

2021 REGIONAL CENTRES and CORRIDORS REPORT

An overview of development activities and demographics in York Region's Centres and Corridors

CITY BUILDING in YORK REGION

CENTRES and CORRIDORS 2021 PROGRAM RESULTS | MAY 2022

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. Accommodating growth in Regional Centres and Corridors helps maintain fiscal sustainability by directing more residents and jobs to strategic intensification areas with existing and planned infrastructure and services.

Subway extensions and VivaNext rapidways are important catalysts to the transformation and growth of vibrant communities in Centres and Corridors. The introduction of 58 of the 78 Council endorsed Major Transit Station Area (MTSA) along Centres and Corridors will promote a clustering of diverse land uses to build and revitalize 15-minute, complete communities with destinations to live, work, learn and play.

2021 had been a record year for apartment building activities in Regional Centres and Corridors with 4,435 units or 87% of new apartment in York Region. Apartment starts were mainly concentrated in Markham Centre (1,521 units) and Richmond Hill Centre (1,149 units). There were 27 multi-storey residential buildings under construction (8,140 units) with the largest volume of activities in the Vaughan Metropolitan Centre (among 7 buildings; 2,540 units).



 **STRONG CONSTRUCTION ACTIVITY**
27 BUILDINGS (8,140 UNITS) under CONSTRUCTION

SINCE 2006 **68%** of ALL NEW MULTI-STOREY RESIDENTIAL APARTMENT UNITS in the Region have been located in Centres and Corridors

87% of ALL APARTMENT UNIT STARTS were located in Centres and Corridors **Highest ONE-YEAR Percentage Recorded!**

578 PURPOSE-BUILT RENTAL APARTMENT UNITS underconstruction in 2021, with another 2,600 units proposed in Centres and Corridors

Companies with office spaces in Centres and Corridors are typically in the information and communication technologies (ICT), engineering, financial and professional services, and retail sectors. No new building permits were issued for office in 2021. Future demand for office space will be shaped by return-to-office models and shifts to use these spaces as destinations for collaboration and innovation to strengthen and enrich company culture.

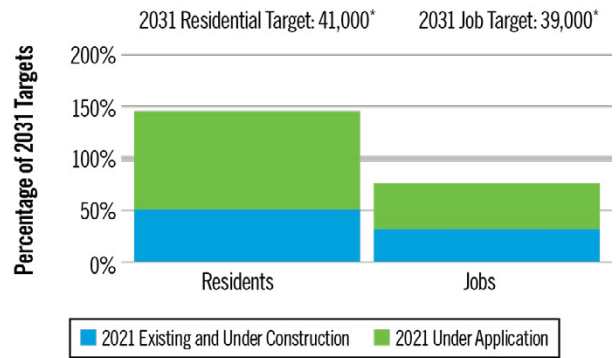
Built and projected growth in Markham Centre, Richmond Hill/Langstaff Gateway Centre and Vaughan Metropolitan Centre have already exceeded 2031 growth targets. Updates to secondary plans in these Regional Centres are underway to manage growth trends, infrastructure and service needs in these growing communities.

The anticipated opening of the Yonge North Subway Extension (YSNE) continued to attract strong development interest along Yonge Corridor between Steeles Ave. and High Tech Road. There are over 68,000 units proposed along this corridor through pre-consultation, Official Plan and Zoning amendment, site plan, Provincial Transit-Oriented Communities (TOC) applications and under construction. 78% (53,200 units) were proposed in 2021 alone.

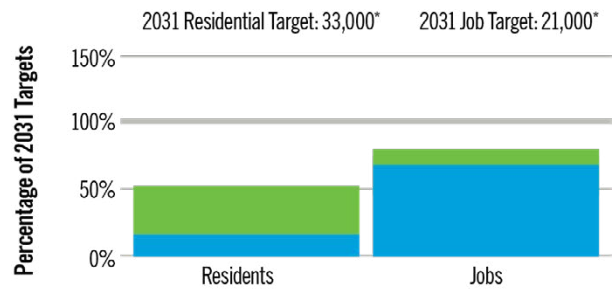


Progress Towards Growth in Regional Centres

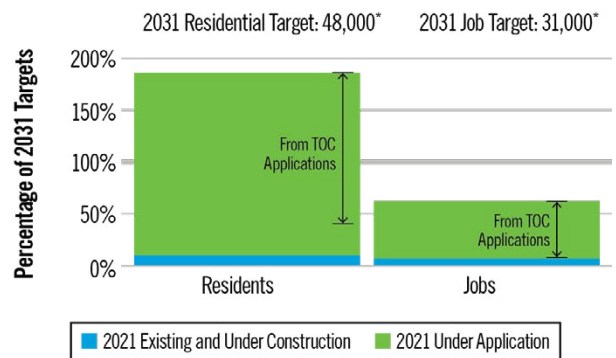
MARKHAM CENTRE



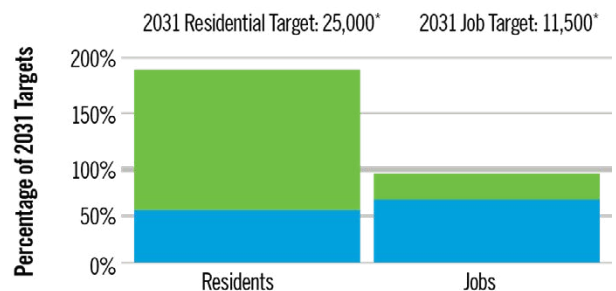
NEWMARKET URBAN CENTRES



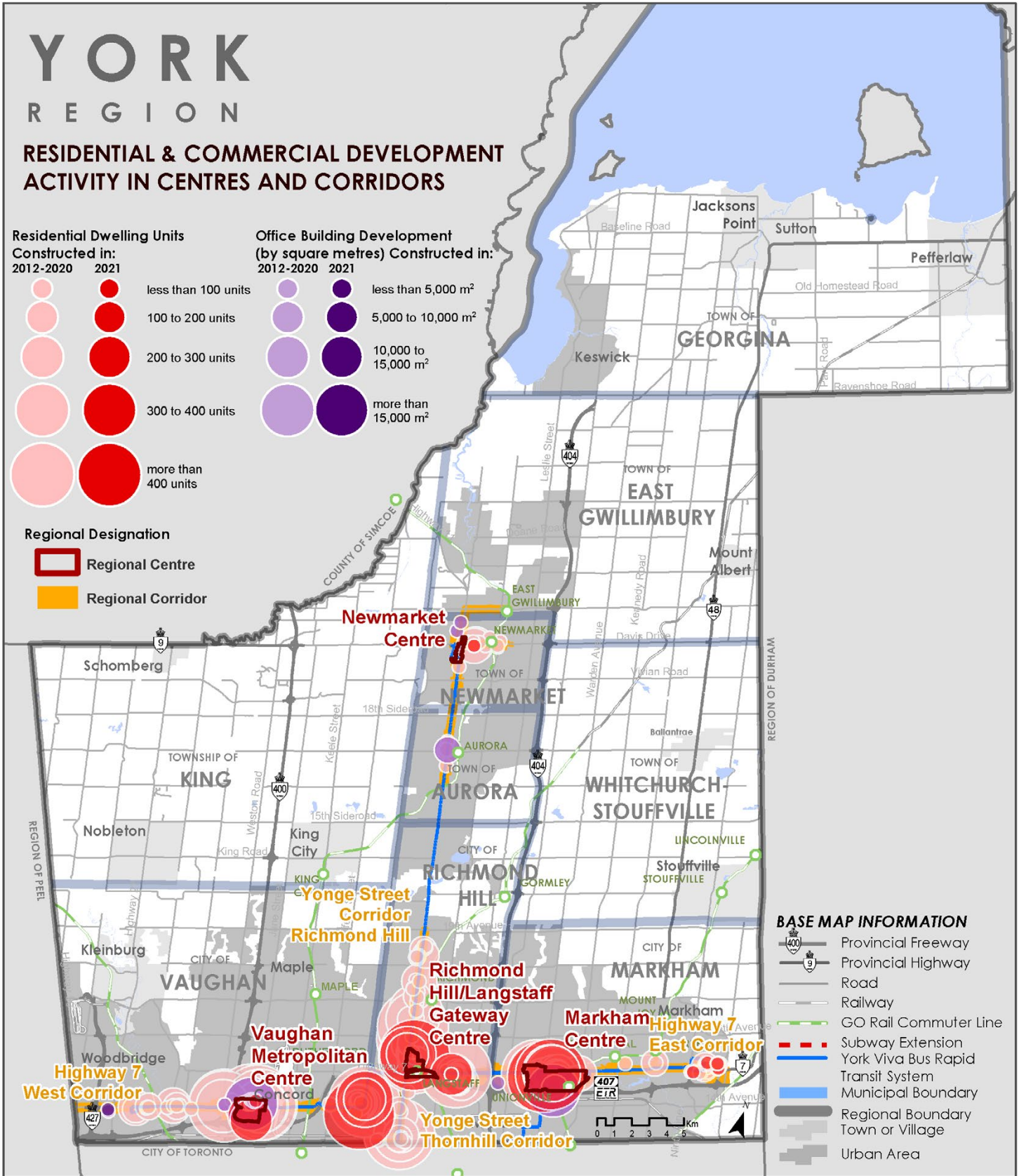
RICHMOND HILL/LANGSTAFF GATEWAY CENTRE



VAUGHAN METROPOLITAN CENTRE



*Population and job targets subject to Secondary Plan approvals in: Markham, Newmarket, Richmond Hill and Vaughan.



MARKHAM CENTRE

DEMOGRAPHICS 2021

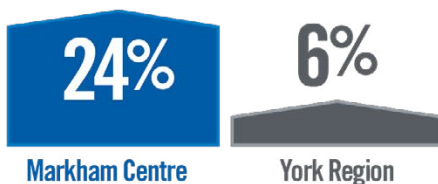


TOTAL POPULATION **13,400** TARGET POPULATION **41,000**

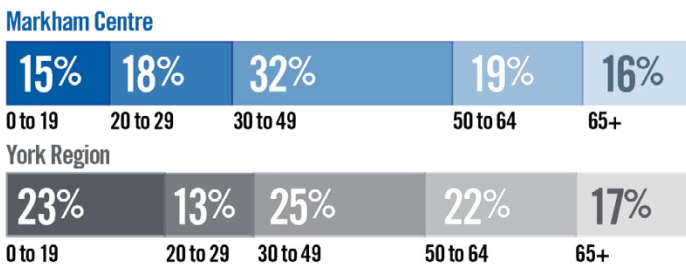


TOTAL JOBS **14,600** TARGET JOBS **39,000**

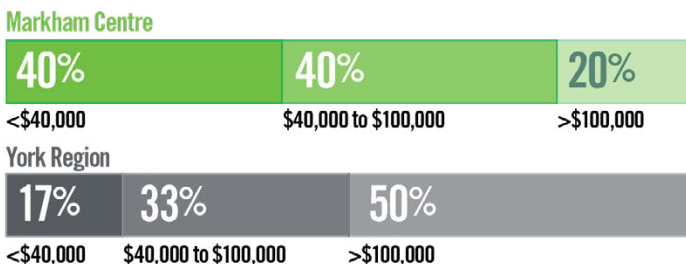
POPULATION GROWTH 2016 to 2021



POPULATION AGE



\$81,700 AVERAGE HOUSEHOLD INCOME
\$142,200 YORK REGION AVERAGE

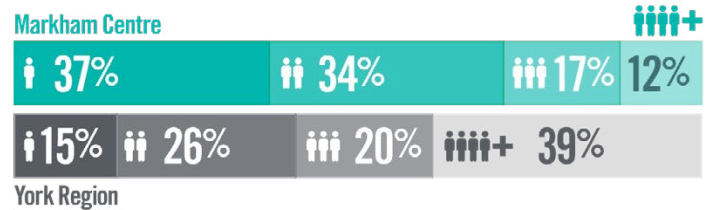


Source: Environics Analytics - Demostats 2021, York Region 2019 Employment Survey

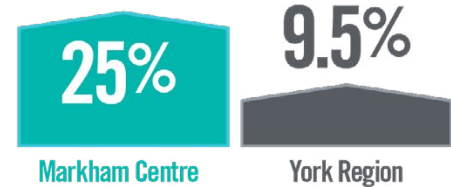


2.0 AVERAGE RESIDENTS per HOUSEHOLD
3.1 YORK REGION AVERAGE RESIDENTS

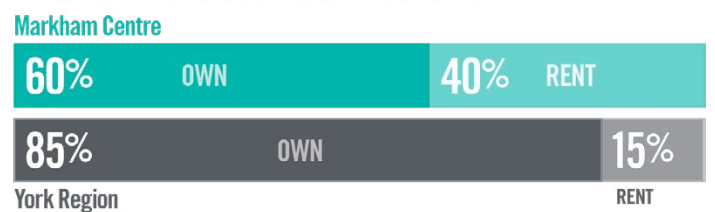
HOUSEHOLD COMPOSITION



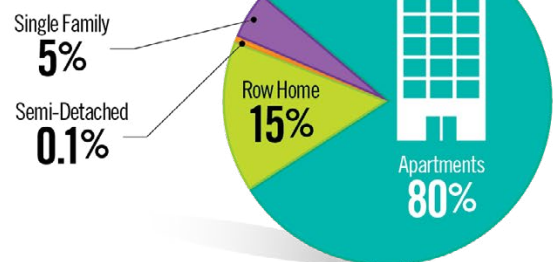
HOUSEHOLD GROWTH 2016 to 2021



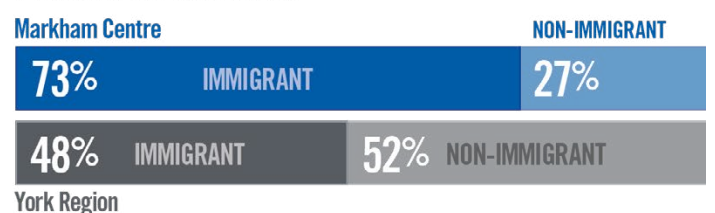
HOUSEHOLD TENURE OWNERSHIP vs. RENTAL



HOUSING TYPE



POPULATION DIVERSITY

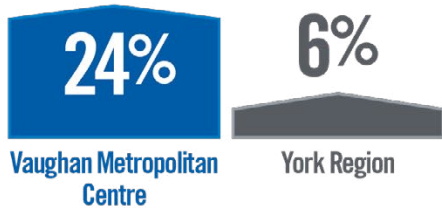


VAUGHAN METROPOLITAN CENTRE

DEMOGRAPHICS 2021

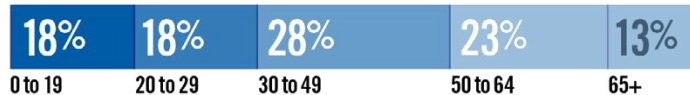


POPULATION GROWTH
2016 to 2021



POPULATION AGE

Vaughan Metropolitan Centre



York Region



Vaughan Metropolitan Centre



York Region



Source: City of Vaughan 2020 VMC Development Activity Report, Environics Analytics - Demostats 2021, York Region 2019 Employment Survey



HOUSEHOLD COMPOSITION

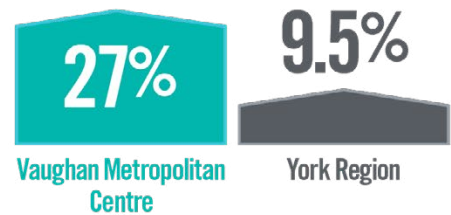
Vaughan Metropolitan Centre



York Region

HOUSEHOLD GROWTH

2016 to 2021



HOUSEHOLD TENURE OWNERSHIP vs. RENTAL

Vaughan Metropolitan Centre



York Region

HOUSING TYPE



POPULATION DIVERSITY

Vaughan Metropolitan Centre



York Region

RICHMOND HILL/LANGSTAFF GATEWAY CENTRE

DEMOGRAPHICS 2021



TOTAL POPULATION

3,800

TARGET POPULATION

48,000



TOTAL JOBS

2,800

TARGET JOBS

31,000

POPULATION GROWTH 2016 to 2021



Richmond Hill/Langstaff Gateway Centre



York Region

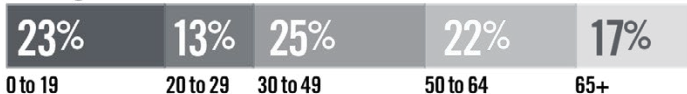
POPULATION AGE



Richmond Hill/Langstaff Gateway Centre



York Region



\$88,600 AVERAGE HOUSEHOLD INCOME

\$142,200 YORK REGION AVERAGE

Richmond Hill/Langstaff Gateway Centre



York Region



Source: Environics Analytics - Demostats 2021, York Region 2019 Employment Survey



2.2 AVERAGE RESIDENTS per HOUSEHOLD

3.1 YORK REGION AVERAGE RESIDENTS

HOUSEHOLD COMPOSITION

Richmond Hill/Langstaff Gateway Centre

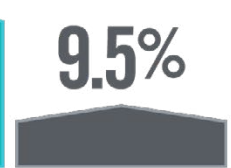


York Region

HOUSEHOLD GROWTH 2016 to 2021



Richmond Hill/Langstaff Gateway Centre



York Region

HOUSEHOLD TENURE OWNERSHIP vs. RENTAL

Richmond Hill/Langstaff Gateway Centre



York Region

HOUSING TYPE

Single Family

7%

Row Home

18%

Apartments

75%

POPULATION DIVERSITY

Richmond Hill/Langstaff Gateway Centre



York Region

NEWMARKET CENTRE

DEMOGRAPHICS 2021



TOTAL POPULATION

3,600

TARGET POPULATION*

33,000



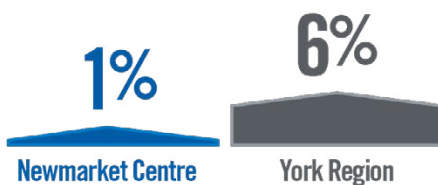
TOTAL JOBS

18,300

TARGET JOBS*

32,500

POPULATION GROWTH
2016 to 2021

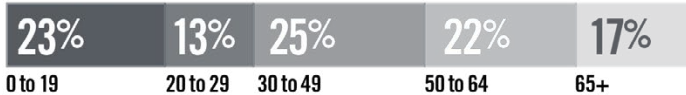


POPULATION AGE

Newmarket Centre



York Region



\$89,100 AVERAGE HOUSEHOLD INCOME

\$142,200 YORK REGION AVERAGE

Newmarket Centre



York Region



*Targets are for the Newmarket Urban Centres Secondary Plan area
Source: Environics Analytics - Demostats 2021, York Region 2019 Employment Survey



2.2 AVERAGE RESIDENTS per HOUSEHOLD

3.1 YORK REGION AVERAGE RESIDENTS

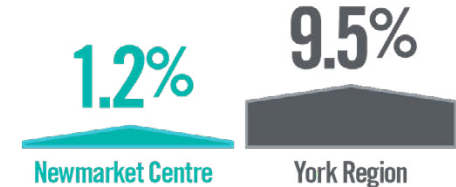
HOUSEHOLD COMPOSITION

Newmarket Centre



York Region

HOUSEHOLD GROWTH
2016 to 2021



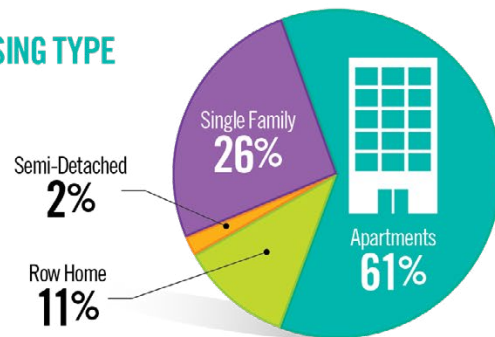
HOUSEHOLD TENURE OWNERSHIP vs. RENTAL

Newmarket Centre



York Region

HOUSING TYPE



POPULATION DIVERSITY

Newmarket Centre



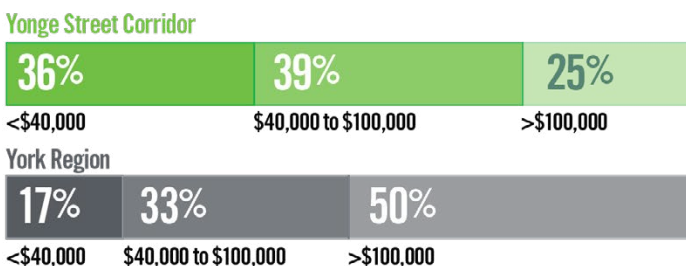
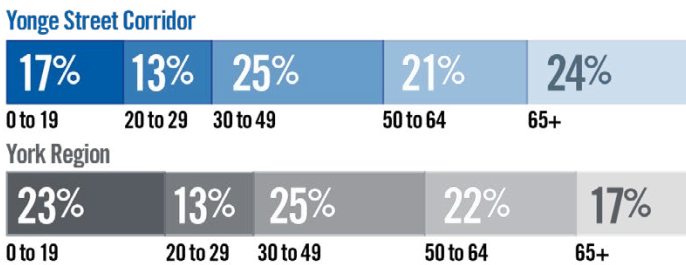
York Region

YONGE STREET CORRIDOR

DEMOGRAPHICS 2021



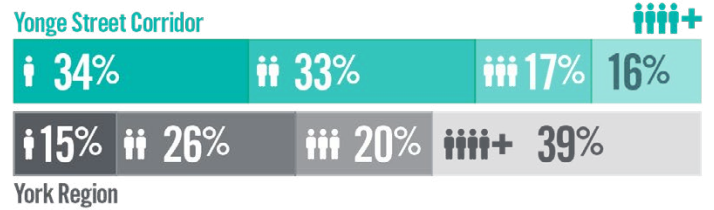
POPULATION AGE



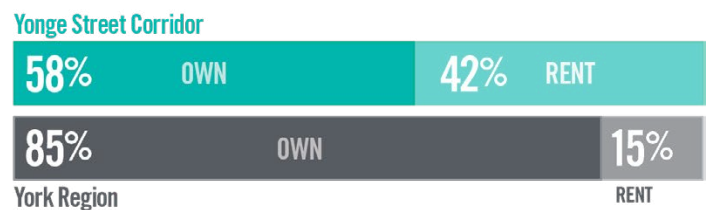
Source: Environics Analytics - Demostats 2021, York Region 2019 Employment Survey



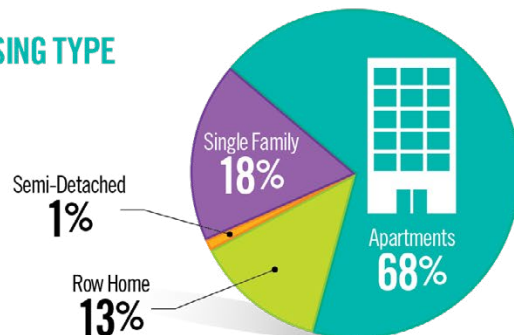
HOUSEHOLD COMPOSITION



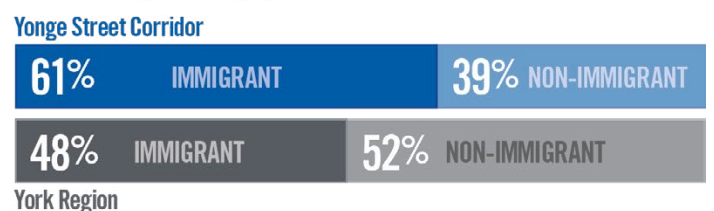
HOUSEHOLD TENURE OWNERSHIP vs. RENTAL



HOUSING TYPE



POPULATION DIVERSITY



HIGHWAY 7 CORRIDOR

DEMOGRAPHICS 2021

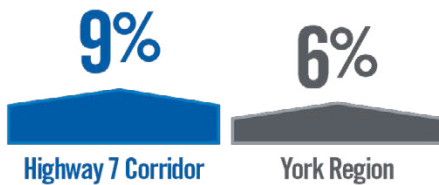


21,300 TOTAL POPULATION



68,100 TOTAL JOBS

POPULATION GROWTH
2016 to 2021

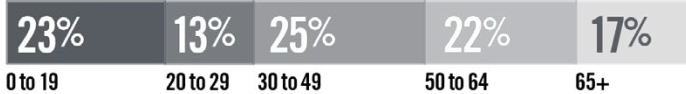


POPULATION AGE

Highway 7 Corridor



York Region



\$85,400 AVERAGE HOUSEHOLD INCOME

\$142,200 YORK REGION AVERAGE

Highway 7 Corridor



York Region



Source: Environics Analytics - Demostats 2021, York Region 2019 Employment Survey



2.0 AVERAGE RESIDENTS per HOUSEHOLD
3.1 YORK REGION AVERAGE RESIDENTS

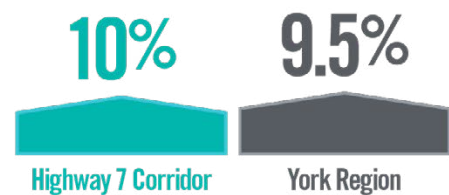
HOUSEHOLD COMPOSITION

Highway 7 Corridor



York Region

HOUSEHOLD GROWTH
2016 to 2021



HOUSEHOLD TENURE OWNERSHIP vs. RENTAL

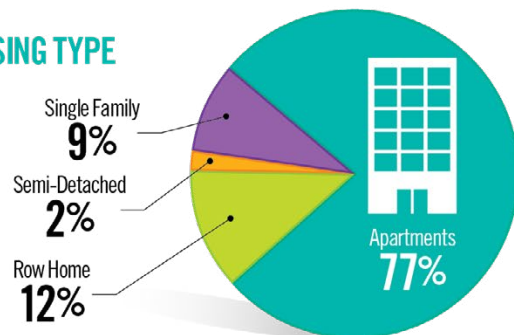
Yonge Street Corridor



York Region



HOUSING TYPE

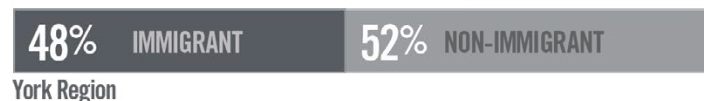


POPULATION DIVERSITY

Highway 7 Corridor



York Region



2021 REGIONAL CENTRES and CORRIDORS REPORT

For more information on Centres and Corridors
in York Region please contact:

Planning and Economic Development

1-877-4654-9675 Extension 71507

yorklink.ca/citybuilding

