

# 2019 REGIONAL CENTRES & CORRIDORS REPORT

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

# CITY BUILDING IN YORK REGION

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.



**STRONG CONSTRUCTION ACTIVITY**  
24 BUILDINGS (7,400 UNITS) under CONSTRUCTION

SINCE 2006

**64%**

of **ALL NEW MULTI-STOREY RESIDENTIAL APARTMENT UNITS** in the Region have been located in **Centres and Corridors**

**40%**

of **ALL RESIDENTIAL UNIT STARTS** were located in **Centres and Corridors**

Highest  
**ONE-YEAR  
Percentage  
Recorded!**

**135,400 JOBS** CURRENTLY EXIST in the **CENTRES and CORRIDORS**

# CENTRES & CORRIDORS PROGRAM RESULTS

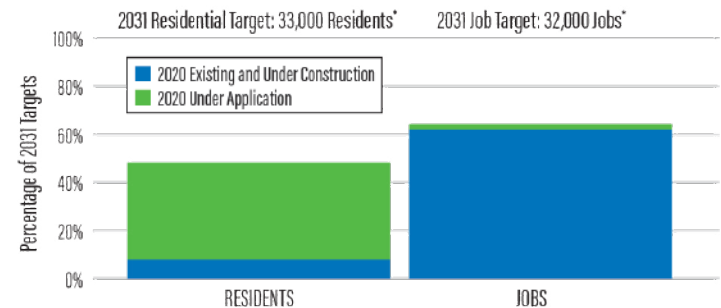
| JUNE 2020

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.

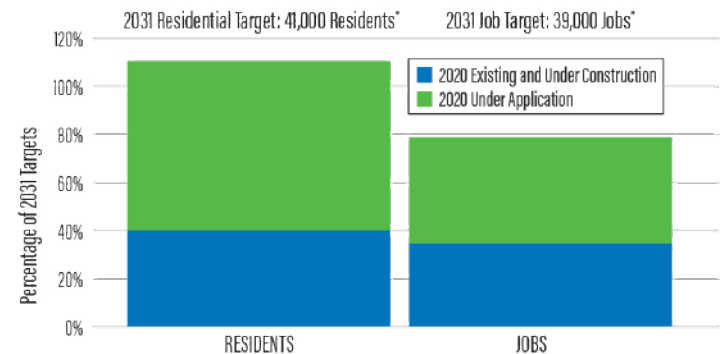
Regional staff is leveraging 3D modelling technologies as a city building tool to help visualize how emerging communities can meet growth targets. These projects support the Region's vision of vibrant, successful, healthy, transit-oriented, complete, and compact communities.

## Progress Towards Growth Targets in the Regional Centres

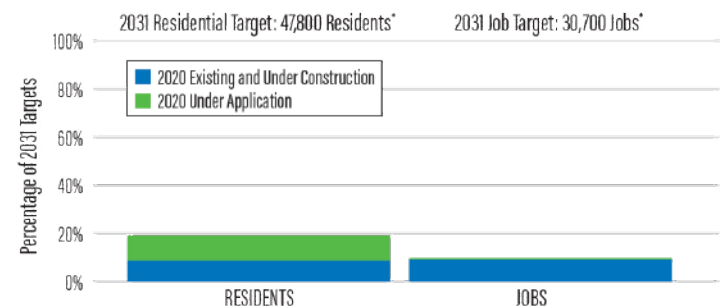
### NEWMARKET URBAN CENTRES



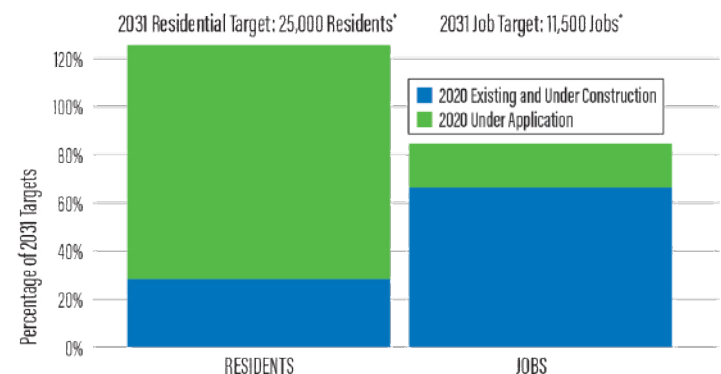
### MARKHAM CENTRE



### RICHMOND HILL/LANGSTAFF GATEWAY



### VAUGHAN METROPOLITAN CENTRE



## 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

# MARKHAM CENTRE

DEMOGRAPHICS 2019

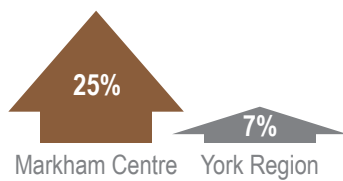


**12,300** TOTAL POPULATION  
**41,000** TARGET POPULATION

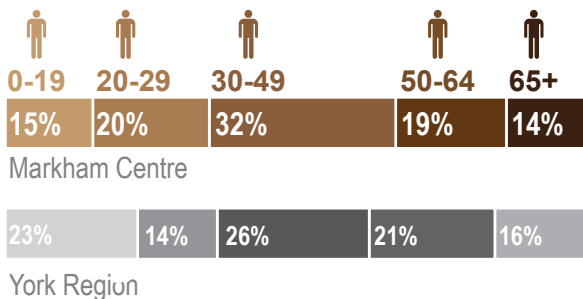


**14,600** TOTAL JOBS  
**39,000** TARGET JOBS

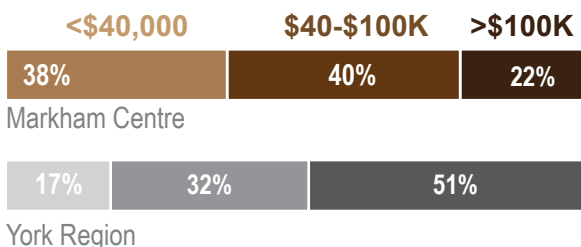
## POPULATION GROWTH (2014-2019)



## AGE



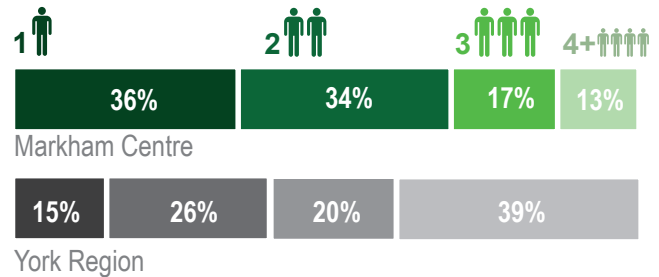
**\$74,100** AVERAGE HOUSEHOLD INCOME  
**\$132,200** YORK REGION AVERAGE



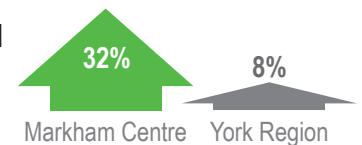
**1.6** AVERAGE RESIDENTS PER HOUSEHOLD

**3.1** YORK REGION AVERAGE

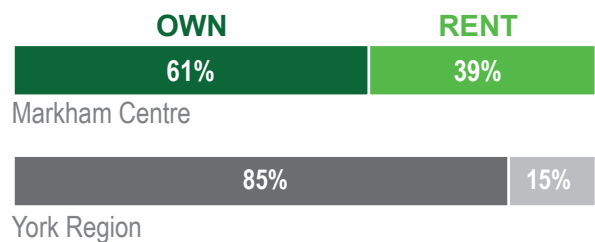
## HOUSEHOLD COMPOSITION



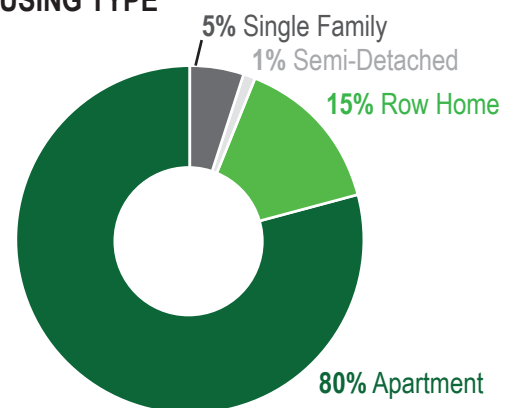
## HOUSEHOLD GROWTH (2014-2019)



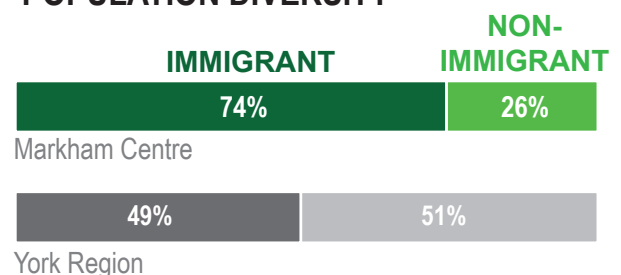
## HOME TENURE



## HOUSING TYPE



## POPULATION DIVERSITY



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

# VAUGHAN METROPOLITAN CENTRE

DEMOGRAPHICS 2019

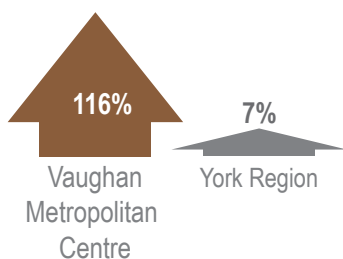


**1,300** TOTAL POPULATION  
**25,000** TARGET POPULATION

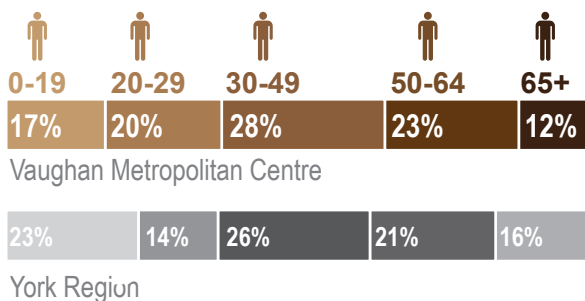


**7,800** TOTAL JOBS  
**11,500** TARGET JOBS

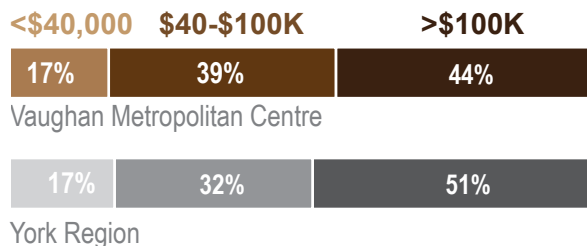
## POPULATION GROWTH (2014-2019)



## AGE



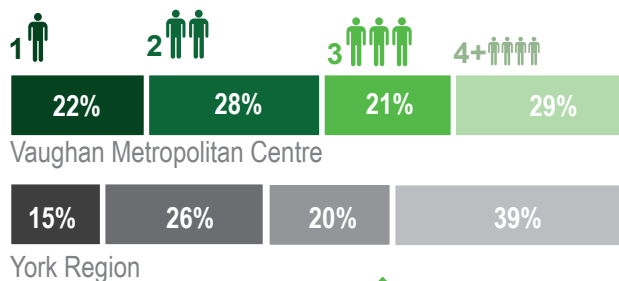
**\$109,100** AVERAGE HOUSEHOLD INCOME  
**\$132,200** YORK REGION AVERAGE



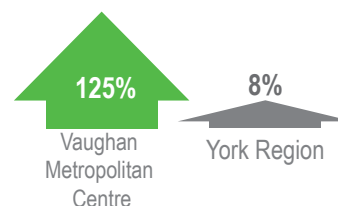
**1.7** AVERAGE RESIDENTS PER HOUSEHOLD

**3.1** YORK REGION AVERAGE

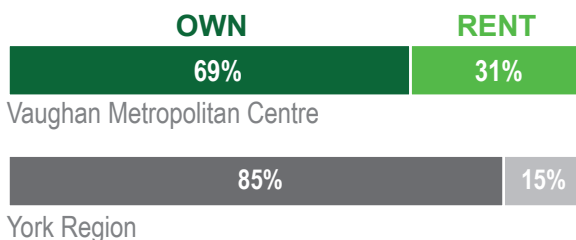
## HOUSEHOLD COMPOSITION



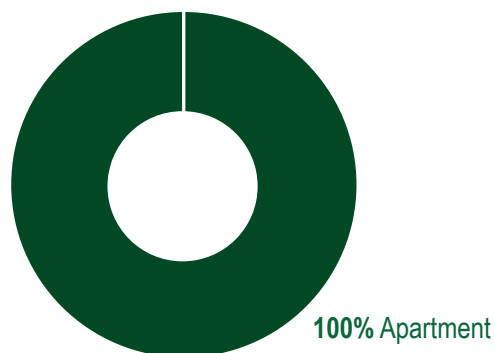
## HOUSEHOLD GROWTH (2014-2019)



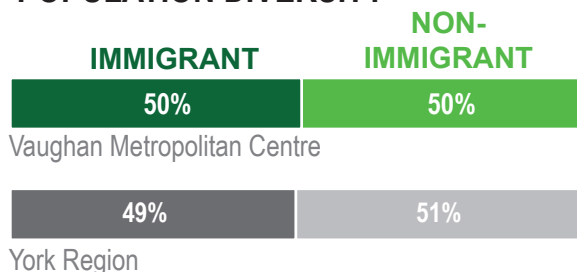
## HOME TENURE



## HOUSING TYPE



## POPULATION DIVERSITY



# RICHMOND HILL LANGSTAFF GATEWAY CENTRE

## 2019 DEMOGRAPHICS

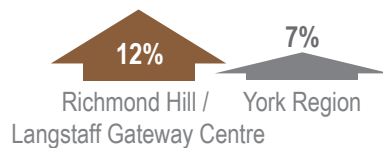


**2,900** TOTAL POPULATION  
**48,000** TARGET POPULATION

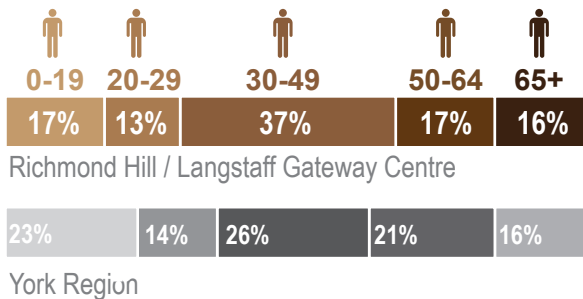


**2,800** TOTAL JOBS  
**31,000** TARGET JOBS

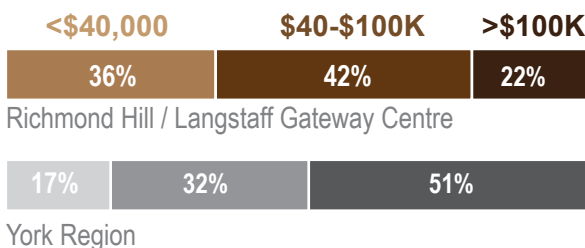
### POPULATION GROWTH (2014-2019)



### AGE



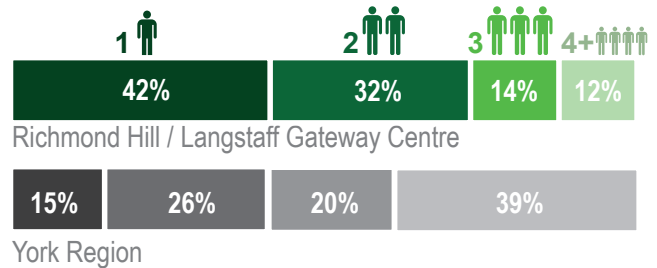
**\$72,300** AVERAGE HOUSEHOLD INCOME  
**\$132,200** YORK REGION AVERAGE



**2.2** AVERAGE RESIDENTS PER HOUSEHOLD

**3.1** YORK REGION AVERAGE

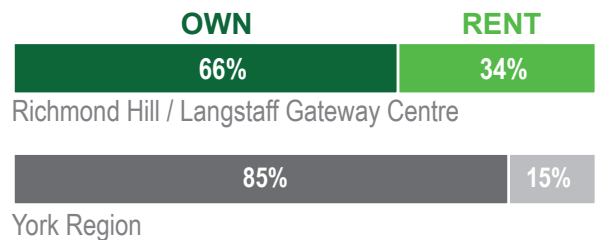
### HOUSEHOLD COMPOSITION



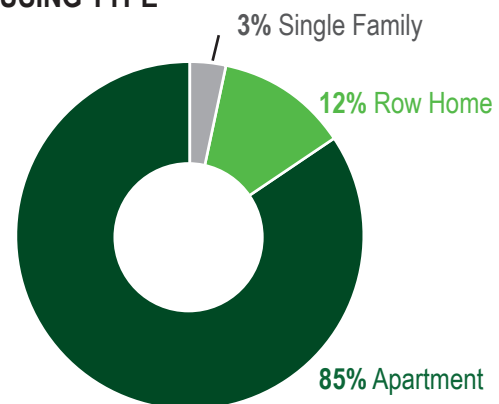
### HOUSEHOLD GROWTH (2014-2019)



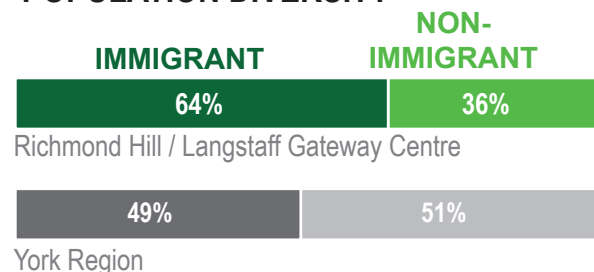
### HOME TENURE



### HOUSING TYPE



### POPULATION DIVERSITY



# NEWMARKET CENTRE

DEMOGRAPHICS 2019

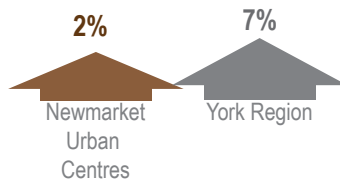


**3,400** TOTAL POPULATION  
**33,000** TARGET POPULATION\*

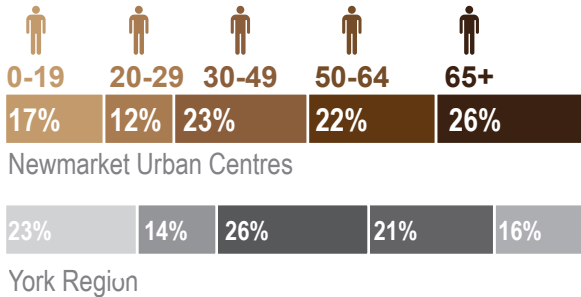


**18,300** TOTAL JOBS  
**32,500** TARGET JOBS\*

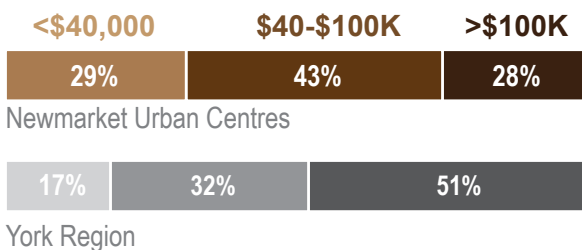
## POPULATION GROWTH (2014-2019)



## AGE

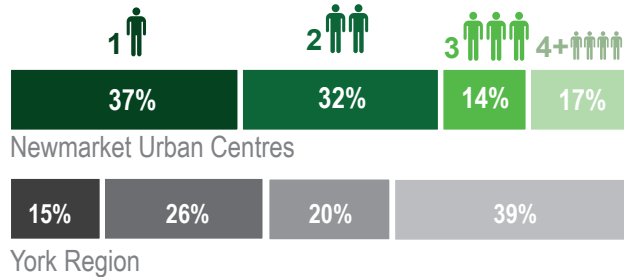


**\$84,600** AVERAGE HOUSEHOLD INCOME  
**\$132,200** YORK REGION AVERAGE



**2.0** AVERAGE RESIDENTS PER HOUSEHOLD  
**3.1** YORK REGION AVERAGE

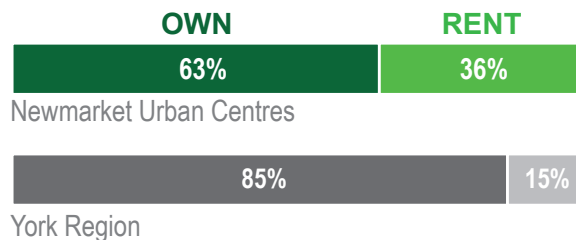
## HOUSEHOLD COMPOSITION



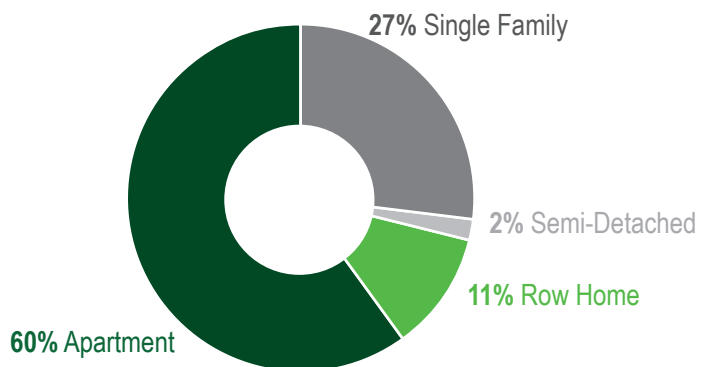
## HOUSEHOLD GROWTH (2014-2019)



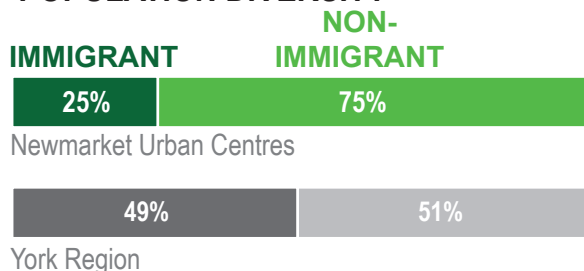
## HOME TENURE



## HOUSING TYPE



## POPULATION DIVERSITY



# YONGE STREET CORRIDOR

DEMOGRAPHICS 2019

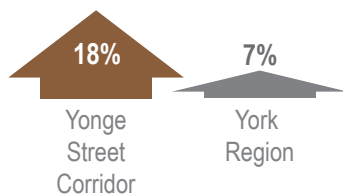


**23,300** TOTAL POPULATION

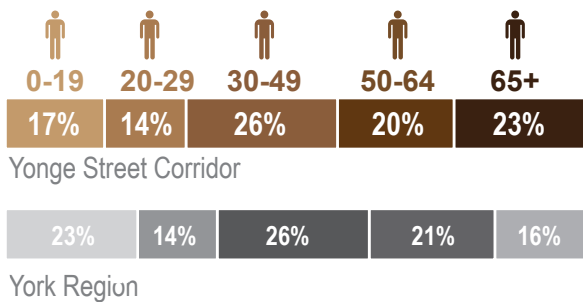


**32,000** TOTAL JOBS

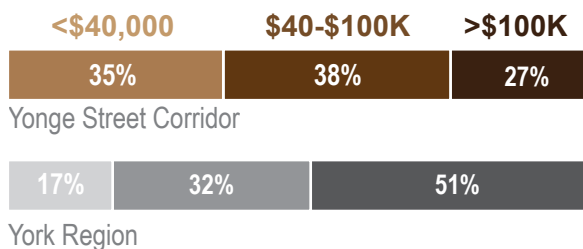
## POPULATION GROWTH (2014-2019)



## AGE



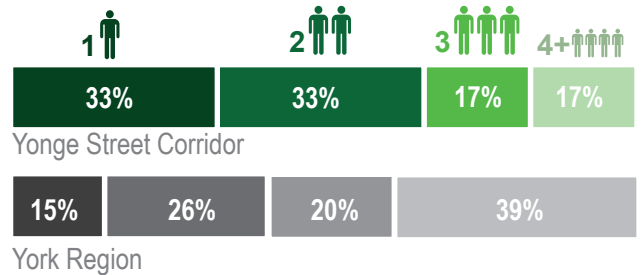
**\$83,200** AVERAGE HOUSEHOLD INCOME  
**\$132,200** YORK REGION AVERAGE



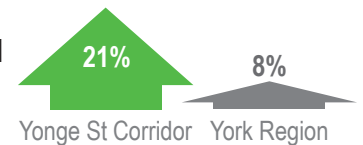
**2.1** AVERAGE RESIDENTS PER HOUSEHOLD

**3.1** YORK REGION AVERAGE

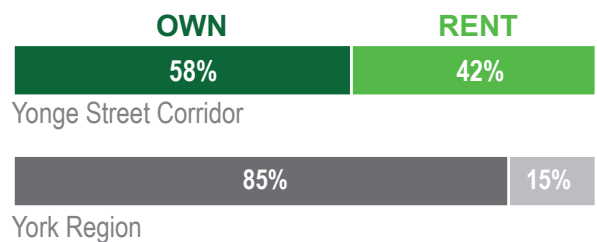
## HOUSEHOLD COMPOSITION



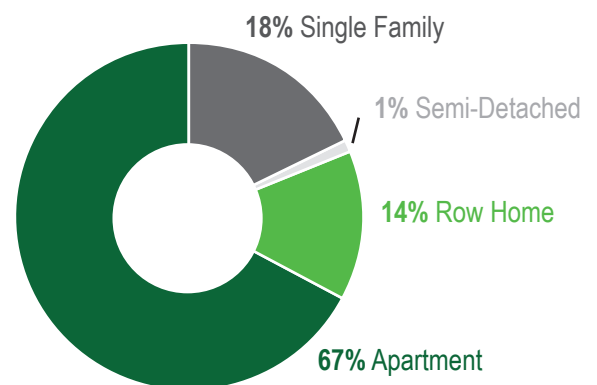
## HOUSEHOLD GROWTH (2014-2019)



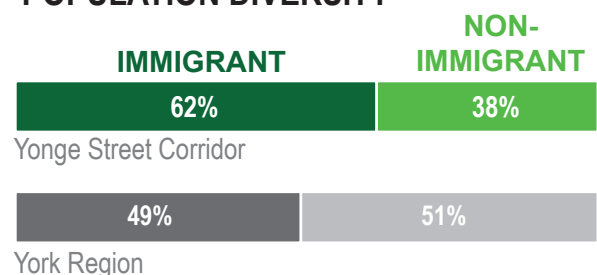
## HOME TENURE



## HOUSING TYPE



## POPULATION DIVERSITY



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



# HIGHWAY 7 CORRIDOR

DEMOGRAPHICS 2019

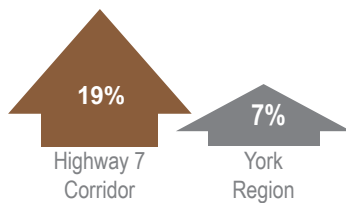


**19,500** TOTAL POPULATION

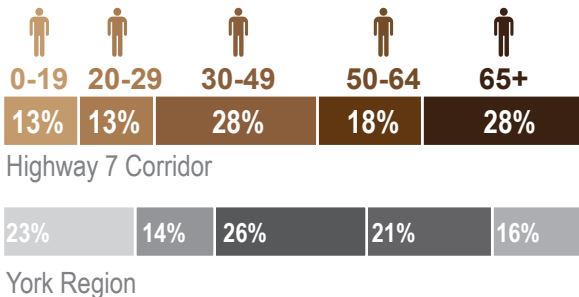


**68,100** TOTAL JOBS

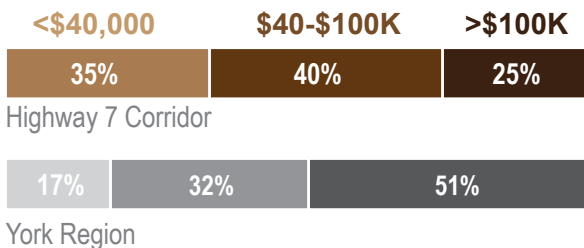
## POPULATION GROWTH (2014-2019)



## AGE



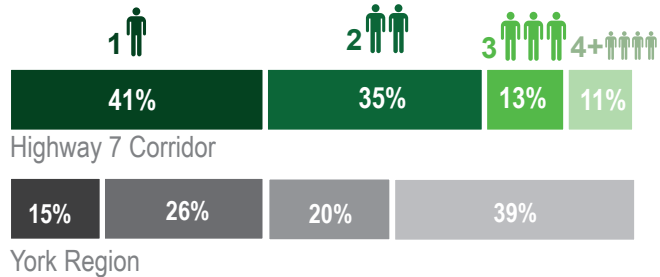
**\$79,200** AVERAGE HOUSEHOLD INCOME  
**\$132,200** YORK REGION AVERAGE



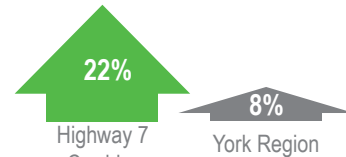
**1.9** AVERAGE RESIDENTS PER HOUSEHOLD

**3.1** YORK REGION AVERAGE

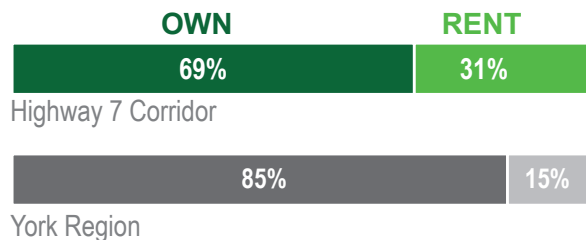
## HOUSEHOLD COMPOSITION



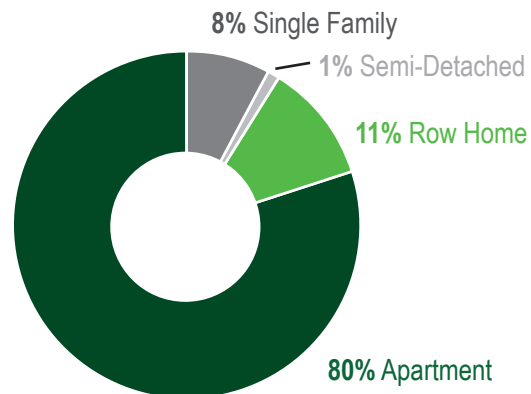
## HOUSEHOLD GROWTH (2014-2019)



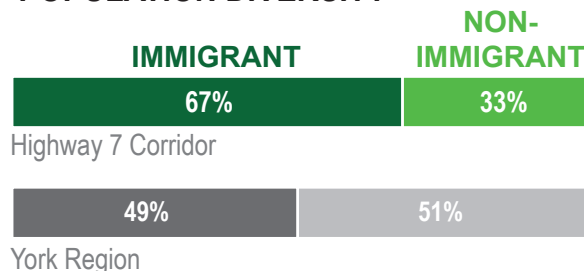
## HOME TENURE



## HOUSING TYPE



## POPULATION DIVERSITY



# 2019 REGIONAL CENTRES & CORRIDORS REPORT

For more information on Centres and  
Corridors in York Region please contact  
Planning and Economic Development  
1-877-464-9675 Extension 71515  
[yorklink.ca/citybuilding](http://yorklink.ca/citybuilding)

