whitchurch-Stouffville is concentrated in service-producing industries, accounting for 71.0% of employment in the survey area (see Figure 62).

Figure 62:
Employment by Industry, Whitchurch-Stouffville, 1998 & 2004



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 19.5% and 13.7% of workers in the area. Golf-related employment accounts for 47.9% of jobs within the personal services sector.

Of the 28.7% of local employment in the goods-producing sector, 17.5% was located in the manufacturing sector in 2004, down from 24.8% 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 20.4%, 17.7% and 13.1% 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 (180.2%), construction (179.9%), personal services (129.3%) and business services (100.0%). This widespread employment growth is indicative of strong overall growth in the area.

Employment by Community

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

Stouffville

As of year-end 2004, there were an estimated 4,964 jobs in the community of Stouffville, up from 2,916 in 1998. In 2004, the primary employment sectors in the community were personal services, manufacturing and retail trade, which accounted for 29.9%, 18.8% and 18.6% of employment, respectively.

Major employment growth occurred in the utilities and public administration sectors, which reported an increase of 53 and 204 employees, respectively, between 1998 and 2004. 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 112.0% and 104.5% between 1998 and 2004.

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 110.7% and 44.8%, respectively. As of year-end 2004 there were 2,012 jobs and 96 firms in Gormley. The major employment sectors included transportation/warehousing, construction, and personal services, accounting for a corresponding 24.5%, 19.6%, and 19.6% of jobs, respectively.

Since 1998, the personal services and construction sector recorded the largest employment increase in Gormley. Personal services grew 382.5%, adding 306 new jobs. The construction sector also witnessed a significant gain in employment, growing 418.4% and adding 318 new jobs.

Vandorf

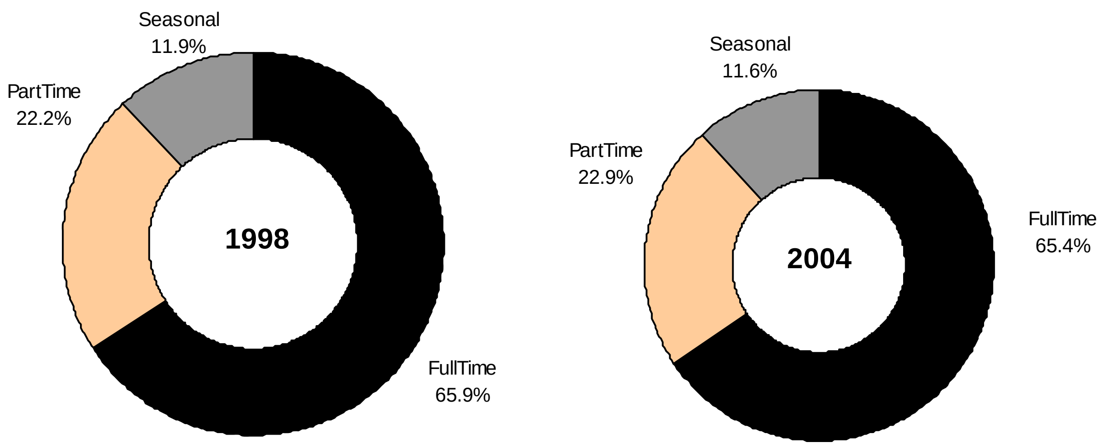
Despite a net gain of four firms in the area since 1998, employment in Vandorf declined 8.0% over this period. However, it is important to note that employment growth in the area has increased recently 18.7% from 2003. In 2004, there were 566 jobs in 52 businesses, compared to 48 firms employing 615 workers in 1998. The major employment sectors in Vandorf are manufacturing and construction, which accounted for 31.3% and 22.3% of jobs in the area as of 2004.

Employment growth was strongest in the business services sector, which grew 450.0% adding 45 new jobs. This was followed by the F.I.R.E sector, which grew at 433.3% and added 13 new employees. Employment declines were felt strongest in the wholesale trade, education and primary sectors, dropping 79.5% (128 jobs), 46.7% (21 jobs) and 30.0% (3 jobs), respectively.

Employment by Type of Worker

The majority of jobs in Whitchurch-Stouffville were full-time in 2004, with 65.4% of jobs falling into this category (see Figure 63). The proportion of part-time employment in Whitchurch-Stouffville grew from 22.2% in 1998 to 22.9% in 2004 due to a 74.6% increase in the number of part-time jobs.

Figure 63:
Employment by Type of Worker, Whitchurch-Stouffville, 1998 & 2004



Source: York Region Planning and Development Services Department

Business Overview

The number of businesses in the surveyed areas increased by 28.5% over six years, or by 4.7% on an average annual basis. At year-end 2004, there were an estimated 600 firms.

Business Mobility

Business mobility in the Town of Whitchurch-Stouffville was significantly below the Regional average (8.0%) with a 2.7% mobility rate. Employment mobility was similarly low with a reported rate of 1.0%. In addition, a number of new firms entered the area, and created a net growth of 6 businesses and 82 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 2004, the total number of small firms increased 22.6% to comprise 84.8% of all businesses, while medium and large firms increased 28.2% and 175.0% from 1998 levels (see Figure 64).

Figure 64:
Percent of Businesses by Size, Whitchurch-Stouffville, 1998 & 2004

Business Size Category	1998	2004
Small (1-19 employees)	88.9%	84.8%
Medium (20-99 employees)	10.3%	13.2%
Large (100-499 employees)	0.8%	2.2%
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.;
- Town of Whitchurch-Stouffville Muncipal Offices;
- A&P;
- Novapharm Ltd.; and
- Station Creek Golf Club

Development Activity

The value of non-residential building permits issued in Whitchurch-Stouffville dropped 84.2% in 2004 over 2003 levels. As of year-end 2003, approximately $12.2 million worth of non-residential permits were issued, compared to $1.9 million in 2004. The decreases were seen in all areas including industrial, commercial, and institutional sectors.

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 2004 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 elapsed time since the last survey in these areas, and 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 63).

Figure 65:
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 2004, efforts were made to contact the business by phone to establish either a new location, or to record the probable closure of the business. For businesses unable or unwilling to conduct a door-to-door interview, the option was given to either have a surveyor call them at a mutually convenient time or to provide them with a blank survey form and have them complete and return it at their leisure. For businesses that declined to participate or were unable to contact either in person or by telephone, it was assumed that all information relating to that business remained unchanged from the date they were last surveyed.

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

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

Data Sources and Limitations

Data Accuracy

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

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

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

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

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

Employment Data as a Measure of Economic Activity

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

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

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

Appendix B: Industrial Sector Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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