2019 REGIONAL CENTRES & CORRIDORS REPORT

A detailed overview of development activity, demographics and progress in York Region’s Centres and Corridors

JUNE 2020
York Region’s Centres and Corridors Program is a city-building initiative and the foundation of York Region’s planned urban structure. It combines planning for urban pedestrian friendly/walkable communities with construction of new rapid transit corridors and stations that connect York Region and the Greater Toronto Area. The Centres and Corridors urban structure is defined by the York Region Official Plan. Key goals are to provide travel options, conserve resources, and create lively sustainable communities within walking distance of transit and other services. It is also about choice by providing a range of housing options, places to work, and ways to get there. The growth and development activity underway is evidence that the strategy is working.

Progress towards the planned population and job targets for each of the four Regional Centres continues to support Regional priorities to encourage growth in Regional Centres and Corridors. In 2019, the percentage of new apartment units in York Region’s Centres and Corridors (79%, 1,730 units) was one of the highest ever observed in York Region. In terms of total residential units, 40% of all types of residential units were in the centres and corridors in 2019. This is the highest ever in the centres and corridors since tracking began in 2001. There are currently 24 high rise buildings under construction in the Centres and Corridors (7,400 units). These indicators show that the Centres and Corridors remain the focus for high density residential development in the Region.
In 2019, the Federal and Provincial governments committed significant transit investment to the Yonge Subway Extension, which is planned to be completed in 10 years. Further funding is required to complete 75 km of planned Viva Bus Rapid Transit critical to the Regional rapid transit network. Completion of the Upper York Sewage Solution is also critical to the success of the northern Centres and Corridors to fully realize planned growth.

Regional staff is leveraging 3D modelling technologies as a city building tool to help visualize how emerging communities can meet growth targets. These projects support the Region’s vision of vibrant, successful, healthy, transit-oriented, complete, and compact communities.

What are the BENEFITS of PLANNING for CENTRES and CORRIDORS?

- A variety of housing options for all ages and incomes
- Walkable transit oriented communities promote active and healthy lifestyles
- Improved access to jobs to support a highly skilled workforce and live WORK options
- Unique urban spaces
- Growing smarter by redeveloping land with existing infrastructure
- Convenient access to rapid transit services to connect people to where they want to go

Progress Towards Growth Targets in the Regional Centres

NEWMARKET URBAN CENTRES

MARKHAM CENTRE

RICHMOND HILL/LANGSTAFF GATEWAY

VAUGHAN METROPOLITAN CENTRE
MARKHAM CENTRE
DEMOGRAPHICS 2019

12,300 TOTAL POPULATION
41,000 TARGET POPULATION

14,600 TOTAL JOBS
39,000 TARGET JOBS

POPULATION GROWTH
(2014-2019)

$74,100 AVERAGE HOUSEHOLD INCOME
$132,200 YORK REGION AVERAGE

1.6 AVERAGE RESIDENTS PER HOUSEHOLD
3.1 YORK REGION AVERAGE

HOUSEHOLD COMPOSITION

1. Markham Centre
- 1-person households: 36%
- 2-person households: 34%
- 3-person households: 17%
- 4+ person households: 13%

2. York Region
- 1-person households: 15%
- 2-person households: 26%
- 3-person households: 20%
- 4+ person households: 39%

HOME TENURE

1. Markham Centre
- Own: 61%
- Rent: 39%

2. York Region
- Own: 85%
- Rent: 15%

HOUSING TYPE

- 80% Apartment
- 15% Row Home
- 5% Single Family
- 1% Semi-Detached

POPULATION DIVERSITY

1. Markham Centre
- Immigrant: 74%
- Non-Immigrant: 26%

2. York Region
- Immigrant: 49%
- Non-Immigrant: 51%

Source: Environics Analytics - Demostats 2019, York Region 2019 Employment Survey
**VAUGHAN METROPOLITAN CENTRE**

**DEMOGRAPHICS 2019**

**TOTAL POPULATION**
- **1,300** Vaughn Metropolitan Centre
- **25,000** York Region

**TOTAL JOBS**
- **7,800** Vaughn Metropolitan Centre
- **11,500** York Region

**AVERAGE HOUSEHOLD INCOME**
- **$109,100** Vaughn Metropolitan Centre
- **$132,200** York Region

**AVERAGE RESIDENTS PER HOUSEHOLD**
- **1.7** Vaughn Metropolitan Centre
- **3.1** York Region

**POPULATION GROWTH (2014-2019)**
- **116%** Vaughn Metropolitan Centre
- **7%** York Region

**HOME TENURE**
- **69%** Own, Vaughn Metropolitan Centre
- **31%** Rent, Vaughn Metropolitan Centre
- **85%** Own, York Region
- **15%** Rent, York Region

**HOUSING TYPE**
- **100% Apartment**

**AGE**
- **0-19**
  - **17%** Vaughn Metropolitan Centre
  - **23%** York Region
- **20-29**
  - **20%** Vaughn Metropolitan Centre
  - **14%** York Region
- **30-49**
  - **28%** Vaughn Metropolitan Centre
  - **26%** York Region
- **50-64**
  - **23%** Vaughn Metropolitan Centre
  - **21%** York Region
- **65+**
  - **12%** Vaughn Metropolitan Centre
  - **16%** York Region

**POPULATION DIVERSITY**
- **IMMIGRANT**
  - **50%** Vaughn Metropolitan Centre
  - **51%** York Region
- **NON-IMMIGRANT**
  - **50%** Vaughn Metropolitan Centre
  - **49%** York Region

Source: Environics Analytics - Demostats 2019, York Region 2019 Employment Survey
RICHMOND HILL LANGSTAFF GATEWAY CENTRE
2019 DEMOGRAPHICS

2,900 TOTAL POPULATION
48,000 TARGET POPULATION

2,800 TOTAL JOBS
31,000 TARGET JOBS

POPULATION GROWTH
(2014-2019)

12% Richmond Hill / Langstaff Gateway Centre
7% York Region

2.2 AVERAGE RESIDENTS PER HOUSEHOLD

3.1 YORK REGION AVERAGE

HOUSEHOLD COMPOSITION

Richmond Hill / Langstaff Gateway Centre
1 Person: 42%
2 People: 32%
3 People: 14%
4+ People: 12%

York Region
1 Person: 15%
2 People: 26%
3 People: 20%
4+ People: 39%

HOUSEHOLD GROWTH
(2014-2019)

12% Richmond Hill / Langstaff Gateway Centre
8% York Region

HOME TENURE

Richmond Hill / Langstaff Gateway Centre
Own: 66%
Rent: 34%

York Region
Own: 85%
Rent: 15%

HOUSING TYPE

85% Apartment
12% Row Home
3% Single Family

POPULATION DIVERSITY

Richmond Hill / Langstaff Gateway Centre
Immigrant: 64%
Non-immigrant: 36%

York Region
Immigrant: 49%
Non-immigrant: 51%

Source: Environics Analytics - Demostats 2019, York Region 2019 Employment Survey

- **Newmarket Urban Centres:** 2%
- **York Region:** 7%

### Household Composition

<table>
<thead>
<tr>
<th>Household Type</th>
<th>Newmarket Urban Centres</th>
<th>York Region</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 person</td>
<td>37%</td>
<td>15%</td>
</tr>
<tr>
<td>2 people</td>
<td>32%</td>
<td>26%</td>
</tr>
<tr>
<td>3 people</td>
<td>14%</td>
<td>20%</td>
</tr>
<tr>
<td>4+ people</td>
<td>17%</td>
<td>39%</td>
</tr>
</tbody>
</table>

### Average Residents per Household

- **Newmarket Urban Centres:** 2.0
- **York Region Average:** 3.1

### Age Distribution

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Newmarket Urban Centres</th>
<th>York Region</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-19</td>
<td>17%</td>
<td>23%</td>
</tr>
<tr>
<td>20-29</td>
<td>12%</td>
<td>14%</td>
</tr>
<tr>
<td>30-49</td>
<td>23%</td>
<td>26%</td>
</tr>
<tr>
<td>50-64</td>
<td>22%</td>
<td>21%</td>
</tr>
<tr>
<td>65+</td>
<td>26%</td>
<td>16%</td>
</tr>
</tbody>
</table>

### Average Household Income

- **Newmarket Urban Centres:** $84,600
- **York Region Average:** $132,200

<table>
<thead>
<tr>
<th>Income Tier</th>
<th>Newmarket Urban Centres</th>
<th>York Region</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;$40,000</td>
<td>29%</td>
<td>17%</td>
</tr>
<tr>
<td>$40-$100K</td>
<td>43%</td>
<td>32%</td>
</tr>
<tr>
<td>&gt;$100K</td>
<td>28%</td>
<td>51%</td>
</tr>
</tbody>
</table>

### HOME TENURE

- **Newmarket Urban Centres:**
  - **Own:** 63%
  - **Rent:** 36%
- **York Region:**
  - **Own:** 85%
  - **Rent:** 15%

### Housing Type

- **Newmarket Urban Centres:**
  - 27% Single Family
  - 60% Apartment
  - 11% Row Home
  - 2% Semi-Detached

### Population Diversity

- **Newmarket Urban Centres:**
  - **Immigrant:** 25%
  - **Non-Immigrant:** 75%
- **York Region:**
  - **Immigrant:** 49%
  - **Non-Immigrant:** 51%

*Source: Environics Analytics - Demostats 2019, York Region 2019 Employment Survey
*Targets are for the Newmarket Urban Centres Secondary Plan area
YONGE STREET CORRIDOR
DEMOGRAPHICS 2019

23,300 TOTAL POPULATION

32,000 TOTAL JOBS

POPULATION GROWTH (2014-2019)

AVERAGE HOUSEHOLD INCOME

YORK REGION AVERAGE

HOUSEHOLD COMPOSITION

HOME TENURE

HOUSING TYPE

IMMIGRANT

NON-IMMIGRANT

Source: Environics Analytics - Demostats 2019, York Region 2019 Employment Survey
HIGHWAY 7 CORRIDOR
DEMOGRAPHICS 2019

19,500 TOTAL POPULATION

68,100 TOTAL JOBS

POPULATION GROWTH
(2014-2019)

HIGHWAY 7 CORRIDOR
19% 7%
Highway 7 Corridor York Region

1.9 AVERAGE RESIDENTS PER HOUSEHOLD

3.1 YORK REGION AVERAGE

HOUSEHOLD COMPOSITION

<table>
<thead>
<tr>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4+</th>
</tr>
</thead>
<tbody>
<tr>
<td>41%</td>
<td>35%</td>
<td>13%</td>
<td>11%</td>
</tr>
<tr>
<td>HIGHWAY 7 CORRIDOR</td>
<td>HIGHWAY 7 CORRIDOR</td>
<td>HIGHWAY 7 CORRIDOR</td>
<td>HIGHWAY 7 CORRIDOR</td>
</tr>
<tr>
<td>15%</td>
<td>26%</td>
<td>20%</td>
<td>39%</td>
</tr>
<tr>
<td>YORK REGION</td>
<td>YORK REGION</td>
<td>YORK REGION</td>
<td>YORK REGION</td>
</tr>
</tbody>
</table>

HOUSEHOLD GROWTH
(2014-2019)

16% 68% 16%
HIGHWAY 7 CORRIDOR YORK REGION YORK REGION

AGE

<table>
<thead>
<tr>
<th>0-19</th>
<th>20-29</th>
<th>30-49</th>
<th>50-64</th>
<th>65+</th>
</tr>
</thead>
<tbody>
<tr>
<td>13%</td>
<td>13%</td>
<td>28%</td>
<td>18%</td>
<td>28%</td>
</tr>
<tr>
<td>HIGHWAY 7 CORRIDOR</td>
<td>HIGHWAY 7 CORRIDOR</td>
<td>HIGHWAY 7 CORRIDOR</td>
<td>HIGHWAY 7 CORRIDOR</td>
<td>HIGHWAY 7 CORRIDOR</td>
</tr>
<tr>
<td>23%</td>
<td>14%</td>
<td>26%</td>
<td>21%</td>
<td>16%</td>
</tr>
<tr>
<td>YORK REGION</td>
<td>YORK REGION</td>
<td>YORK REGION</td>
<td>YORK REGION</td>
<td>YORK REGION</td>
</tr>
</tbody>
</table>

HOME TENURE

<table>
<thead>
<tr>
<th>OWN</th>
<th>RENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>69%</td>
<td>31%</td>
</tr>
<tr>
<td>HIGHWAY 7 CORRIDOR</td>
<td>HIGHWAY 7 CORRIDOR</td>
</tr>
<tr>
<td>85%</td>
<td>15%</td>
</tr>
<tr>
<td>YORK REGION</td>
<td>YORK REGION</td>
</tr>
</tbody>
</table>

HOUSING TYPE

8% Single Family
1% Semi-Detached
11% Row Home
80% Apartment

IMMIGRANT NON-IMMIGRANT

<table>
<thead>
<tr>
<th>IMMIGRANT</th>
<th>NON-IMMIGRANT</th>
</tr>
</thead>
<tbody>
<tr>
<td>67%</td>
<td>33%</td>
</tr>
<tr>
<td>HIGHWAY 7 CORRIDOR</td>
<td>HIGHWAY 7 CORRIDOR</td>
</tr>
<tr>
<td>49%</td>
<td>51%</td>
</tr>
<tr>
<td>YORK REGION</td>
<td>YORK REGION</td>
</tr>
</tbody>
</table>

AVERAGE HOUSEHOLD INCOME YORK REGION AVERAGE

|$79,200 | $132,200 |
|$40-$100K | $40-$100K |
| 35% | 40% |
| HIGHWAY 7 CORRIDOR | HIGHWAY 7 CORRIDOR |
| 17% | 32% |
| YORK REGION | YORK REGION |

POPULATION DIVERSITY

Source: Environics Analytics - Demostats 2019, York Region 2019 Employment Survey