

# 2019 **PLANNING** FOR **EMPLOYMENT**

## EMPLOYMENT AREA PROFILES

MAY 2019



# YORK REGION EMPLOYMENT AREAS SUMMARY

- ▶ York Region's employment areas are major drivers of economic activity and account for 55 per cent of total surveyed job growth since 2008
- ▶ Their strategic location along highway corridors and close proximity to higher order transit make them attractive places to do business
- ▶ The composition of the Region's employment areas are unique and range from large parcels of land that are well suited for land extensive uses with access to goods movement networks to higher density, transit-supportive business parks
- ▶ The construction, wholesale trade, and finance and insurance sectors accounted for the majority of job growth in employment areas over the past ten years
- ▶ Many of the Region's top employers are located within employment areas including TD Waterhouse Inc., IBM Canada Ltd, and CGI Information Systems

**340,260 JOBS** in 2018  
 29% INCREASE (76,510 JOBS) SINCE 2008

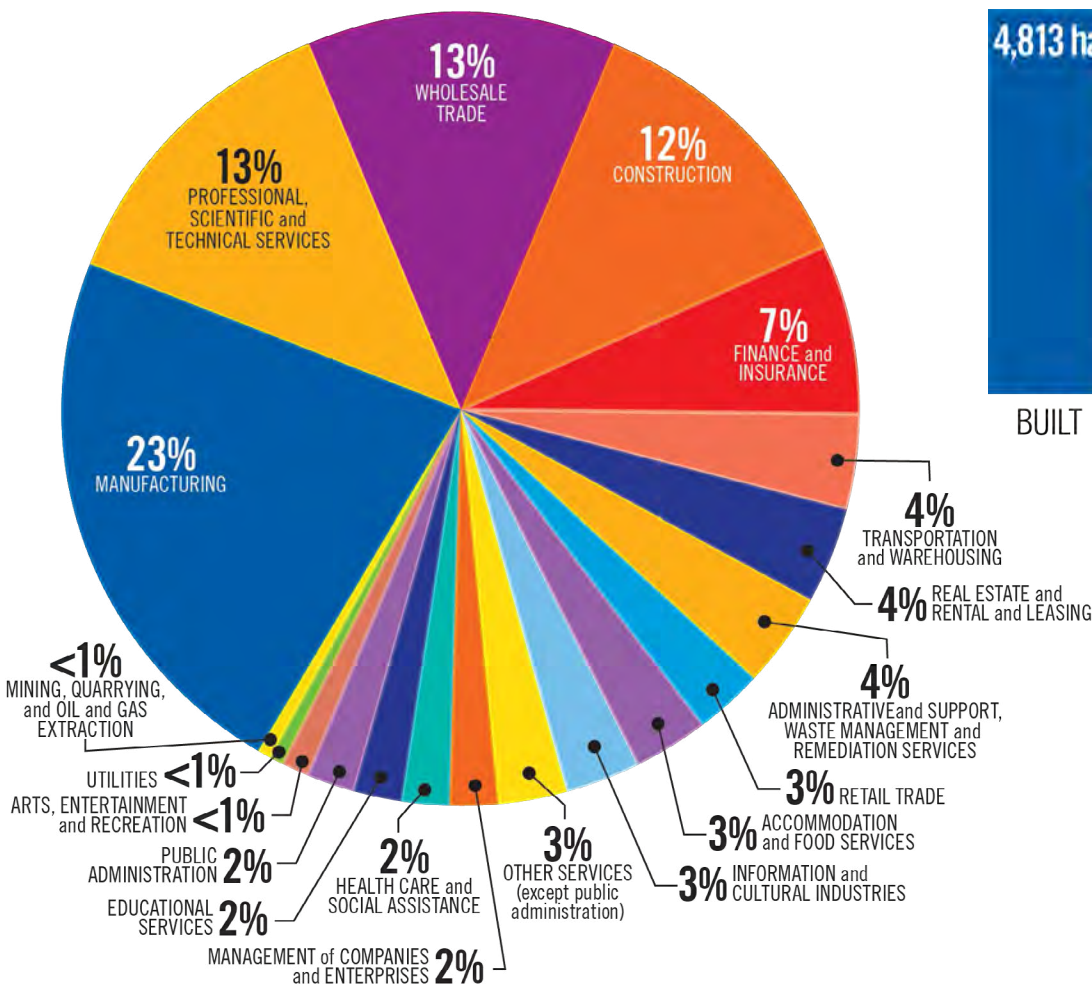
**65%** SERVICES PRODUCING    **35%** GOODS PRODUCING

**80%** ONSITE    **20%** OFFSITE

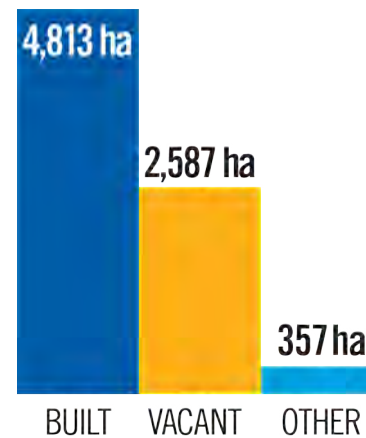
**12%** RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
 80,958 JOBS 215 BUILDINGS

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



## 7,757 TOTAL HECTARES 2017



**EXISTING EMPLOYMENT AREA DENSITY 71 JOBS per HECTARE**

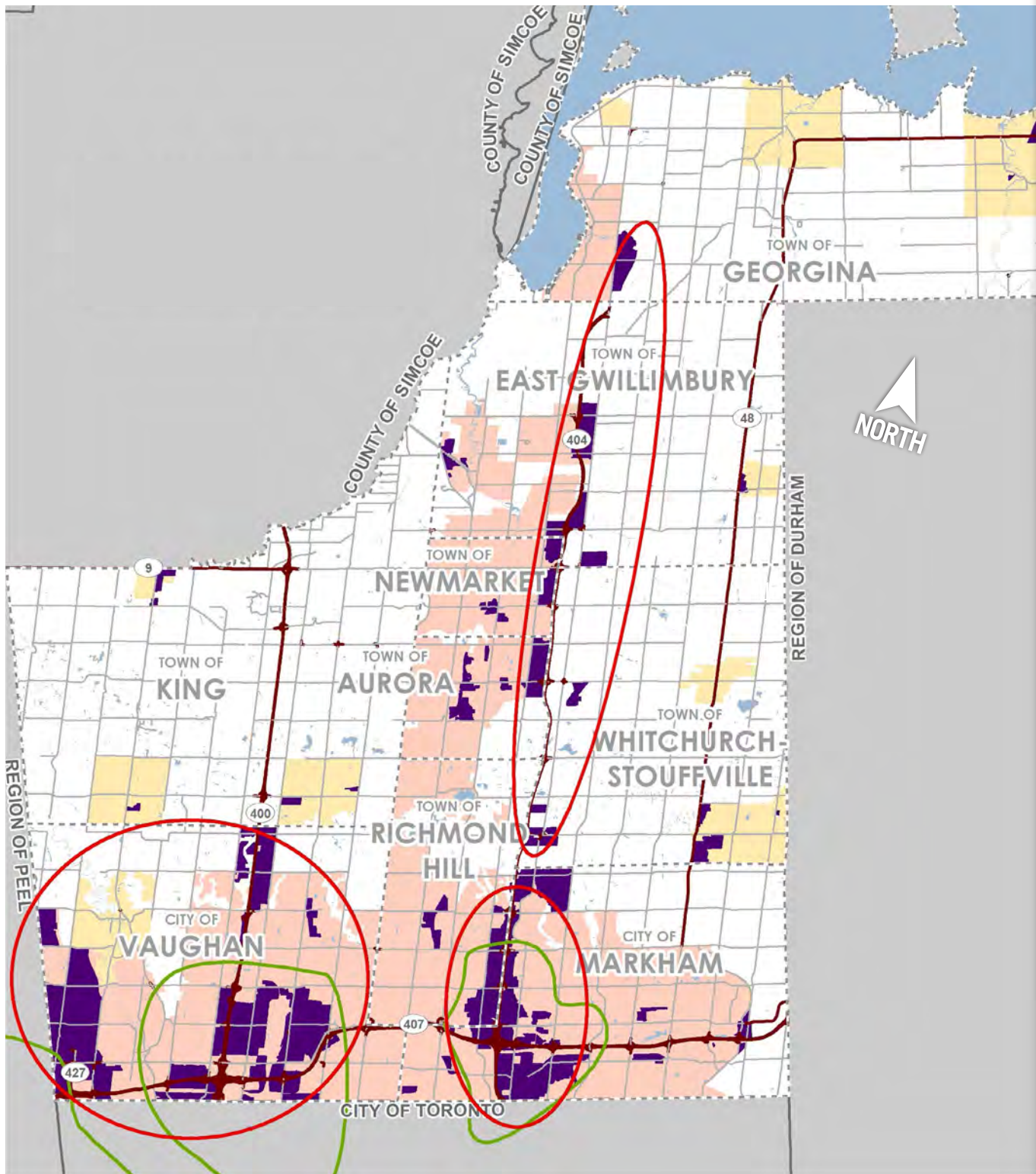
**190 SITES** [328 ha TOTAL AREA]  
 with INTENSIFICATION POTENTIAL














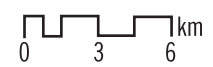


# YORK REGION

## EMPLOYMENT AREAS, 2017



-  EMPLOYMENT AREA BOUNDARY
-  NEPTIS MEGAZONE BOUNDARY
-  YORK REGION EMPLOYMENT NODE
-  TOWNS and VILLAGES
-  URBAN AREA
-  LAKE/RIVER
-  HIGHWAY
-  ROAD
-  RAILWAY
-  MUNICIPAL BOUNDARY
-  REGIONAL BOUNDARY



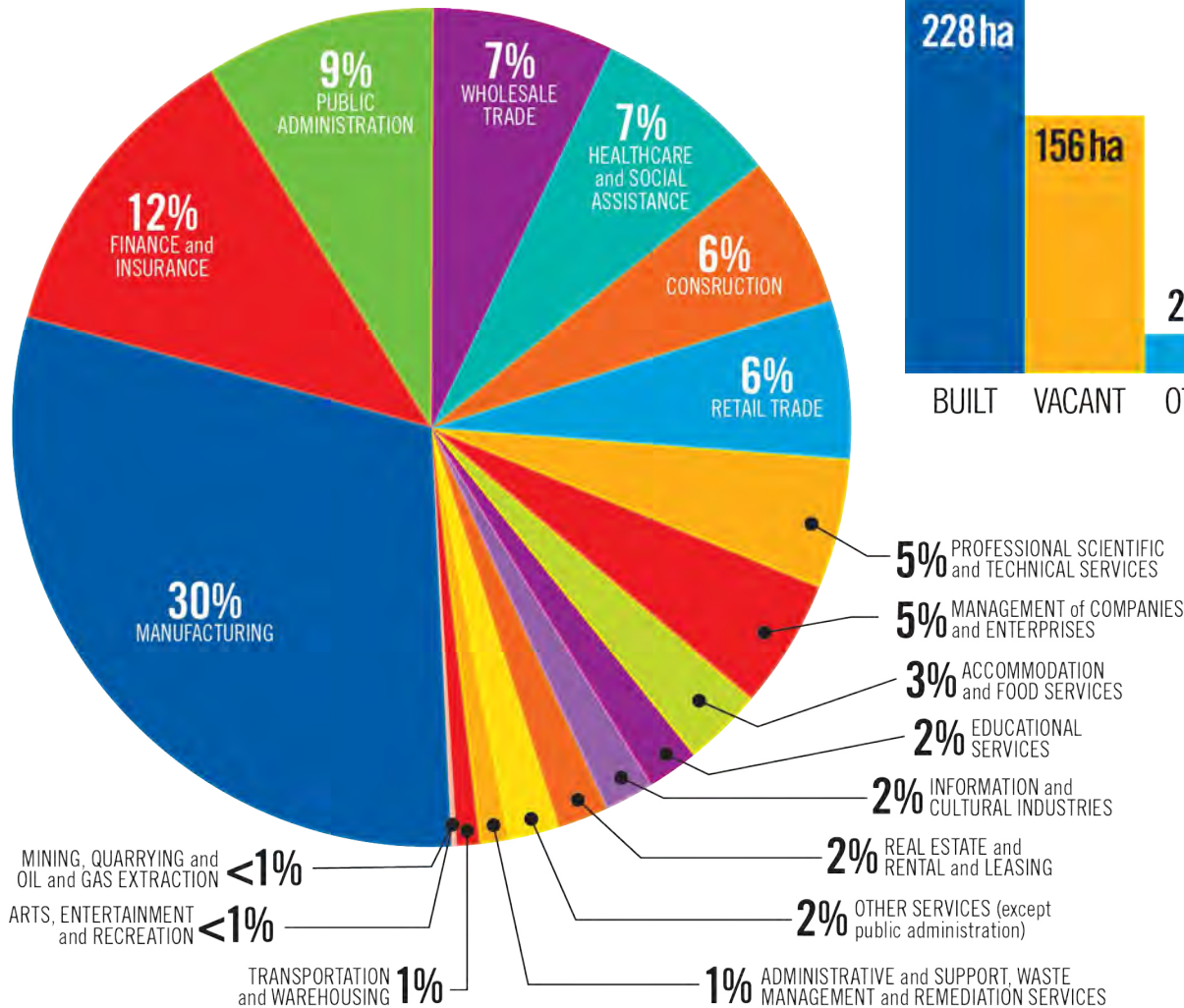
Produced by: The Regional Municipality of York,  
 Planning and Economic Development, Corporate Services  
 April 2019  
 Data: © Queen's Printer for Ontario 2003-2019

Note: Employment area boundaries are subject to change through the Regional Municipal Comprehensive Review and Land Needs Assessment.

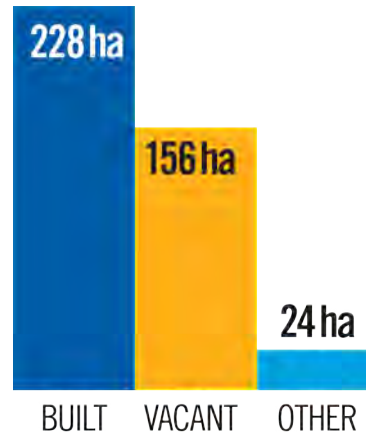


- ▶ Town of Aurora's employment areas account for 54 per cent of the Town's 2018 surveyed employment and are home to some of Region's top employers such as Magna, Desjardins Insurance and TC Transcontinental.
- ▶ Employment area employment in Aurora has grown by 71 per cent since 2008, over two times faster than employment area growth across the Region (29 per cent)
- ▶ Almost a third (30 per cent) of the Town's employment area employment is in the manufacturing sector, however the share of manufacturing jobs has declined since 2008 (44 per cent)
- ▶ Employment areas in the Town are attractive to employers with frontage onto Highway 404 and/or proximity to existing and proposed higher order transit stations and the Aurora Promenade area

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



## 408 TOTAL HECTARES 2017



**13,820 JOBS** in 2018

**71% INCREASE** (5,750 JOBS) SINCE 2008

**64% SERVICES PRODUCING**    **36% GOODS PRODUCING**

**93% ONSITE**    **7% OFFSITE**

**13%** RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
2,720 JOBS 7 BUILDINGS

**EXISTING EMPLOYMENT AREA DENSITY 61 JOBS per HECTARE**

**22 SITES** [23 ha TOTAL AREA]  
with INTENSIFICATION POTENTIAL

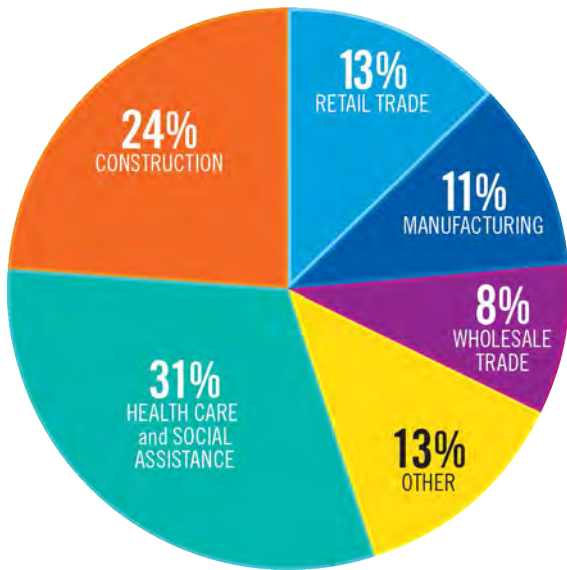




# AURORA EAST TOWN of AURORA

- ▶ Located at the southwest corner of Bayview Avenue and St. John's sideroad, this employment area is bound by existing low rise residential to the north, west and south and retail uses to the east
- ▶ Employment has more than doubled over the last ten years, growing from 230 to 540 jobs
- ▶ The construction and the health care and social assistance sectors were the main drivers of growth, accounting for a 70 per cent share of growth since 2008

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**540 JOBS** in 2018

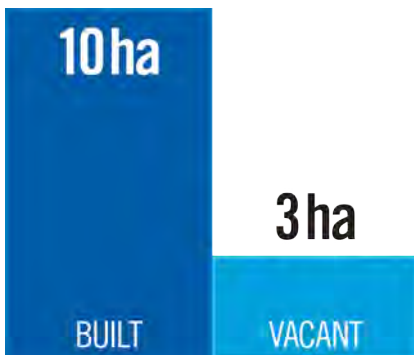
**135% INCREASE** (310 JOBS) SINCE 2008

**66%** SERVICES PRODUCING    **34%** GOODS PRODUCING

**96%** ONSITE    **4%** OFFSITE

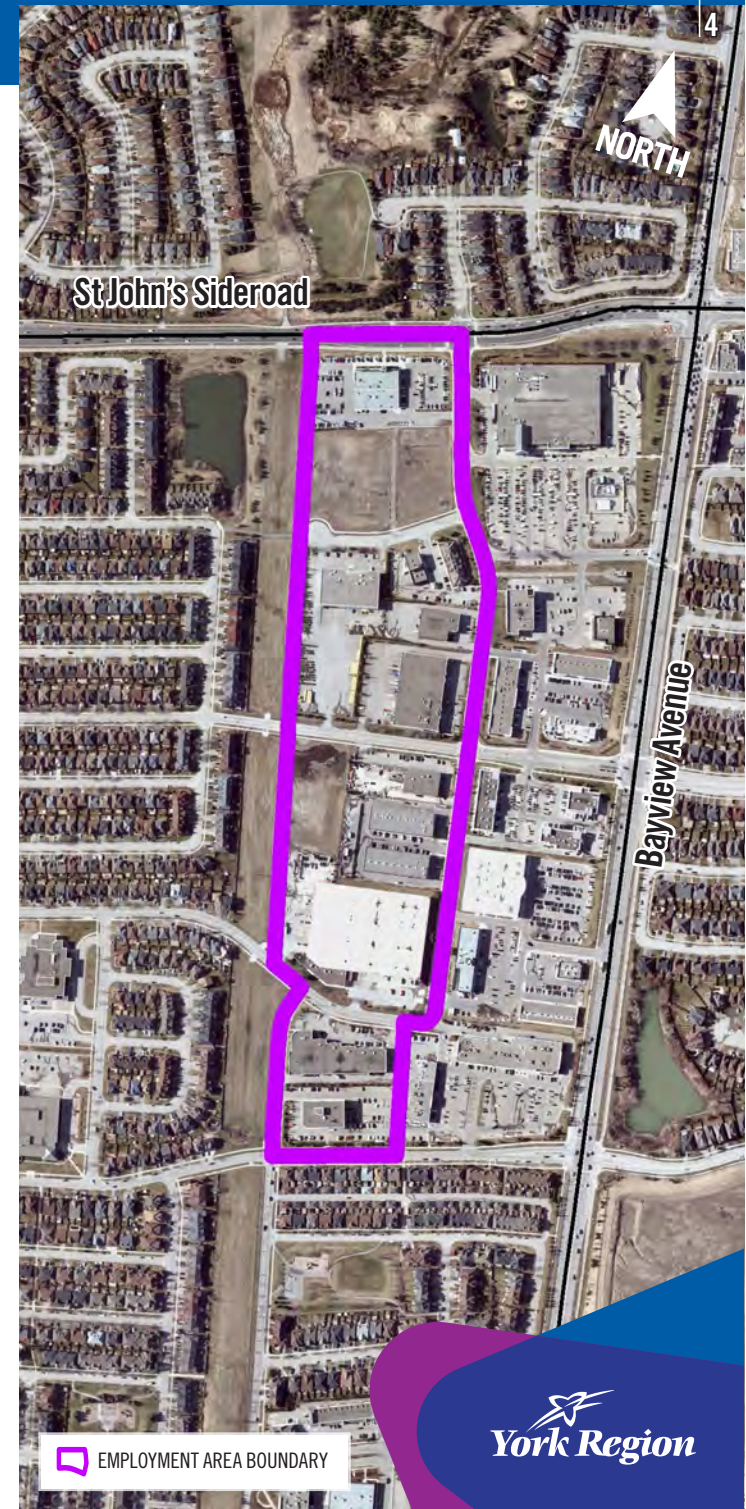
**14%** RETAIL and PERSONAL SERVICES

**13 TOTAL HECTARES** 2017



**MAJOR OFFICE**  
110 JOBS 1 BUILDING

**EXISTING EMPLOYMENT AREA DENSITY 56 JOBS per HECTARE**



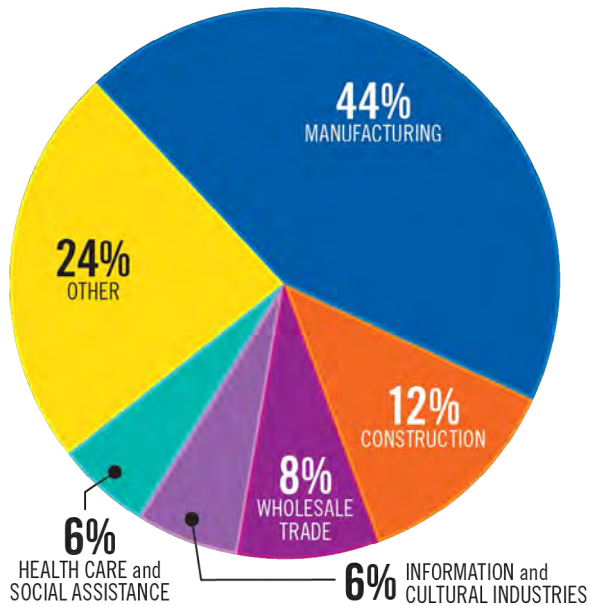
EMPLOYMENT AREA BOUNDARY



# INDUSTRIAL PARKWAY NORTH AURORA

- ▶ This area is bound by existing residential to the west and environmental features to the east. The southern part of the employment area is located within the Aurora Promenade, an area identified for intensification which includes the Aurora GO station
- ▶ Home to one of the Region's large employers in the manufacturing sector, TC Transcontinental Printing, this employment area continues to have a strong presence in the manufacturing sector
- ▶ The construction and information and cultural sectors accounted for the majority of growth over the past ten years

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**3,700 JOBS** in 2018  
**46% INCREASE** (1,170 JOBS) SINCE 2008

**43%** SERVICES PRODUCING    **57%** GOODS PRODUCING

**85%** ONSITE    **15%** OFFSITE

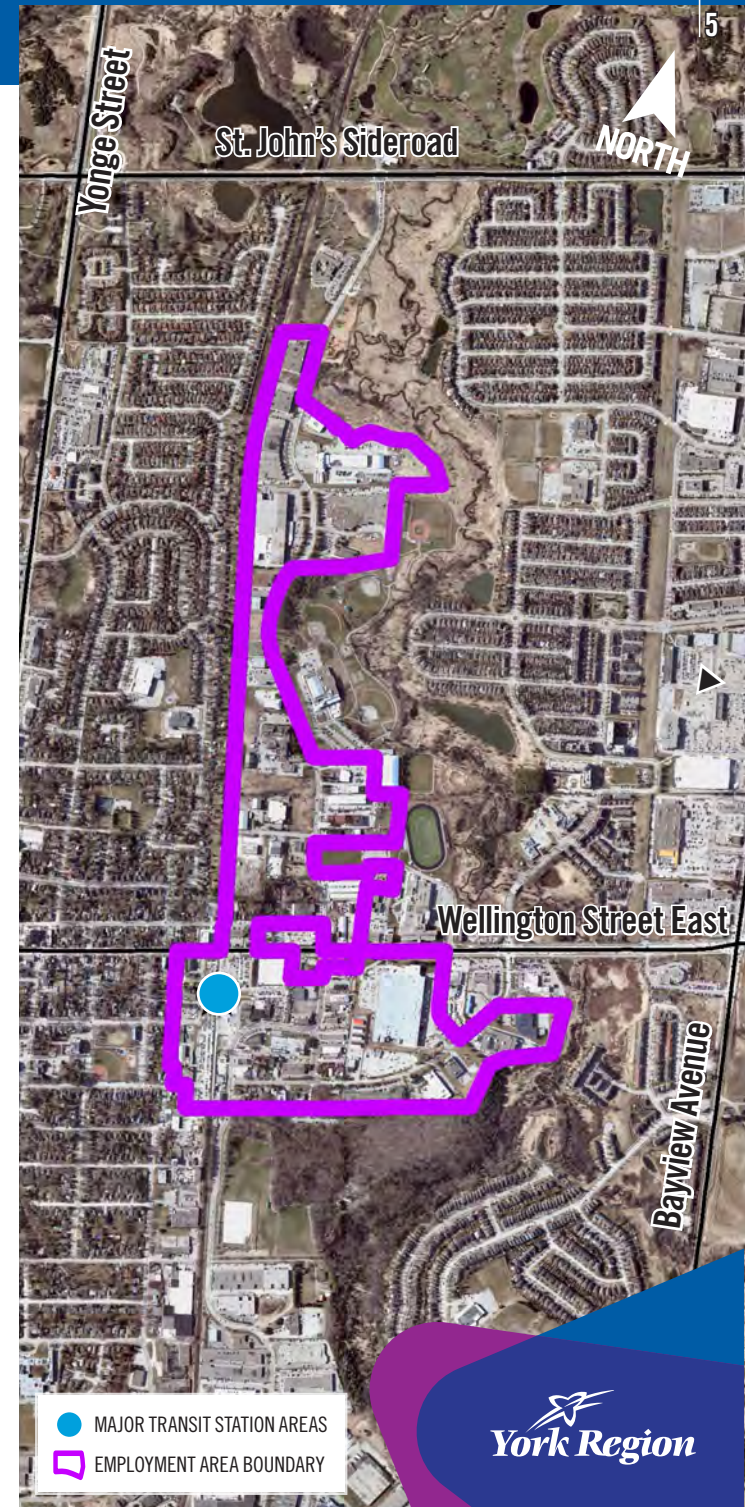
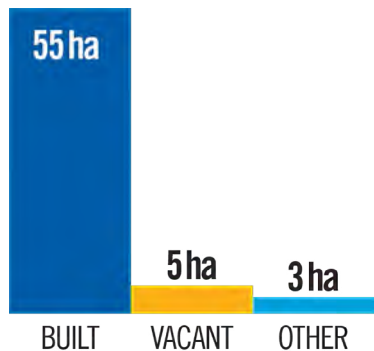
**12%** RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
 210 JOBS 2 BUILDINGS

EXISTING EMPLOYMENT AREA  
**DENSITY 68** JOBS per HECTARE

**6 SITES** [4.0ha] TOTAL AREA  
 with INTENSIFICATION POTENTIAL

## 63 TOTAL HECTARES 2017



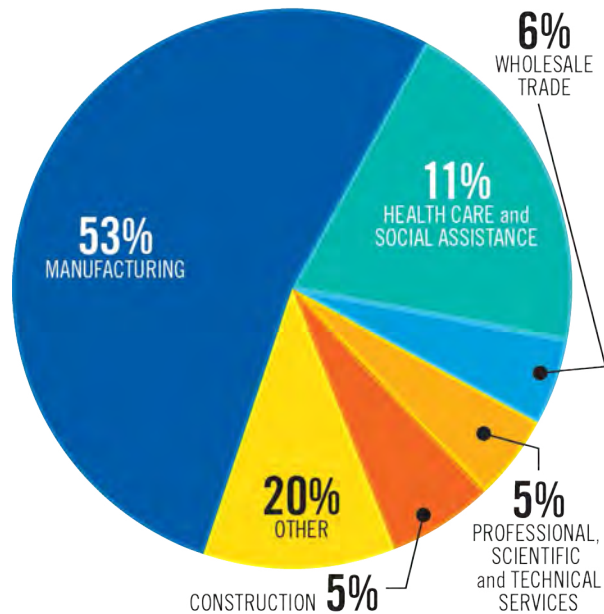
● MAJOR TRANSIT STATION AREAS  
 □ EMPLOYMENT AREA BOUNDARY



# INDUSTRIAL PARKWAY SOUTH AURORA

- ▶ This employment area exhibits similar characteristics to Industrial Parkway North with regards to its location and sectoral make-up.
- ▶ Manufacturing accounts for the largest share (53 per cent) of employment in Industrial Parkway South followed by the health care and social assistance sector (11 per cent)
- ▶ Since 2008, 67 per cent of the net employment growth has been in goods-producing sectors

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**4,340 JOBS** in 2018

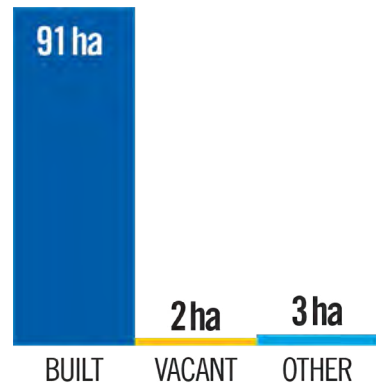
**23% INCREASE** (800 JOBS) SINCE 2008

**42% SERVICES PRODUCING**    **58% GOODS PRODUCING**

**93% ONSITE**    **7% OFFSITE**

**7% RETAIL and PERSONAL SERVICES**

## 96 TOTAL HECTARES 2017



**EXISTING EMPLOYMENT AREA DENSITY 48 JOBS per HECTARE**

**11 SITES** [13 ha TOTAL AREA] with INTENSIFICATION POTENTIAL



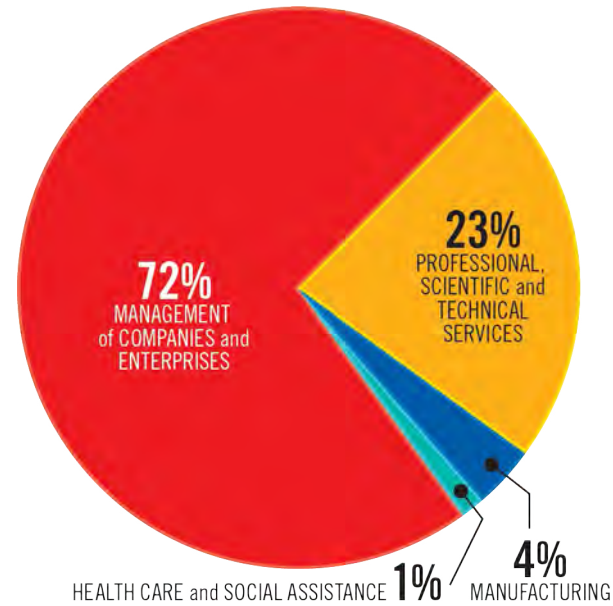
- MAJOR TRANSIT STATION AREAS
- EMPLOYMENT AREA BOUNDARY



# MAGNA PRESERVE AURORA

- ▶ Magna, a Canadian global automotive supplier operating internationally, has its headquarters located in Aurora and accounts for the large share of management of companies and enterprises employment (72 per cent) located in this employment area
- ▶ Professional, scientific and technical services are the second highest employment sector at 23 per cent in 2018

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**840 JOBS** in 2018

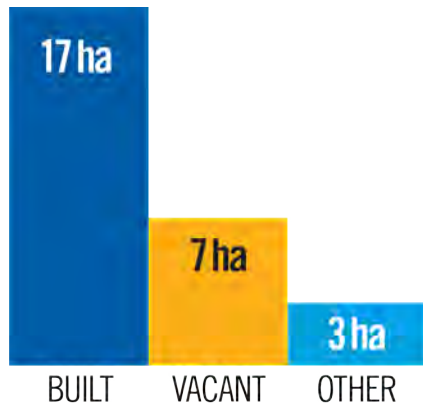
**332% INCREASE** (640 JOBS) SINCE 2008

**96% SERVICES PRODUCING**      **4% GOODS PRODUCING**

**99% ONSITE**      **1% OFFSITE**

**MAJOR OFFICE**  
740 JOBS 2 BUILDINGS

## 27 TOTAL HECTARES 2017



EXISTING EMPLOYMENT AREA  
**DENSITY 50** JOBS per HECTARE

**1 SITE** [1.0ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL



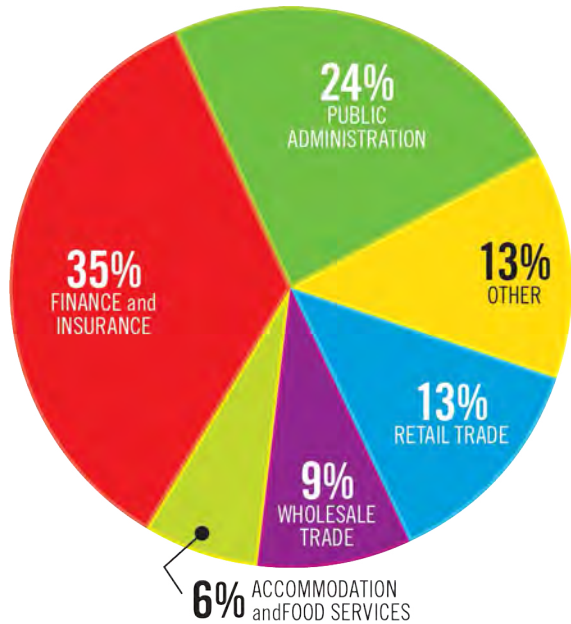
EMPLOYMENT AREA BOUNDARY



# WELLINGTON/HIGHWAY 404 AURORA

- ▶ Employment has more than doubled since 2008 from 1,570 to 4,440 jobs
- ▶ The relocation of York Regional Police Headquarters into this Employment Area resulted in the addition of 1,050 jobs in the Public administration sector
- ▶ The finance and insurance sector accounts for the largest share (35 per cent) of employment, including Desjardins Insurance, one of the Region's top employers

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**4,400 JOBS** in 2018

**180% INCREASE** (2,820 JOBS) SINCE 2008

**96%** SERVICES PRODUCING      **4%** GOODS PRODUCING

**97%** ONSITE      **3%** OFFSITE

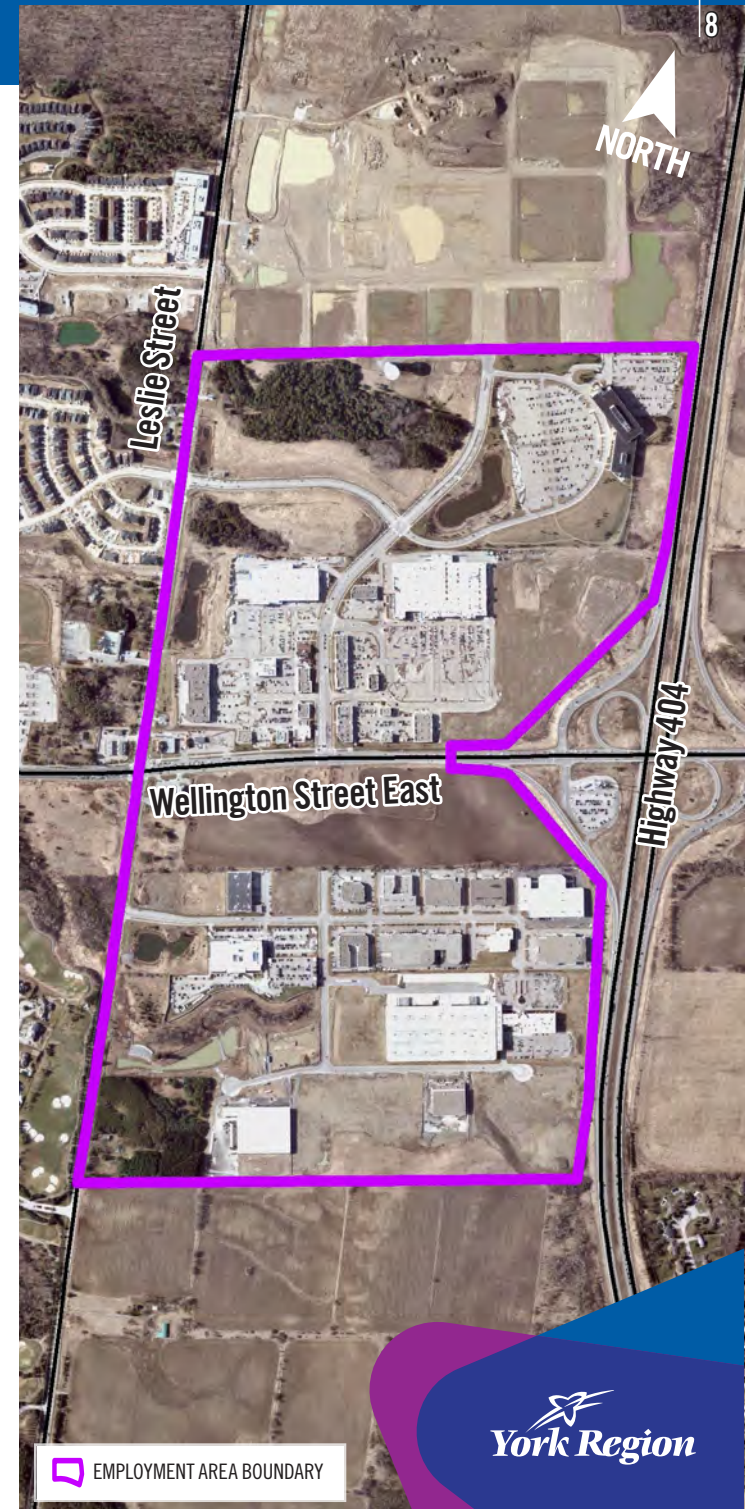
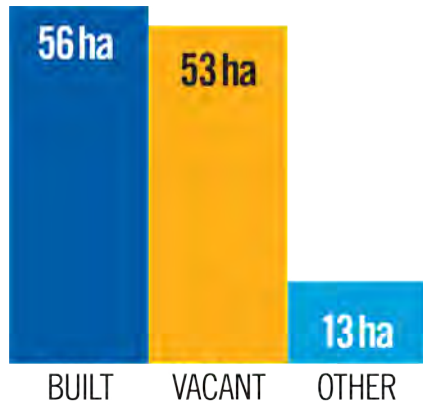
**21%** RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
1,670 JOBS 2 BUILDINGS

EXISTING EMPLOYMENT AREA  
**DENSITY 78** JOBS per HECTARE

**4 SITES** [4.0ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL

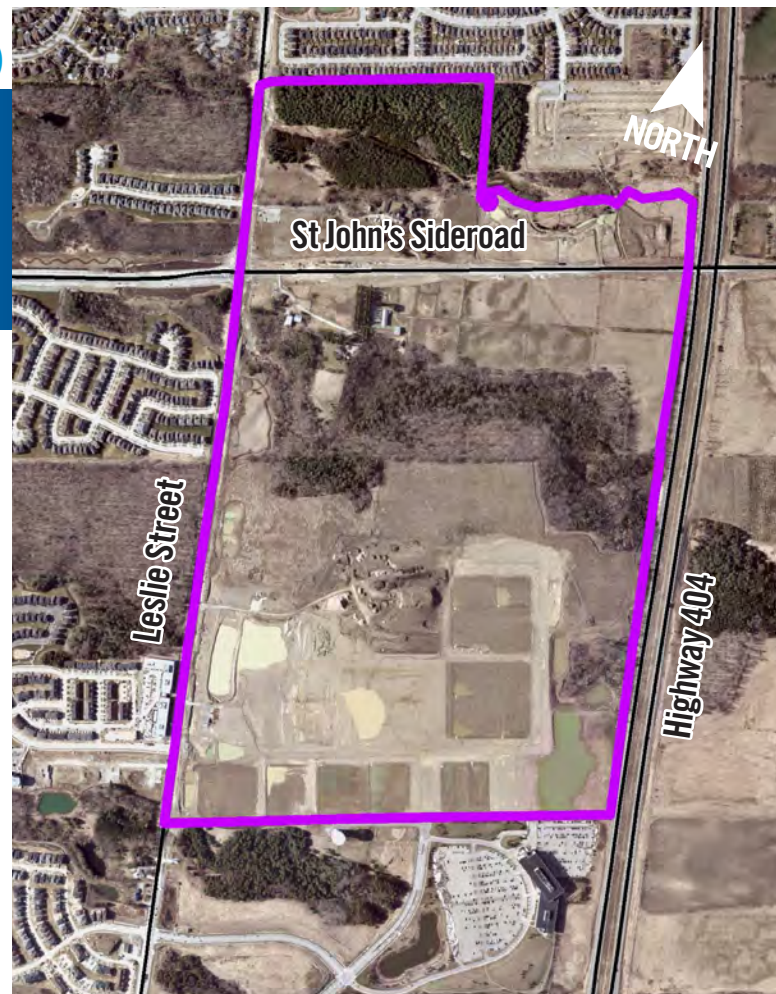
## 122 TOTAL HECTARES 2017



EMPLOYMENT AREA BOUNDARY

## HIGHWAY 404/ST JOHN'S SIDEROAD (AURORA 2C) (VACANT)

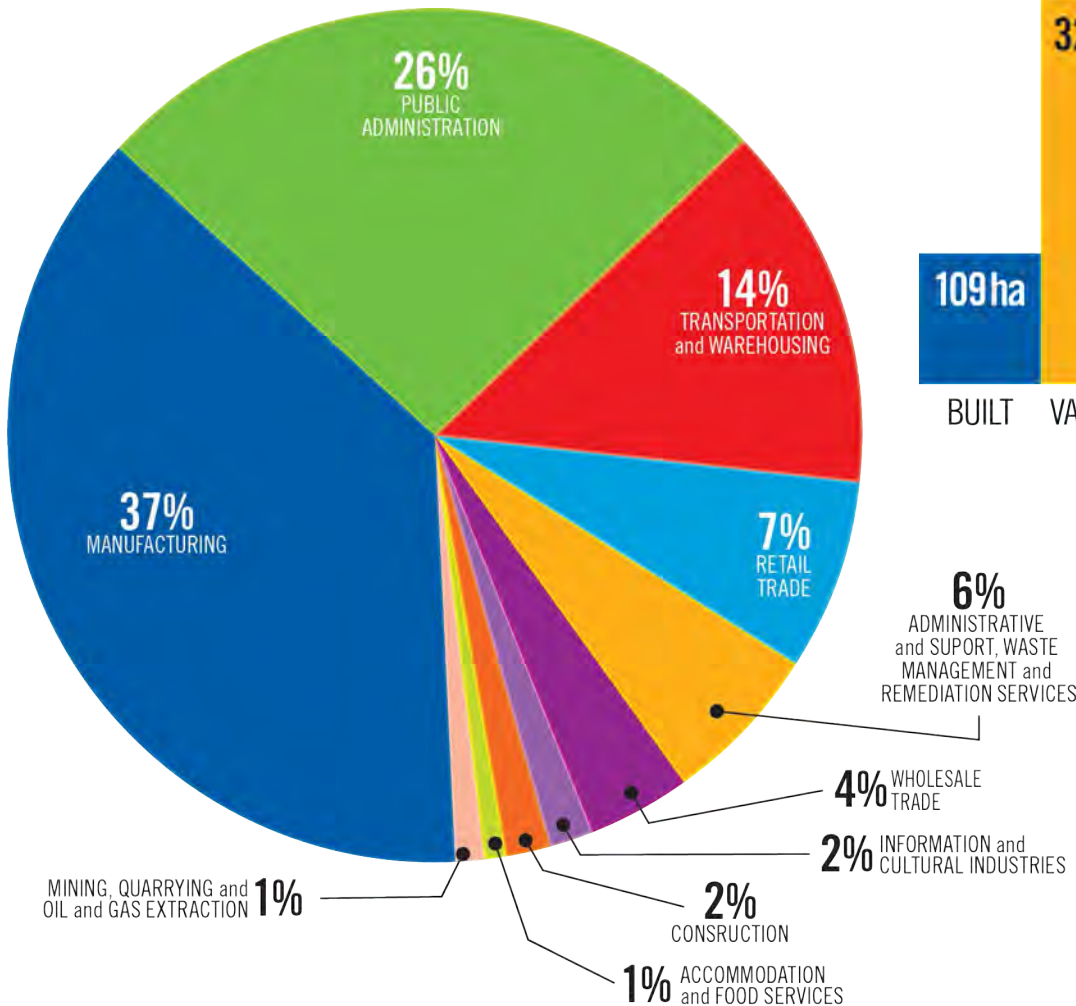
- ▶ The Aurora 2C employment area has a total area of 87 net Ha  
- all of which were vacant in 2017
- ▶ The employment area is strategically located adjacent to Highway 404,  
just north of the Wellington Interchange



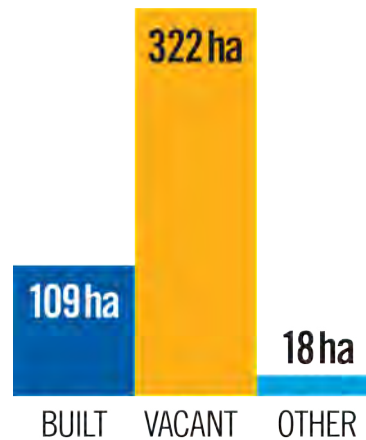


- ▶ 42 per cent of East Gwillimbury's 2018 surveyed employment is located in employment areas
- ▶ Employment in employment areas has more than doubled over the past ten years, adding close to 2,000 jobs
- ▶ Much of the growth experienced was in the public administration, manufacturing and transportation/warehousing sectors
- ▶ The Town's employment areas are strategically located with access to Highway 404 and the East Gwillimbury GO Station
- ▶ The Town provides significant opportunity for future development by offering a large and varied supply of vacant employment land

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



## 449 TOTAL HECTARES 2017



**3,360 JOBS** in 2018

**146% INCREASE** (1,990 JOBS) SINCE 2008

**60% SERVICES PRODUCING**    **40% GOODS PRODUCING**

**84% ONSITE**    **16% OFFSITE**

**10% RETAIL and PERSONAL SERVICES**

**EXISTING EMPLOYMENT AREA DENSITY 31 JOBS per HECTARE**

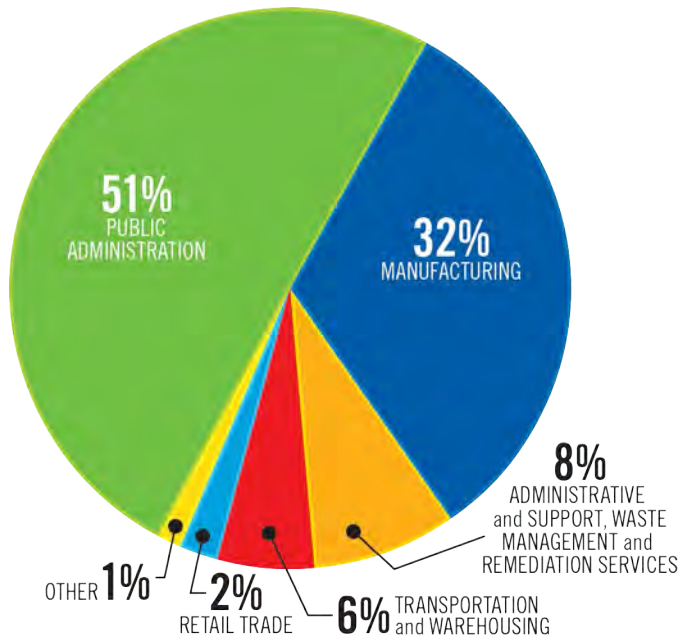
**12 SITES** [27 ha TOTAL AREA] with INTENSIFICATION POTENTIAL



# BALES DRIVE EAST GWILLIMBURY

- ▶ The Bales employment area is located in close proximity to the Highway 404 and Davis Drive interchange and employment in the area has more than tripled in the last ten years
- ▶ Since 2008, the employment distribution has shifted from predominantly manufacturing (61 per cent) in 2008 to 50 per cent Public Administration in 2018 - largely a result of the new York Region Transportation and Works Operations Centre and York Region Paramedic Services Headquarters locating in this employment area

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



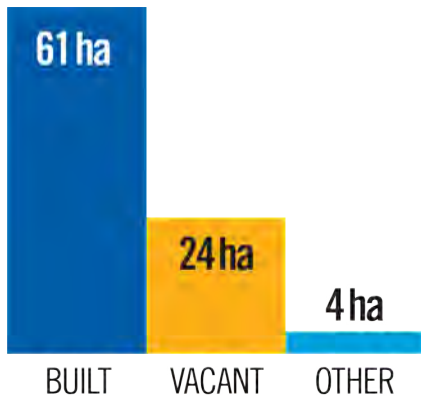
**1,750 JOBS** in 2018  
**270% INCREASE** (1,270 JOBS) SINCE 2008

**68%** SERVICES PRODUCING    **32%** GOODS PRODUCING

**97%** ONSITE    **3%** OFFSITE

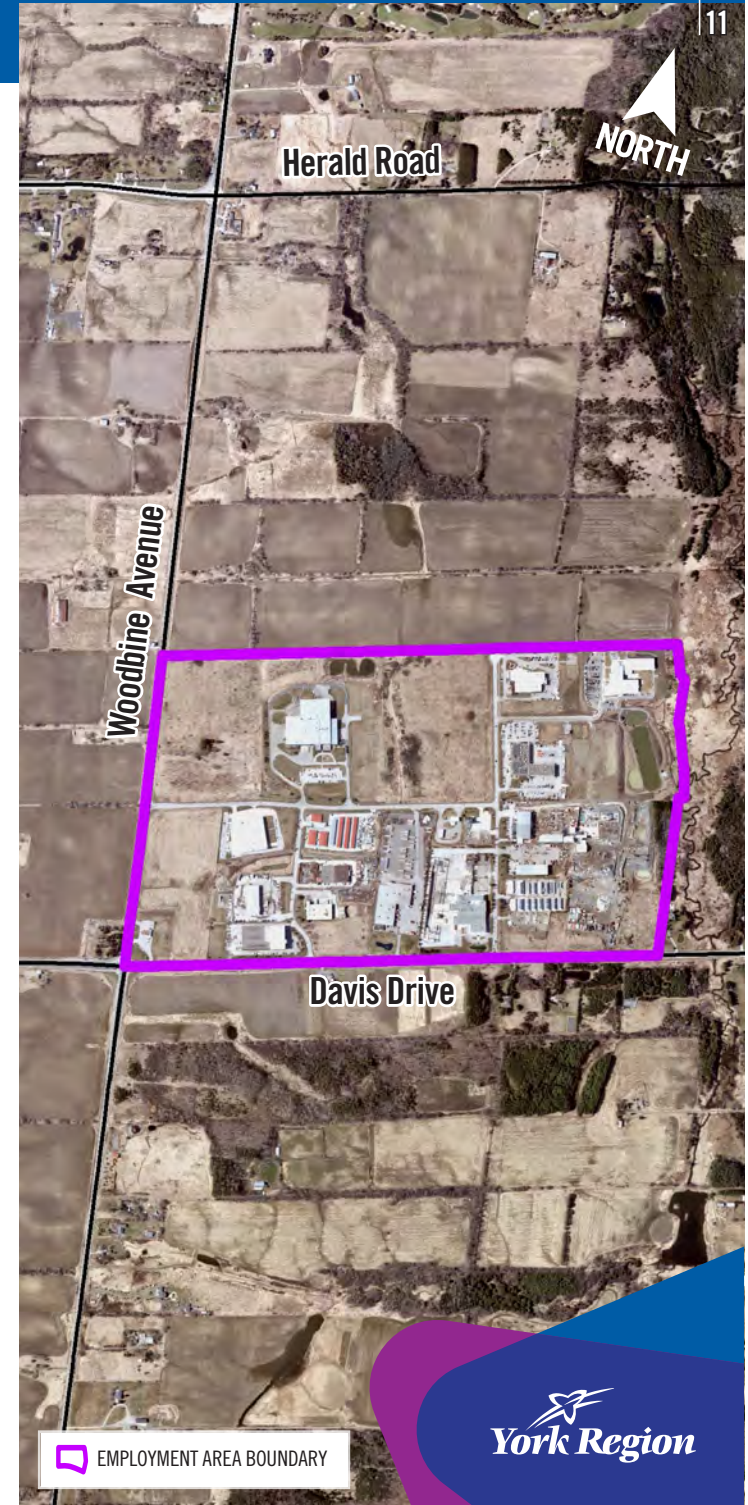
**2%** RETAIL and PERSONAL SERVICES

## 89 TOTAL HECTARES 2017



EXISTING EMPLOYMENT AREA DENSITY **29** JOBS per HECTARE

**6 SITES** [21 ha] TOTAL AREA  
 with INTENSIFICATION POTENTIAL



EMPLOYMENT AREA BOUNDARY

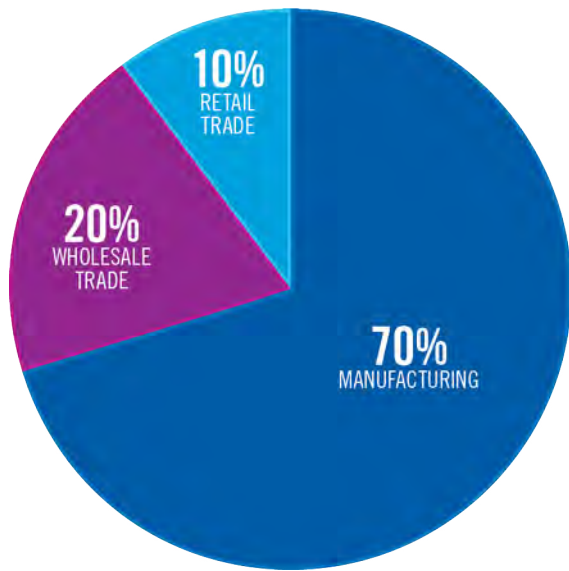




# GREEN LANE EAST GWILLIMBURY

- ▶ This employment area offers development opportunities for prospective employers. It offers visibility and immediate access to Highway 404 for businesses that rely on the movement of goods and services. Additionally, it offers access to transit with its close proximity to the East Gwillimbury GO Station
- ▶ Employment is predominantly within the manufacturing sector (70 per cent), which has grown by 230 per cent since 2008

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**500 JOBS** in 2018

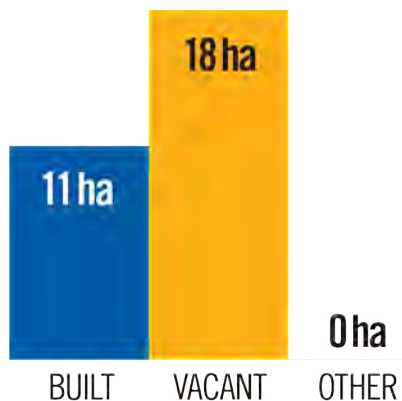
**261% INCREASE** (360 JOBS) SINCE 2008

**30% SERVICES PRODUCING**    **70% GOODS PRODUCING**

**95% ONSITE**    **5% OFFSITE**

**10% RETAIL and PERSONAL SERVICES**

## 29 TOTAL HECTARES 2017



EXISTING EMPLOYMENT AREA DENSITY **47** JOBS per HECTARE

**1 SITE** [2.0 ha TOTAL AREA] with INTENSIFICATION POTENTIAL



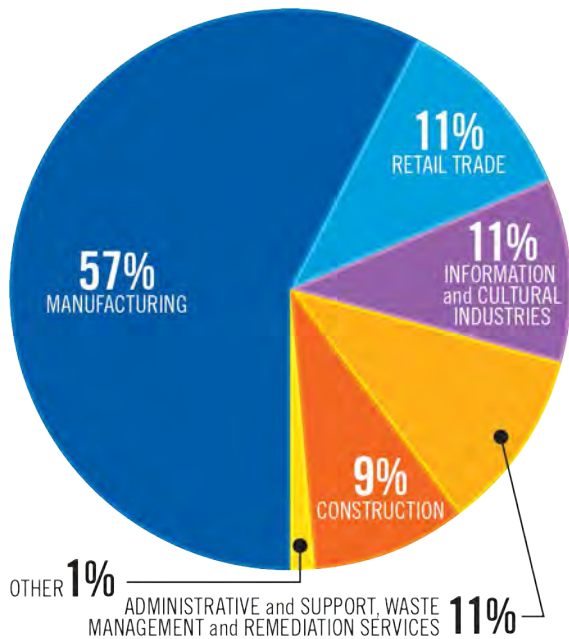
EMPLOYMENT AREA BOUNDARY



# HOLLAND LANDING EAST GWILLIMBURY

- ▶ The manufacturing sector, although declining in overall employment from 2008 to 2018, accounts for the largest share of employment (57 per cent)
- ▶ Over the past ten years, employment growth in the information and cultural industries and administrative and support, waste management and remediation services sectors has offset job loss in the manufacturing sector by adding 106 jobs to the employment area

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**570 JOBS** in 2018

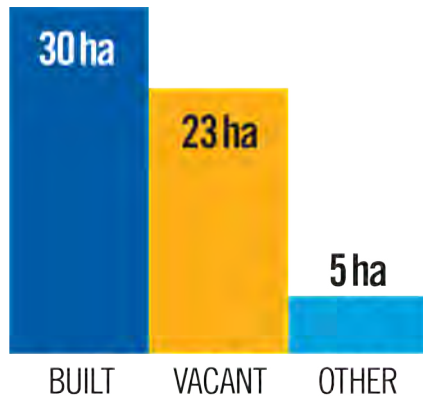
**3% DECREASE** (-20 JOBS) SINCE 2008

**34%** SERVICES PRODUCING    **66%** GOODS PRODUCING

**84%** ONSITE    **16%** OFFSITE

**23%** RETAIL and PERSONAL SERVICES

## 58 TOTAL HECTARES 2017



EXISTING EMPLOYMENT AREA DENSITY **19** JOBS per HECTARE

**2 SITES** [3.0ha] TOTAL AREA with INTENSIFICATION POTENTIAL

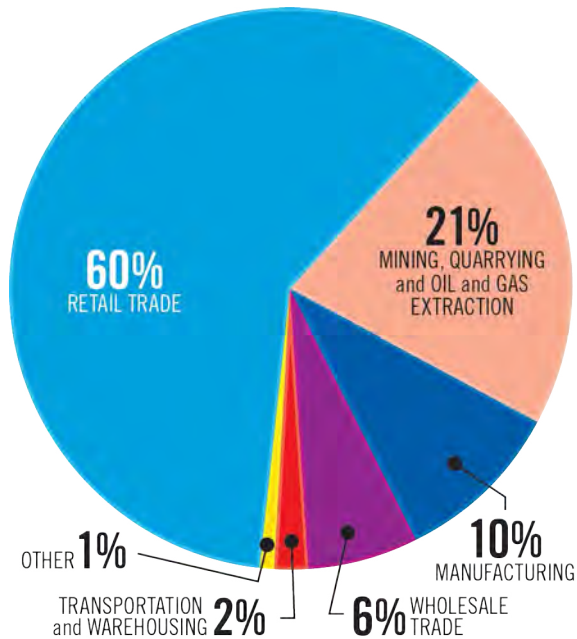




# MOUNT ALBERT EAST GWILLIMBURY

- ▶ While there has been minimal change in the overall number of jobs in the Mount Albert employment area since 2008, the distribution of employment has shifted
- ▶ The mining, quarrying, and oil and gas extraction sector has experienced growth in this employment area, making up for jobs lost in the retail trade sector
- ▶ The employment lands are accessible by Highway 48

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**150 JOBS** in 2018

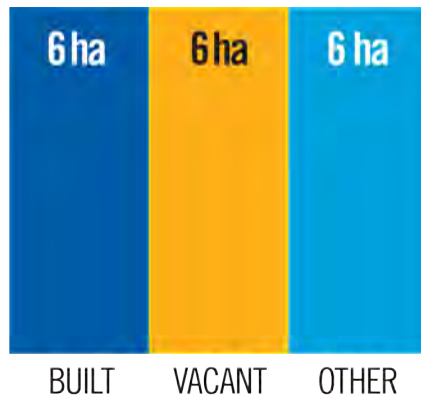
**7% DECREASE** (-11 JOBS) SINCE 2008

**69%** SERVICES PRODUCING    **31%** GOODS PRODUCING

**85%** ONSITE    **15%** OFFSITE

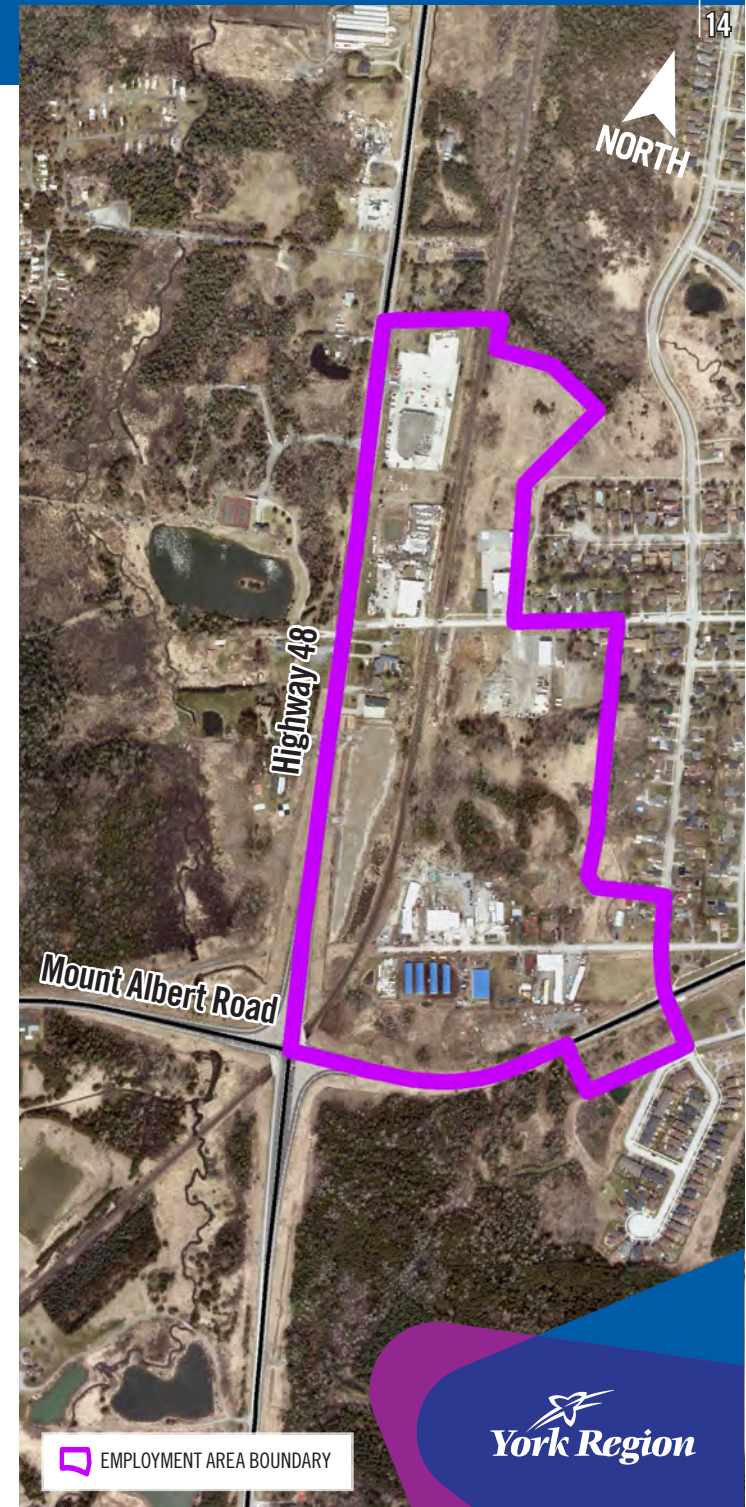
**60%** RETAIL and PERSONAL SERVICES

**18 TOTAL HECTARES** 2017



EXISTING EMPLOYMENT AREA  
**DENSITY 26** JOBS per HECTARE

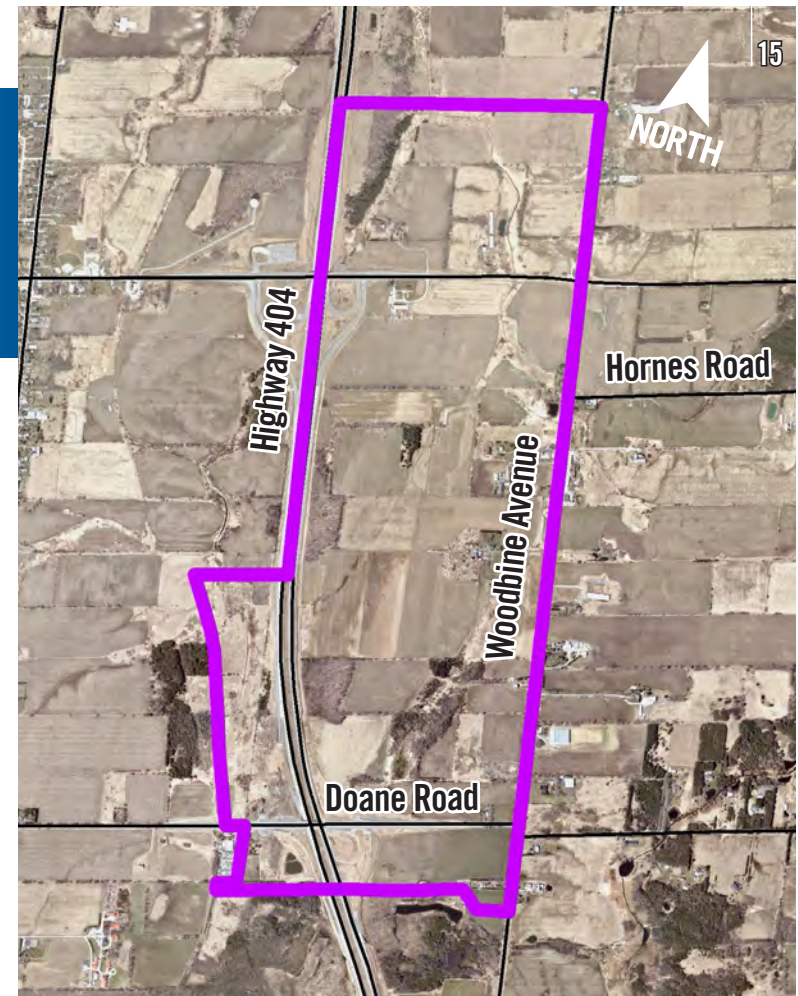
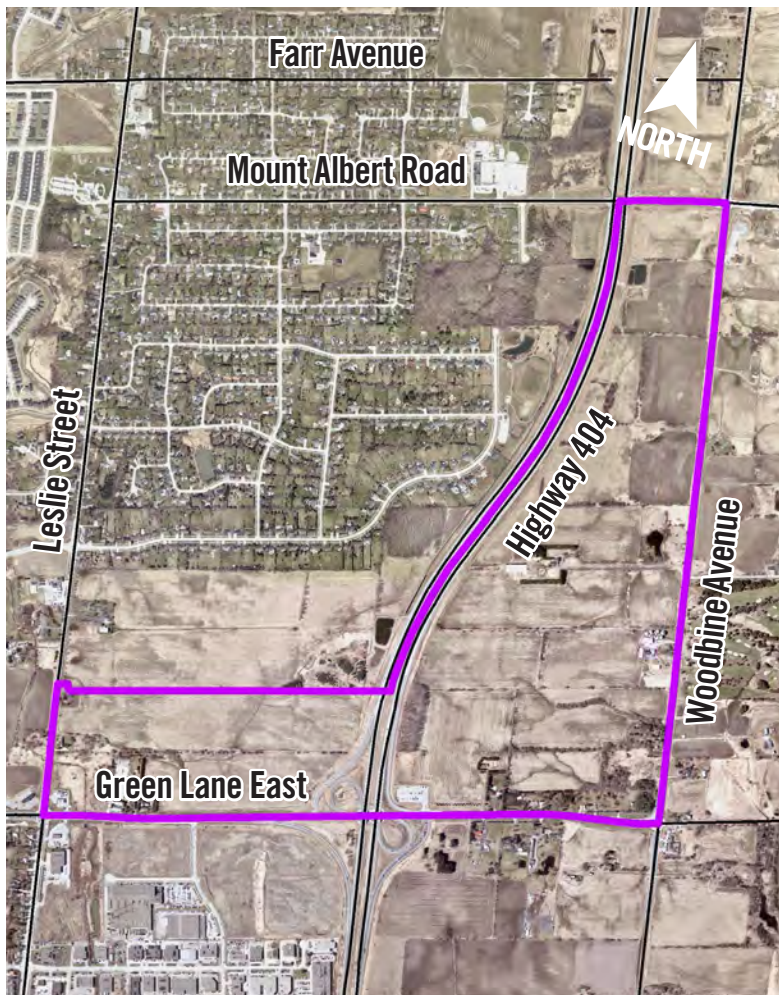
**3 SITES** [1.0ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL





## HIGHWAY 404/QUEENSVILLE (VACANT)

- ▶ The Highway 404 Queensville employment area totals 151 net Hectares – 149 of which were vacant in 2017
- ▶ Properties in this employment area are either directly fronting or located in close proximity to the Highway 404 extension and interchanges, which opened in fall 2014

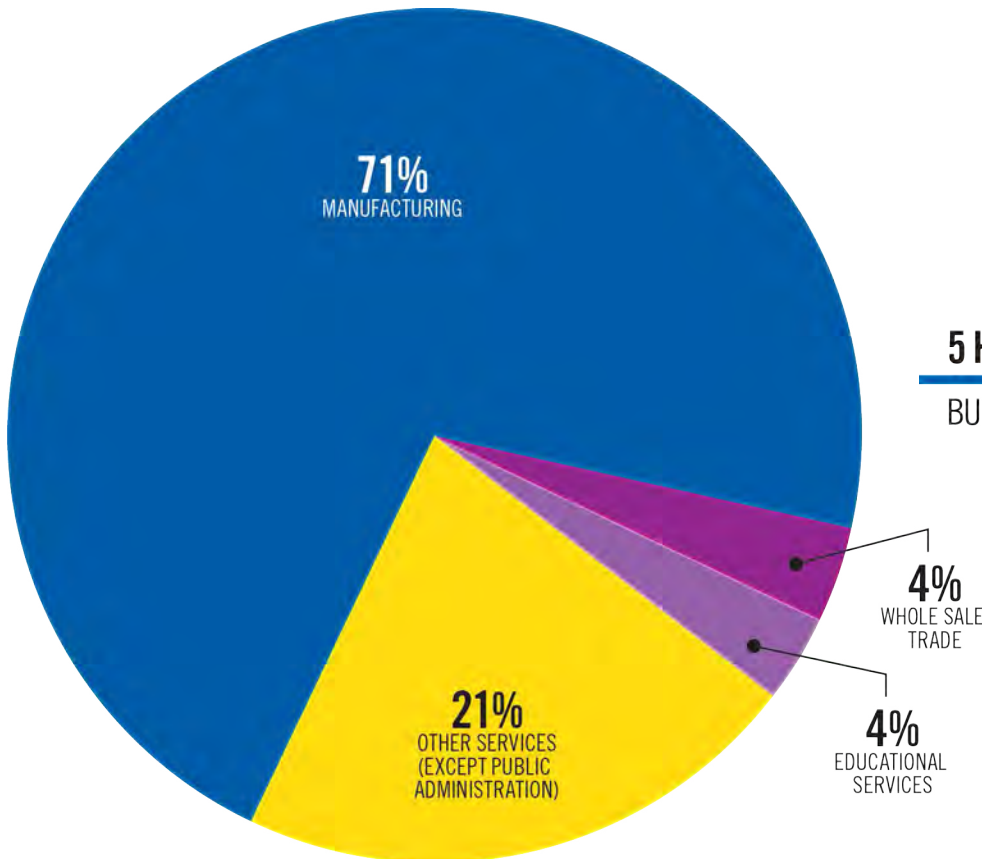


## ROPA 1 (VACANT)

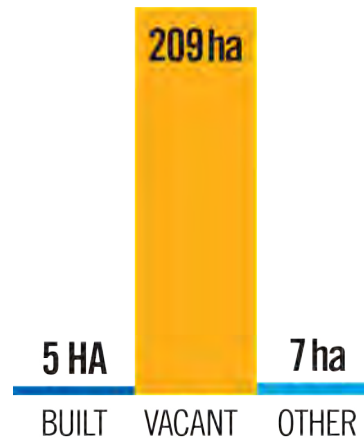
- ▶ The ROPA 1 employment area totals 103 Ha of land - 101 net Ha of which were vacant in 2017
- ▶ It was established in 2010 as part of the Regional Official Plan update and since then has accommodated close to 400 jobs in the transportation and warehousing sector
- ▶ The employment area has frontage on Highway 404 and is in close proximity to the East Gwillimbury GO Station

- ▶ Employment areas in Georgina, including Keswick business park and Pefferlaw, remained largely vacant (94 per cent) in 2018
- ▶ The extension of Highway 404 in 2014 is likely to make Georgina's employment areas more attractive to prospective employers

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



## 221 TOTAL HECTARES 2017



# 30 JOBS in 2018

50% INCREASE (10 JOBS) SINCE 2008

29% SERVICES PRODUCING    71% GOODS PRODUCING

100% ONSITE    0% OFFSITE

21% RETAIL and PERSONAL SERVICES

EXISTING EMPLOYMENT AREA DENSITY 6 JOBS per HECTARE

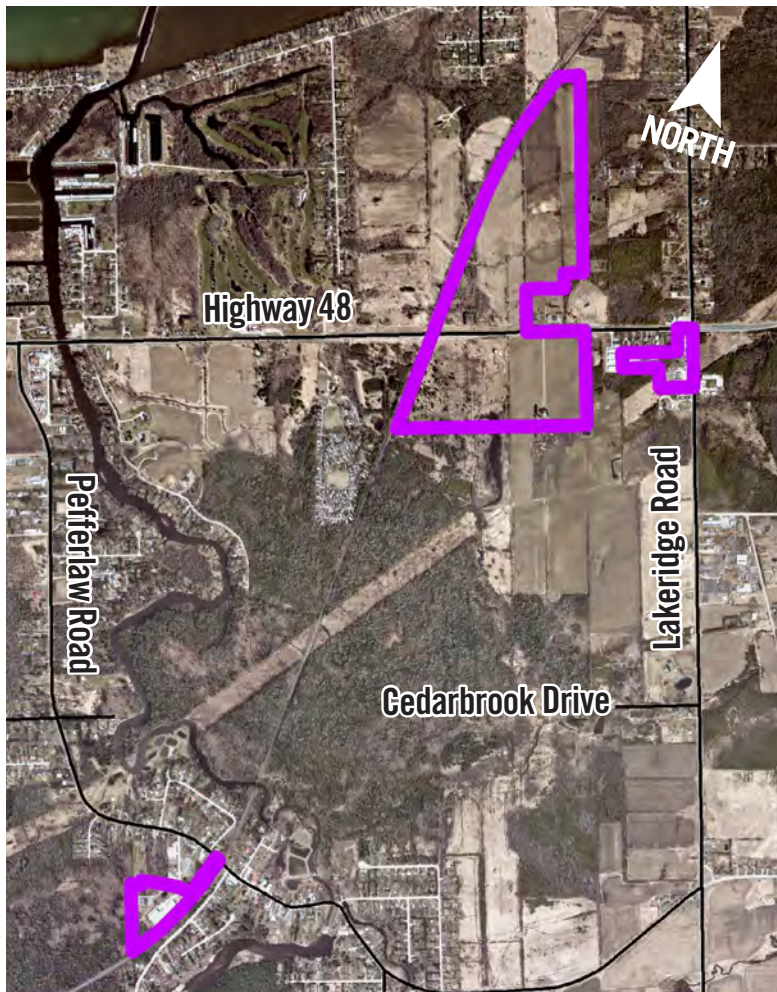
3 SITES [2.0 ha] TOTAL AREA with INTENSIFICATION POTENTIAL





## KESWICK BUSINESS PARK (VACANT)

- Keswick Business Park has a total area of 182 net Ha – 175 net Ha of which were vacant in 2017
- The employment area is located in close proximity to Highway 404 due to the recent extension of the highway in 2014
- In 2018 there were only 10 jobs in the business park, all of which were in the retail and personal services sectors



## PEFFERLAW (VACANT)

- The Pefferlaw employment area has a total area of 34 net Ha - 30 net Ha were vacant in 2017
- There were 20 jobs in the employment area in 2018, 95% of which were in the manufacturing sector

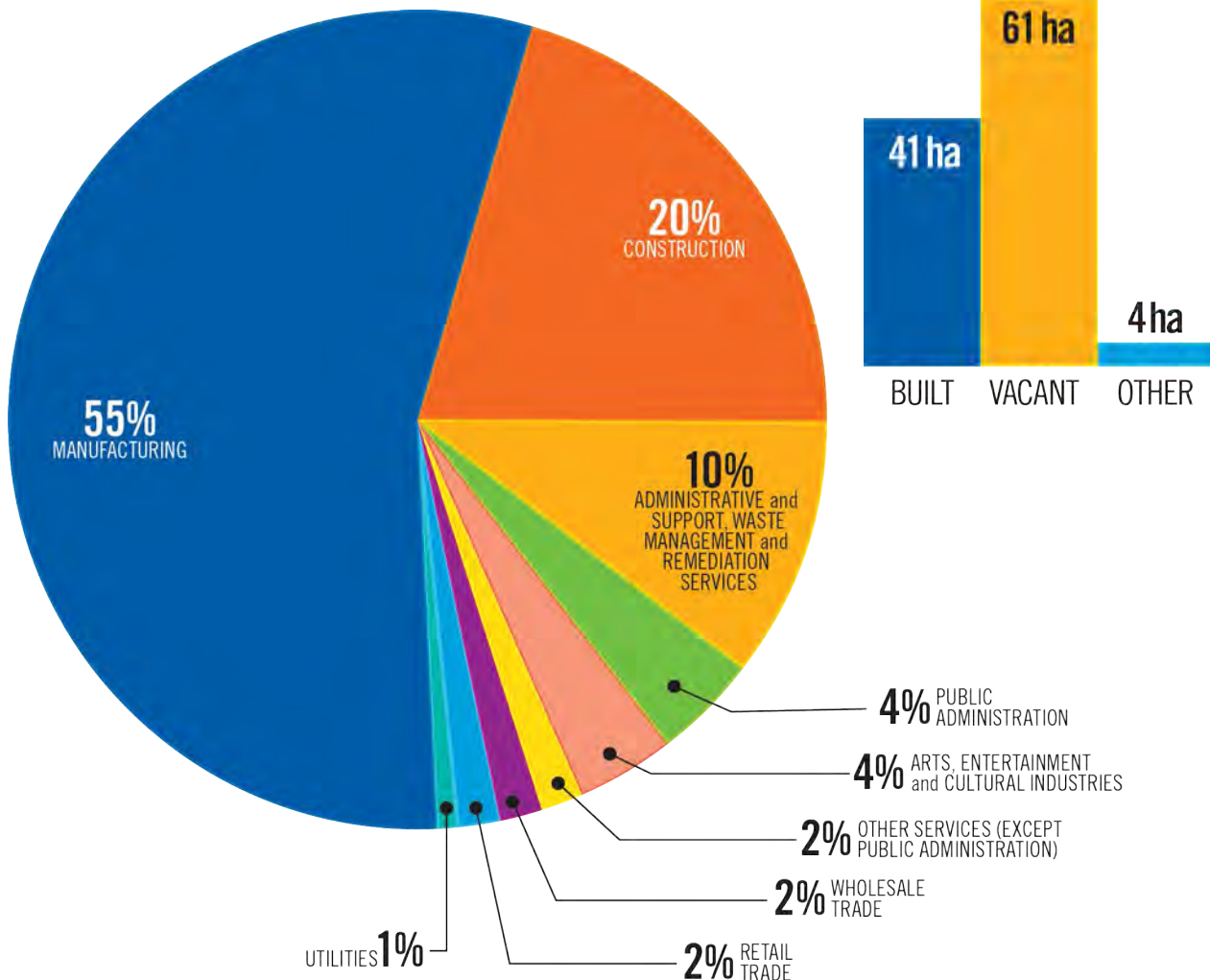


- ▶ Employment area employment has experienced modest growth since 2008 (12 per cent) relative to the Region (29 per cent)
- ▶ 14 per cent of the Township's employment is located in employment areas
- ▶ The administrative and support, waste management and remediation services, manufacturing, and arts, entertainment and recreation sectors accounted for the largest share of job growth over the past ten years

**1,085 JOBS** in 2018  
**12% INCREASE** (120 JOBS) SINCE 2008

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018

## 106 TOTAL HECTARES 2017



**23% SERVICES PRODUCING**    **77% GOODS PRODUCING**  
**86% ONSITE**    **14% OFFSITE**  
**7% RETAIL and PERSONAL SERVICES**

**EXISTING EMPLOYMENT AREA DENSITY 27 JOBS per HECTARE**

**7 SITES [14 ha] TOTAL AREA**  
 with INTENSIFICATION POTENTIAL

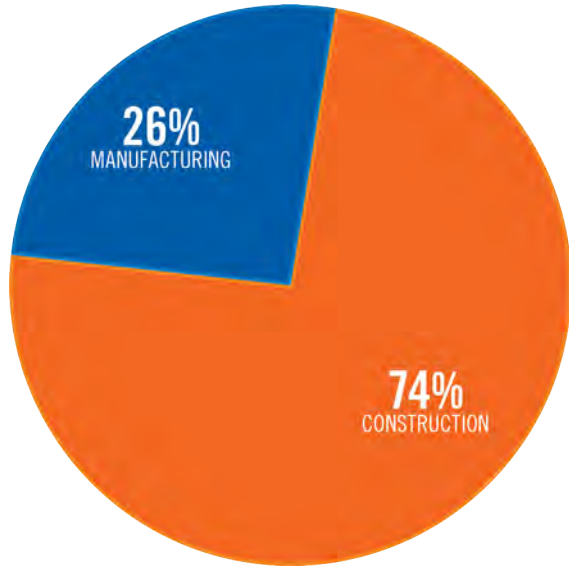




# KING CITY TOWNSHIP of KING

- ▶ All existing employment within the King City employment area is found within the eastern portion which is located at the corner of Dufferin St and King Rd. It is bordered by residential and commercial uses to the south
- ▶ The western portion of the employment area is located at the corner of Jane St and King Rd and is in close proximity to the Highway 400/King road interchange. This 29 hectare plot of vacant employment land is the largest within King Township and offers development opportunities for prospective employers
- ▶ The majority of employment in this area is in the construction sector and is home to one of the Township's large employers, Robert B. Somerville

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



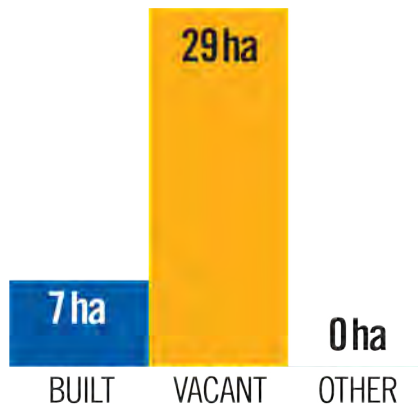
**211 JOBS** in 2018

**36% DECREASE** (-120 JOBS) SINCE 2008

**0% SERVICES PRODUCING**      **100% GOODS PRODUCING**

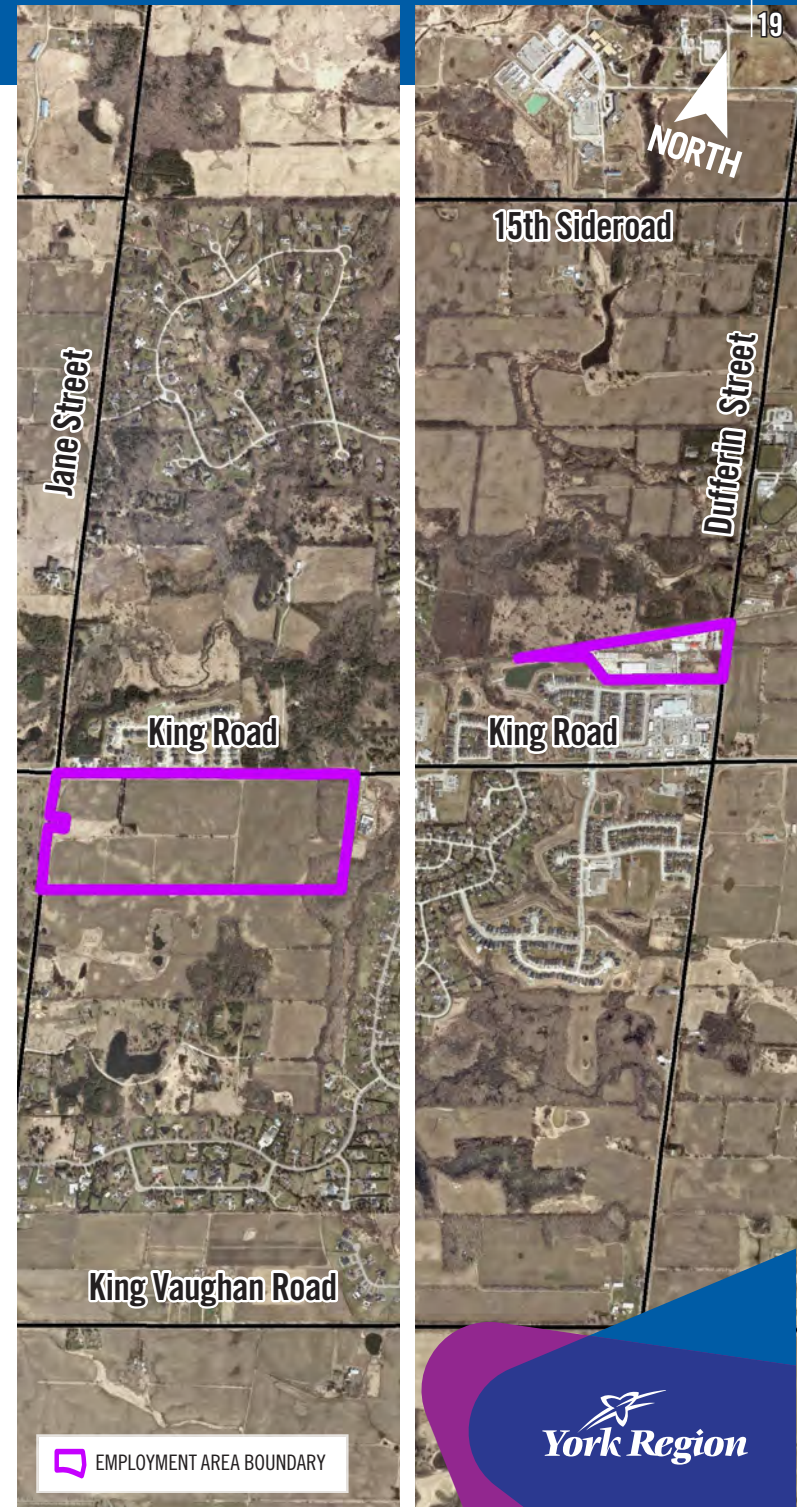
**53% ONSITE**      **47% OFFSITE**

## 36 TOTAL HECTARES 2017



**EXISTING EMPLOYMENT AREA DENSITY 29 JOBS per HECTARE**

**1 SITE** [1.0 ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL



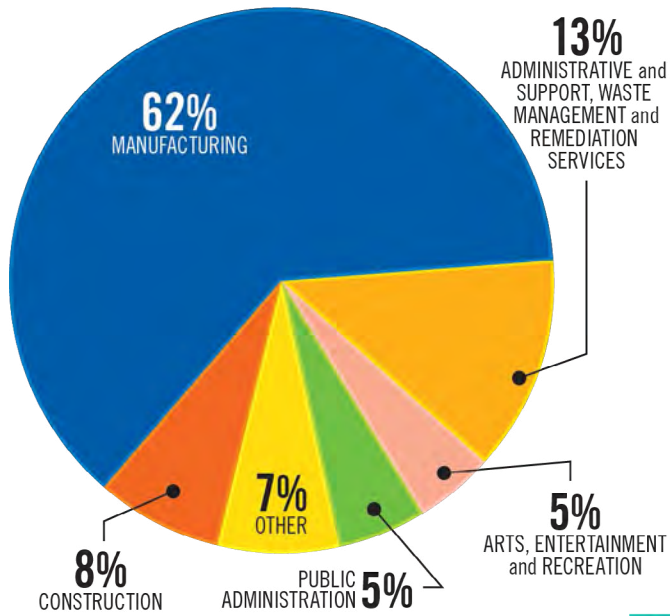
EMPLOYMENT AREA BOUNDARY



# SCHOMBERG TOWNSHIP of KING

- ▶ This employment area is located at the southwest corner of Highway 9 and Highway 27 and is bordered by commercial and residential uses to the west
- ▶ It is the largest employment area in King Township in terms of land area and number of jobs and accounts for over 80 per cent of all employment area employment within King
- ▶ The manufacturing and administrative and support, waste management and remediation services sectors were the two main drivers of growth since 2008
- ▶ Some of the Township's top employers are located here including Showa Canada Inc. and B.C. Instruments

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



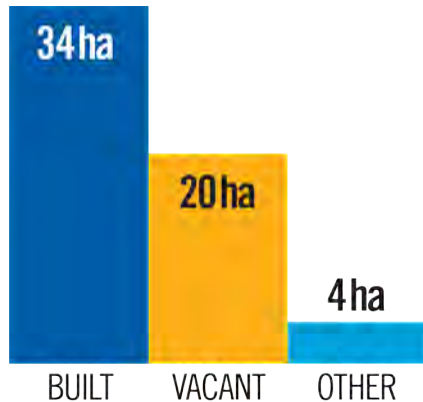
**870 JOBS** in 2018  
**38% INCREASE** (240 JOBS) SINCE 2008

**29% SERVICES PRODUCING**    **71% GOODS PRODUCING**

**93% ONSITE**    **7% OFFSITE**

**9% RETAIL and PERSONAL SERVICES**

## 58 TOTAL HECTARES 2017



EXISTING EMPLOYMENT AREA DENSITY **26** JOBS per HECTARE

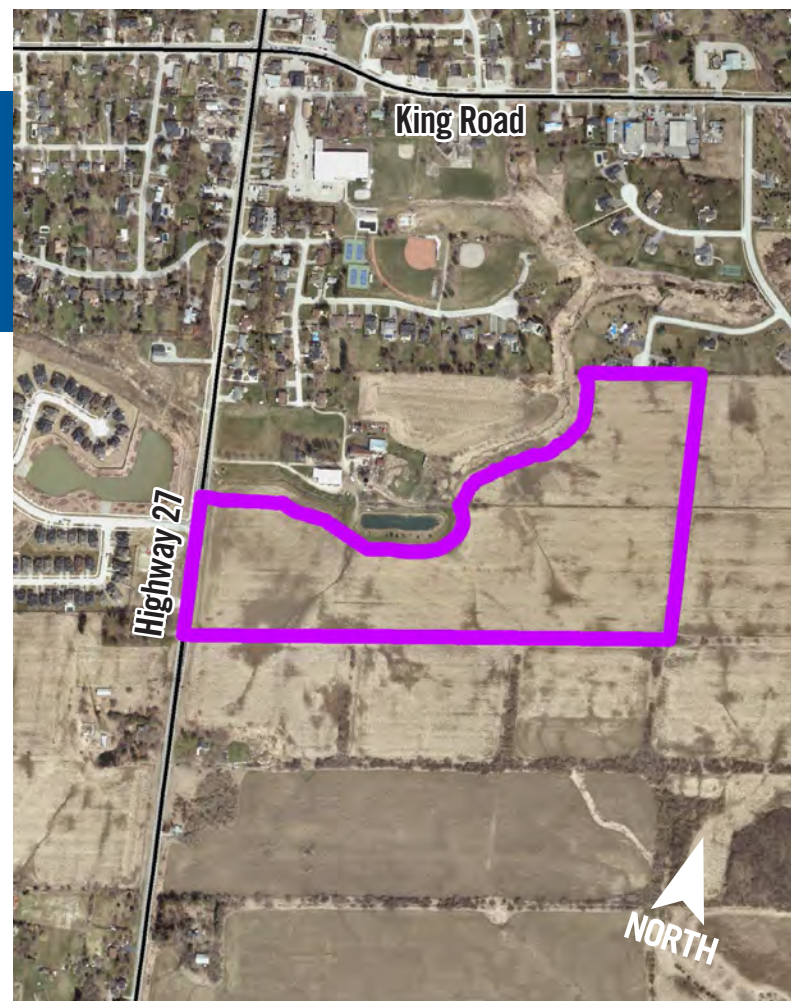
**6 SITES** [13 ha] TOTAL AREA  
 with INTENSIFICATION POTENTIAL





## NOBLETON (VACANT)

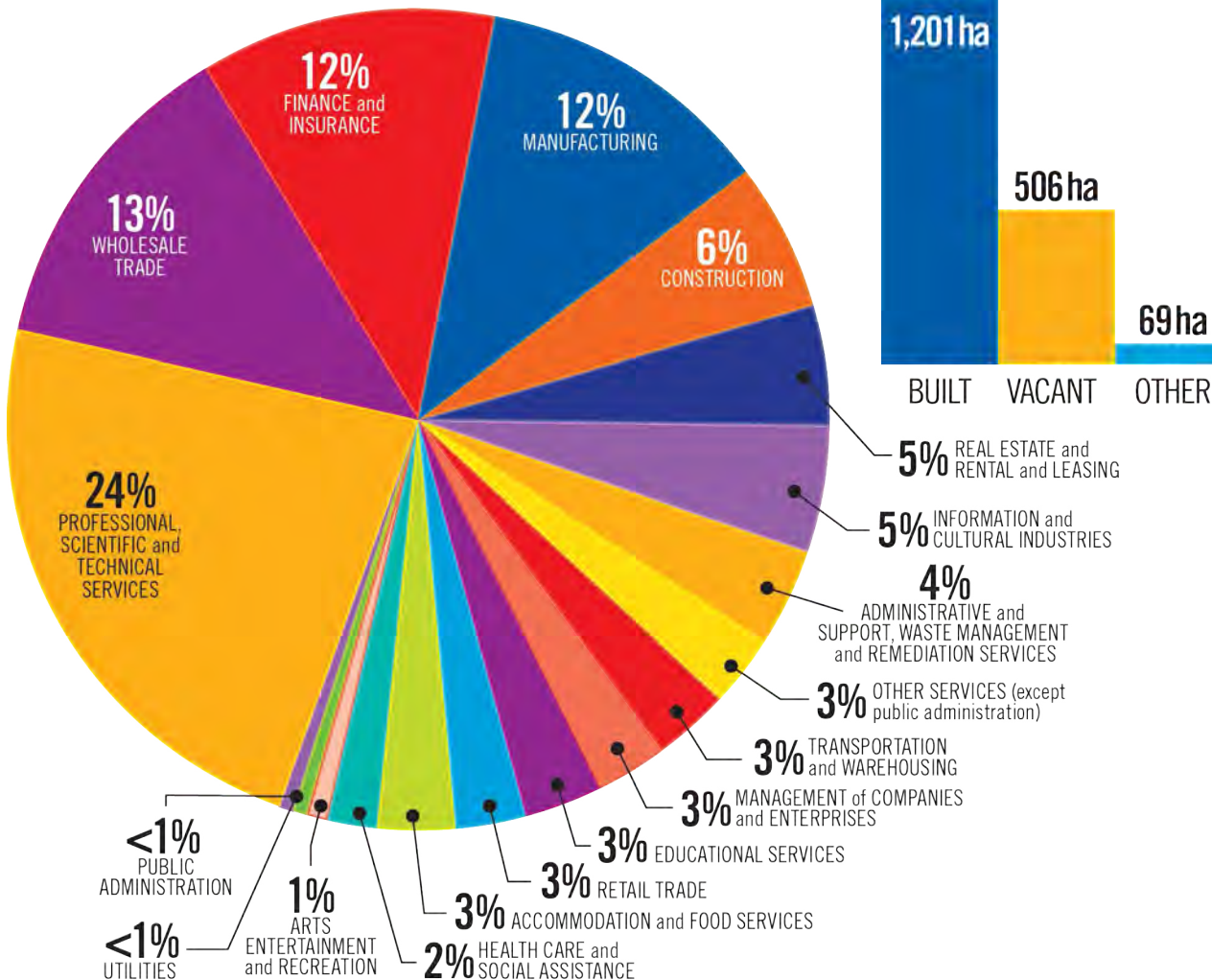
- ▶ The Nobleton employment area has a total area of 12 net Ha - all of which were vacant in 2017



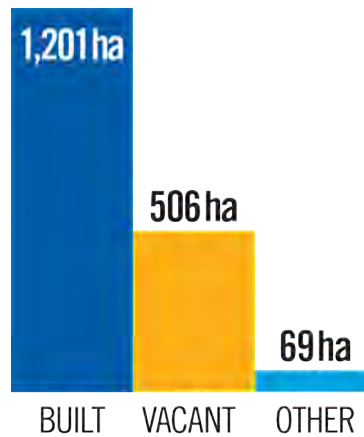


- ▶ The City of Markham's employment areas account for 66 per cent of the City's total surveyed employment
- ▶ Employment areas in the City are an attractive place to do business as they are well located along highway corridors and are in close proximity to higher order transit stations
- ▶ With 506 hectares of vacant employment land available, the City has many competitive development opportunities for prospective employers
- ▶ Markham's employment areas are home to several major employers including: All State Insurance, CAA, Honda, Huawei, IBM, Seneca College, TD Insurance, TD Waterhouse, and WSP Canada

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



## 1,775 TOTAL HECTARES 2017



**116,690 JOBS** in 2018

20% INCREASE (19,530 JOBS) SINCE 2008

82% SERVICES PRODUCING    18% GOODS PRODUCING

80% ONSITE    20% OFFSITE

14% RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
56,660 JOBS 121 BUILDINGS

EXISTING EMPLOYMENT AREA DENSITY **97** JOBS per HECTARE

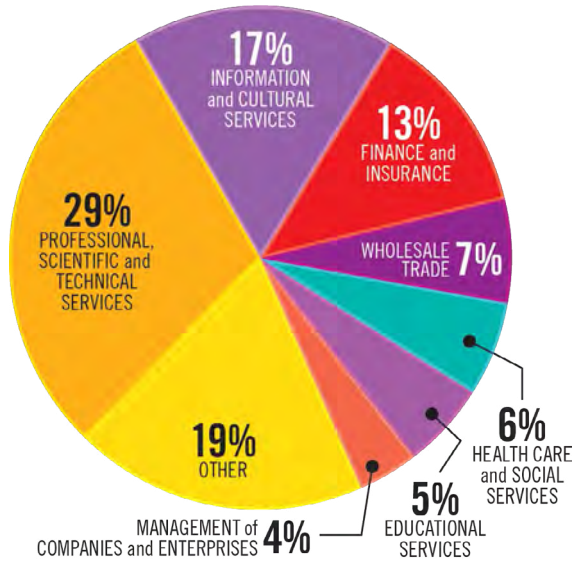
**41 SITES** [53 ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL



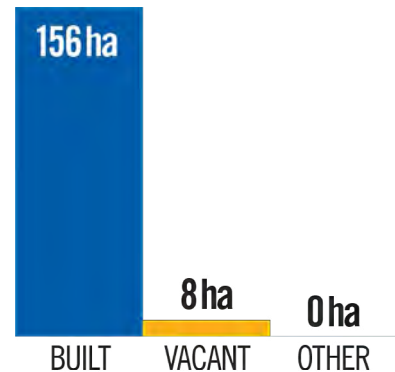


- ▶ The Allstate employment area accounts for the second largest share of employment land employment in the City of Markham and is home to a number of the Region's top employers including Huawei Technologies and Allstate Insurance
- ▶ This business park is home to a number of prestige office and industrial developments. Furthermore, out of all of the City's employment areas, it has the largest number of major office buildings and 72 per cent of all jobs in this area are located within major offices
- ▶ It is home to Buttonville airport and is located adjacent to Highway 404 and the Highway 7 transit corridor
- ▶ Since 2008, over 50 per cent of job growth has been in the ICT cluster, making it a notable contributor to the Region's growing ICT cluster

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



164 TOTAL HECTARES 2017



**15,250 JOBS** in 2018  
27% INCREASE (3,270 JOBS) SINCE 2008

93% SERVICES PRODUCING      7% GOODS PRODUCING

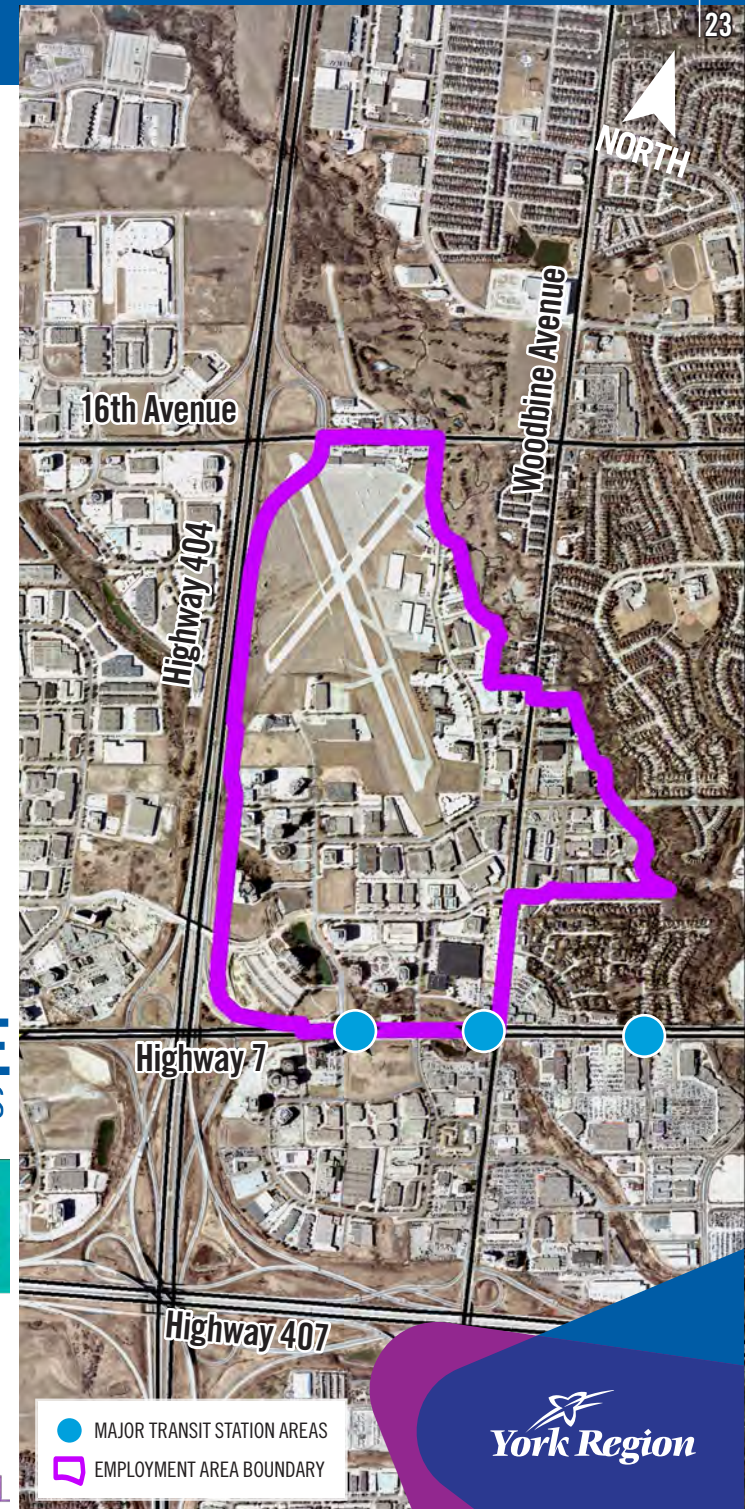
82% ONSITE      18% OFFSITE

22% RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
10,790 JOBS 32 BUILDINGS

EXISTING EMPLOYMENT AREA  
**DENSITY 97** JOBS per HECTARE

**9 SITES** [14 ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL

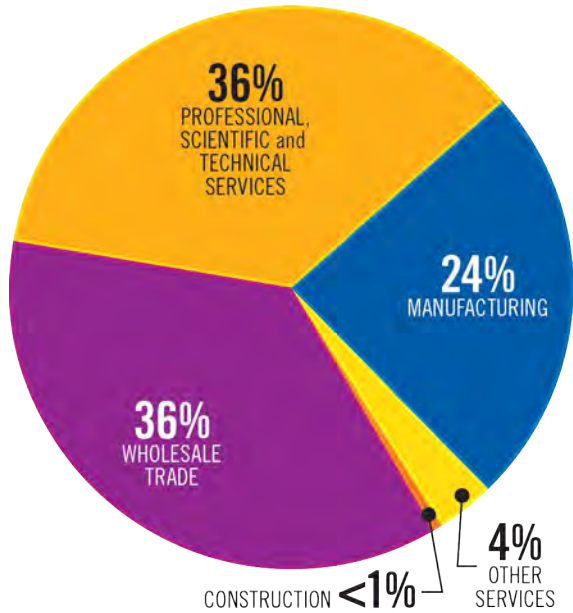




# ARMDALE CITY of MARKHAM

- ▶ This employment area is comprised of a variety of industrial buildings with uses predominantly in the wholesale trade, and manufacturing sectors
- ▶ It is in close proximity to Highway 407 and located along arterial roads with access to nearby residential areas
- ▶ With 33 hectares of vacant employment land available, there are development opportunities for future employers

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**1,070 JOBS** in 2018

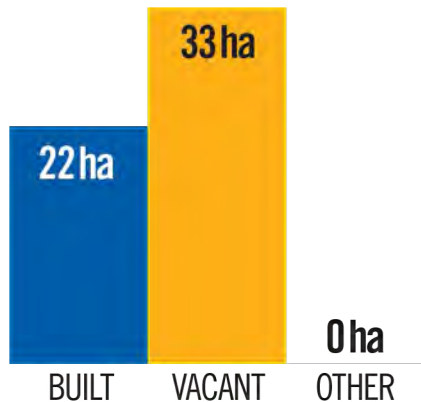
6% INCREASE (60 JOBS) SINCE 2008

76% SERVICES PRODUCING    24% GOODS PRODUCING

98% ONSITE    2% OFFSITE

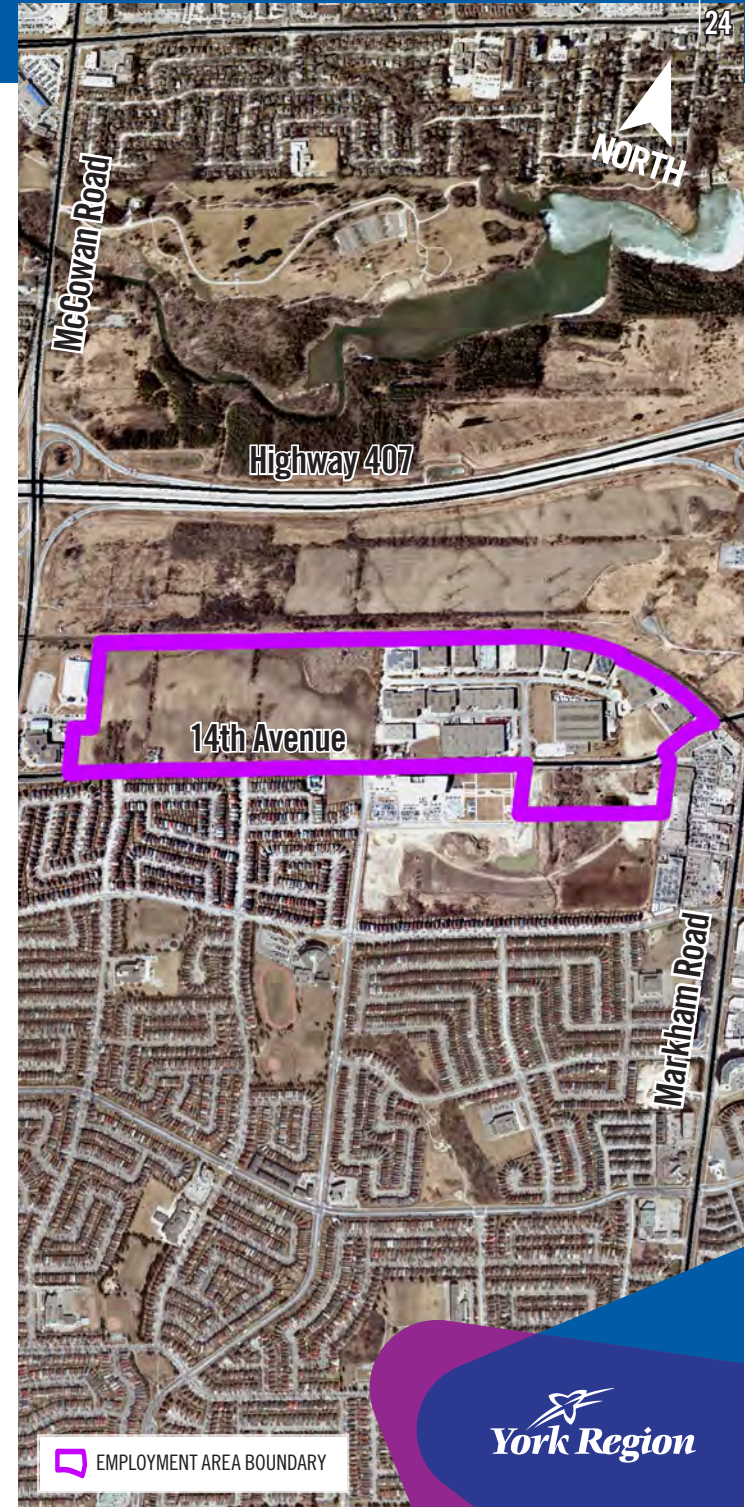
3% RETAIL and PERSONAL SERVICES

## 55 TOTAL HECTARES 2017



EXISTING EMPLOYMENT AREA DENSITY **48** JOBS per HECTARE

**2 SITES** [2.0ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL



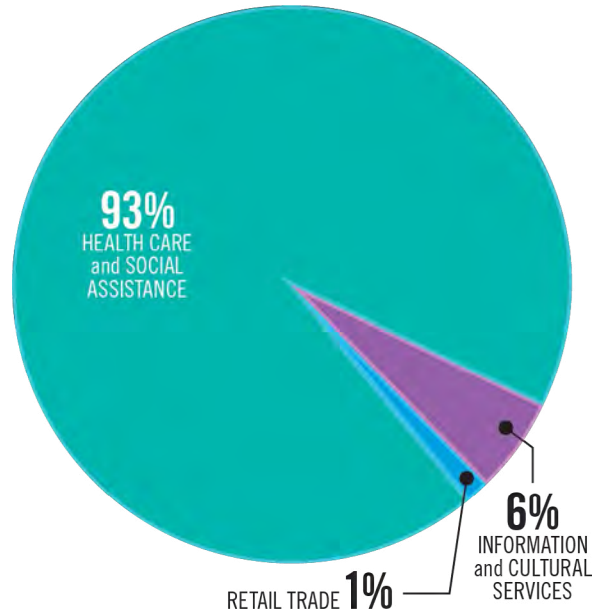
EMPLOYMENT AREA BOUNDARY



# BOX GROVE CITY of MARKHAM

- ▶ This employment area is integrated into Markham's Box Grove community. It is adjacent to existing residential neighborhoods, natural heritage features and commercial developments that serve the community
- ▶ The majority of lands in this employment area are vacant and can be found in close proximity to the Highway 407 and Donald Cousens Parkway interchange making them ideal locations for freight-supportive businesses to locate

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**160 JOBS** in 2018

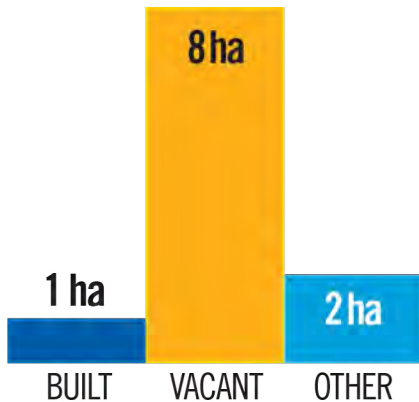
INCREASE of 160 JOBS SINCE 2008

100% SERVICES PRODUCING    0% GOODS PRODUCING

90% ONSITE    10% OFFSITE

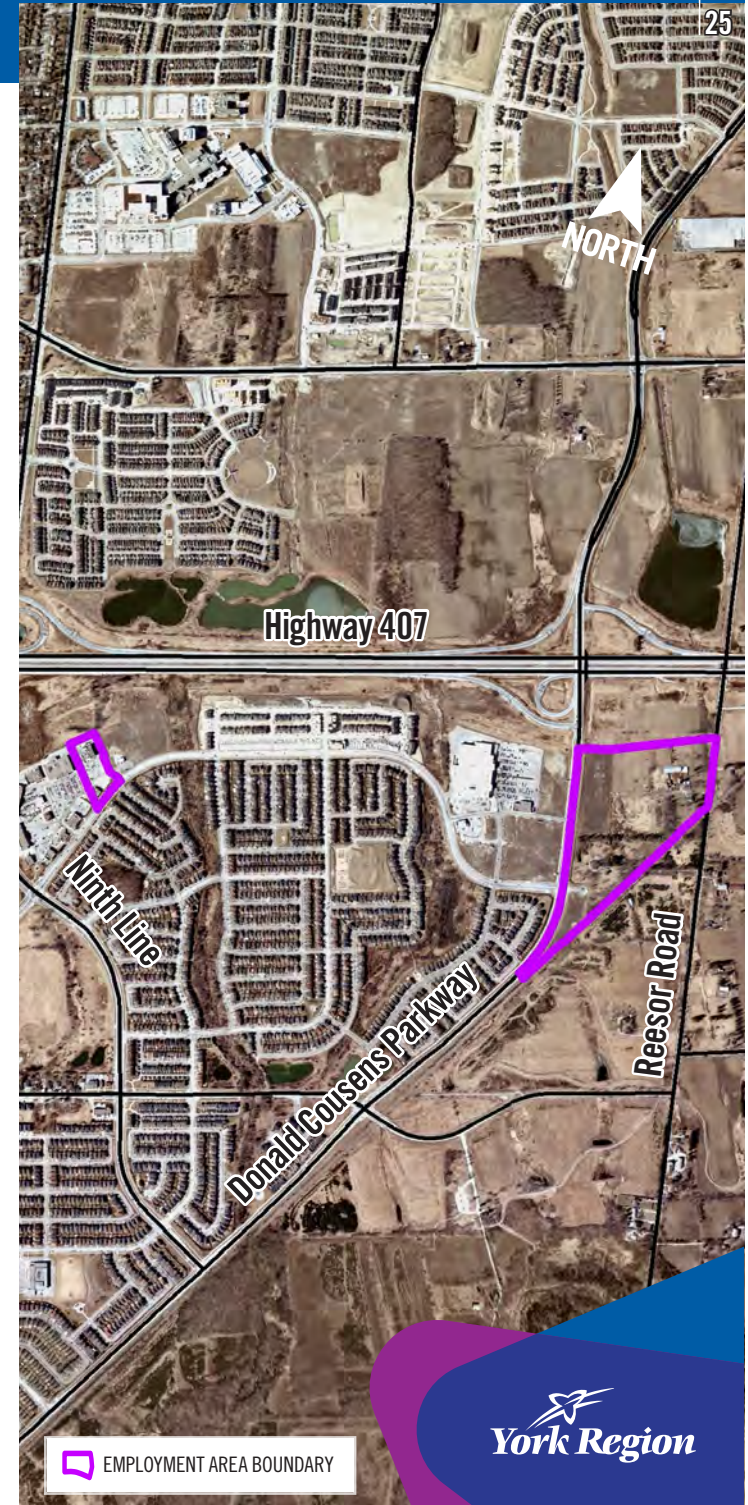
7% RETAIL and PERSONAL SERVICES

## 11 TOTAL HECTARES 2017



**MAJOR OFFICE**  
160 JOBS 1 BUILDING

EXISTING EMPLOYMENT AREA DENSITY **128** JOBS per HECTARE



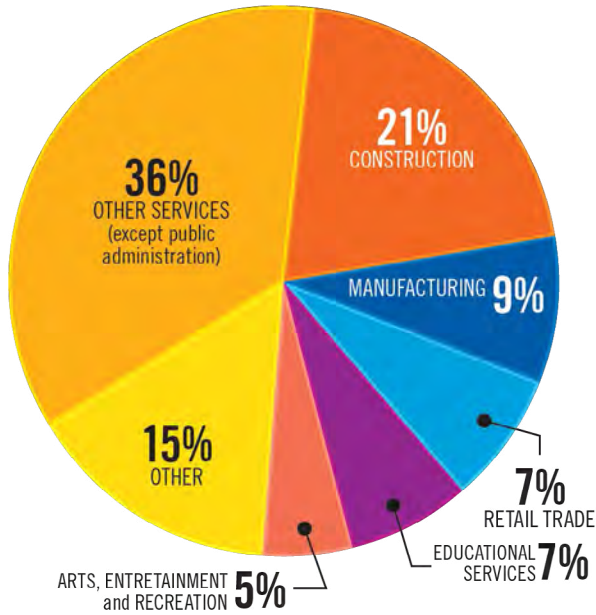
EMPLOYMENT AREA BOUNDARY



# BULLOCK DRIVE CITY of MARKHAM

- ▶ The Bullock drive employment area is comprised of a mix of service, retail, and light industrial uses and is located along arterial roads making it accessible to businesses and surrounding residential communities
- ▶ The western portion of the employment area is bordered by an intensification area and is serviced by rapid transit routes
- ▶ Over the past ten years, the composition of employment in this area has transitioned from traditional industrial and warehouse uses to smaller scale service employment uses

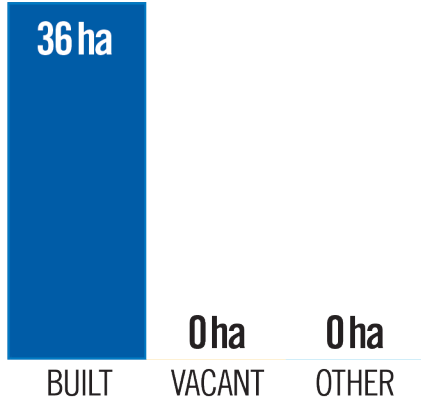
## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



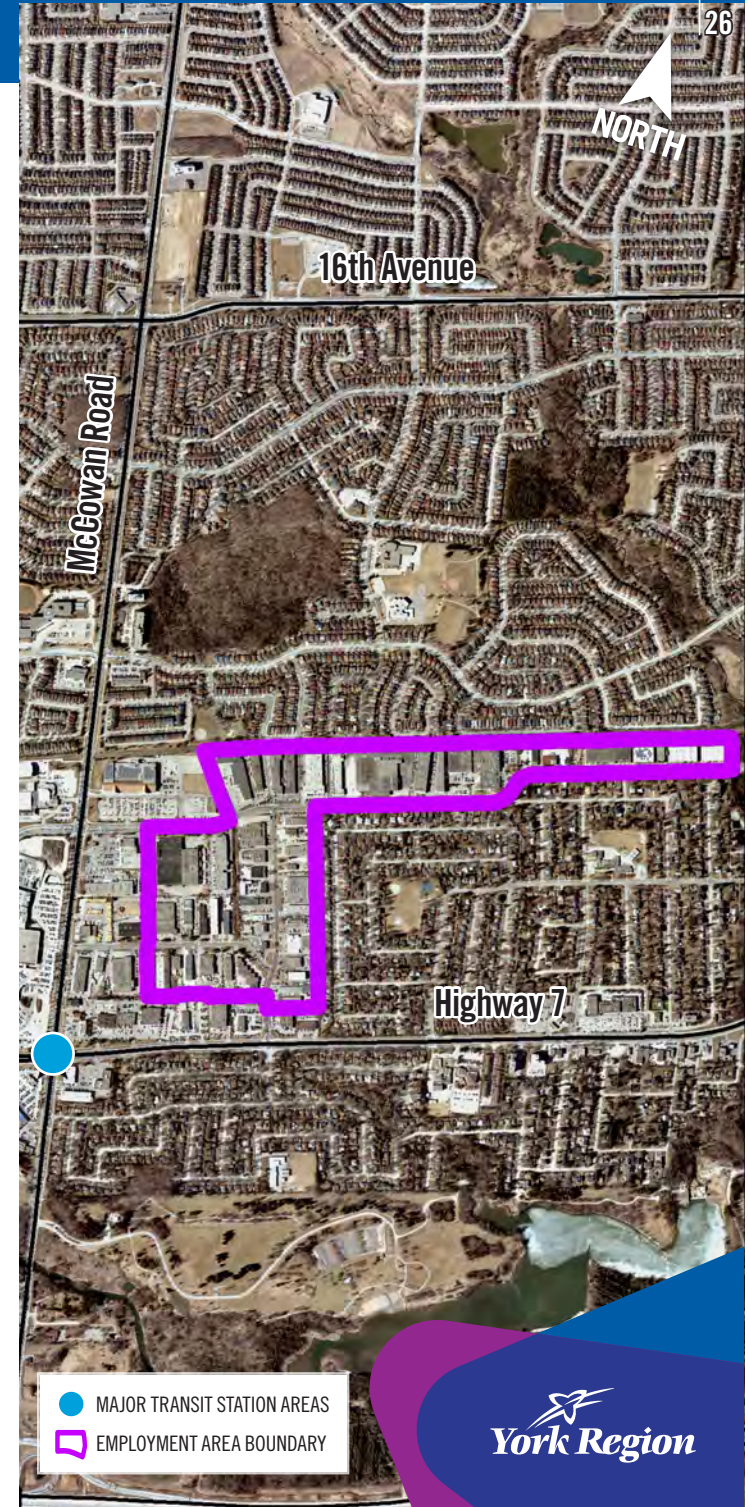
**1,630 JOBS** in 2018  
**27% DECREASE** (-590 JOBS) SINCE 2008

**71% SERVICES PRODUCING**    **29% GOODS PRODUCING**  
**81% ONSITE**    **19% OFFSITE**  
**50% RETAIL and PERSONAL SERVICES**

**36 TOTAL HECTARES** 2017



**EXISTING EMPLOYMENT AREA DENSITY 46 JOBS per HECTARE**

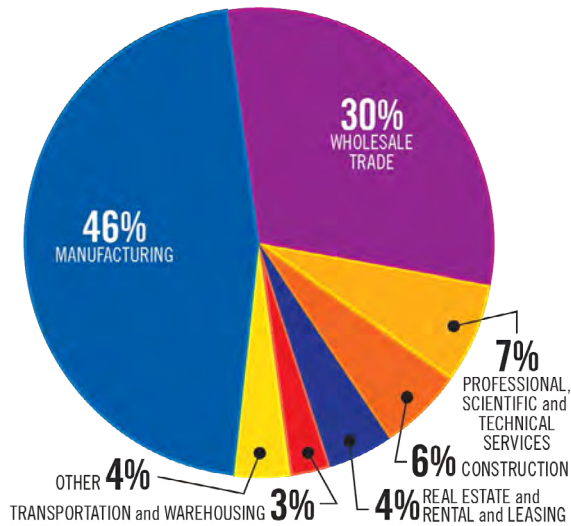


● MAJOR TRANSIT STATION AREAS  
 □ EMPLOYMENT AREA BOUNDARY



- ▶ The location of the Cachet employment area offers existing and prospective employers excellent visibility and accessibility to Highway 404 and fosters opportunities for economic synergies with its neighbouring employment areas
- ▶ It is comprised of prestige industrial and office buildings which are home to some of the Region's top employers including GE Grid IQ Innovation centre and Phillips Canada
- ▶ The largest share of employment growth can be attributed to the manufacturing sector, accounting for 86 per cent of job growth since 2008
- ▶ A portion of the employment area contains protected natural features, however with 15 hectares of vacant employment land available there is opportunity available for future development

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**3,050 JOBS** in 2018

**51% INCREASE** (1,030 JOBS) SINCE 2008

**48% SERVICES PRODUCING**    **52% GOODS PRODUCING**

**93% ONSITE**    **7% OFFSITE**

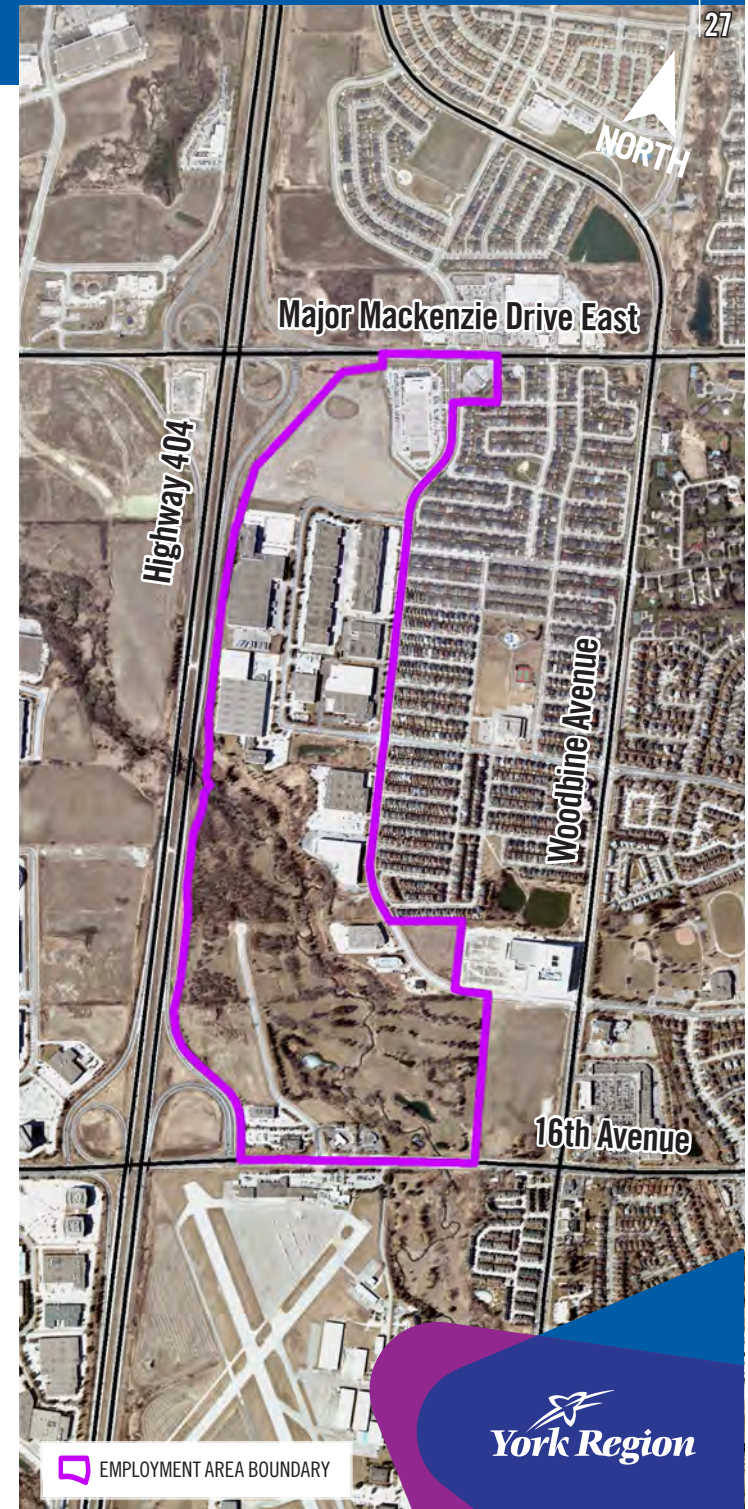
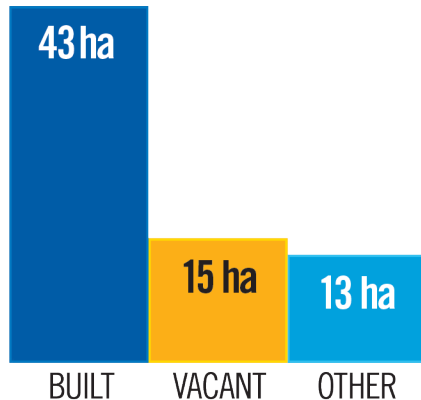
**3% RETAIL and PERSONAL SERVICES**

**MAJOR OFFICE**  
1,090 JOBS 3 BUILDINGS

**EXISTING EMPLOYMENT AREA DENSITY 72 JOBS per HECTARE**

**3 SITES** [8.0 ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL

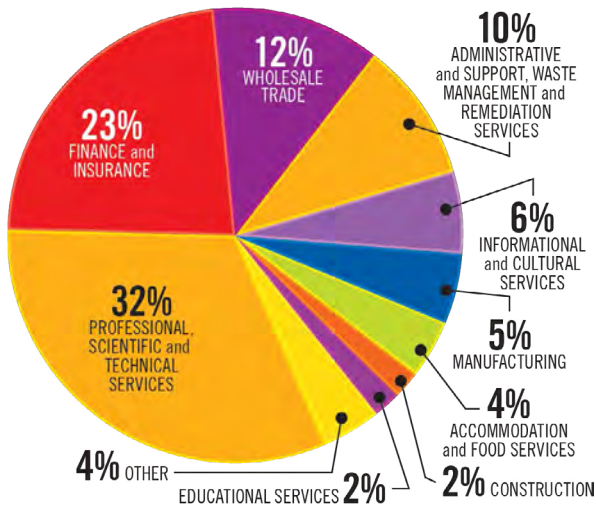
## 71 TOTAL HECTARES 2017





- ▶ This employment area is located within the Highway 7 East corridor and is adjoined to the Highway 404 and Highway 407, offering visibility and access to the Regional Rapid transit corridor
- ▶ The finance and insurance sector experienced the largest share of employment growth, increasing from a 7 per cent share in 2008 to a 23 per cent share in 2018
- ▶ Over 70 per cent of jobs in this employment area are located in major office buildings and are home to some large employers in knowledge-based sectors including Torco Financial Group, Ceridian Canada and WSP Global

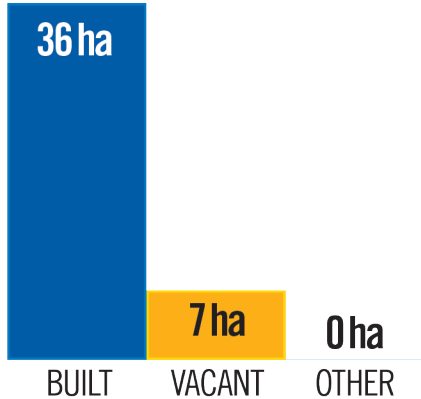
## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**5,150 JOBS** in 2018  
**7% INCREASE** (320 JOBS) SINCE 2008

**92% SERVICES PRODUCING**      **8% GOODS PRODUCING**  
**78% ONSITE**      **22% OFFSITE**  
**11% RETAIL and PERSONAL SERVICES**

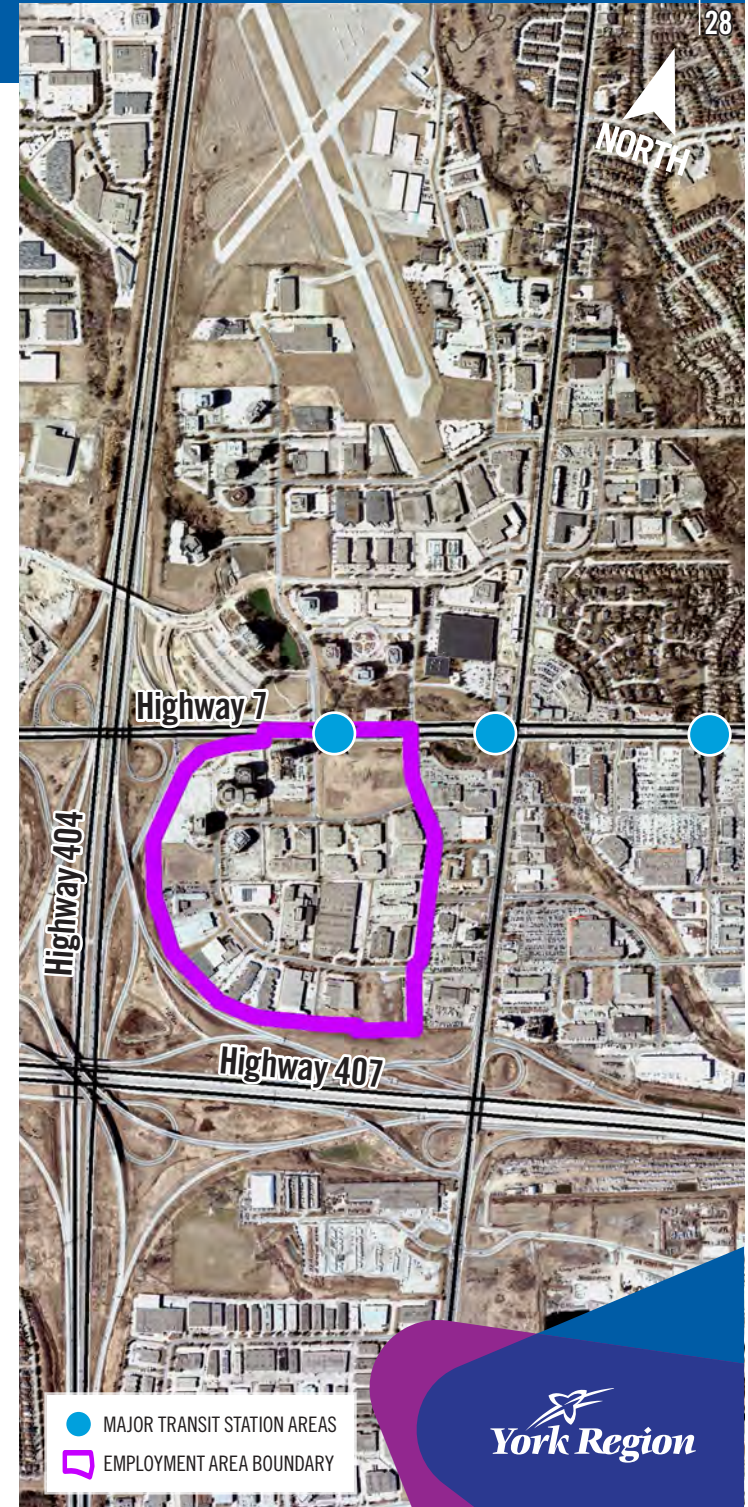
**43 TOTAL HECTARES** 2017



**MAJOR OFFICE**  
**3,720 JOBS** 9 BUILDINGS

**EXISTING EMPLOYMENT AREA DENSITY 144 JOBS per HECTARE**

**3 SITES** [3.0 ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL



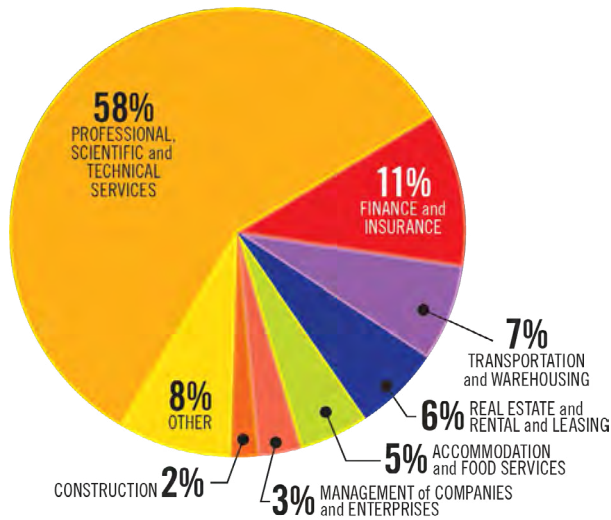
● MAJOR TRANSIT STATION AREAS  
□ EMPLOYMENT AREA BOUNDARY



# COMMERCE VALLEY LEITCHCROFT CITY of MARKHAM

- ▶ This employment area is well located within the Highway 7 East corridor and bounded by Highway 407 to the south and Highway 404 to the east
- ▶ This area is comprised of a significant concentration of offices which are home to a number of the Region's top ICT employers including CGI Information Systems and AMD Technologies
- ▶ Over 65 per cent of job growth in the past ten years has been in the finance and insurance and professional, scientific and technical services sectors

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**14,450 JOBS** in 2018

28% INCREASE (3,150 JOBS) SINCE 2008

96% SERVICES PRODUCING      4% GOODS PRODUCING

78% ONSITE      22% OFFSITE

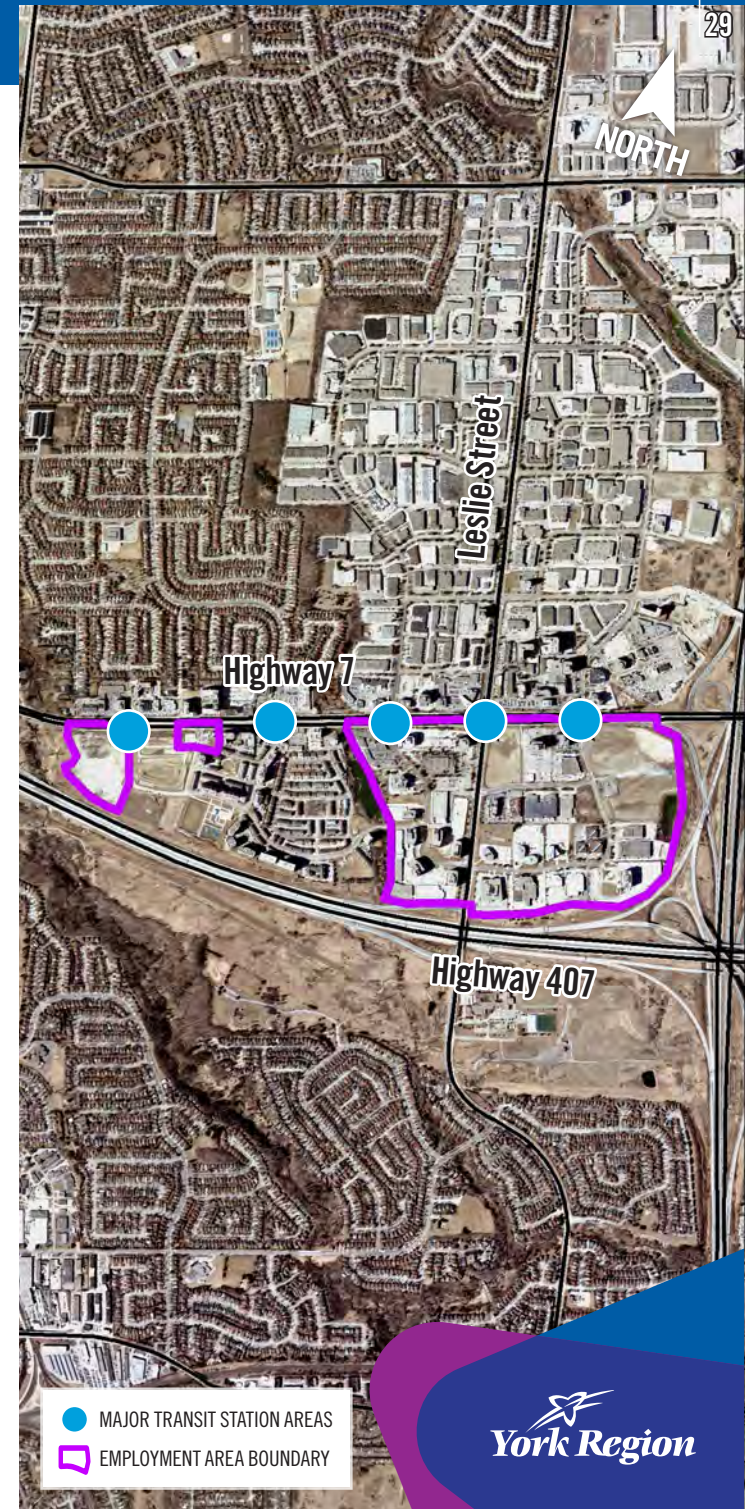
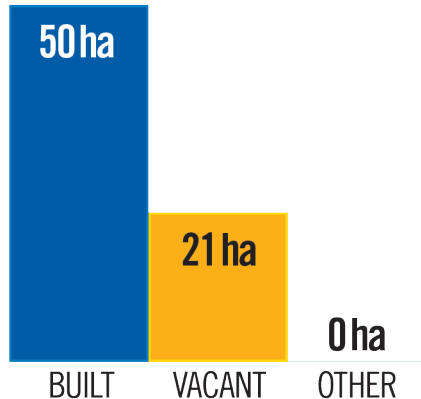
7% RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
13,670 JOBS 19 BUILDINGS

EXISTING EMPLOYMENT AREA  
**DENSITY 289** JOBS per HECTARE

**2 SITES** [2.0ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL

## 71 TOTAL HECTARES 2017



● MAJOR TRANSIT STATION AREAS  
□ EMPLOYMENT AREA BOUNDARY

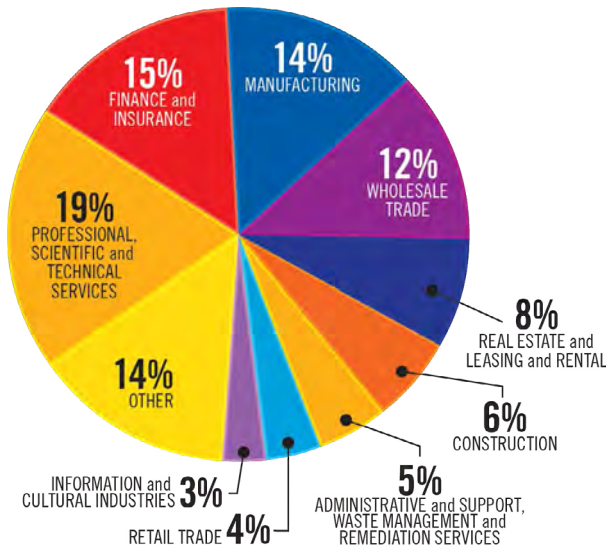




# DENISON STEELES CITY of MARKHAM

- ▶ This is the largest employment area in terms of the number of jobs and accounts for 34 per cent of all employment area employment in the City of Markham
- ▶ It sits on the municipal border between York Region and the City of Toronto and is easily accessible via Highway 404
- ▶ Over 6,100 jobs have been added to this employment area since 2008. Over 54 per cent of this growth can be attributed to the Finance and Insurance sector
- ▶ Its diverse economic composition includes a mix of traditional industrial/warehousing and office uses. Since 2008, the majority of growth has occurred in office type uses

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**39,600 JOBS** in 2018

18% INCREASE (6,160 JOBS) SINCE 2008

80% SERVICES PRODUCING    20% GOODS PRODUCING

76% ONSITE    24% OFFSITE

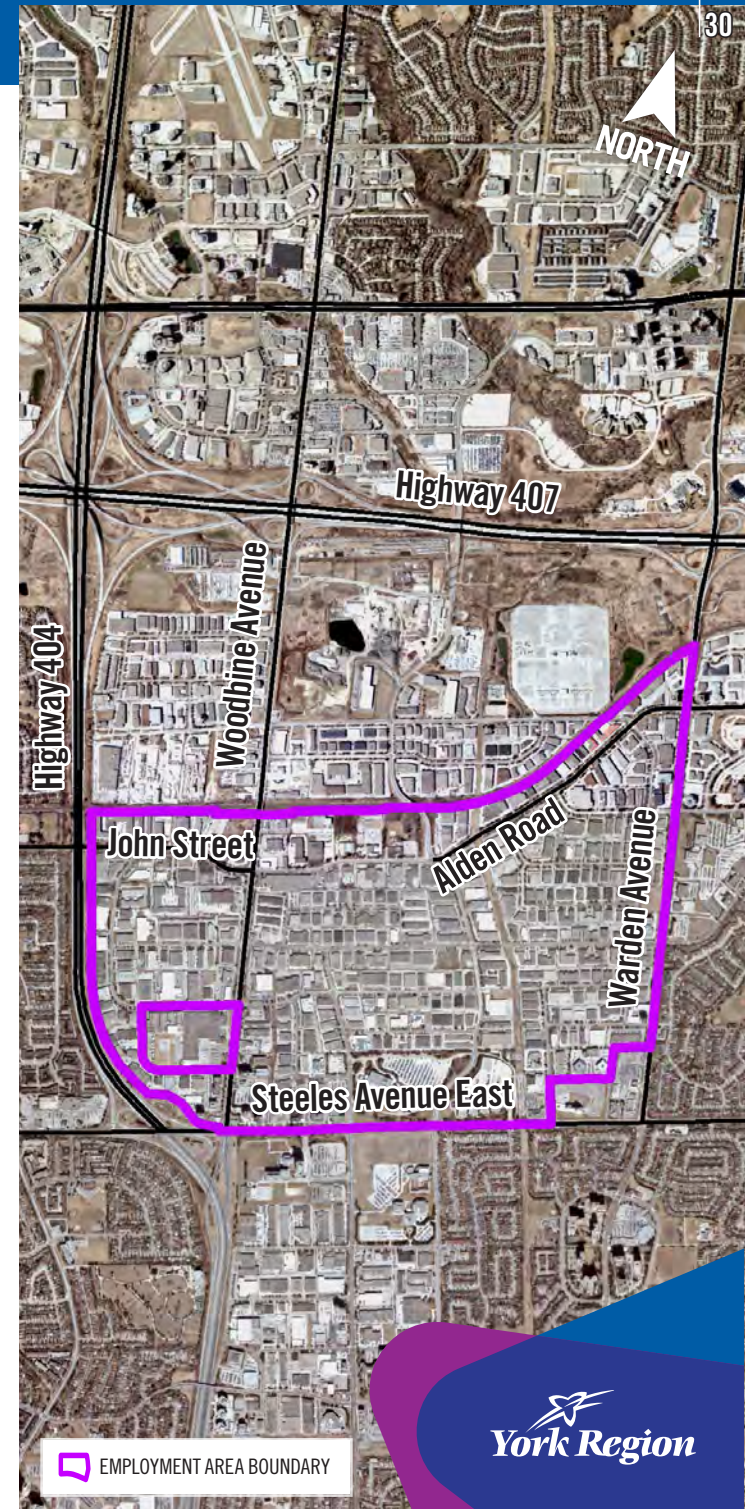
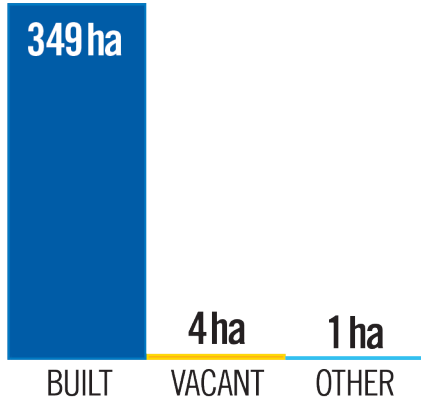
14% RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
14,420 JOBS 21 BUILDINGS

EXISTING EMPLOYMENT AREA DENSITY **113** JOBS per HECTARE

**4 SITES** [3.0ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL

354 TOTAL HECTARES 2017

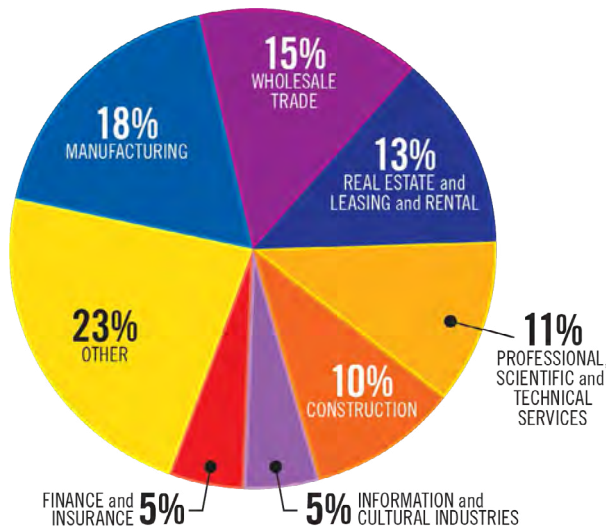




# FOURTEENTH AVENUE CITY of MARKHAM

- ▶ This established employment area is situated southeast of Highway 404 and Highway 407
- ▶ Despite experiencing declines in the manufacturing and transportation/warehousing sectors in the past ten years, it can still be characterized as a traditional employment area with industrial and warehousing uses
- ▶ The real estate and rental and leasing and construction sectors accounted for the largest share of employment growth since 2008

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**8,200 JOBS** in 2018

9% INCREASE (700 JOBS) SINCE 2008

71% SERVICES PRODUCING    29% GOODS PRODUCING

86% ONSITE    14% OFFSITE

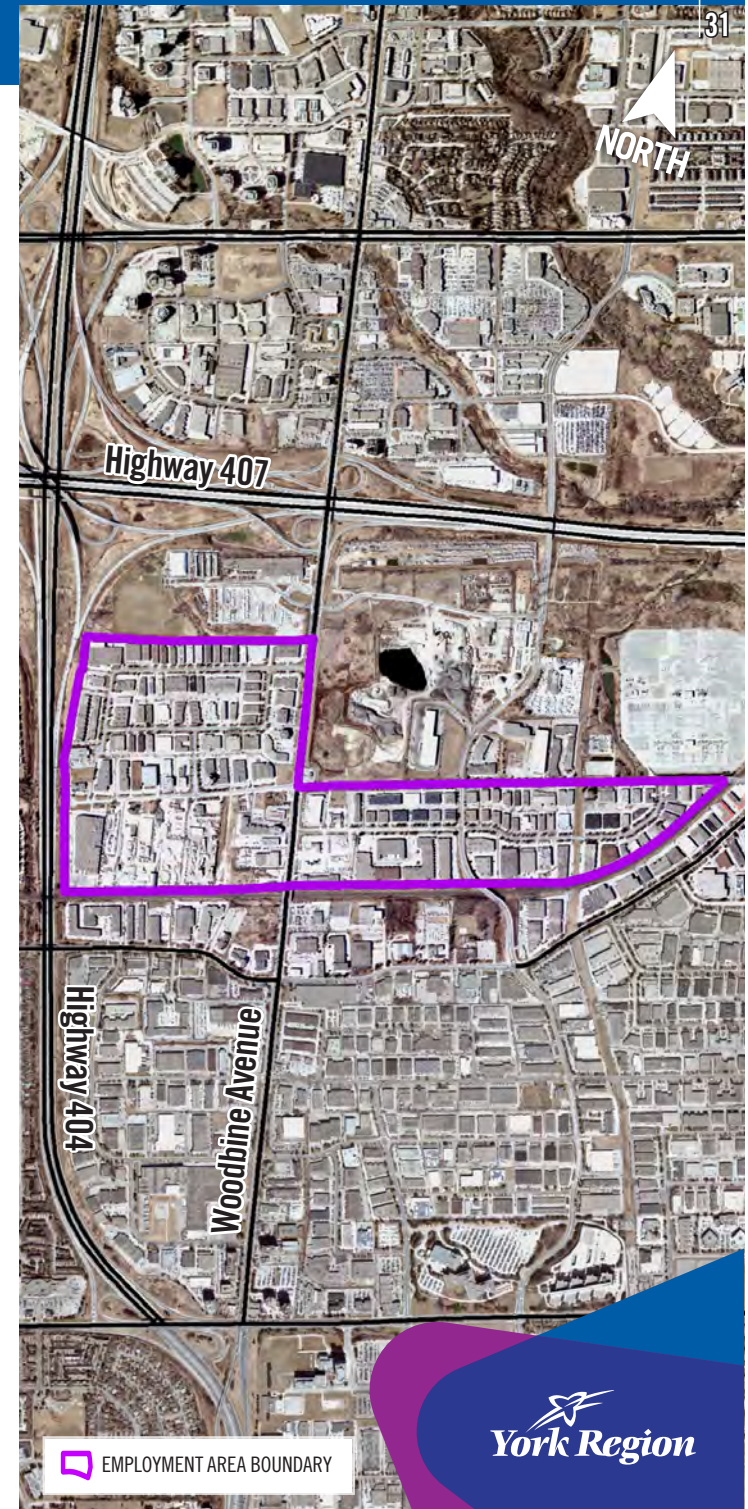
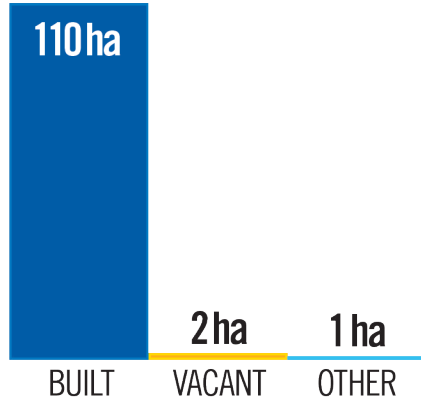
13% RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
1,660 JOBS 4 BUILDINGS

EXISTING EMPLOYMENT AREA DENSITY **74** JOBS per HECTARE

**3 SITES** [2.0ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL

113 TOTAL HECTARES 2017



EMPLOYMENT AREA BOUNDARY

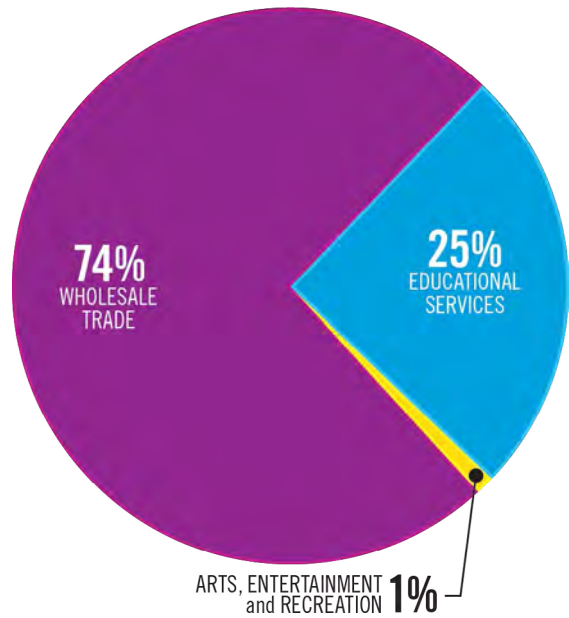
York Region



# HIGHWAY 404 NORTH CITY of MARKHAM

- ▶ This employment area offers excellent visibility and accessibility from the adjoining 400 series highway and has further development potential with 48 hectares of vacant land
- ▶ Honda Canada, Enbridge Gas and Mobis Parts Canada have located their operations here over the past ten years. All three employers feature prestige industrial and office uses and account for all 1,220 jobs in this employment area

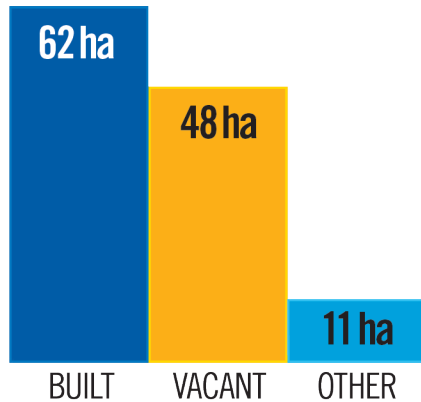
## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**1,220 JOBS** in 2018  
**10,083% INCREASE** (1,210 JOBS) SINCE 2008

**100% SERVICES PRODUCING**    **0% GOODS PRODUCING**  
**84% ONSITE**    **16% OFFSITE**  
**1% RETAIL and PERSONAL SERVICES**

## 121 TOTAL HECTARES 2017



**MAJOR OFFICE**  
 1,040 JOBS 2 BUILDINGS

EXISTING EMPLOYMENT AREA **DENSITY 20** JOBS per HECTARE

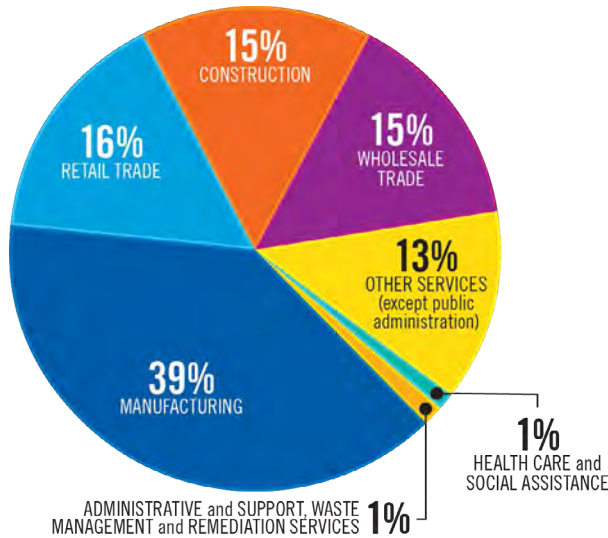




# MOUNT JOY BUSINESS PARK CITY of MARKHAM

- ▶ The Mount Joy business park is located within the mixed-use Markham Rd/Mount Joy corridor
- ▶ This area is adjacent to the Mount Joy GO station and is well integrated into the surrounding communities of Berczy Village, Wismer Commons and Greensborough
- ▶ Employment growth has remained relatively steady since 2008. The area is mainly comprised of small scale multi-unit industrial buildings used for light manufacturing and wholesale businesses

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**160 JOBS** in 2018

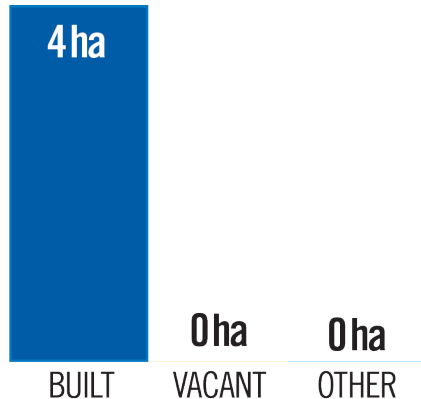
14% INCREASE (20 JOBS) SINCE 2008

46% SERVICES PRODUCING    54% GOODS PRODUCING

93% ONSITE    7% OFFSITE

29% RETAIL and PERSONAL SERVICES

## 4 TOTAL HECTARES 2017



EXISTING EMPLOYMENT AREA DENSITY **45** JOBS per HECTARE

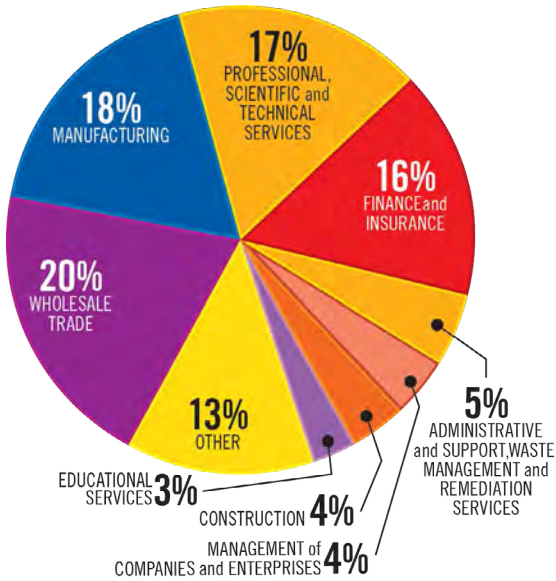




# RISEBOROUGH CITY of MARKHAM

- ▶ This employment area is conveniently located at the southeast corner of Highway 407 and Warden Avenue and with access to frequent transit service on the surrounding arterial roads. It is comprised of a range of prestige office and industrial buildings and is home to a number of top employers including TD Insurance, Veoneer Canada, Enercare Home Services and GM Canada
- ▶ The wholesale trade, administrative and support, waste management and remediation services and manufacturing sectors all experienced notable growth over the past ten years despite an overall net decline in employment in this area
- ▶ 29 of the 511 businesses located in this area employ over 100 employees and account for 60 per cent of all jobs in the business park

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**13,740 JOBS** in 2018

6% DECREASE (-950 JOBS) SINCE 2008

78% SERVICES PRODUCING    22% GOODS PRODUCING

86% ONSITE    14% OFFSITE

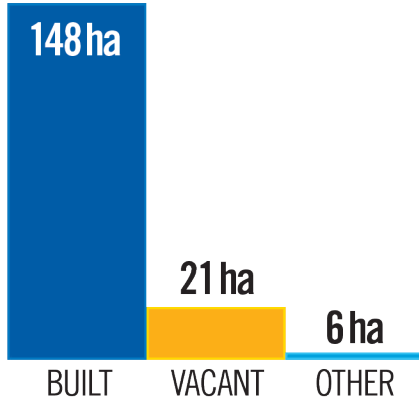
6% RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
5,870 JOBS 18 BUILDINGS

EXISTING EMPLOYMENT AREA  
**DENSITY 93** JOBS per HECTARE

**5 SITES** [5.0ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL

175 TOTAL HECTARES 2017



● MAJOR TRANSIT STATION AREAS  
□ EMPLOYMENT AREA BOUNDARY

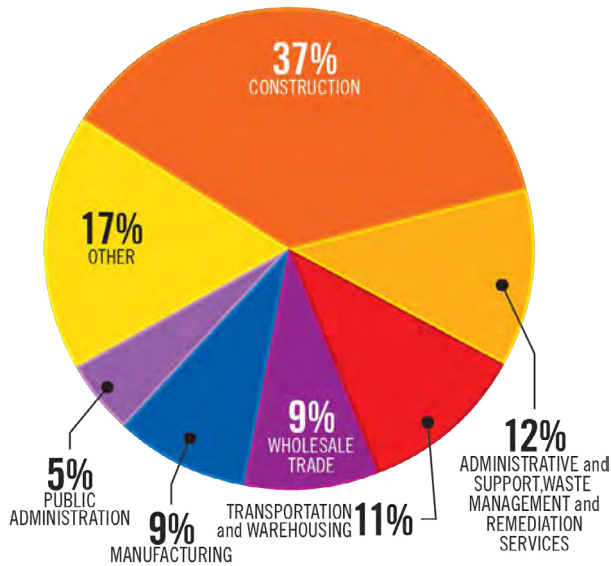




# RODICK ROAD CITY of MARKHAM

- ▶ The northern part of this employment area is located close to the Highway 7 east corridor and Markham Centre and is comprised of mainly industrial standalone and industrial condo buildings in the Administrative and support, waste management and remediation services, wholesale trade and manufacturing sectors
- ▶ The employment lands south of Highway 407 are home to The Miller Group, one of the Region's top employers. This business alone accounts for nearly all of the construction sectors jobs within this employment area and accounted for 51 per cent of job growth in this area over the past ten years
- ▶ Both the northern and southern parts of this employment area are easily accessed via Highway 407

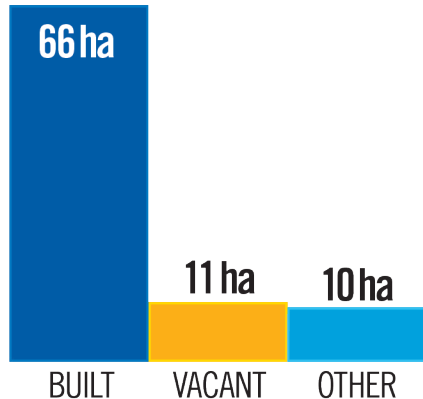
## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**3,210 JOBS** in 2018  
**180% INCREASE** (2,060 JOBS) SINCE 2008

**50% SERVICES PRODUCING**    **50% GOODS PRODUCING**  
**55% ONSITE**    **45% OFFSITE**  
**10% RETAIL and PERSONAL SERVICES**

## 87 TOTAL HECTARES 2017



EXISTING EMPLOYMENT AREA  
**DENSITY 49** JOBS per HECTARE

**5 SITES** [8.0 ha] TOTAL AREA  
 with INTENSIFICATION POTENTIAL



● MAJOR TRANSIT STATION AREAS  
 □ EMPLOYMENT AREA BOUNDARY

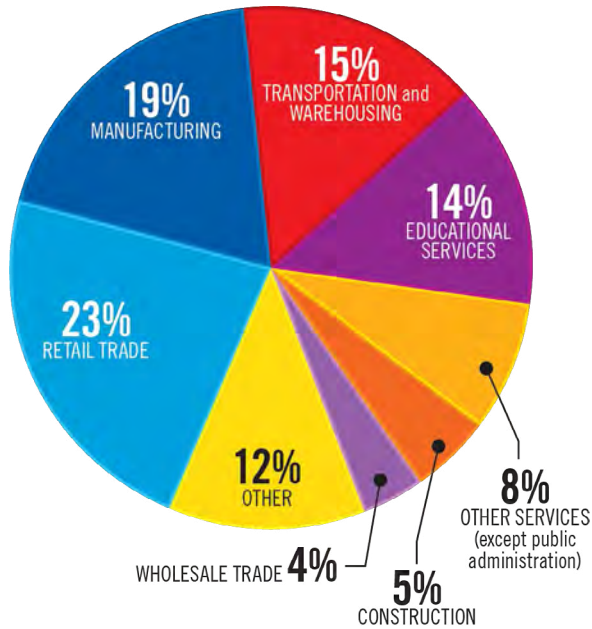




# THORNHILL CITY of MARKHAM

- ▶ The Thornhill employment area is located adjacent to the Yonge Steeles Corridor mixed-use area and is transit supportive with existing York Region Transit/VIVA bus routes and the future Yonge subway extension
- ▶ Employment in this area has remained relatively stable over the past ten years
- ▶ Employment uses in the area are comprised of light industrial, small office and retail uses that primarily serve the surrounding community and businesses

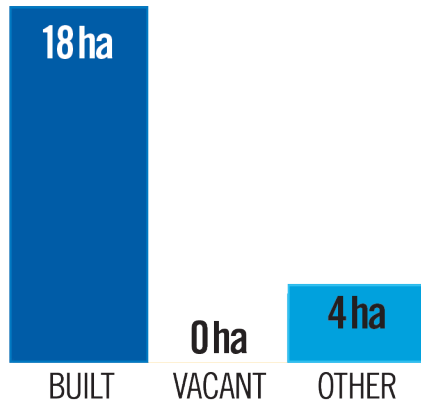
## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



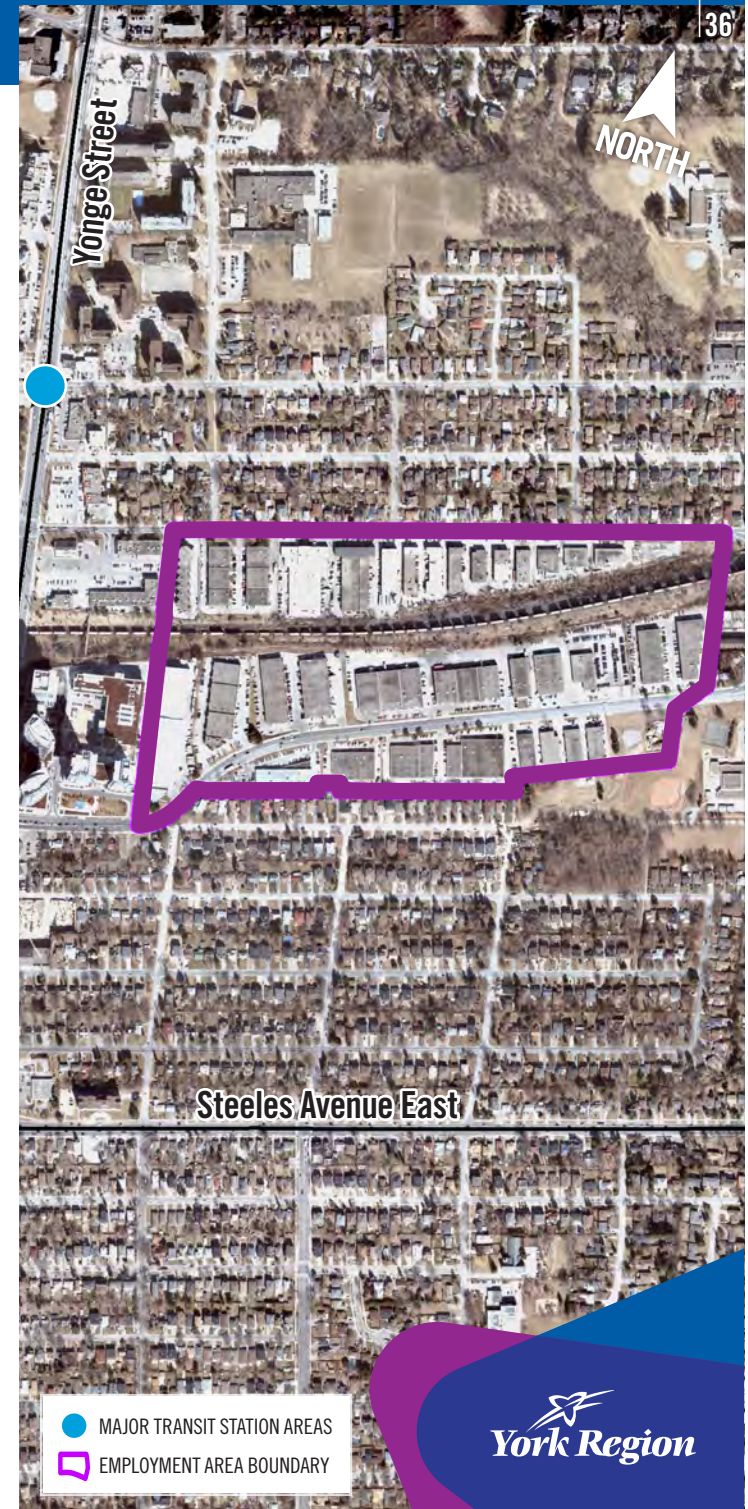
**1,530 JOBS** in 2018  
**6% INCREASE** (80 JOBS) SINCE 2008

**76%** SERVICES PRODUCING    **24%** GOODS PRODUCING  
**74%** ONSITE    **26%** OFFSITE  
**35%** RETAIL and PERSONAL SERVICES

## 22 TOTAL HECTARES 2017



EXISTING EMPLOYMENT AREA DENSITY **86** JOBS per HECTARE



● MAJOR TRANSIT STATION AREAS  
 ◻ EMPLOYMENT AREA BOUNDARY

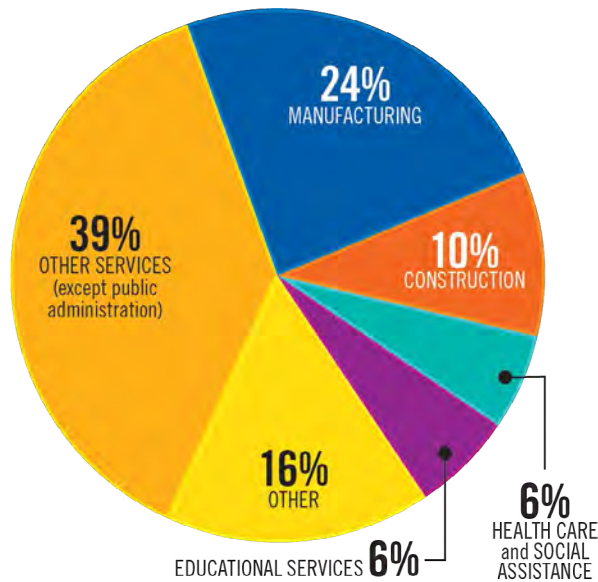




# THORNLEA CITY of MARKHAM

- ▶ The Thornlea employment area is situated in the community of Thornhill
- ▶ This area is comprised of a mix of multi-unit buildings that provide light industrial uses and services to businesses and residents
- ▶ The other services and manufacturing sectors account for the largest shares of employment in this area. These businesses are primarily in automotive repair and light manufacturing including millwork and food production
- ▶ Despite an overall decline in employment due to job losses in the manufacturing sector in the past ten years, growth in the other services sector was able to recover the majority of jobs lost

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**1,020 JOBS** in 2018

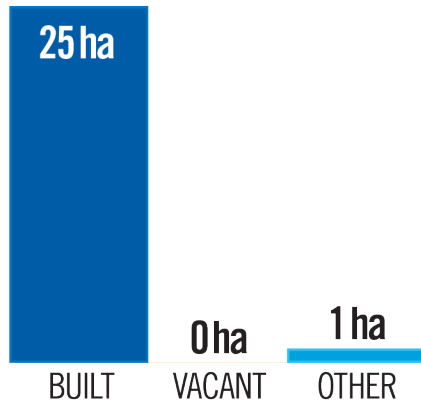
**6% DECREASE** (-60 JOBS) SINCE 2008

**66%** SERVICES PRODUCING    **34%** GOODS PRODUCING

**88%** ONSITE    **12%** OFFSITE

**43%** RETAIL and PERSONAL SERVICES

## 26 TOTAL HECTARES 2017



EXISTING EMPLOYMENT AREA DENSITY **41** JOBS per HECTARE

**1 SITE** [1.0ha TOTAL AREA] with INTENSIFICATION POTENTIAL



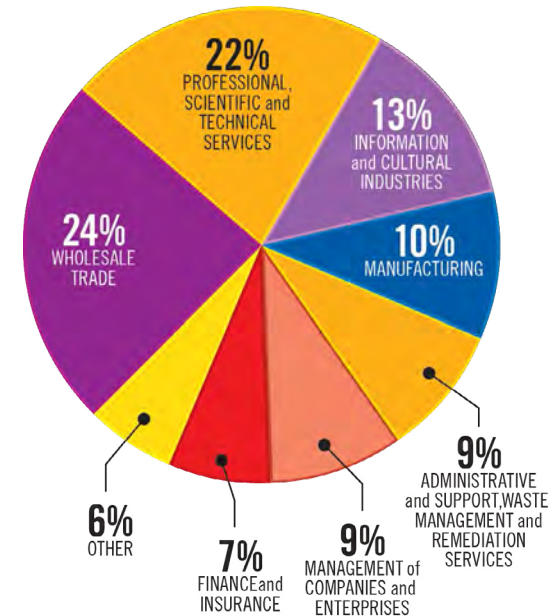
● MAJOR TRANSIT STATION AREAS  
 ◻ EMPLOYMENT AREA BOUNDARY



# TOWN CENTRE CITY of MARKHAM

- ▶ The Town Centre employment area is located within Markham Centre and is strategically located along the Highway 7 rapid transit corridor and is adjacent to Highway 407
- ▶ The area is primarily comprised of major office and office/industrial developments and is home to some of the Region's large employers including Hydro One, Jonas Software and Allergan Inc.
- ▶ Over the past ten years, a number of companies in the wholesale trade, information and cultural industries and the management of companies and enterprises sectors have located their operations here and significantly contributed to the City and Region's knowledge based clusters

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**7,040 JOBS** in 2018

70% INCREASE (2,890 JOBS) SINCE 2008

89% SERVICES PRODUCING    11% GOODS PRODUCING

86% ONSITE    14% OFFSITE

14% RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
4,250 JOBS 12 BUILDINGS

EXISTING EMPLOYMENT AREA  
**DENSITY 123** JOBS per HECTARE

**3 SITES** [2.0ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL

60 TOTAL HECTARES 2017

57ha

3ha

0ha

BUILT

VACANT

OTHER



● MAJOR TRANSIT STATION AREAS  
□ EMPLOYMENT AREA BOUNDARY





## CATHEDRAL (VACANT)

- ▶ The Cathedral employment area has a total area of 45 net Ha – 37 of which were vacant and available for future development as of 2017
- ▶ This employment area is strategically located along Highway 404, offering excellent visibility and access to the goods movement corridor



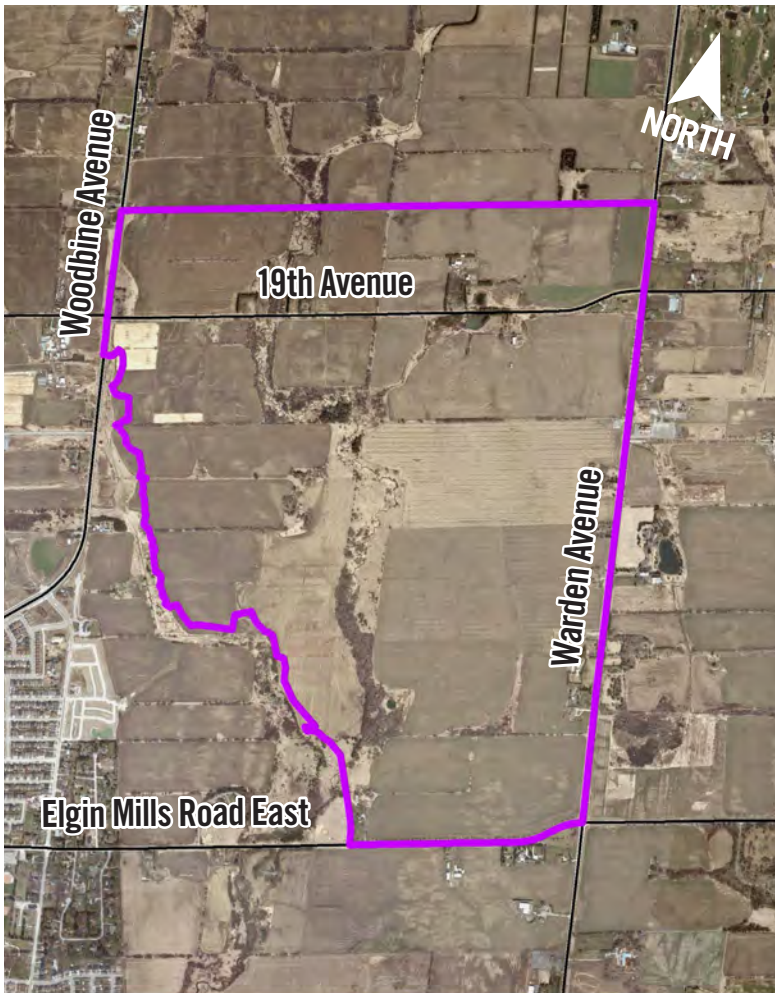
## CORNELL (VACANT)

- ▶ The Cornell employment area has a total area of 52 net Ha – 37 of which were vacant in 2017
- ▶ Cornell is strategically located adjacent to Highway 407



## LANGSTAFF (VACANT)

- ▶ The Langstaff employment area is located within the Richmond Hill/Langstaff Gateway Urban Growth Centre (UGC). The UGC is situated at the crossroads of numerous existing and planned transportation corridors and is anticipated to accommodate up to 32,000 people and 15,000 jobs
- ▶ The two hectares of employment land, which are currently home to approximately 50 jobs, are slated for future redevelopment in the gateway's master plan with employment uses being focused at the transit nodes and bordering Highway 407 granting greater access and exposure to prospective employers



## ROPA 3 (VACANT)

- ▶ ROPA 3 was brought into the Region's urban boundary through the 2010 ROP as part of the 2031 Growth Plan conformity exercise
- ▶ There is a total of 248 ha in this employment area with 246 ha vacant in 2017
- ▶ The employment area is located in close proximity to Highway 404 and Elgin Mills Road East





## HIGHWAY 407 LESLIE SOUTHWEST (VACANT)

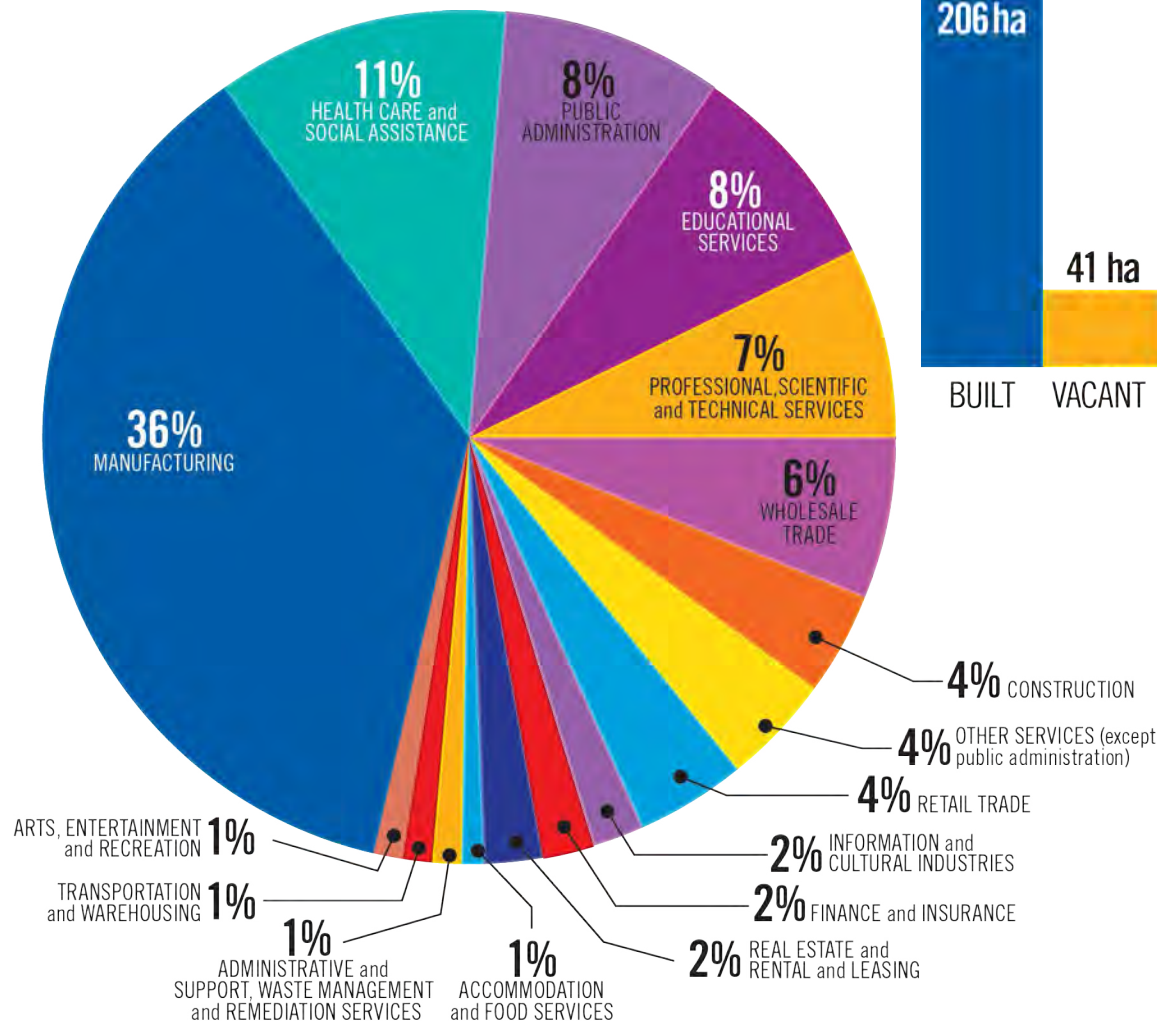
- ▶ 100 per cent of the employment in this employment area is in the Education services sector
- ▶ There is a total of 14Ha in the 407 Leslie Southwest employment area with 6 Ha vacant in 2017
- ▶ The employment area is located adjacent to Highway 407



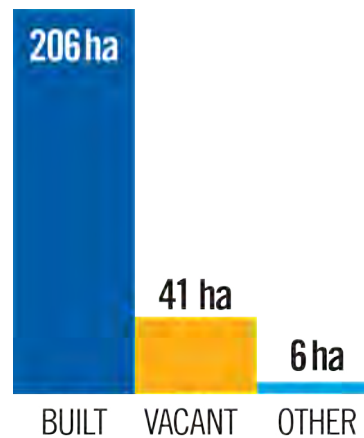


- ▶ The Town of Newmarket's employment areas account for 33 per cent of the Town's total surveyed employment and are well situated along highway 404
- ▶ Over the past ten years, job growth has been driven by the health care and social assistance, educational services and professional, scientific and technical services sectors
- ▶ Manufacturing accounts for over one third of employment area employment, with just over 5,000 jobs. Nearly 50 per cent of these jobs are in the automotive manufacturing subsector
- ▶ These areas are home to some of the Region's top employers including subsidiaries of Magna International

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



## 253 TOTAL HECTARES 2017



**14,100 JOBS** in 2018

12% INCREASE (1,510 JOBS) SINCE 2008

59% SERVICES PRODUCING    41% GOODS PRODUCING

90% ONSITE    10% OFFSITE

11% RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
780 JOBS 4 BUILDINGS

EXISTING EMPLOYMENT AREA DENSITY **67** JOBS per HECTARE

**14 SITES** [22 ha TOTAL AREA] with INTENSIFICATION POTENTIAL

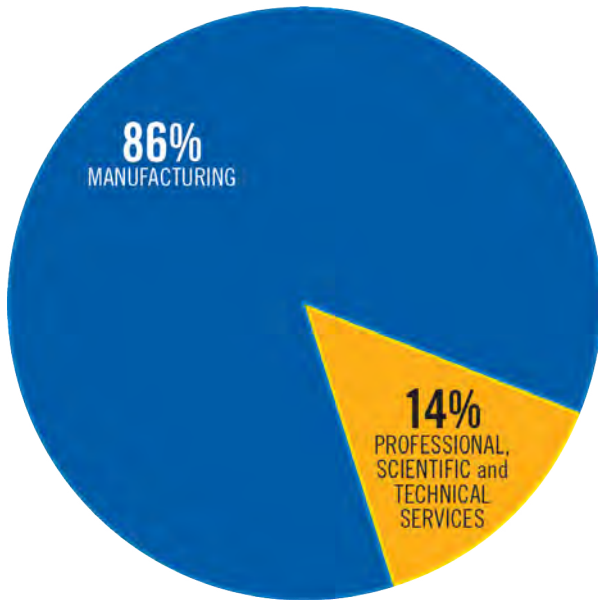




# BAYVIEW SOUTH TOWN of NEWMARKET

- ▶ Located at the southeast corner of Mulock Drive and Bayview Avenue, the area is serviced by numerous YRT stops and is within close proximity to the Mulock Southeast employment area
- ▶ It is predominantly comprised of large scale industrial buildings which house top employers in the automotive manufacturing sector including Dortec industries and Cam-Slide manufacturing
- ▶ Job growth in this area has been driven by the manufacturing sector, adding 446 jobs since 2008

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**1,760 JOBS** in 2018

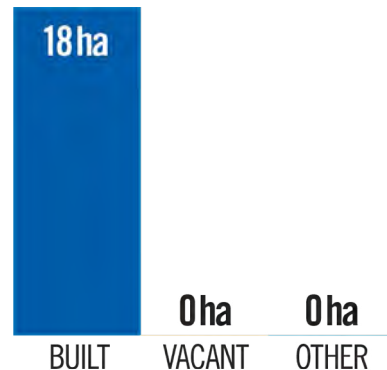
**42% INCREASE** (520 JOBS) SINCE 2008

**14% SERVICES PRODUCING**    **86% GOODS PRODUCING**

**96% ONSITE**    **4% OFFSITE**

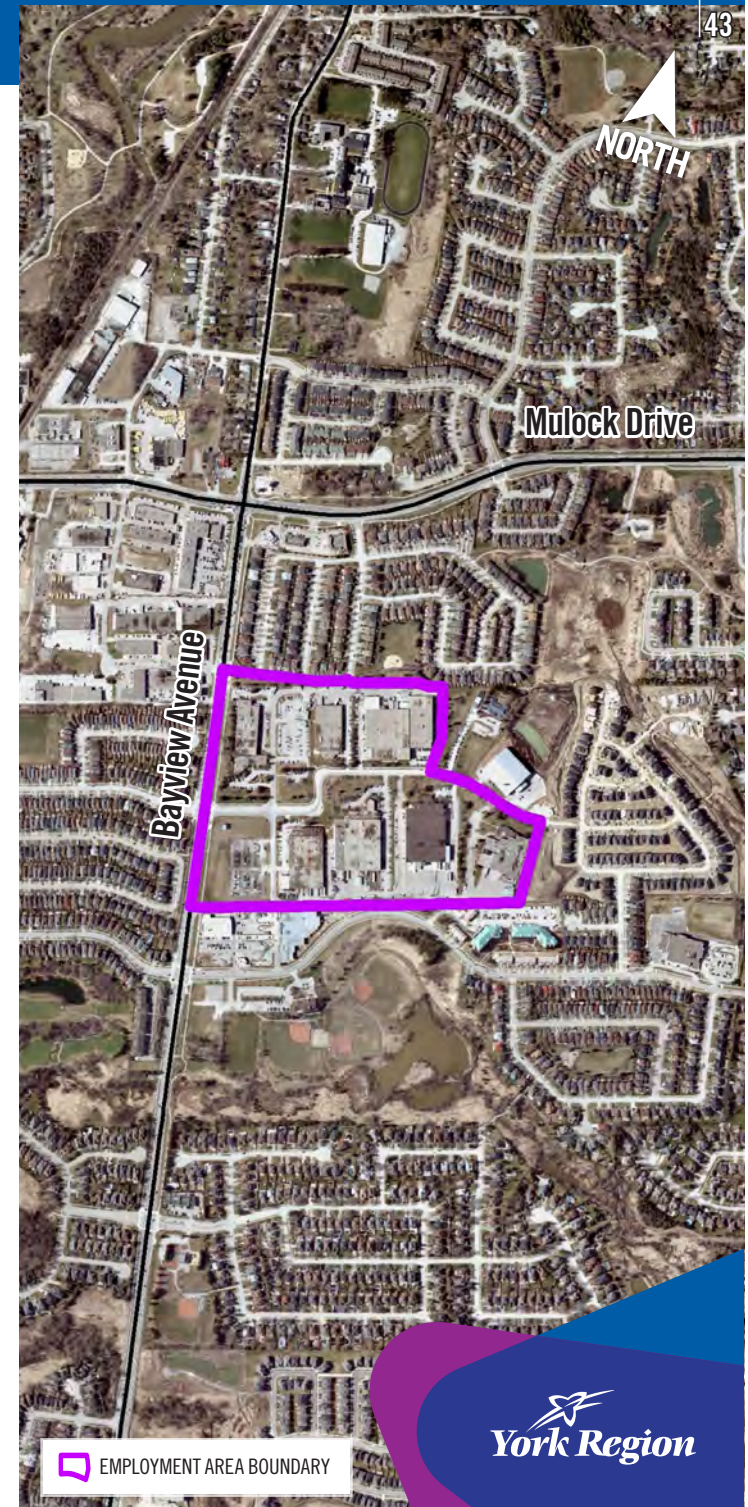
**0% RETAIL and PERSONAL SERVICES**

## 18 TOTAL HECTARES 2017



**EXISTING EMPLOYMENT AREA DENSITY 93 JOBS per HECTARE**

**3 SITES** [2.0ha TOTAL AREA] with **INTENSIFICATION POTENTIAL**



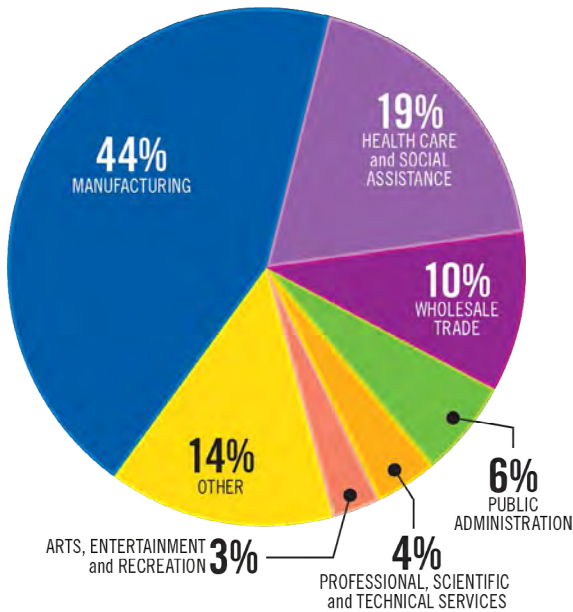
EMPLOYMENT AREA BOUNDARY



# LESLIE DAVIS TOWN of NEWMARKET

- ▶ Manufacturing is the predominant sector within Leslie Davis employment area, representing 44 per cent of all employment
- ▶ The health care and social assistance sector experienced the largest increase in employment since 2008, and represents the second largest share of employment in this area at 19 per cent
- ▶ The close proximity of the employment area to the Davis and 404 interchange makes this area attractive for goods movement, as 46 per cent of employment is within goods-producing sectors

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



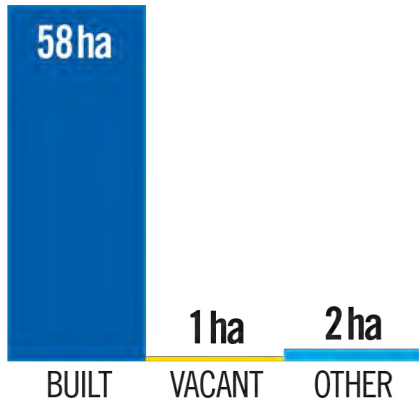
**3,790 JOBS** in 2018  
**11% INCREASE** (380 JOBS) SINCE 2008

**54% SERVICES PRODUCING**    **46% GOODS PRODUCING**

**85% ONSITE**    **15% OFFSITE**

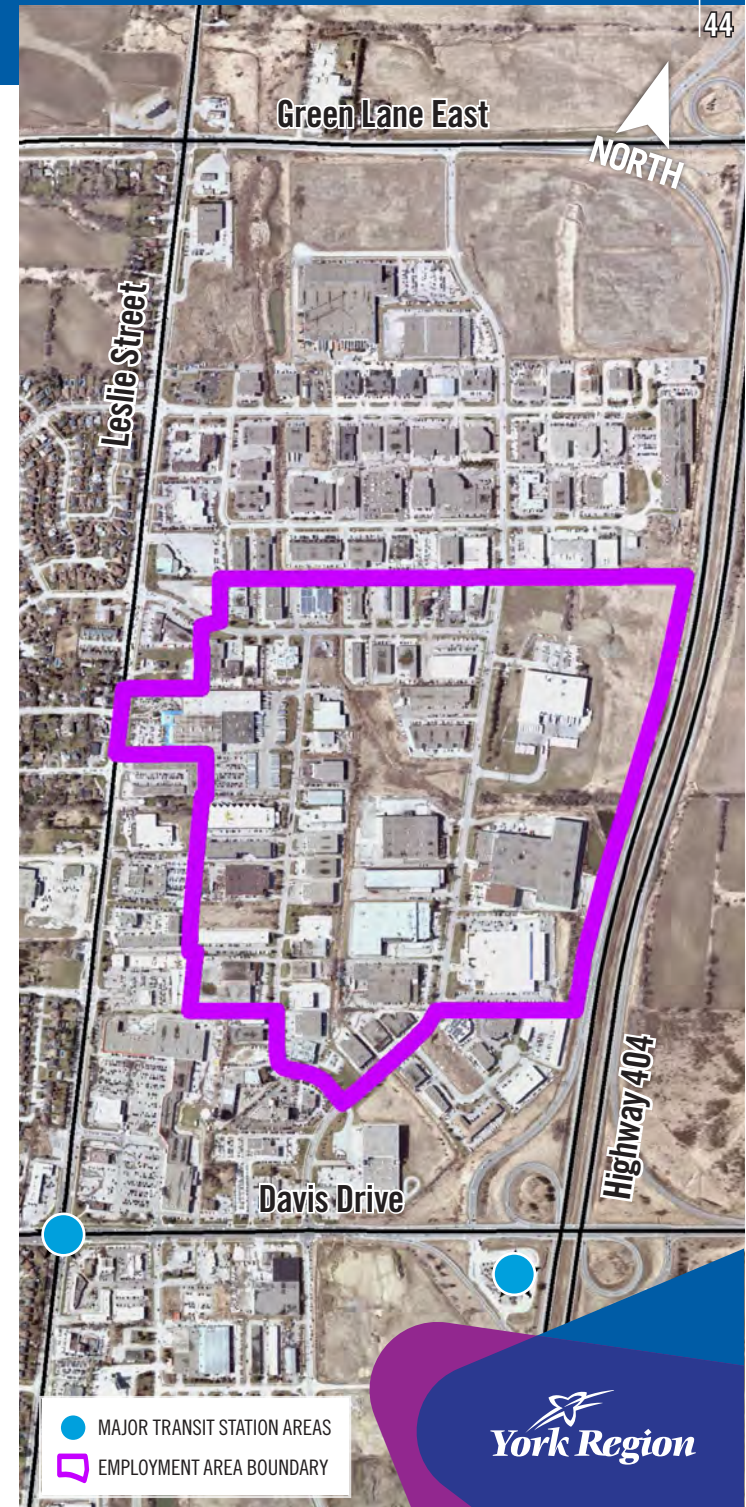
**6% RETAIL and PERSONAL SERVICES**

## 61 TOTAL HECTARES 2017



**EXISTING EMPLOYMENT AREA DENSITY 65 JOBS per HECTARE**

**2 SITES [7.0ha] TOTAL AREA**  
 with **INTENSIFICATION POTENTIAL**



● MAJOR TRANSIT STATION AREAS  
 □ EMPLOYMENT AREA BOUNDARY

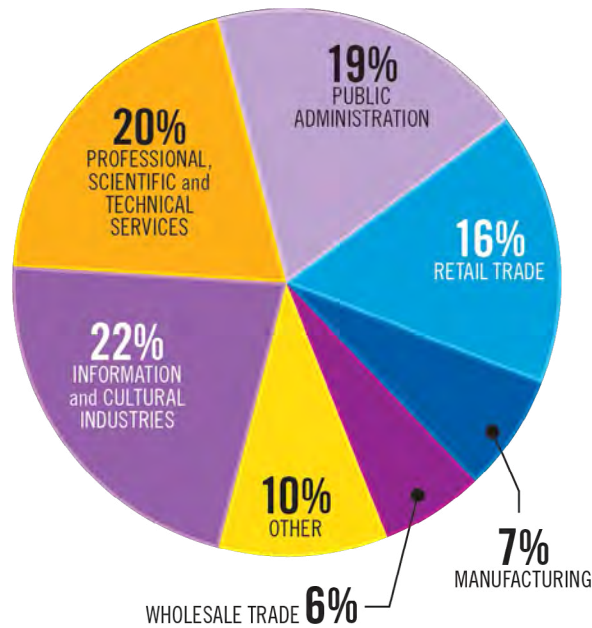




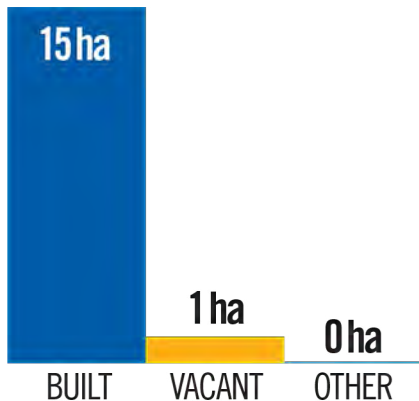
# LESLIE MULOCK TOWN of NEWMARKET

- ▶ Located in the northwest quadrant of the highway 404 and Mulock drive interchange, this employment area offers excellent accessibility for goods movement activities
- ▶ While only 17 ha in size, between 2008-2018 employment grew by 615 jobs, representing the largest growth in that time period amongst all Newmarket employment areas
- ▶ The information and cultural industries and professional, scientific and technical services sectors accounted for over 50 per cent of job growth since 2008

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



16 TOTAL HECTARES 2017



# 800 JOBS in 2018

333% INCREASE (620 JOBS) SINCE 2008

90% SERVICES PRODUCING    10% GOODS PRODUCING

94% ONSITE    6% OFFSITE

40% RETAIL and PERSONAL SERVICES

EXISTING EMPLOYMENT AREA DENSITY 50 JOBS per HECTARE

1 SITE [3.0ha] TOTAL AREA with INTENSIFICATION POTENTIAL

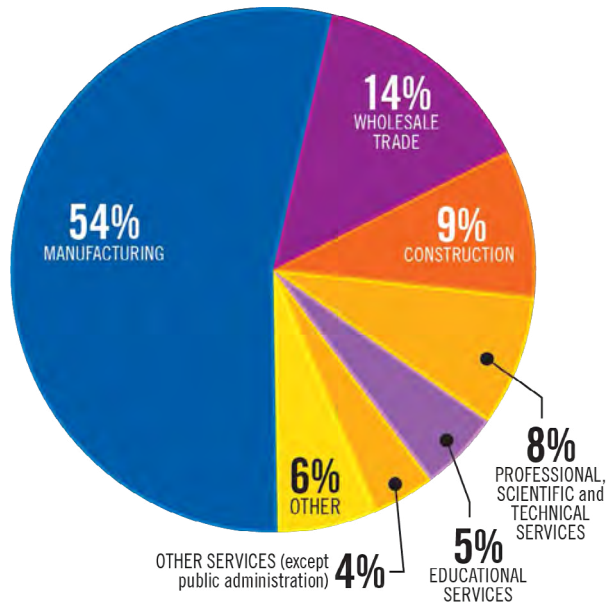




# LESLIE NORTH TOWN of NEWMARKET

- ▶ The employment area is in proximity to the Green Lane and highway 404 interchange as well as the East Gwillimbury GO station
- ▶ It is made up of multi-unit industrial buildings with industrial and office uses primarily in the manufacturing and wholesale trade sectors
- ▶ Over the past ten years, the manufacturing sector has added 250 jobs to the areas employment base

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**1,610 JOBS** in 2018

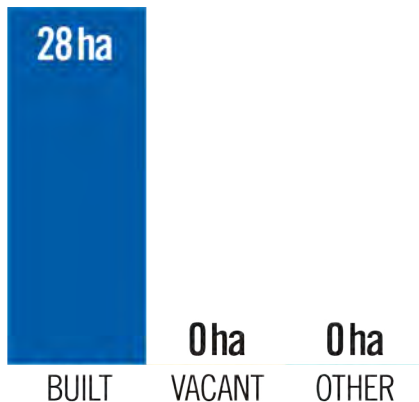
**29% INCREASE** (360 JOBS) SINCE 2008

**37%** SERVICES PRODUCING    **63%** GOODS PRODUCING

**90%** ONSITE    **10%** OFFSITE

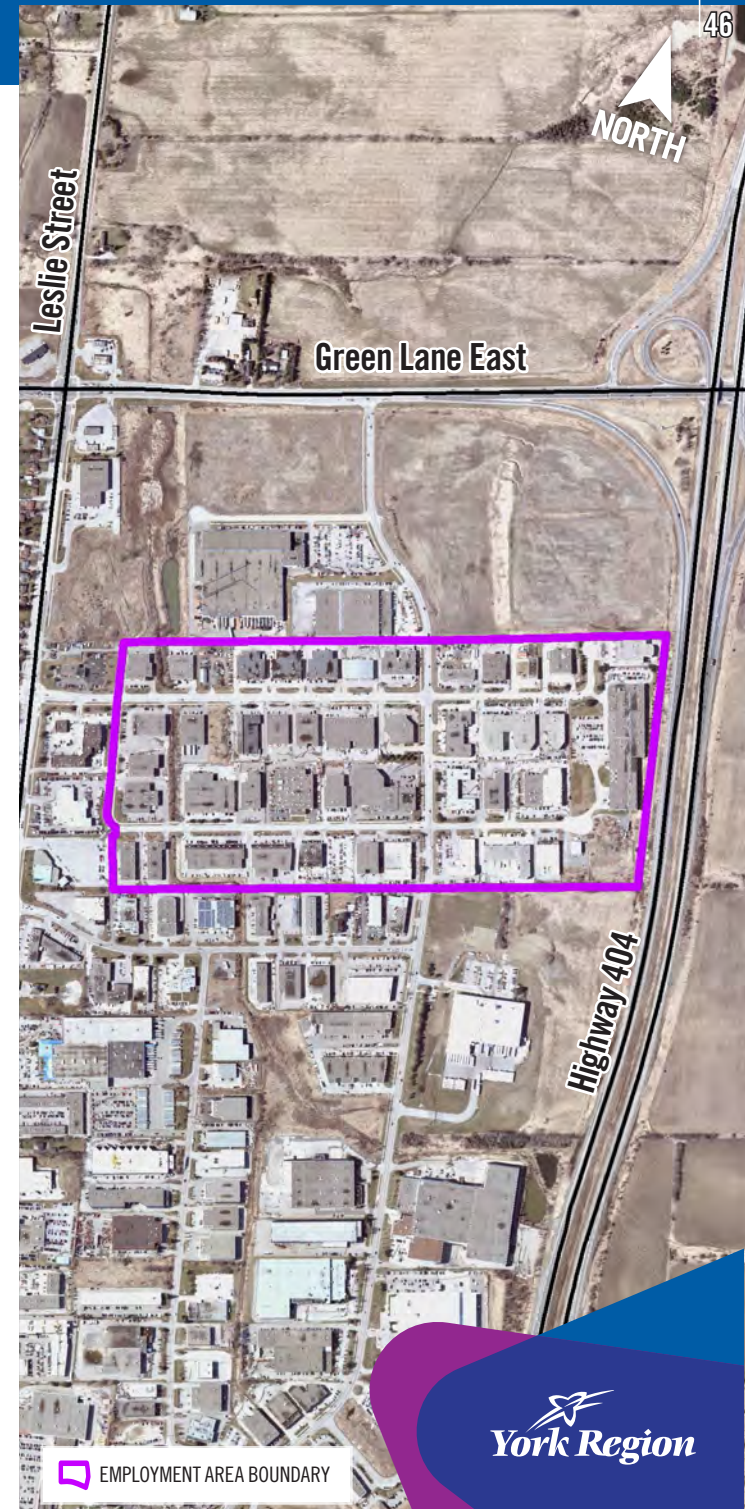
**8%** RETAIL and PERSONAL SERVICES

## 28 TOTAL HECTARES 2017



EXISTING EMPLOYMENT AREA DENSITY **56** JOBS per HECTARE

**1 SITE** [1.0ha TOTAL AREA] with INTENSIFICATION POTENTIAL

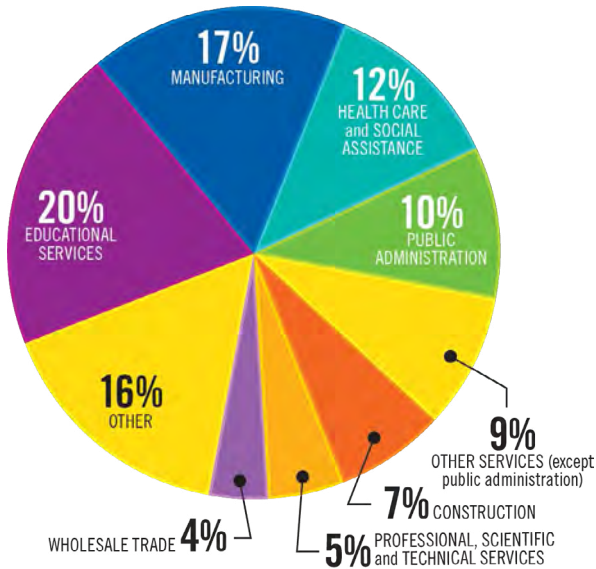




# LESLIE SOUTH TOWN of NEWMARKET

- ▶ This is the largest employment area within Newmarket with over 4,700 jobs (33 per cent of total employment in Newmarket)
- ▶ Its strategic location offers excellent accessibility and exposure to highway 404
- ▶ The area's economic composition has diversified over the past ten years. The job losses in the manufacturing sector over the past ten years have been offset by growth in the educational services and health care and social assistance sectors

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**4,700 JOBS** in 2018

**7% INCREASE** (320 JOBS) SINCE 2008

**77% SERVICES PRODUCING**    **23% GOODS PRODUCING**

**90% ONSITE**    **10% OFFSITE**

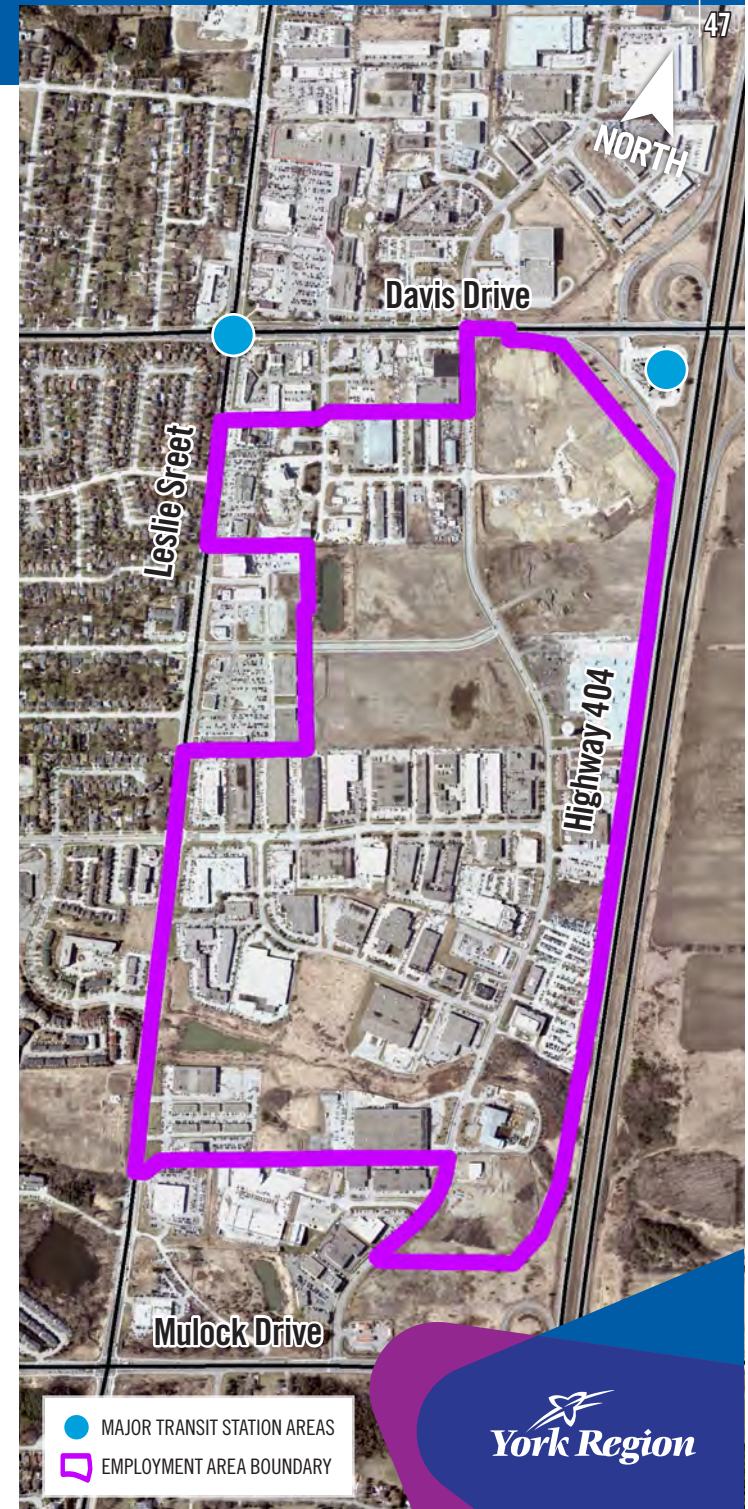
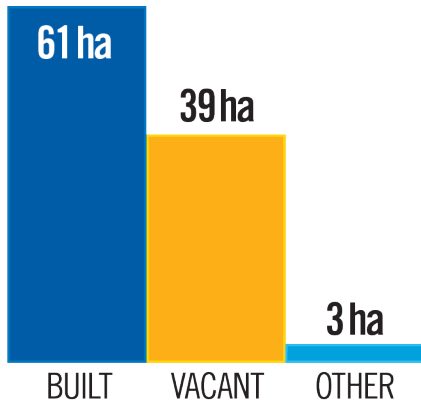
**14% RETAIL and PERSONAL SERVICES**

**MAJOR OFFICE**  
710 JOBS 3 BUILDINGS

**EXISTING EMPLOYMENT AREA DENSITY 76 JOBS per HECTARE**

**3 SITES [8.0 ha] TOTAL AREA**  
with **INTENSIFICATION POTENTIAL**

## 103 TOTAL HECTARES 2017



● MAJOR TRANSIT STATION AREAS  
□ EMPLOYMENT AREA BOUNDARY

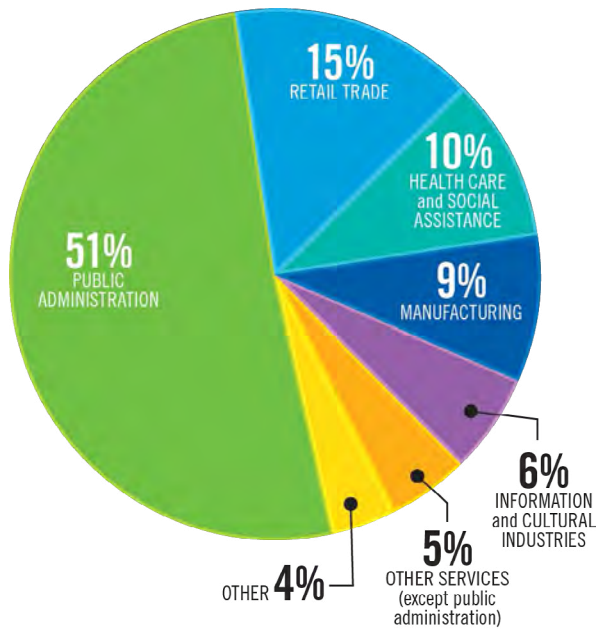




# MULOCK NORTH TOWN of NEWMARKET

- ▶ This employment area has experienced a 29 per cent decrease in employment since 2008
- ▶ One in every two jobs in this employment area are in the public administration sector
- ▶ Located in the Northwest corner of Mulock and Bayview this area is serviced by York Region Transit and is located in proximity to the proposed Mulock GO station

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**590 JOBS** in 2018

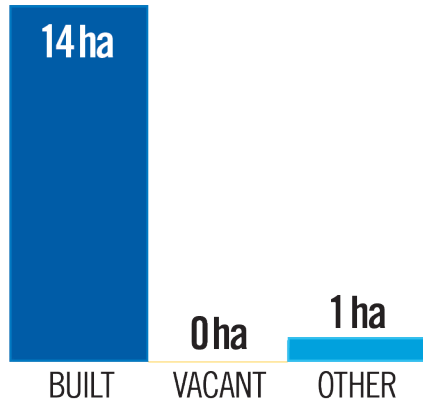
**29% DECREASE** (-240 JOBS) SINCE 2008

**89%** SERVICES PRODUCING    **11%** GOODS PRODUCING

**99%** ONSITE    **1%** OFFSITE

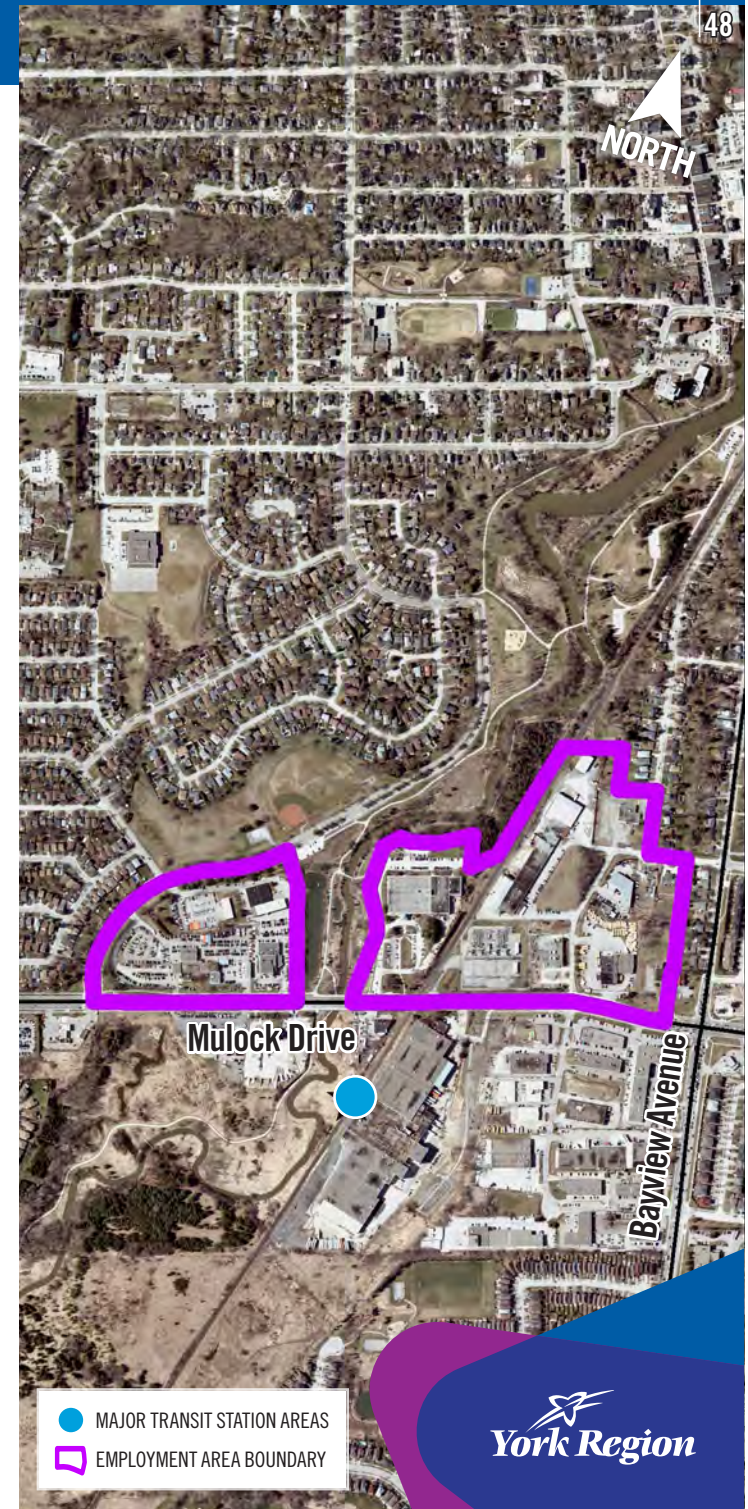
**26%** RETAIL and PERSONAL SERVICES

## 15 TOTAL HECTARES 2017



EXISTING EMPLOYMENT AREA DENSITY **42** JOBS per HECTARE

**2 SITES** [1.0ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL



● MAJOR TRANSIT STATION AREAS  
□ EMPLOYMENT AREA BOUNDARY

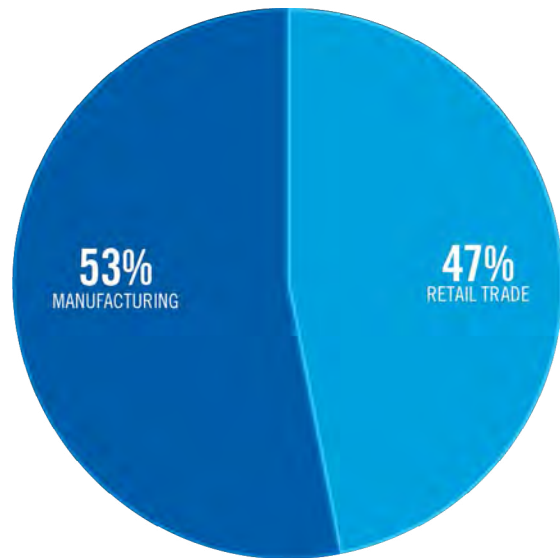




# MULOCK SOUTH TOWN of NEWMARKET

- ▶ Mulock South is the smallest employment area within Newmarket in terms of land size at 0.3 Ha and total employment (30 jobs)
- ▶ The employment area is located directly next to Bailey Ecological Park, a protected area and is in close proximity to the proposed Mulock GO station

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**30 JOBS** in 2018

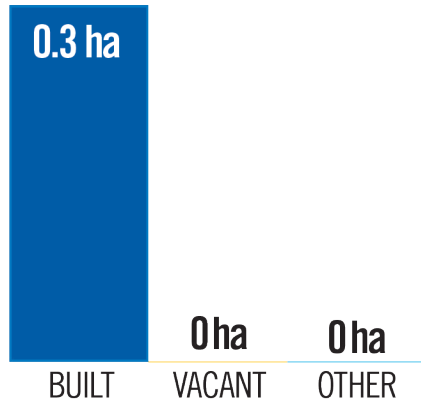
53% INCREASE (10 JOBS) SINCE 2008

47% SERVICES PRODUCING    53% GOODS PRODUCING

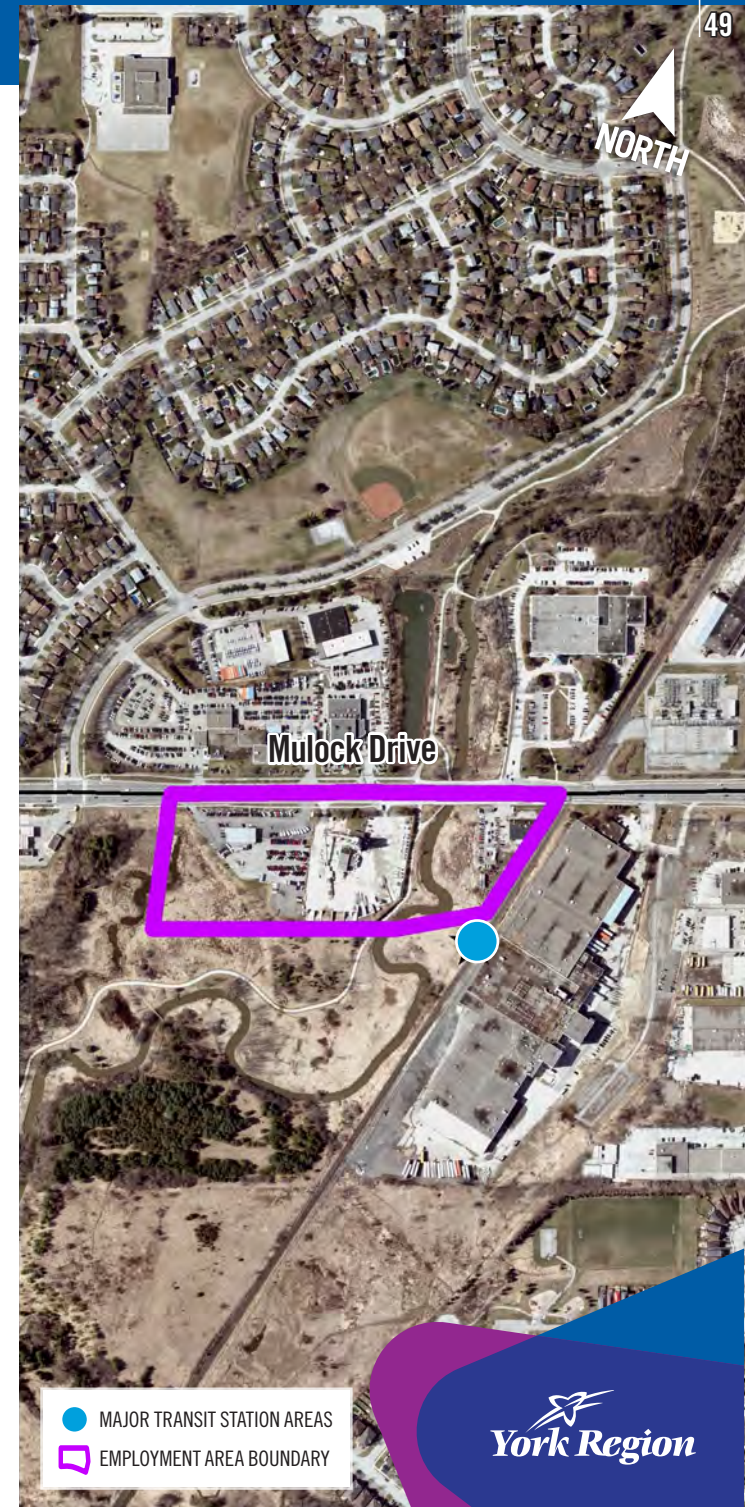
67% ONSITE    33% OFFSITE

47% RETAIL and PERSONAL SERVICES

## 0.3 TOTAL HECTARES 2017



EXISTING EMPLOYMENT AREA DENSITY **99** JOBS per HECTARE

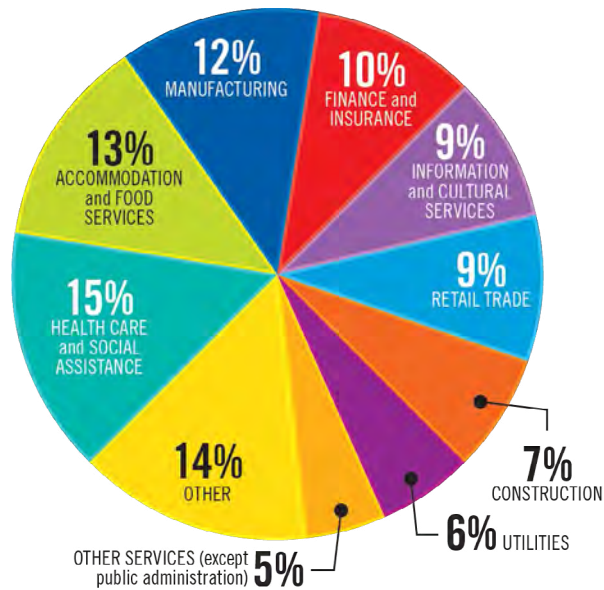




# MULOCK SOUTHEAST TOWN of NEWMARKET

- ▶ Located in the southwest corner of Mulock and Bayview, this area is located in proximity to the proposed Mulock GO station
- ▶ The majority of the job losses in the past ten years can be attributed to the manufacturing sector. Employment in service-producing sectors have experienced a small amount of job growth (+108 jobs), primarily in the finance and insurance, accommodation and food services and health care and social assistance sectors

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**820 JOBS** in 2018

**35% DECREASE** (-450 JOBS) SINCE 2008

**75%** SERVICES PRODUCING    **25%** GOODS PRODUCING

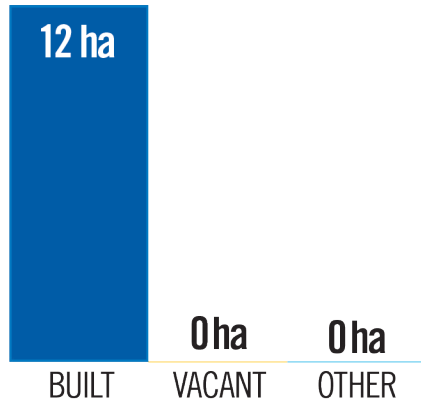
**91%** ONSITE    **9%** OFFSITE

**39%** RETAIL and PERSONAL SERVICES

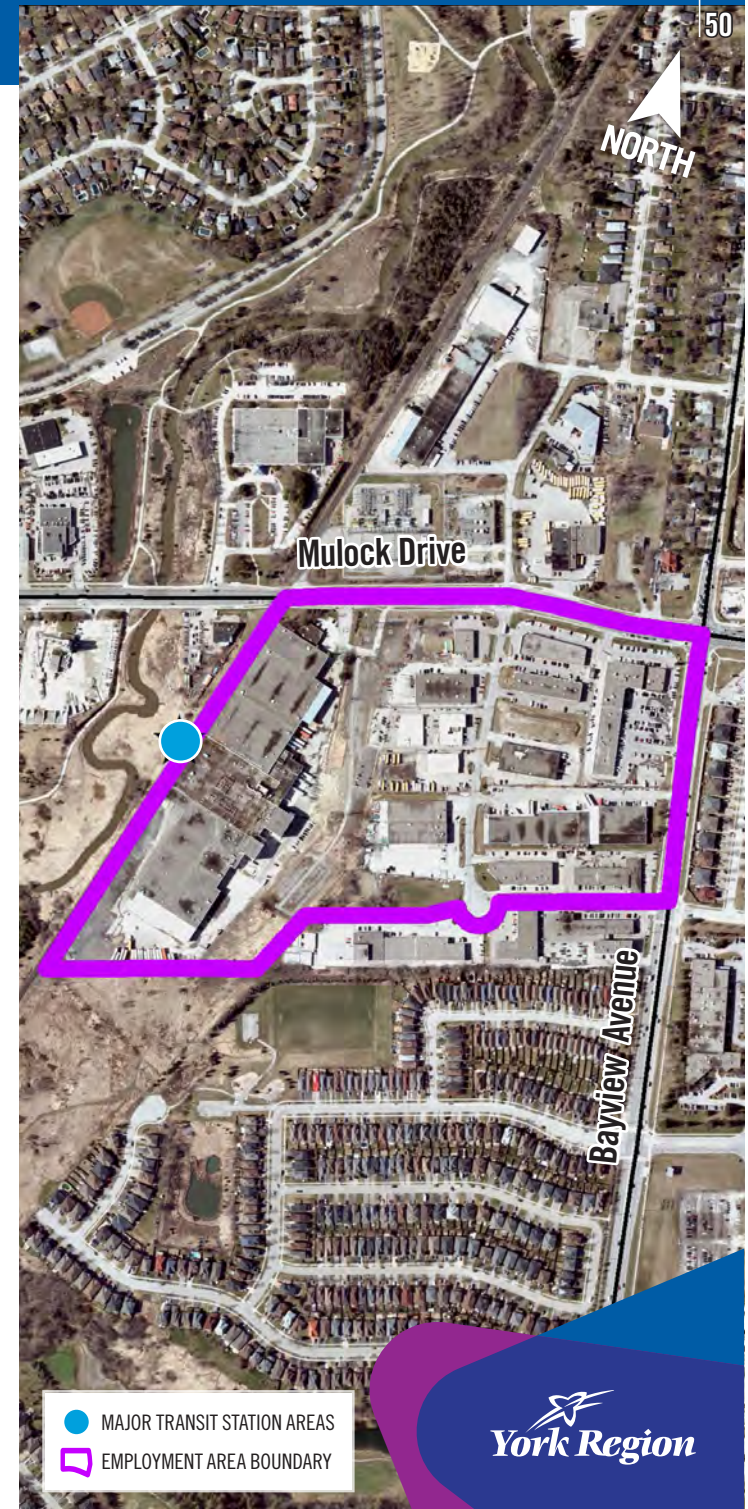
**MAJOR OFFICE**  
70 JOBS 1 BUILDING

**EXISTING EMPLOYMENT AREA DENSITY 68 JOBS per HECTARE**

**12 TOTAL HECTARES** 2017



**2 SITES** [1.0 ha TOTAL AREA]  
with INTENSIFICATION POTENTIAL

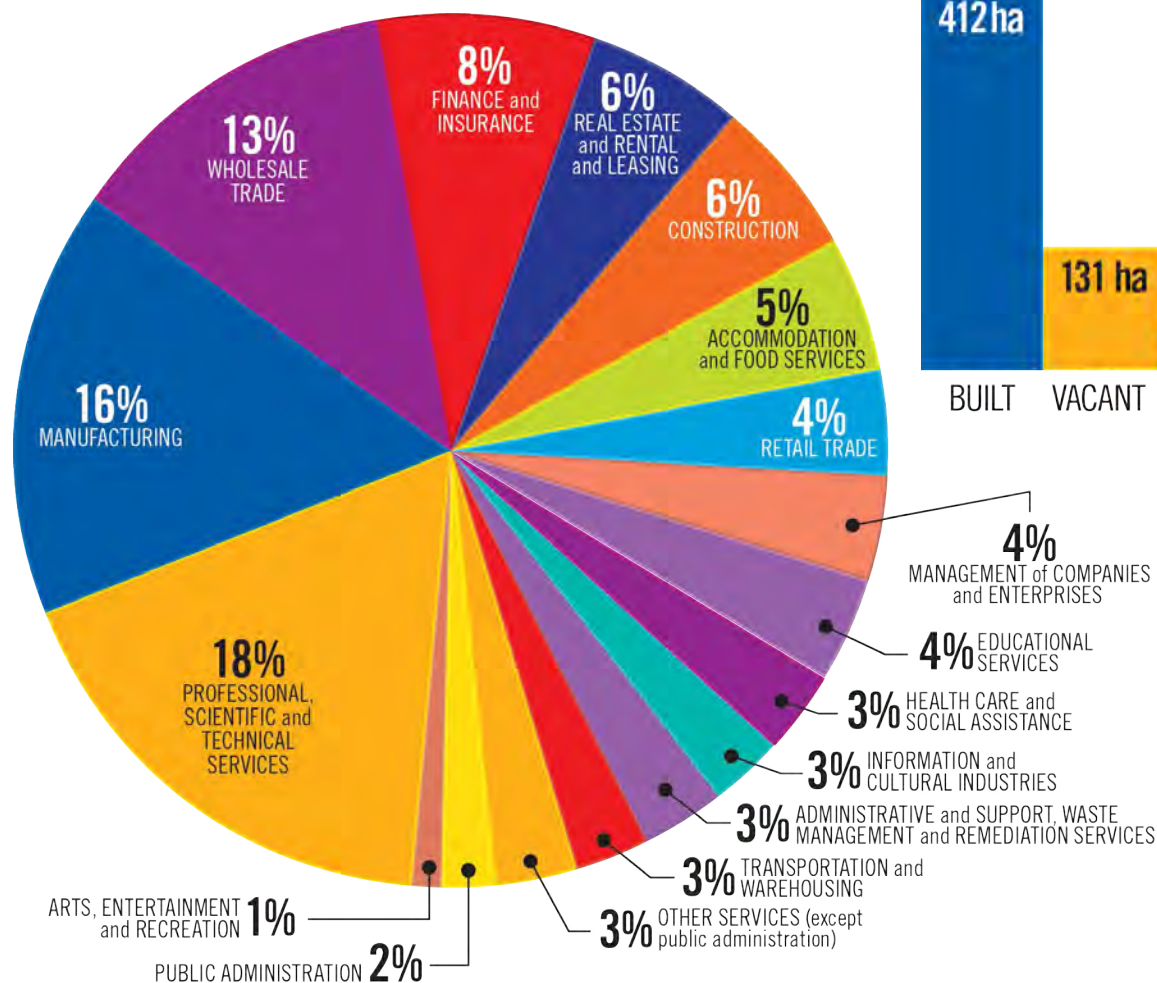


● MAJOR TRANSIT STATION AREAS  
□ EMPLOYMENT AREA BOUNDARY

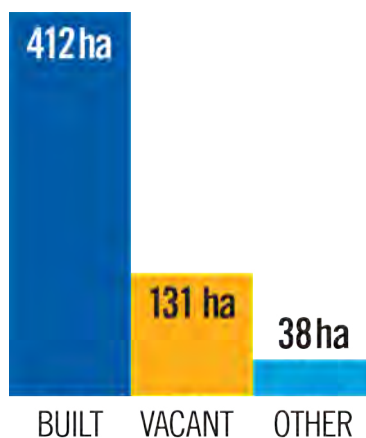


- ▶ Employment areas within Richmond Hill are located favorably along Regional Corridors and 400-series highways
- ▶ All employment areas have experienced job growth with the majority of growth occurring within services-producing sectors
- ▶ A total of four major employers are located in employment areas, totaling over 2,600 jobs
- ▶ Major office jobs account for 18 per cent total employment
- ▶ With 20 hectares of vacant employment lands, the employment areas within Richmond Hill have potential for future employment growth

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



## 581 TOTAL HECTARES 2017



**38,290 JOBS** in 2018

28% INCREASE (8,290 JOBS) SINCE 2008

78% SERVICES PRODUCING    22% GOODS PRODUCING

81% ONSITE    19% OFFSITE

15% RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
8,020 JOBS 29 BUILDINGS

EXISTING EMPLOYMENT AREA DENSITY **93** JOBS per HECTARE

**14 SITES** [20 ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL

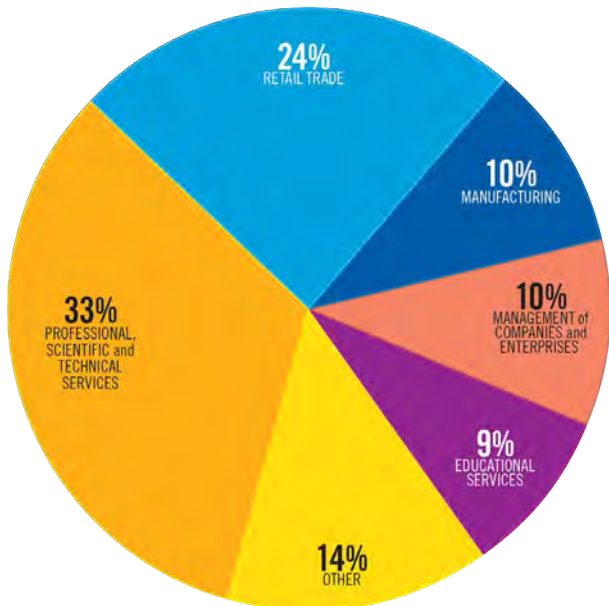




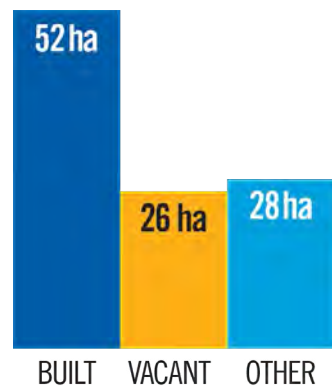
# BARKER BUSINESS PARK CITY of RICHMOND HILL

- ▶ This employment area has experienced the highest growth in Richmond Hill over the last ten years, tripling its employment numbers since 2008, adding over 1,900 jobs
- ▶ It is home to one of the Region's major employers, Compugen, with over 500 employees
- ▶ Located along highway 404, it has easy access to both the Elgin Mills Road and Major Mackenzie Drive interchanges and is well-served by York Region Transit
- ▶ Employment in the services-producing sectors accounts for 89 per cent of the total employment, with a heavy presence in professional and scientific services (970 jobs) as well as retail (700 jobs)

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



## 106 TOTAL HECTARES 2017



**2,920 JOBS** in 2018

196% INCREASE (1,930 JOBS) SINCE 2008

89% SERVICES PRODUCING    11% GOODS PRODUCING

95% ONSITE    5% OFFSITE

28% RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
450 JOBS 3 BUILDINGS

EXISTING EMPLOYMENT AREA  
**DENSITY 57** JOBS per HECTARE

**2 SITES** [12 ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL

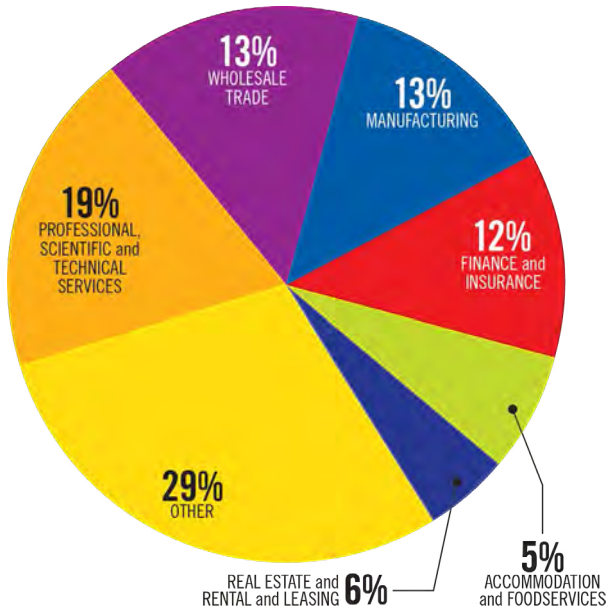




# BEAVER CREEK CITY of RICHMOND HILL

- ▶ This is Richmond Hill's largest employment area in both land size (243 Ha) and employment with almost 25,000 jobs
- ▶ It has a desirable location along Highway 7, with access to Bus Rapid Transit, as well as easy access to both the 407 and 404 highways
- ▶ 22 major office buildings are in this area, making up most of the major office in Richmond Hill
- ▶ The services producing sectors are predominant here with a share of 81 per cent of total jobs. Professional, scientific services (19 per cent) and wholesale trade (15 per cent) hold the top shares of employment

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**24,970 JOBS** in 2018

17% INCREASE (3,700 JOBS) SINCE 2008

81% SERVICES PRODUCING    19% GOODS PRODUCING

84% ONSITE    16% OFFSITE

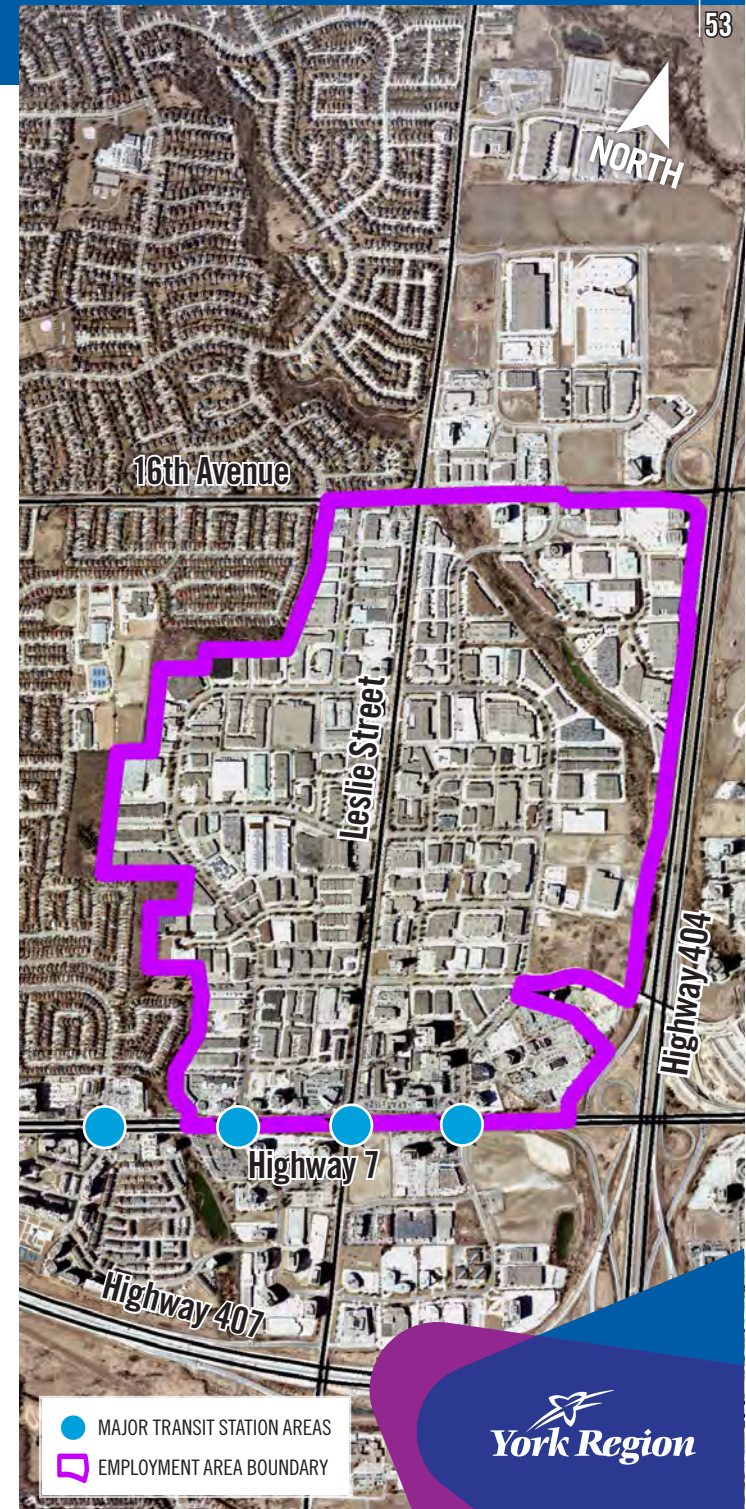
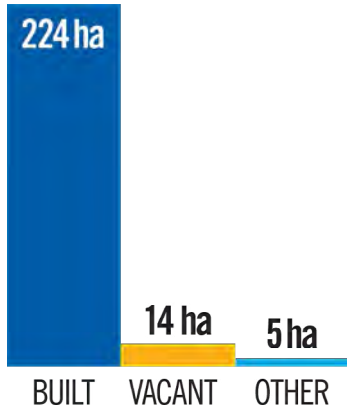
15% RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
6,510 JOBS 22 BUILDINGS

EXISTING EMPLOYMENT AREA  
**DENSITY 111** JOBS per HECTARE

**5 SITES** [4.0 ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL

243 TOTAL HECTARES 2017

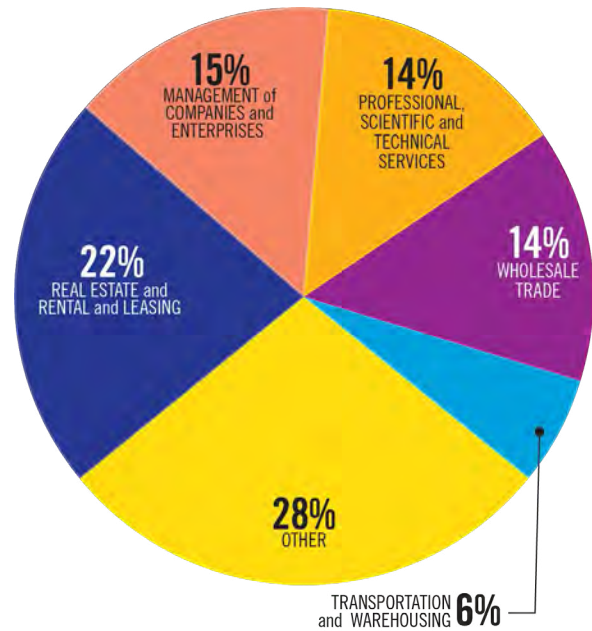




# HEADFORD CITY of RICHMOND HILL

- ▶ This is Richmond Hill's second largest employment area in land size and has direct access to both the 16th Avenue/404 and Major Mackenzie Drive/404 interchanges
- ▶ It is home to many large employers including the Staples head office
- ▶ Job growth in this area has doubled since 2008, adding over 2,400 jobs in ten years

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**4,920 JOBS** in 2018

99% INCREASE (2,450 JOBS) SINCE 2008

94% SERVICES PRODUCING      6% GOODS PRODUCING

69% ONSITE      31% OFFSITE

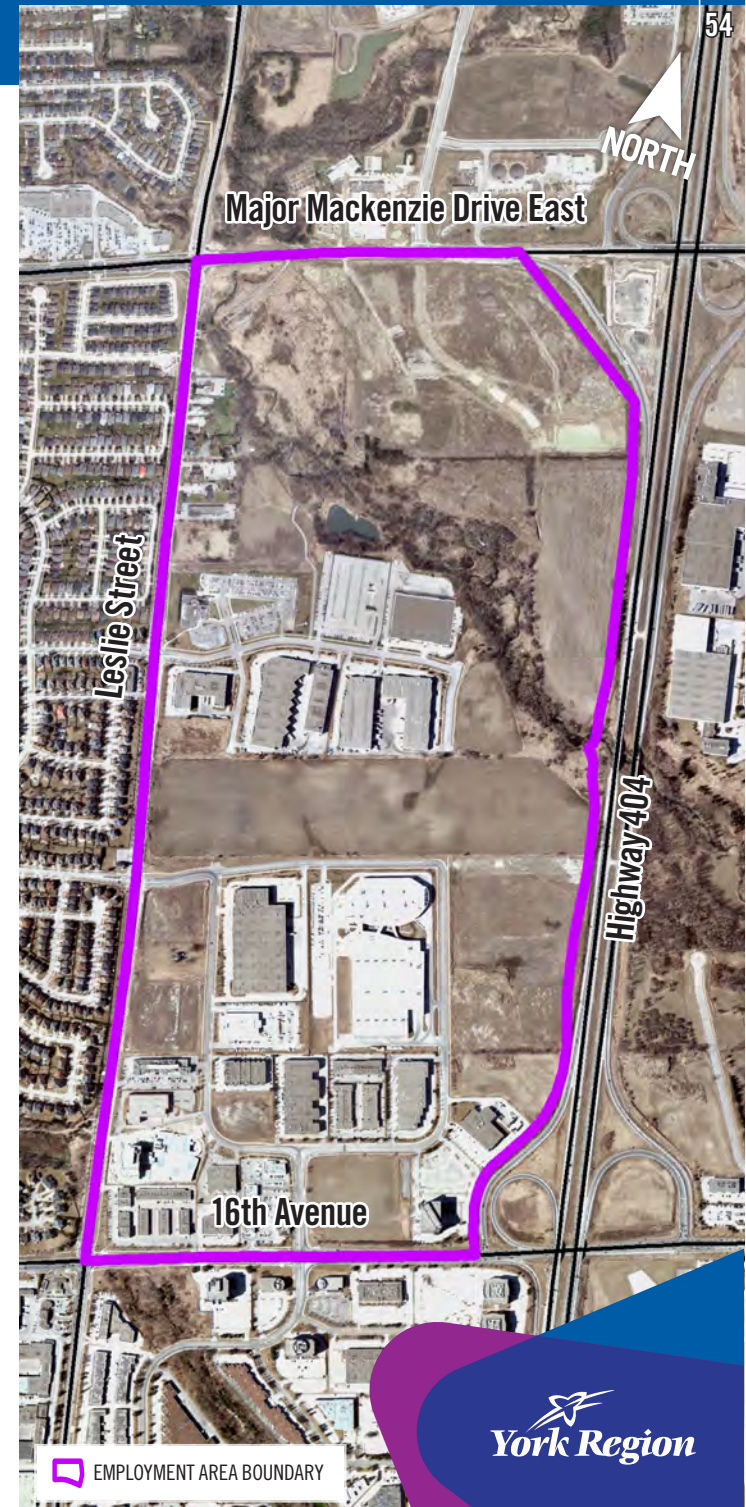
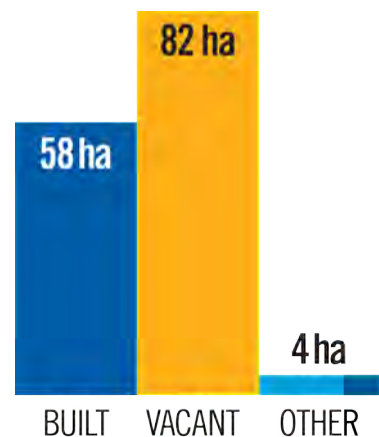
10% RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
1,060 JOBS 4 BUILDINGS

EXISTING EMPLOYMENT AREA  
**DENSITY 84** JOBS per HECTARE

**1 SITE** [1.0 ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL

## 144 TOTAL HECTARES 2017



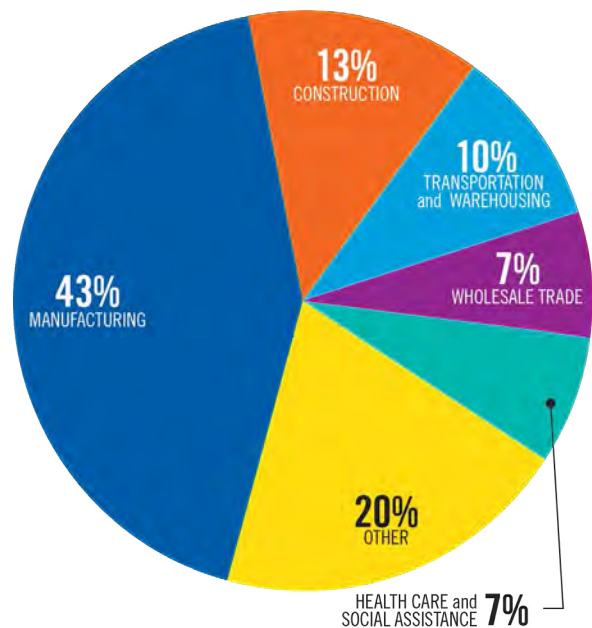
EMPLOYMENT AREA BOUNDARY



# NEWKIRK CITY of RICHMOND HILL

- ▶ The employment area is located along Yonge Street, a Regional Corridor, and is bisected by Elgin Mills Road to the North
- ▶ It is serviced by multiple public transit operators including York Region Transit, Viva and the Richmond Hill GO station and is surrounded by predominantly low-density residential
- ▶ The manufacturing sector holds the largest share of total employment with 43 per cent (2,350 jobs). Contributing to this is one of the Region's major employers, Apotex, with over 500 jobs

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**5,490 JOBS** in 2018

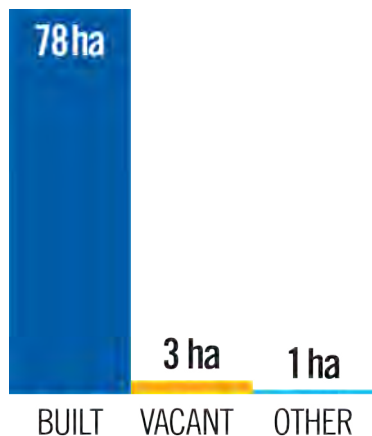
**4% INCREASE** (210 JOBS) SINCE 2008

**45% SERVICES PRODUCING**    **55% GOODS PRODUCING**

**73% ONSITE**    **27% OFFSITE**

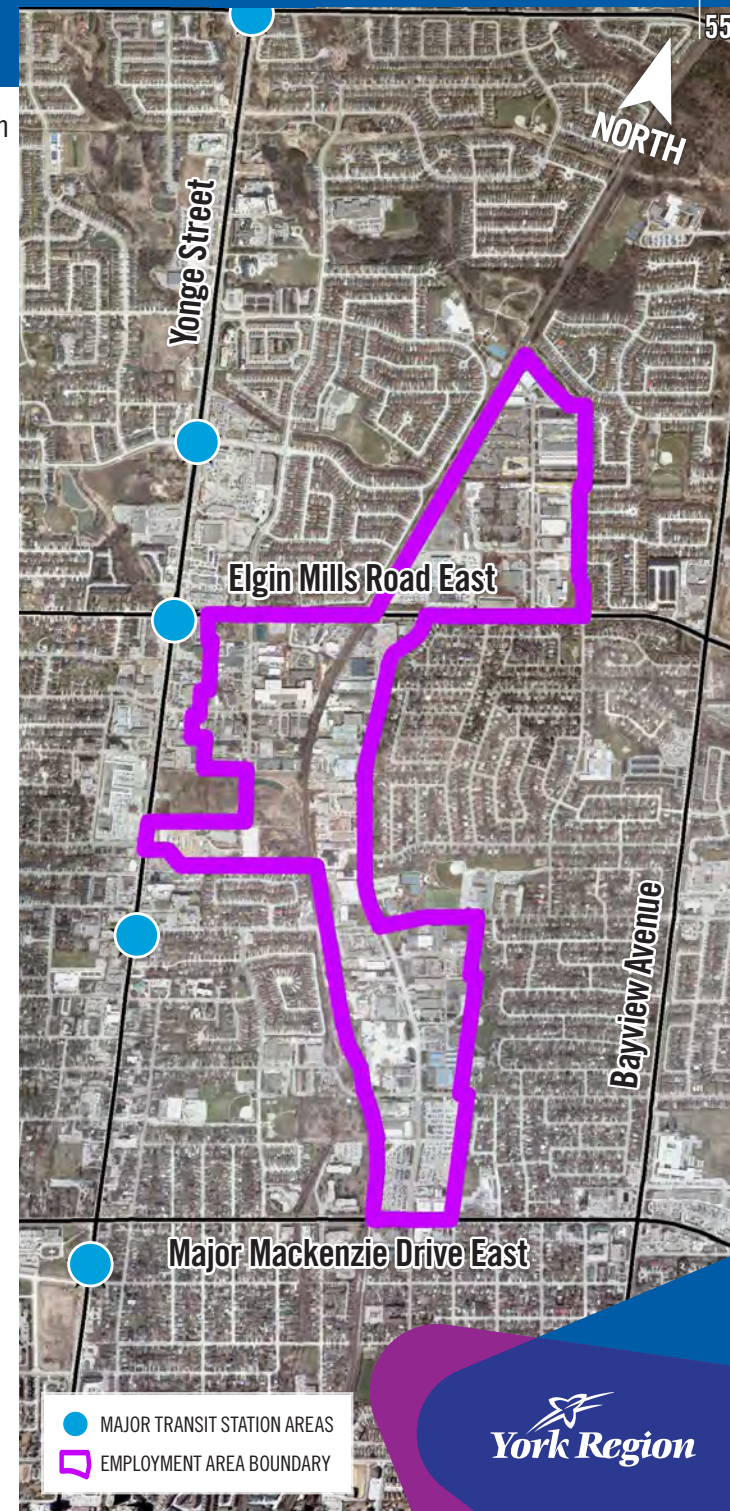
**12% RETAIL and PERSONAL SERVICES**

## 82 TOTAL HECTARES 2017



EXISTING EMPLOYMENT AREA DENSITY **70** JOBS per HECTARE

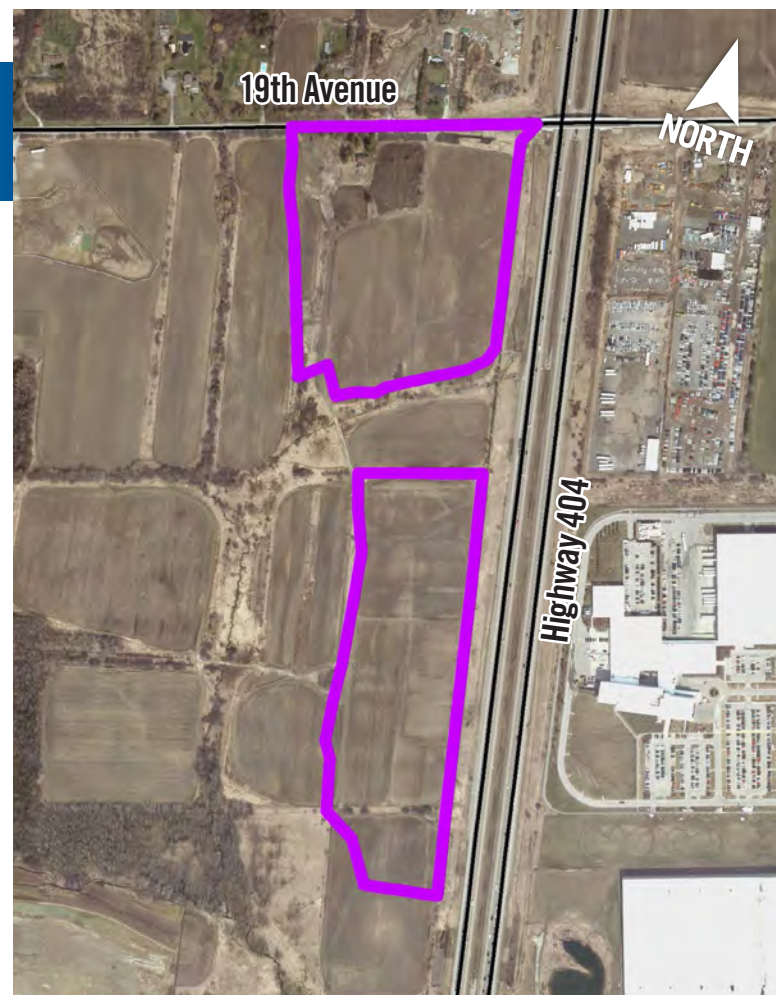
**6 SITES** [3.0 ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL





## NORTH LESLIE (VACANT)

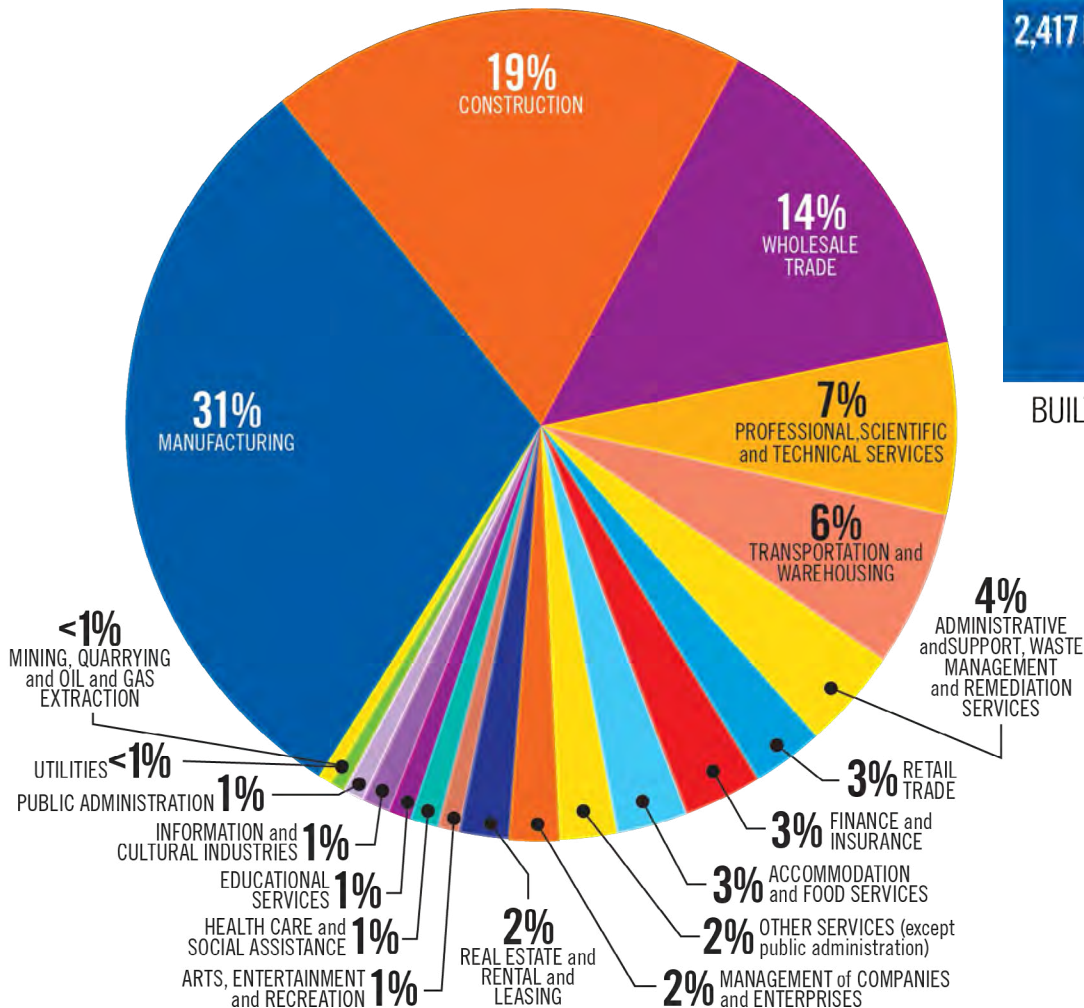
- ▶ Part of the North Leslie secondary plan, this employment area is located adjacent to Highway 404 and includes six hectares of vacant land



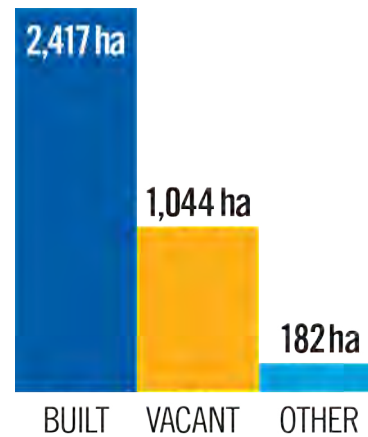


- ▶ The City of Vaughan's 3,643 ha of employment areas account for 66 per cent of the City's total surveyed employment
- ▶ Employment areas in the City are well situated with access and exposure to transportation corridors and gateways including two national rail networks, the TTC subway, 400-series highways, GO train and bus rapid transit service
- ▶ The construction, wholesale trade and professional, scientific and technical services sectors accounted for 55 per cent of job growth over the past ten years
- ▶ Vaughan's employment areas are home to many top employers including UPS Canada Ltd, Bondfield Construction and subsidiaries of Magna International

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



## 3,643 TOTAL HECTARES 2017



**146,590 JOBS** in 2018

34% INCREASE (37,270 JOBS) SINCE 2008

50% SERVICES PRODUCING    50% GOODS PRODUCING

78% ONSITE    22% OFFSITE

10% RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
12,370 JOBS 52 BUILDINGS

EXISTING EMPLOYMENT AREA DENSITY **61** JOBS per HECTARE

**62 SITES** [135 ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL





# BEECHWOOD CITY of VAUGHAN

- ▶ The Beechwood employment area is located at the southeast corner of Highway 407 and Jane Street and is in close proximity to other employment lands in the Concord community
- ▶ It is bounded by undevelopable lands including the Parkway Belt West utility corridor to the south, the rail corridor to the east, the Beechwood cemetery to the northwest
- ▶ Over the past ten years, jobs in this employment area have transitioned from the manufacturing and construction sectors to the wholesale trade sector

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**340 JOBS** in 2018

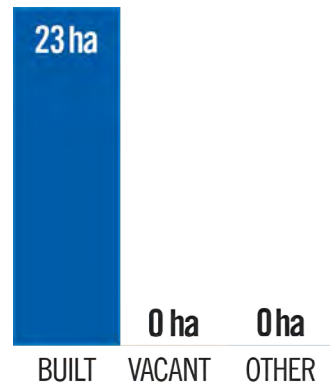
**128% INCREASE** (190 JOBS) SINCE 2008

**100% SERVICES PRODUCING**    **0% GOODS PRODUCING**

**100% ONSITE**    **0% OFFSITE**

**0% RETAIL and PERSONAL SERVICES**

## 23 TOTAL HECTARES 2017



**EXISTING EMPLOYMENT AREA DENSITY 15 JOBS per HECTARE**

**1 SITE [8.0 ha] TOTAL AREA**  
with **INTENSIFICATION POTENTIAL**



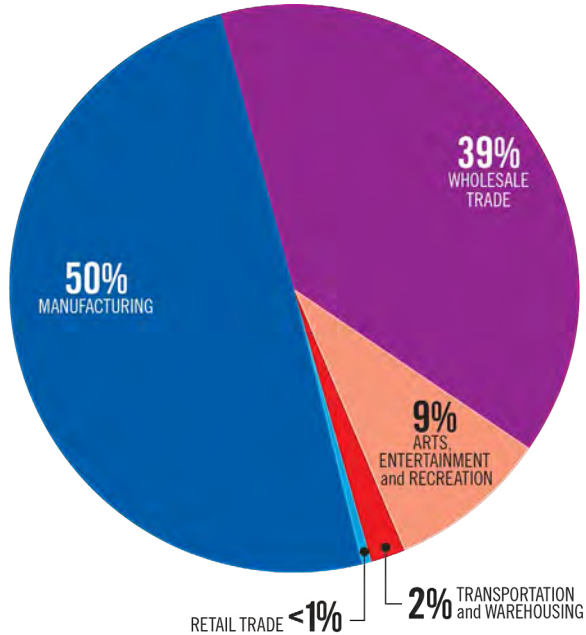
EMPLOYMENT AREA BOUNDARY



# EMERY CREEK CITY of VAUGHAN

- ▶ The Emery Creek employment area is strategically located at the southwest corner of the highway 400 and 407 interchange
- ▶ It is comprised of primarily large scale industrial buildings with some retail ancillary uses which house large employers including Alfield Industries, Mytox Manufacturing and Grand & Toy Ltd.
- ▶ The wholesale trade sector has been the biggest contributor to employment growth over the past ten years, and combined with the manufacturing sector, both account for over 80 per cent of employment in this area

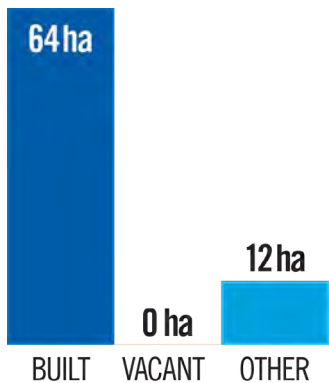
## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**3,160 JOBS** in 2018  
**6% INCREASE** (180 JOBS) SINCE 2008

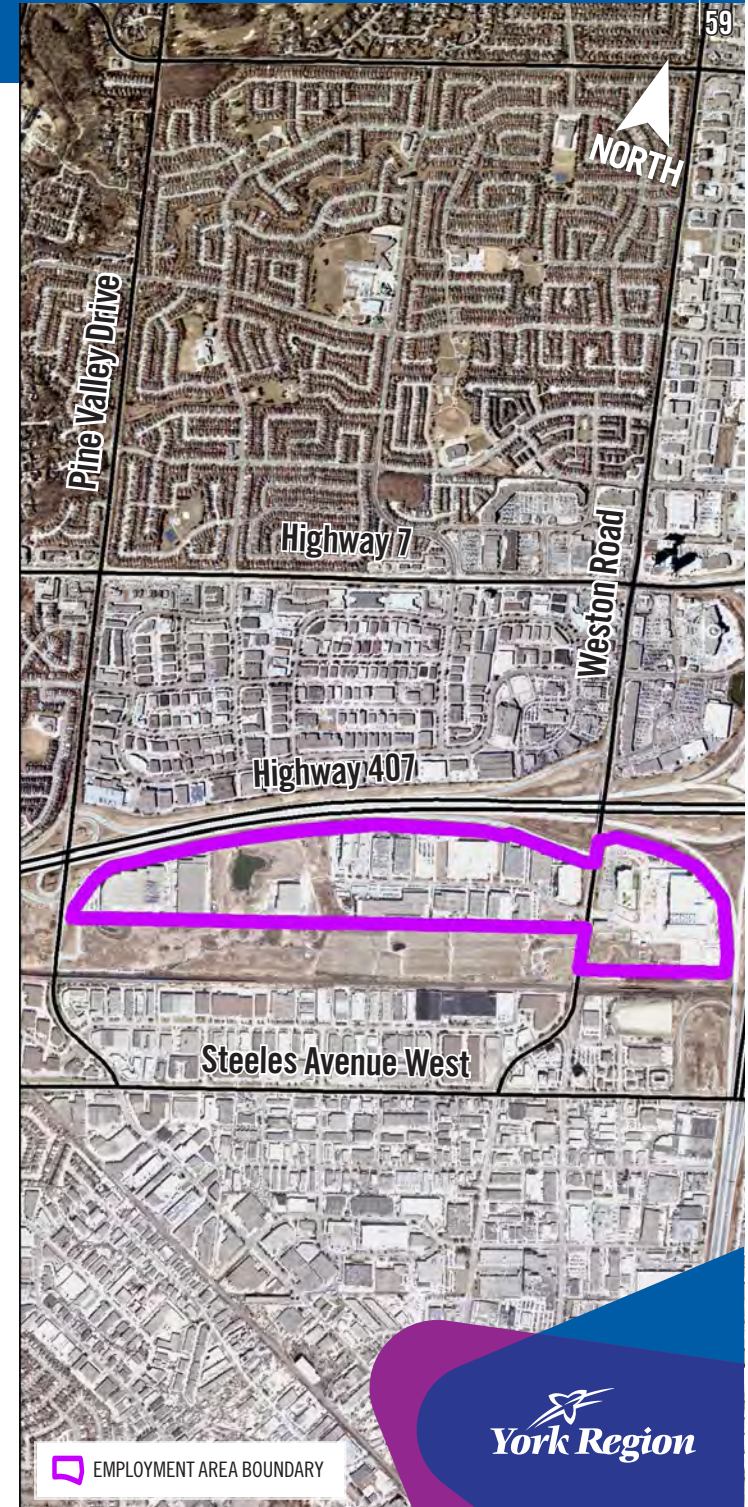
**50% SERVICES PRODUCING**    **50% GOODS PRODUCING**  
**96% ONSITE**    **4% OFFSITE**  
**10% RETAIL and PERSONAL SERVICES**

## 76 TOTAL HECTARES 2017



EXISTING EMPLOYMENT AREA  
**DENSITY 50** JOBS per HECTARE

**0 SITES** [2.0 ha] TOTAL AREA  
 with INTENSIFICATION POTENTIAL



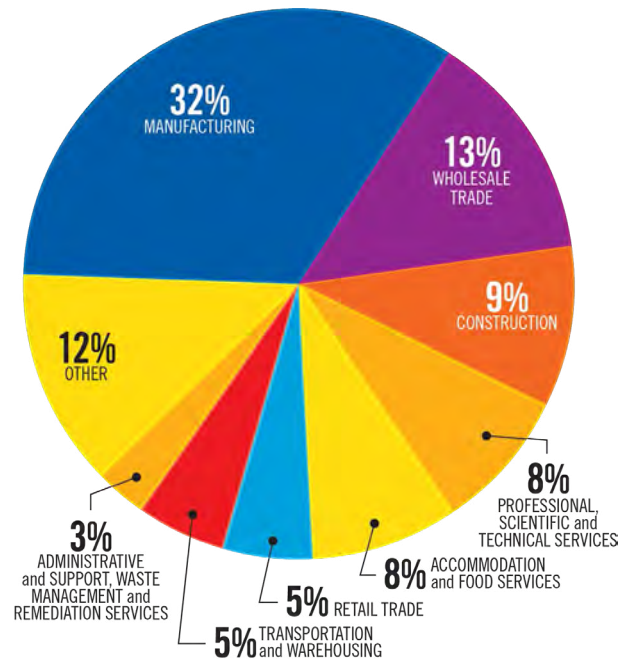
EMPLOYMENT AREA BOUNDARY



# HIGHWAY 427 EAST CITY of VAUGHAN

- ▶ Since 2008, employment has more than doubled, giving it the largest share of employment area growth in Vaughan
- ▶ Over 300 businesses have moved to this area since 2008, having attracted top employers such as Saputo Dairy Products Canada, Adidas Canada Ltd and Vision Extrusions
- ▶ Despite having experienced job growth, the manufacturing sector's share of employment has declined from 70 per cent in 2008 to 32 per cent in 2018. This is due to significant growth in all sectors which has diversified the area's economic base

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**9,610 JOBS** in 2018

**143% INCREASE** (5,660 JOBS) SINCE 2008

**59%** SERVICES PRODUCING    **41%** GOODS PRODUCING

**86%** ONSITE    **14%** OFFSITE

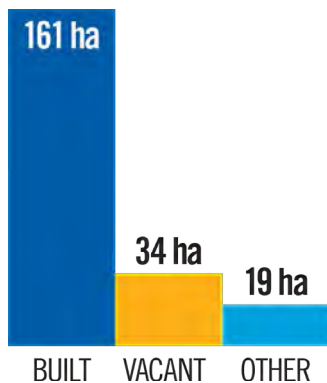
**18%** RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
510 JOBS 4 BUILDINGS

EXISTING EMPLOYMENT AREA  
**DENSITY 60** JOBS per HECTARE

**9 SITES** [14 ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL

## 214 TOTAL HECTARES 2017

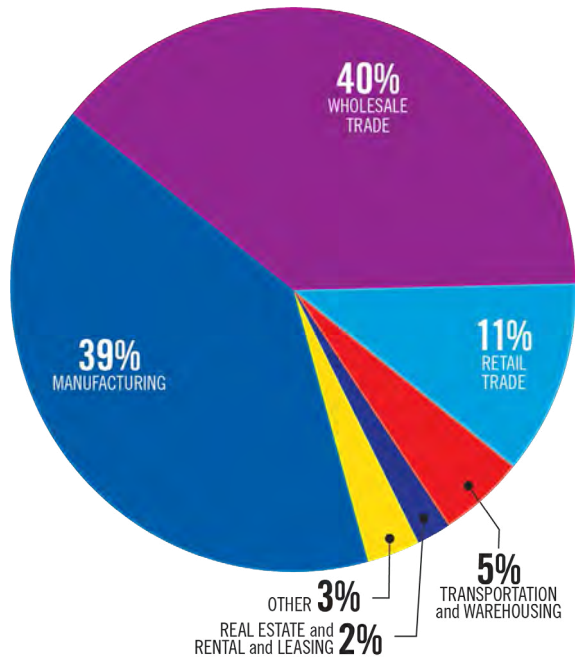




# HIGHWAY 427 WEST CITY of VAUGHAN

- ▶ It is the second largest employment area in Vaughan in terms of land area and its prime location in the Vaughan Enterprise Zone offers excellent access to the Highway 427 and 407 goods movement corridors and the CP Intermodal facility
- ▶ It is home to many land extensive uses, primarily in the manufacturing and wholesale trade sectors
- ▶ The significant job growth over the past ten years has attracted many top employers including the Sobeys Vaughan Support Center, Sunview Patio Doors and Anatolia Tile and Stone Inc.

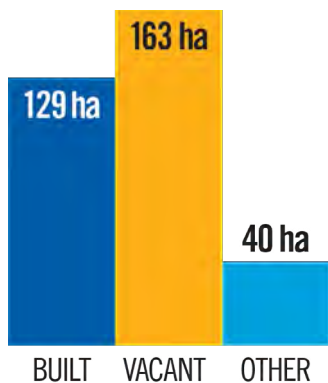
## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**3,530 JOBS** in 2018  
**1,429% INCREASE** (3,300 JOBS) SINCE 2008

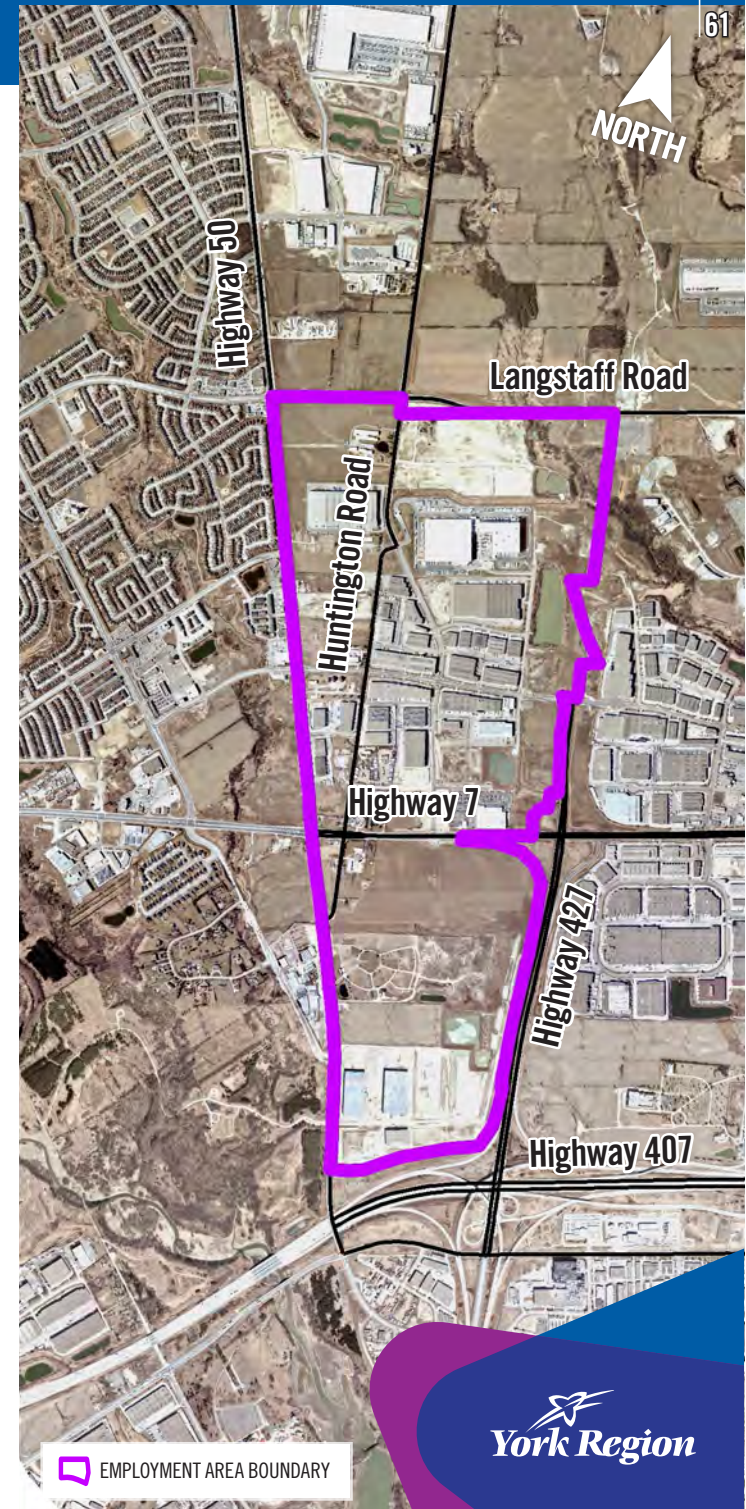
**59% SERVICES PRODUCING**    **41% GOODS PRODUCING**  
**94% ONSITE**    **6% OFFSITE**  
**12% RETAIL and PERSONAL SERVICES**

## 332 TOTAL HECTARES 2017



EXISTING EMPLOYMENT AREA  
**DENSITY 27** JOBS per HECTARE

**8 SITES** [23 ha TOTAL AREA]  
with INTENSIFICATION POTENTIAL

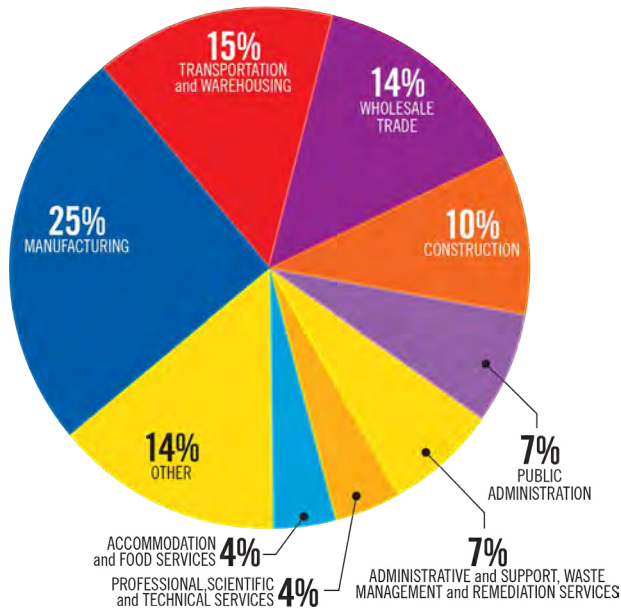




# JANE NORTH CITY of VAUGHAN

- ▶ This employment area is in close proximity to highway 400 and is bordered by the CN Rail yard to the east
- ▶ The area is primarily comprised of single-storey and multi-unit industrial building with a mix of industrial and office uses
- ▶ Nearly 50 per cent of growth in the area has been driven by the wholesale trade and transportation and warehousing sectors

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



# 8,900 JOBS in 2018

23% INCREASE (1,680 JOBS) SINCE 2008

66% SERVICES PRODUCING    34% GOODS PRODUCING

82% ONSITE    18% OFFSITE

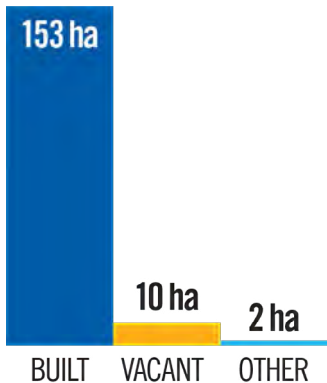
10% RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
280 JOBS 1 BUILDING

EXISTING EMPLOYMENT AREA  
**DENSITY 58** JOBS per HECTARE

**2 SITES** [1.0 ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL

## 165 TOTAL HECTARES 2017



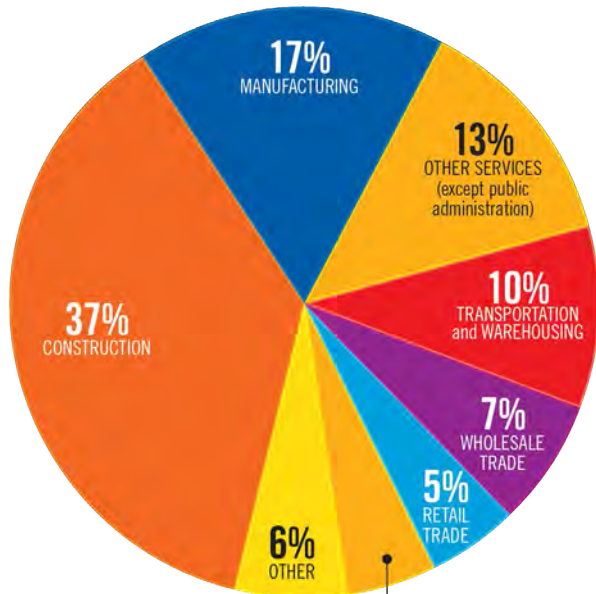
EMPLOYMENT AREA BOUNDARY



# JANE SOUTH CITY of VAUGHAN

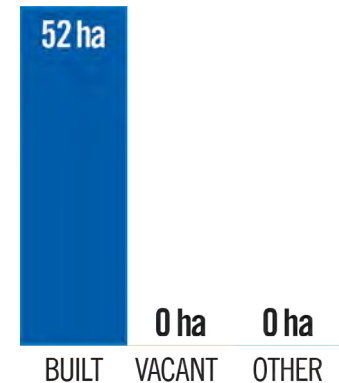
- ▶ The Jane South employment area is located along the Highway 7 rapid transit corridor and is bordered by the Vaughan Metropolitan Centre. It is also in close proximity to the VMC Subway station and to the Highway 400 and 407 interchange
- ▶ Manufacturing and construction sectors have accounted for the majority of employment in this area over the past ten years. The manufacturing sector has experienced job loss due to the relocation of a large employer, however the construction sector saw some growth, adding 136 jobs since 2008

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



ADMINISTRATIVE and SUPPORT, WASTE MANAGEMENT and REMEDIATION SERVICES 5%

**52 TOTAL HECTARES 2017**



**2,300 JOBS** in 2018  
**1% DECREASE (-20 JOBS) SINCE 2008**

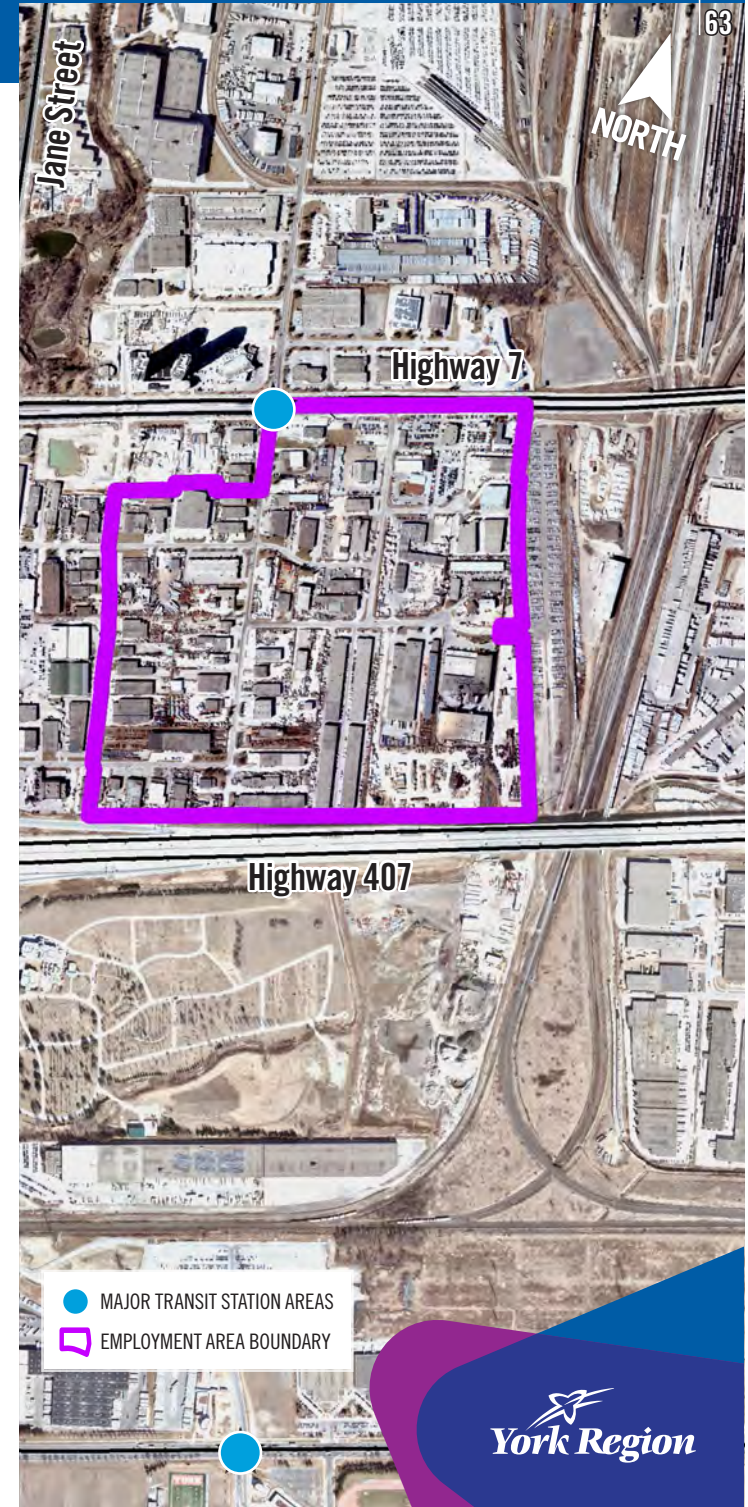
**47% SERVICES PRODUCING**    **53% GOODS PRODUCING**

**75% ONSITE**    **25% OFFSITE**

**19% RETAIL and PERSONAL SERVICES**

EXISTING EMPLOYMENT AREA DENSITY **44** JOBS per HECTARE

**0 SITES** [1.0 ha TOTAL AREA]  
 with INTENSIFICATION POTENTIAL

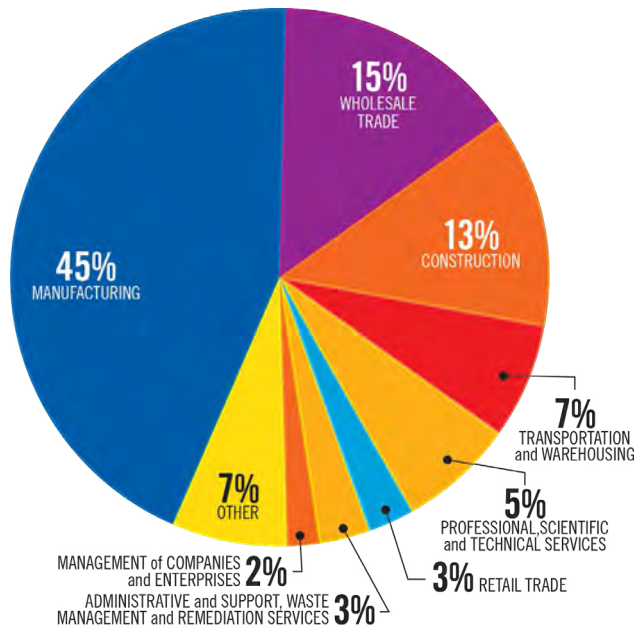




# KEELE CITY of VAUGHAN

- ▶ This is the largest employment area in terms of land area and second largest in terms of employment area in the City of Vaughan
- ▶ It is bounded by the highway 7 corridor to the south, employment lands to the east, Rutherford road to the north and the CN Rail yard to the west
- ▶ Employment uses in this area are predominately industrial with some office uses and are composed of single storey buildings, industrial condominiums and some office buildings. The area is home to major employers including Rollstamp manufacturing, Fileco Inc. and Magna Powertrain systems

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**17,410 JOBS** in 2018

**15% INCREASE** (2,230 JOBS) SINCE 2008

**42% SERVICES PRODUCING**    **58% GOODS PRODUCING**

**88% ONSITE**    **12% OFFSITE**

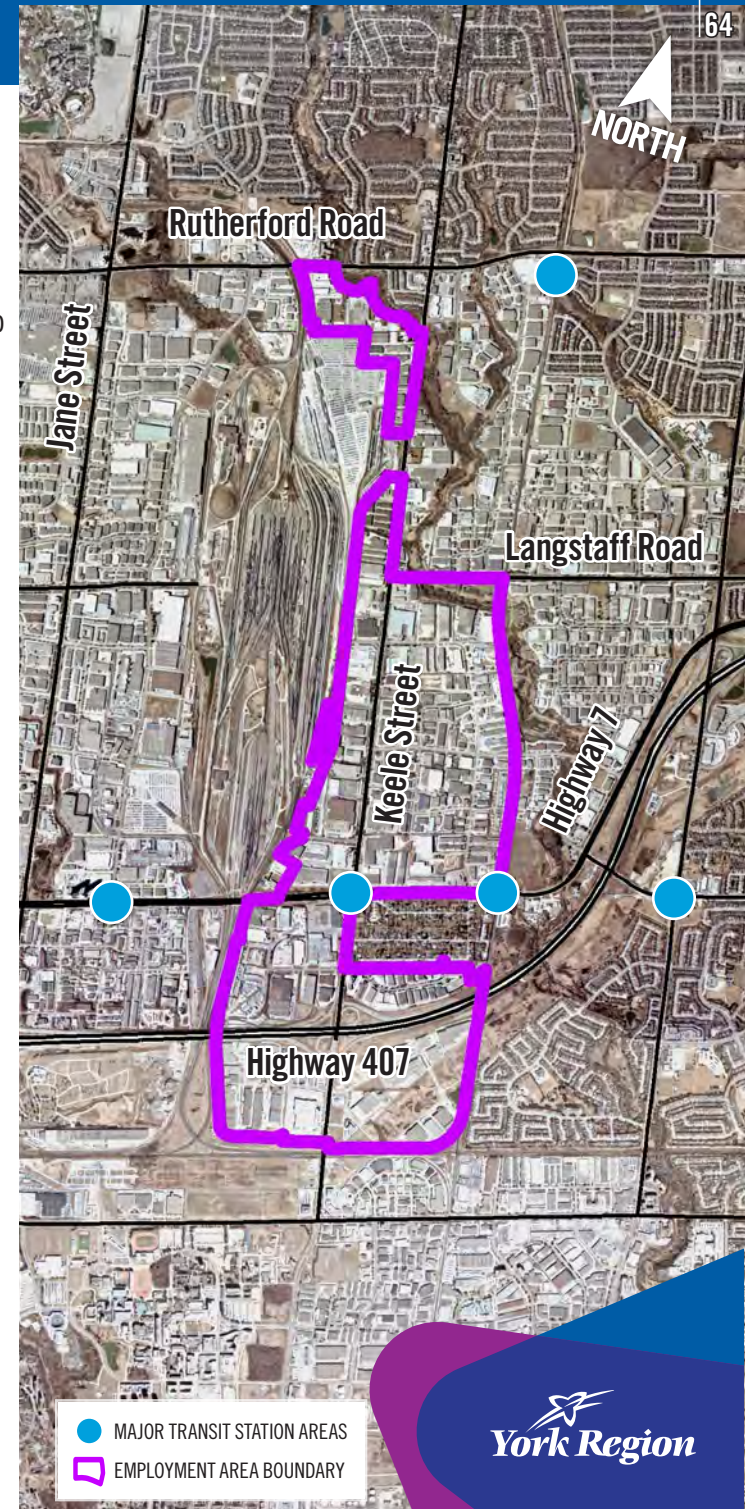
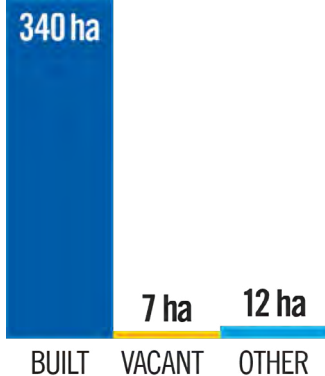
**7% RETAIL and PERSONAL SERVICES**

**MAJOR OFFICE**  
1,340 JOBS 6 BUILDINGS

**EXISTING EMPLOYMENT AREA DENSITY 51 JOBS per HECTARE**

**6 SITES** [5.0 ha TOTAL AREA]  
with INTENSIFICATION POTENTIAL

**359 TOTAL HECTARES 2017**



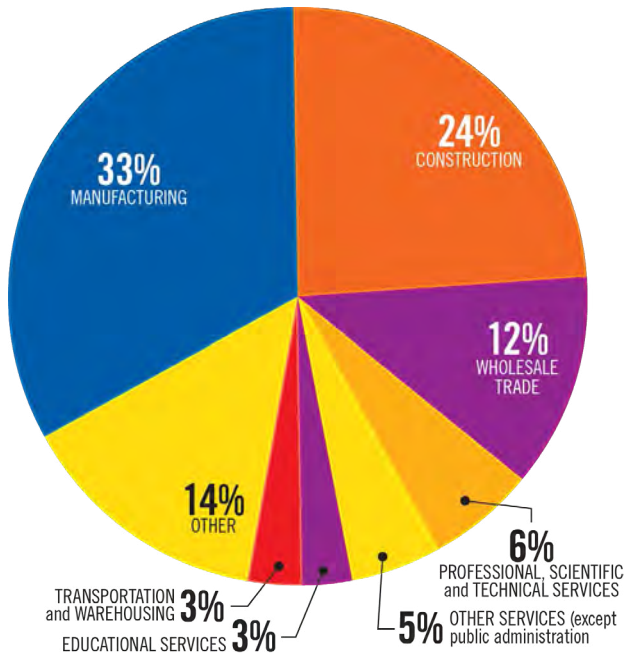
● MAJOR TRANSIT STATION AREAS  
■ EMPLOYMENT AREA BOUNDARY



# LANGSTAFF-VAUGHAN CITY of VAUGHAN

- ▶ This employment area is surrounded by employment lands to the north, west and south and offers employers excellent visibility to Highway 407
- ▶ The area is primarily comprised of multi-unit industrial buildings with a mix of industrial and office uses
- ▶ The educational services, professional, scientific and technical services and transportation and warehousing sectors accounted for nearly 50 per cent of employment growth since 2008

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



# 7,410 JOBS in 2018

26% INCREASE (1,540 JOBS) SINCE 2008

43% SERVICES PRODUCING    57% GOODS PRODUCING

78% ONSITE    22% OFFSITE

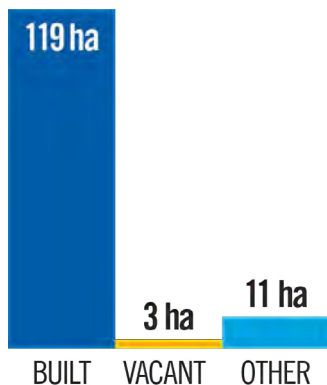
12% RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
280 JOBS 2 BUILDINGS

EXISTING EMPLOYMENT AREA  
**DENSITY 62** JOBS per HECTARE

**3 SITES** [3.0 ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL

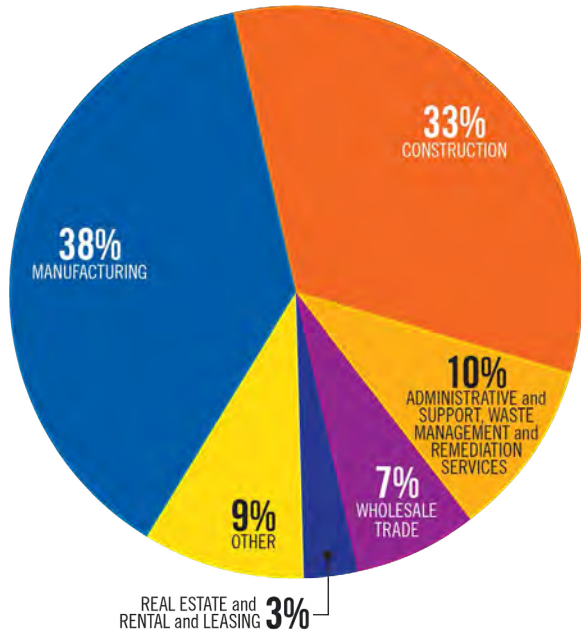
## 133 TOTAL HECTARES 2017





- ▶ This employment area is located in the community of Maple and is adjacent to the Maple GO station, offering transit accessibility to employers
- ▶ The area is comprised of industrial standalone buildings and multi-unit industrial buildings which are occupied by businesses primarily in the construction and manufacturing sectors
- ▶ The construction sector has been the main driver of growth, adding 420 jobs to the employment base since 2008. This is followed by the manufacturing sector with 184 jobs and the administrative and support, waste management and remediation services sector with 153 jobs

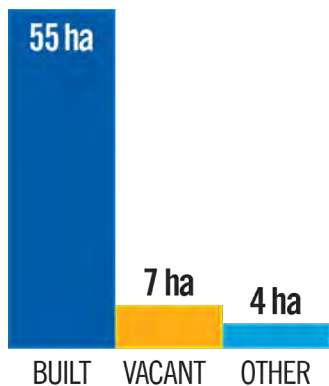
## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**1,730 JOBS** in 2018  
**140% INCREASE** (1,010 JOBS) SINCE 2008

**29%** SERVICES PRODUCING    **71%** GOODS PRODUCING  
**67%** ONSITE    **33%** OFFSITE  
**2%** RETAIL and PERSONAL SERVICES

## 66 TOTAL HECTARES 2017



EXISTING EMPLOYMENT AREA  
**DENSITY 31** JOBS per HECTARE

**1 SITE** [3.0 ha TOTAL AREA]  
with INTENSIFICATION POTENTIAL



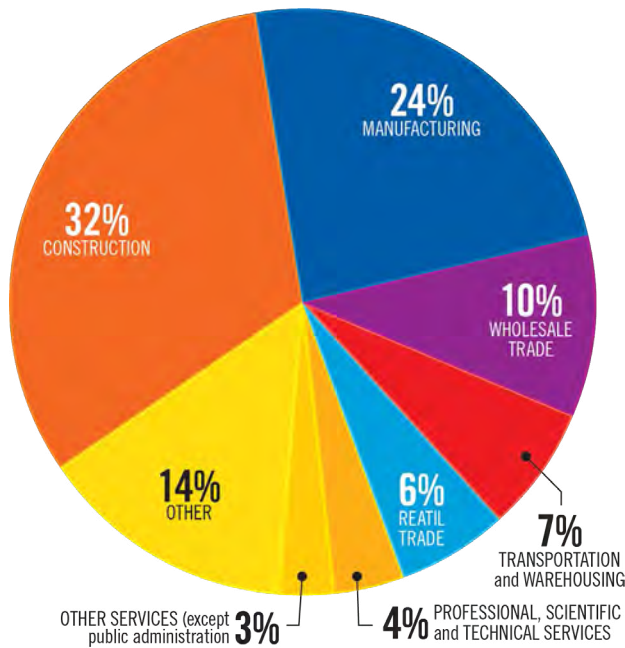
● MAJOR TRANSIT STATION AREAS  
□ EMPLOYMENT AREA BOUNDARY



# PINE VALLEY CITY of VAUGHAN

- ▶ Pine Valley employment area provides convenient accessibility and attractive live/work opportunities to residents in the surrounding area as it is located along the highway 7 rapid transit corridor and is in close proximity to the Highway 400 and 407 interchange. It is comprised of a mix of employment uses in multi-unit industrial buildings
- ▶ The construction sector accounted for 66 per cent of growth in this area since 2008, significantly contributing to the Region and City's growing consulting, engineering, building & construction cluster
- ▶ Due to the nature of work in the construction sector, nearly 2,700 jobs reported in this area are offsite employees

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



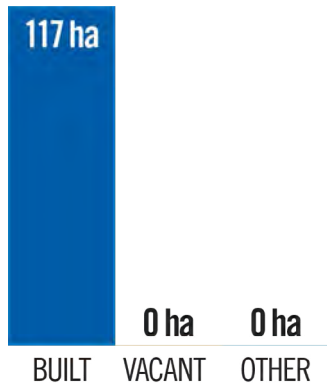
**10,450 JOBS** in 2018  
**57% INCREASE** (3,800 JOBS) SINCE 2008

**44%** SERVICES PRODUCING    **56%** GOODS PRODUCING

**63%** ONSITE    **37%** OFFSITE

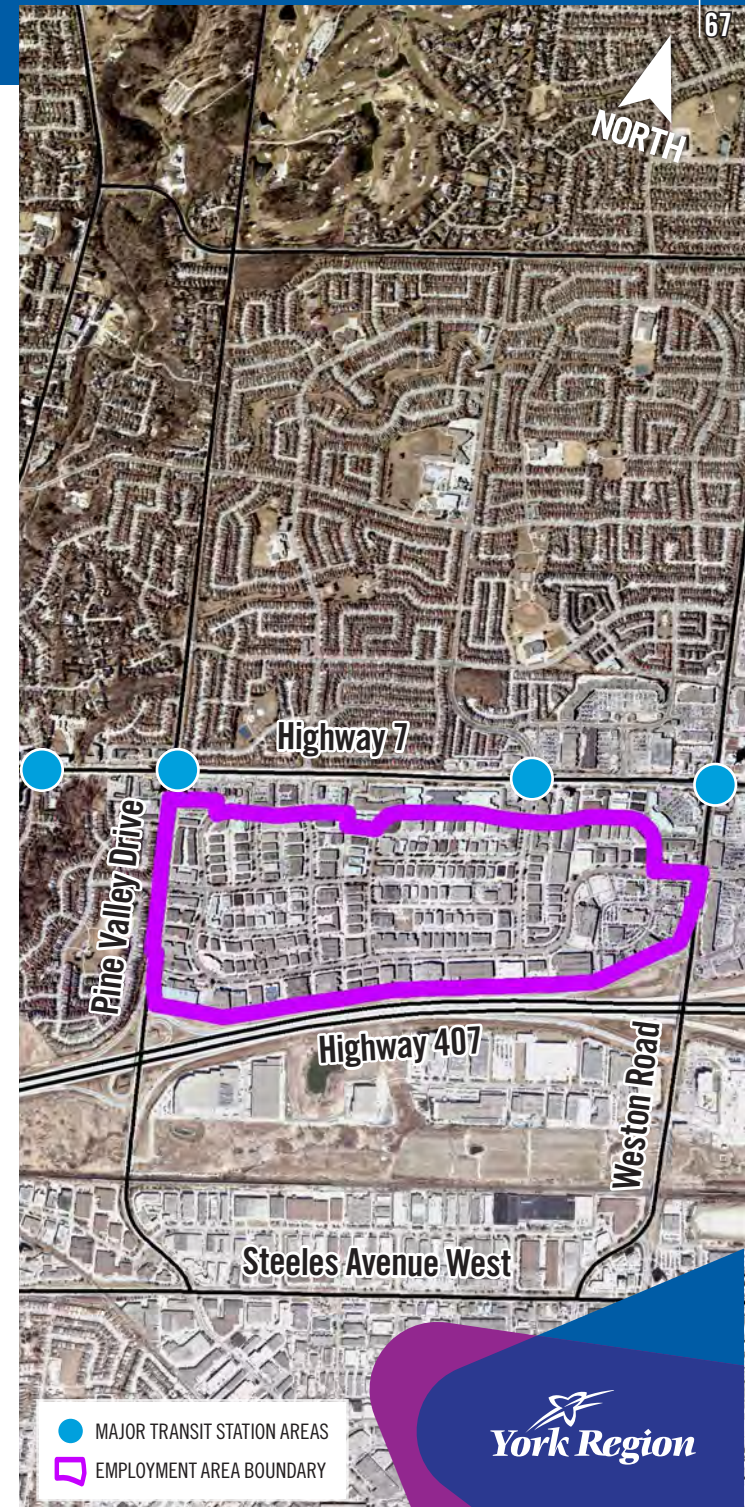
**13%** RETAIL and PERSONAL SERVICES

## 117 TOTAL HECTARES 2017



EXISTING EMPLOYMENT AREA  
**DENSITY 89** JOBS per HECTARE

**1 SITE** [1.0 ha] TOTAL AREA  
 with INTENSIFICATION POTENTIAL



● MAJOR TRANSIT STATION AREAS  
 □ EMPLOYMENT AREA BOUNDARY

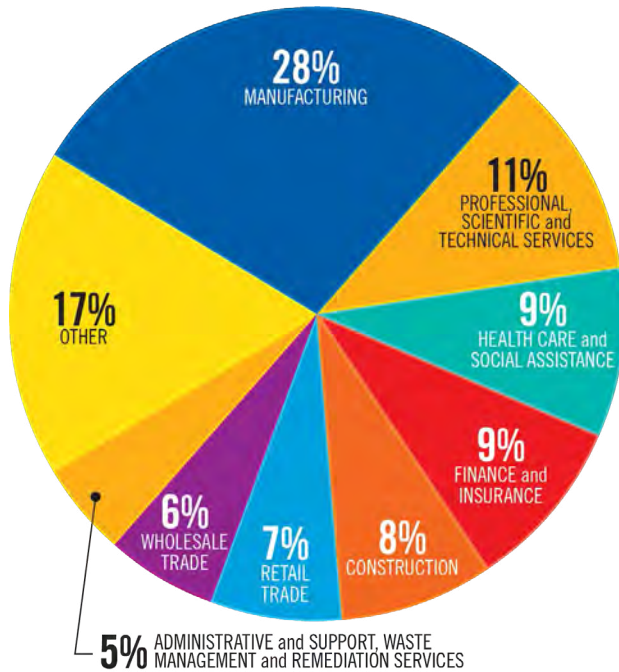




# STEELES CAMPUS CITY of VAUGHAN

- ▶ This established employment area is located at the most southern part of Vaughan bordering the City of Toronto
- ▶ It is comprised of a mix of industrial, commercial and offices uses located within multi-unit industrial buildings and offices
- ▶ Job losses in the manufacturing and professional, scientific and technical services sectors were offset by growth in the finance and insurance and health care and social assistance sectors

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**4,690 JOBS** in 2018

**5% INCREASE** (240 JOBS) SINCE 2008

**63% SERVICES PRODUCING**    **37% GOODS PRODUCING**

**84% ONSITE**    **16% OFFSITE**

**14% RETAIL and PERSONAL SERVICES**

## 63 TOTAL HECTARES 2017

62 ha

**MAJOR OFFICE**  
1,350 JOBS 4 BUILDINGS

**EXISTING EMPLOYMENT AREA DENSITY 76 JOBS per HECTARE**

**0 ha**    **1 ha**  
BUILT    VACANT    OTHER



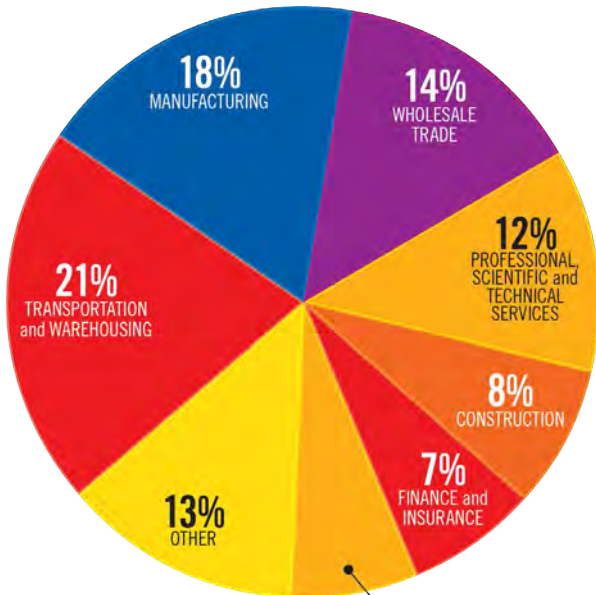
EMPLOYMENT AREA BOUNDARY



# STEELES WEST CITY of VAUGHAN

- ▶ This well established employment area is located at the northwest corner of Steeles Avenue West and the Highway 400 interchange and borders the City of Toronto. The eastern portion of this area is adjacent to the Pioneer Village subway station
- ▶ It is comprised primarily of standalone and multi-unit industrial buildings with a small cluster of office buildings located to the east. It is home to UPS Canada and Ganz, which are two of the Region's top employers
- ▶ Over the past ten years, job growth has been driven by the administrative and support, waste management and remediation services, professional, scientific and technical services and transportation and warehousing sectors

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



# 10,830 JOBS in 2018

7% INCREASE (690 JOBS) SINCE 2008

74% SERVICES PRODUCING    26% GOODS PRODUCING

80% ONSITE    20% OFFSITE

8% RETAIL and PERSONAL SERVICES

125 TOTAL HECTARES 2017

120 ha

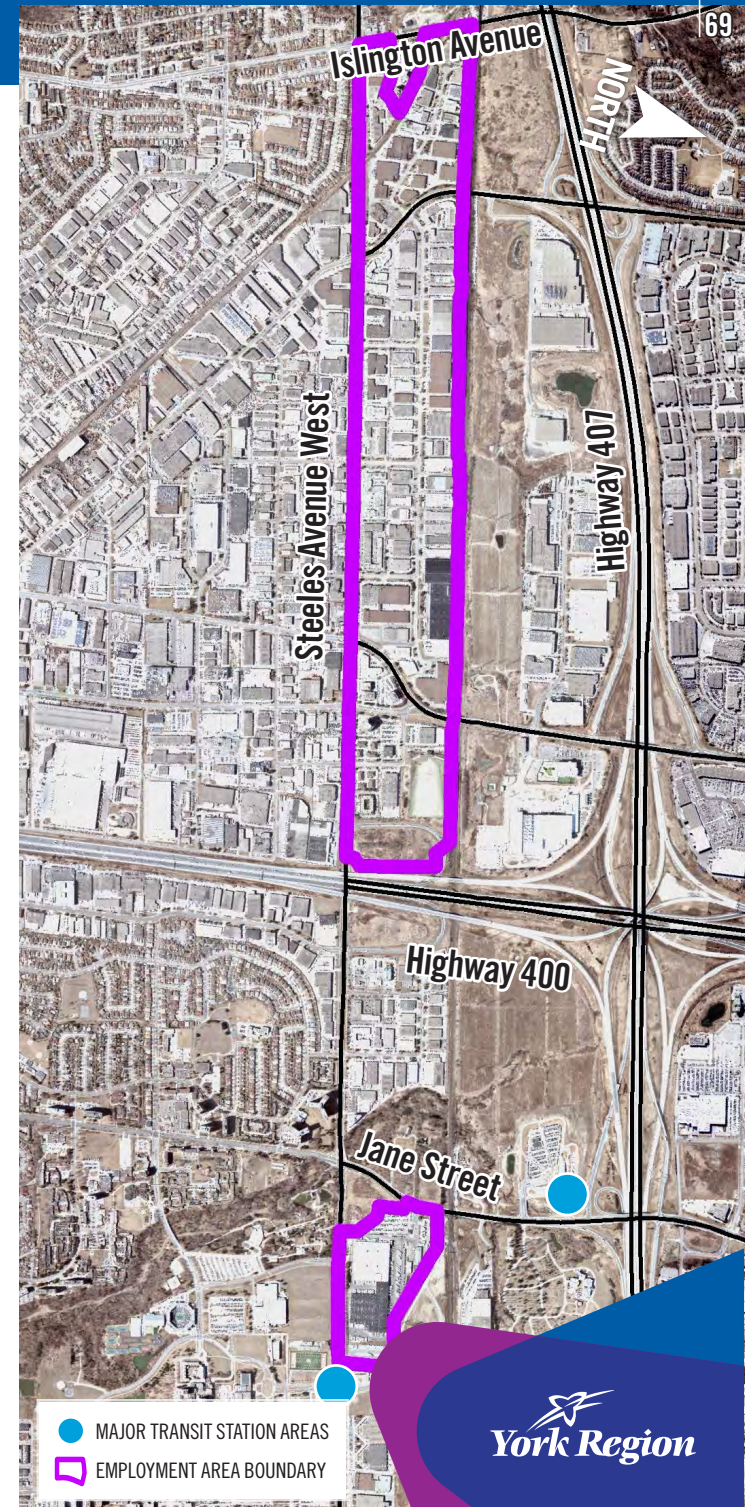
0 ha

5 ha

BUILT    VACANT    OTHER

**MAJOR OFFICE**  
1,730 JOBS 5 BUILDINGS

EXISTING EMPLOYMENT AREA  
**DENSITY 91** JOBS per HECTARE



● MAJOR TRANSIT STATION AREAS  
□ EMPLOYMENT AREA BOUNDARY

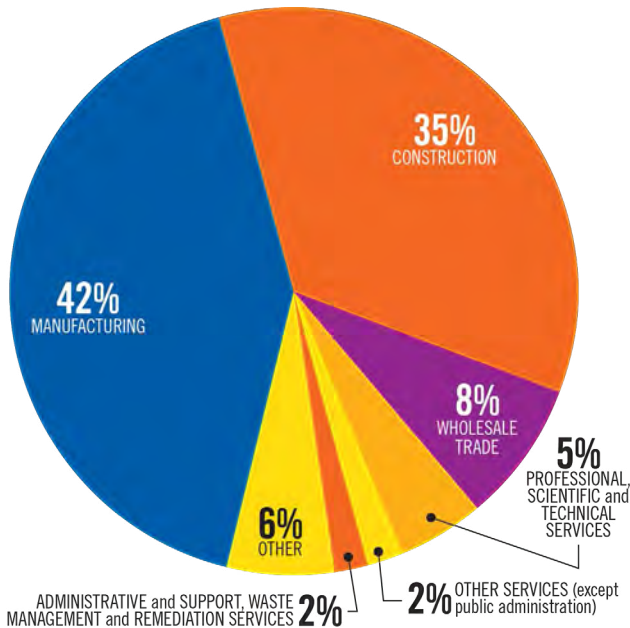
York Region



# TUDOR EAST CITY of VAUGHAN

- ▶ The area is bounded by employment lands to the south and west and existing low rise residential uses to the northeast. It is located in close proximity to the Highway 407 interchange. Made up of mainly industrial buildings with some standalone office buildings located on the fringe
- ▶ It is home to some of the Region's large employers in the manufacturing and construction sectors including Condrain Ltd, Ozz Electric and Magna international
- ▶ Nearly 40 per cent of jobs in this area are found in the consulting, engineering, building and construction cluster and have also been the main drivers of growth in the past ten years

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**10,740 JOBS** in 2018

11% INCREASE (1,090 JOBS) SINCE 2008

24% SERVICES PRODUCING      76% GOODS PRODUCING

69% ONSITE      31% OFFSITE

4% RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
1,630 JOBS 5 BUILDINGS

EXISTING EMPLOYMENT AREA  
**DENSITY 83** JOBS per HECTARE

**2 SITES** [3.0 ha TOTAL AREA]  
with INTENSIFICATION POTENTIAL

131 TOTAL HECTARES 2017

129 ha

BUILT    0 ha    VACANT    2 ha    OTHER



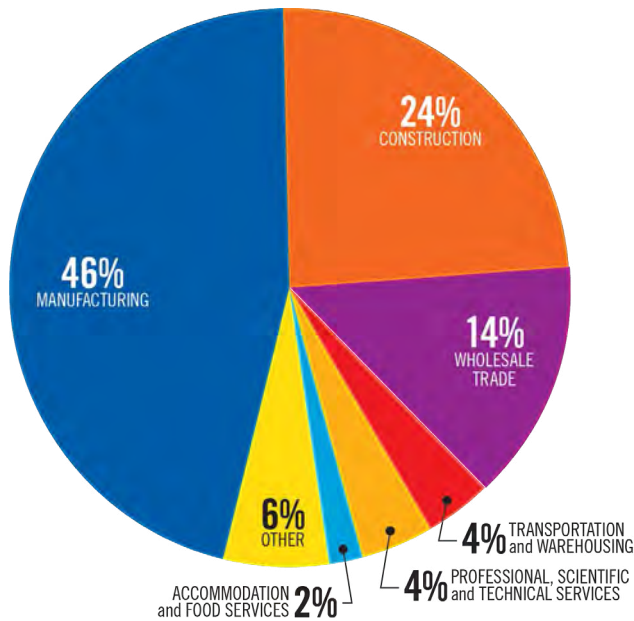
EMPLOYMENT AREA BOUNDARY



# TUDOR WEST CITY of VAUGHAN

- ▶ The proximity of this employment area to surrounding employment lands as well as the CN railyard and Highway 407 promotes strong economic synergies
- ▶ Low-rise, industrial buildings primarily house businesses in typical industrial uses including manufacturing, warehousing, and construction
- ▶ Employment growth in the area has primarily been driven by the construction, manufacturing and professional, scientific and technical services sectors

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**6,430 JOBS** in 2018

**16% INCREASE** (900 JOBS) SINCE 2008

**30% SERVICES PRODUCING**    **70% GOODS PRODUCING**

**74% ONSITE**    **26% OFFSITE**

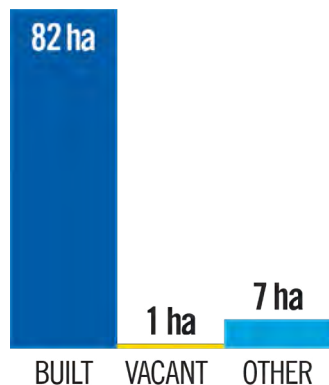
**5% RETAIL and PERSONAL SERVICES**

**MAJOR OFFICE**  
170 JOBS 2 BUILDINGS

**EXISTING EMPLOYMENT AREA DENSITY 79 JOBS per HECTARE**

**5 SITES** [3.0 ha TOTAL AREA]  
with **INTENSIFICATION POTENTIAL**

## 90 TOTAL HECTARES 2017



● MAJOR TRANSIT STATION AREAS  
□ EMPLOYMENT AREA BOUNDARY

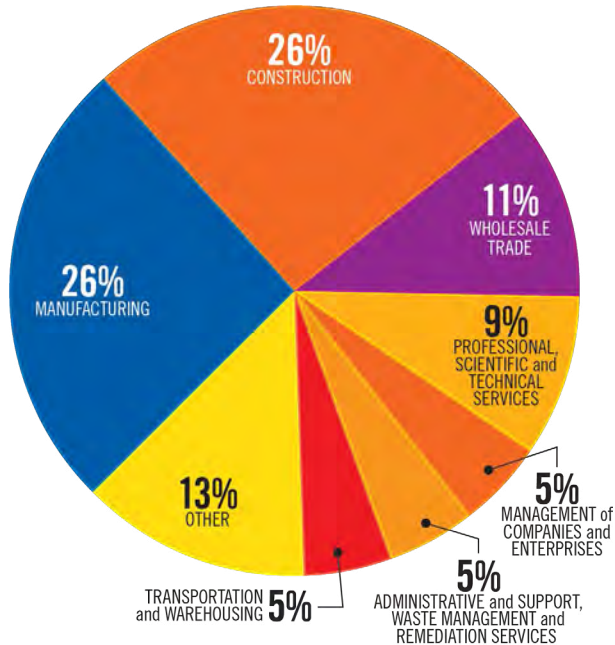




# VAUGHAN 400 CITY of VAUGHAN

- ▶ This is Vaughan's largest employment area in terms of jobs and is the fastest growing in terms of absolute growth. Its strategic location offers employers excellent accessibility to the highway 400 and 407 interchange as well as the Vaughan Metropolitan Centre, Highway 7 rapid transit corridor and VMC subway station
- ▶ The buildings accommodate a diverse range of industrial, office and retail uses and are home to top employers including St. Joseph Communications, Toro Aluminum, Deloitte and SmartCentres
- ▶ 33 per cent of job growth since 2008 occurred in major office buildings. The majority of which are located along Highway 400

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



# 20,380 JOBS in 2018

29% INCREASE (4,540 JOBS) SINCE 2008

49% SERVICES PRODUCING    51% GOODS PRODUCING

76% ONSITE    24% OFFSITE

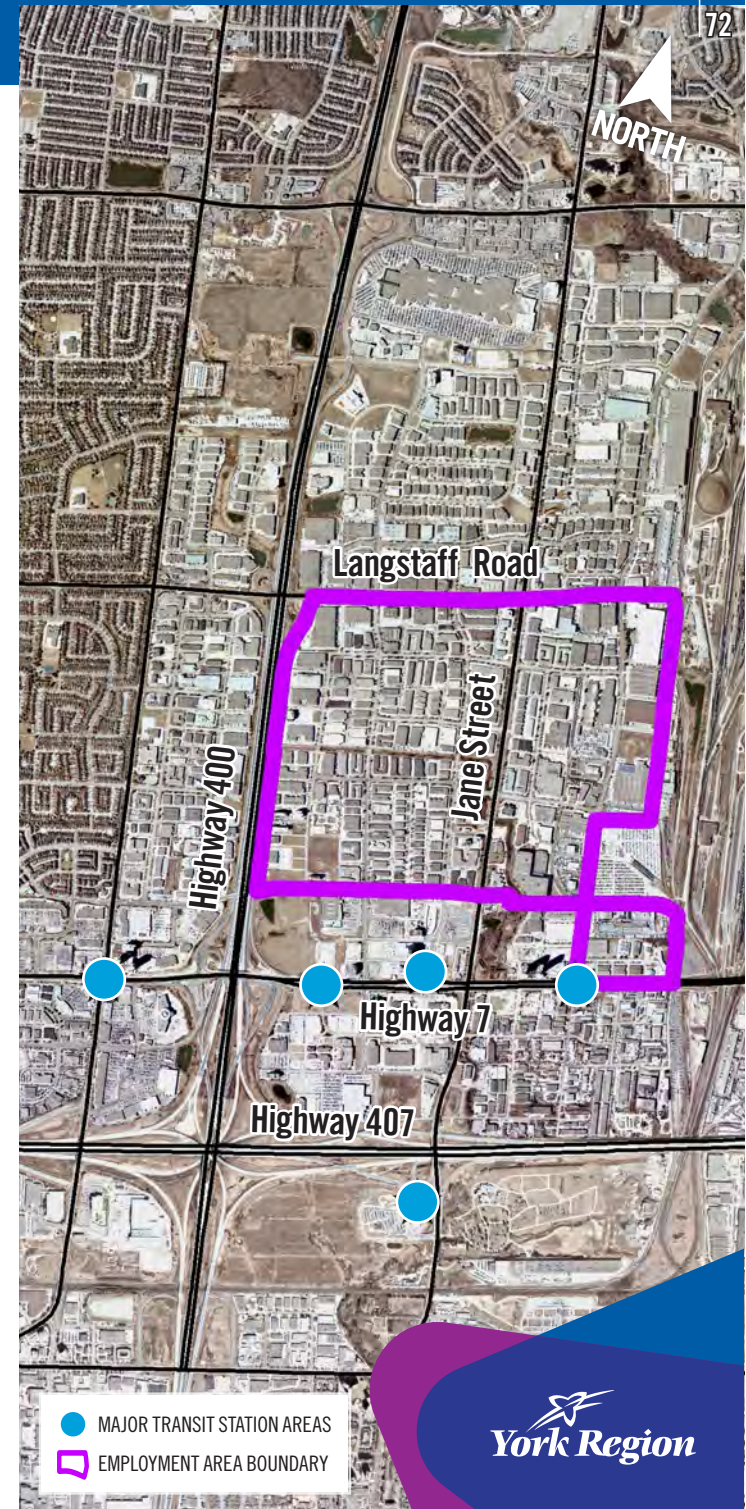
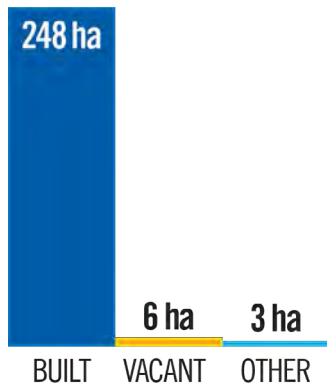
8% RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
2,120 JOBS 8 BUILDINGS

EXISTING EMPLOYMENT AREA  
**DENSITY 82** JOBS per HECTARE

**3 SITES** [4.0 ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL

## 257 TOTAL HECTARES 2017



● MAJOR TRANSIT STATION AREAS  
◻ EMPLOYMENT AREA BOUNDARY

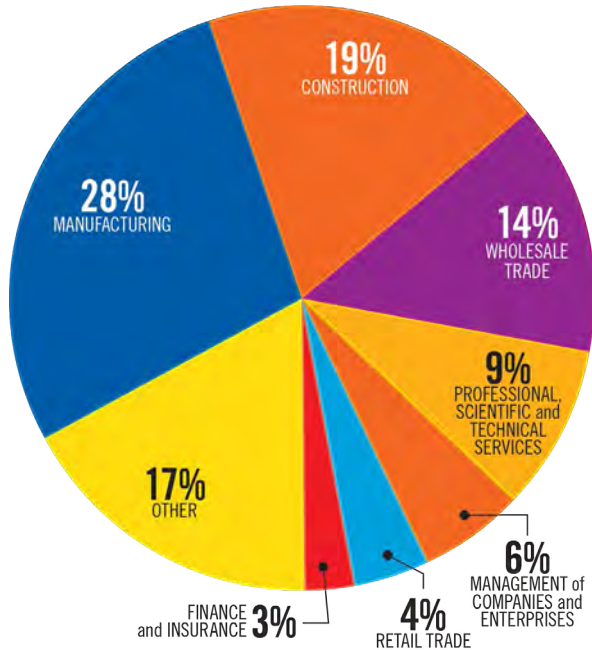




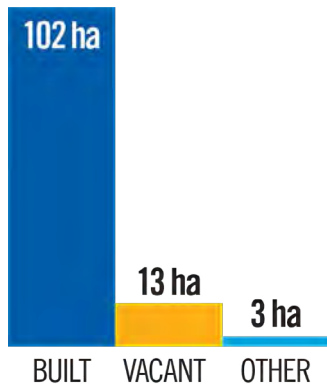
# VAUGHAN 400 NORTH CITY of VAUGHAN

- ▶ The Vaughan 400 North employment area is surrounded by employment lands to the south, east and west. It is bordered by the Vaughan Mills Centre to the north which is a shopping destination of regional significance and has the potential for residential intensification with proposals for mixed-use and mid to high rise residential developments
- ▶ The economic composition of the area continues to diversify. Over the past ten years, growth in traditional industrial sectors has been outpaced by services and knowledge based sectors such as the professional, scientific and technical services sector, retail trade and management of companies and enterprises

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



118 TOTAL HECTARES 2017



# 8,710 JOBS in 2018

39% INCREASE (2,460 JOBS) SINCE 2008

53% SERVICES PRODUCING    47% GOODS PRODUCING

75% ONSITE    25% OFFSITE

11% RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
1,500 JOBS 8 BUILDINGS

EXISTING EMPLOYMENT AREA  
**DENSITY 85** JOBS per HECTARE

**1 SITE** [0.0 ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL



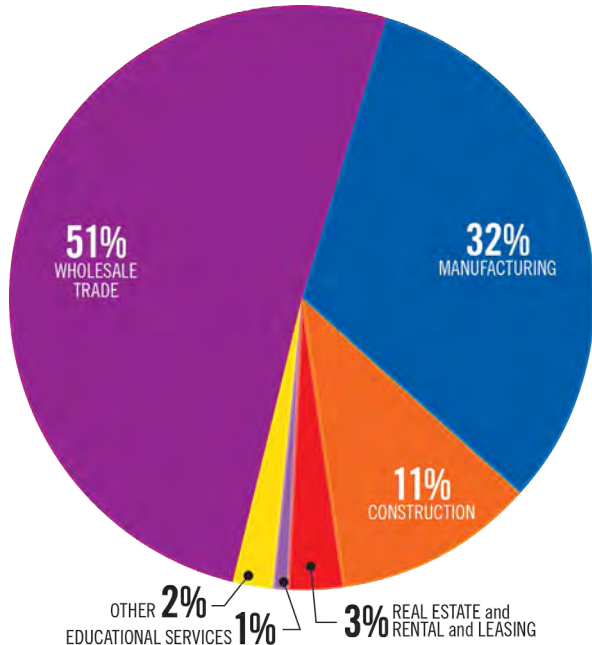
EMPLOYMENT AREA BOUNDARY



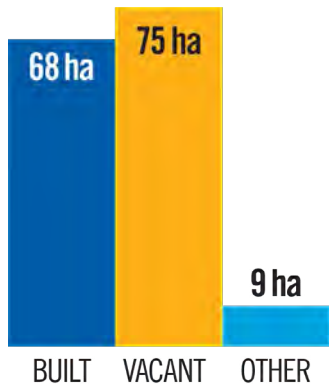
# WEST VAUGHAN-HUNTINGTON WEST CITY of VAUGHAN

- ▶ Located within the Vaughan Enterprise zone, this employment area is bordered by the Region of Peel to the west, the CP intermodal terminal to the north and employment lands to the south and east
- ▶ Over 50 per cent of employment growth in the past ten years was in the wholesale trade and manufacturing sectors
- ▶ It offers a variety of large parcel sizes that are occupied by large employers with land extensive business activities such as Home Depot Canada's shipping facility and Longo's Canadian head office and central distribution center
- ▶ The 75 hectares of vacant land with goods access to highways and the intermodal terminal offer many development opportunities for prospective employers

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



152 TOTAL HECTARES 2017



**2,030 JOBS** in 2018  
**3,177% INCREASE** (1,970 JOBS) SINCE 2008

**57%** SERVICES PRODUCING    **43%** GOODS PRODUCING

**93%** ONSITE    **7%** OFFSITE

**1%** RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
 470 JOBS 1 BUILDING

EXISTING EMPLOYMENT AREA  
**DENSITY 30** JOBS per HECTARE

**4 SITES** [8.0 ha TOTAL AREA]  
 with INTENSIFICATION POTENTIAL

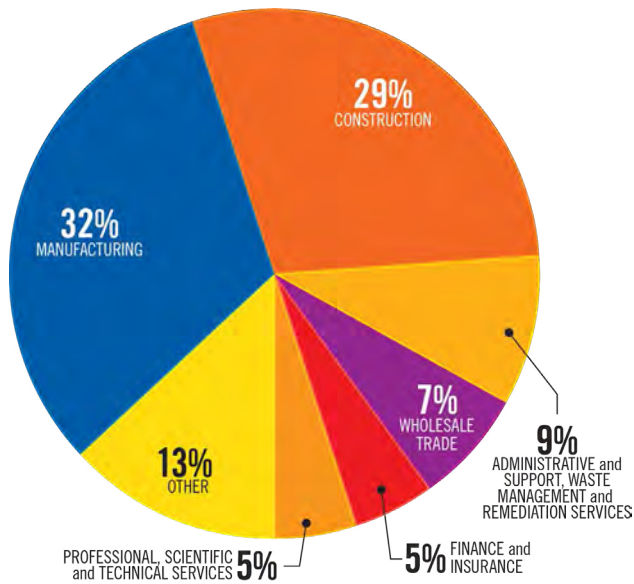




# WEST WOODBRIDGE CITY of VAUGHAN

- ▶ Located at the northeast corner of the Highway 407 and 427 interchange and includes part of the Highway 7 corridor
- ▶ The area is comprised of a mix of commercial and industrial uses which can be found in either more traditional industrial buildings concentrated along Highway 27 and Highway 407 or multi-unit buildings concentrated along Martin Grove Road
- ▶ Employment growth in the area has been driven by the construction sector which has added over 500 jobs, the majority of which were offsite employees. Other sectors that have experienced growth include the administrative and support, waste management and remediation services and manufacturing sectors

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**5,700 JOBS** in 2018

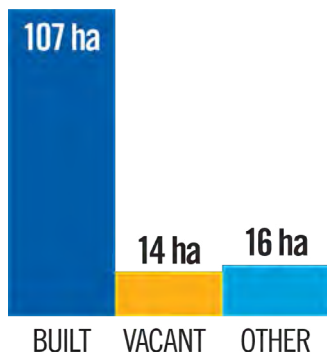
**47% INCREASE** (1,820 JOBS) SINCE 2008

**38% SERVICES PRODUCING**      **62% GOODS PRODUCING**

**64% ONSITE**      **36% OFFSITE**

**10% RETAIL and PERSONAL SERVICES**

## 137 TOTAL HECTARES 2017



**EXISTING EMPLOYMENT AREA DENSITY 54 JOBS per HECTARE**

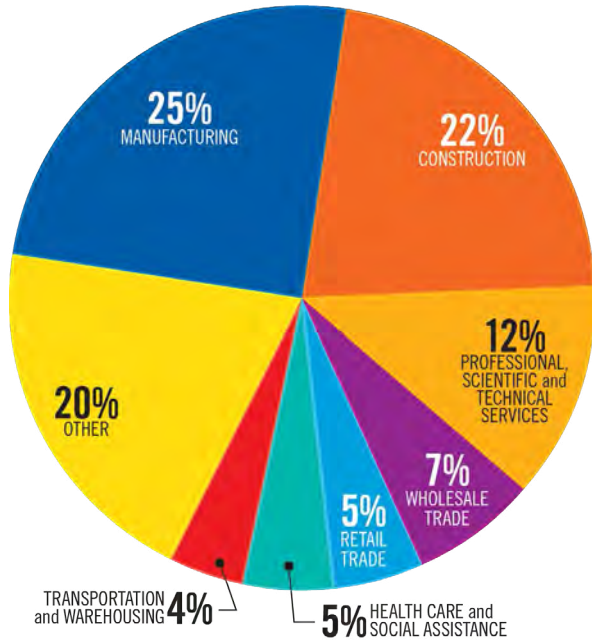




# WESTON 400 CITY of VAUGHAN

- ▶ This employment area is well situated with accessibility to Highway 400 and the Highway 7 rapid transit corridor
- ▶ It is made up of multi-unit and standalone industrial uses which are located primarily in the interior and along Highway 400 and retail and office buildings located on the fringe
- ▶ The construction, professional, scientific and technical services and management of companies and enterprises sectors were the main drivers of growth accounting for 65 per cent of employment growth since 2008
- ▶ It is home to large employers including Soroc Technology Inc. and Tacc Construction Ltd

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**6,090 JOBS** in 2018

**23% INCREASE** (1,150 JOBS) SINCE 2008

**53% SERVICES PRODUCING**    **47% GOODS PRODUCING**

**78% ONSITE**    **22% OFFSITE**

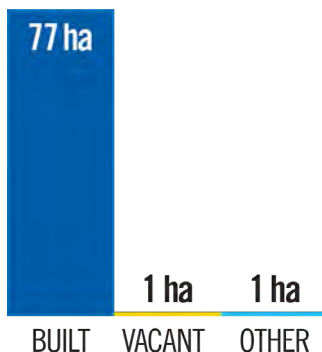
**14% RETAIL and PERSONAL SERVICES**

**MAJOR OFFICE**  
470 JOBS 3 BUILDINGS

**EXISTING EMPLOYMENT AREA DENSITY 80 JOBS per HECTARE**

**2 SITES** [1.0 ha TOTAL AREA]  
with **INTENSIFICATION POTENTIAL**

## 79 TOTAL HECTARES 2017

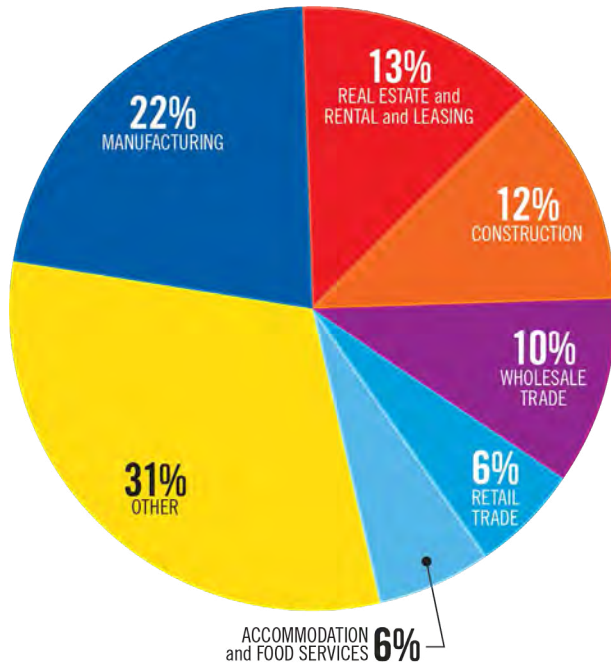




# WESTON 400 NORTH CITY of VAUGHAN

- ▶ The north, east and southern boundaries of this employment area are surrounded by other employment areas. The western portion is bordered by an existing low residential neighborhood. Its location alongside Highway 400 offers employers excellent exposure and access
- ▶ While more traditional industrial uses still hold a significant share of employment, over the past ten years there has been a shift towards more office type uses specifically in the finance and insurance, real estate and rental and leasing and management of companies and enterprises sectors

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**3,380 JOBS** in 2018

**47% INCREASE** (1,080 JOBS) SINCE 2008

**64% SERVICES PRODUCING**    **36% GOODS PRODUCING**

**71% ONSITE**    **29% OFFSITE**

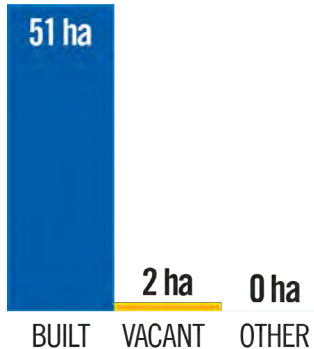
**19% RETAIL and PERSONAL SERVICES**

**MAJOR OFFICE**  
190 JOBS 1 BUILDING

**EXISTING EMPLOYMENT AREA DENSITY 66 JOBS per HECTARE**

**5 SITES** [31 ha TOTAL AREA]  
with **INTENSIFICATION POTENTIAL**

**53 TOTAL HECTARES 2017**

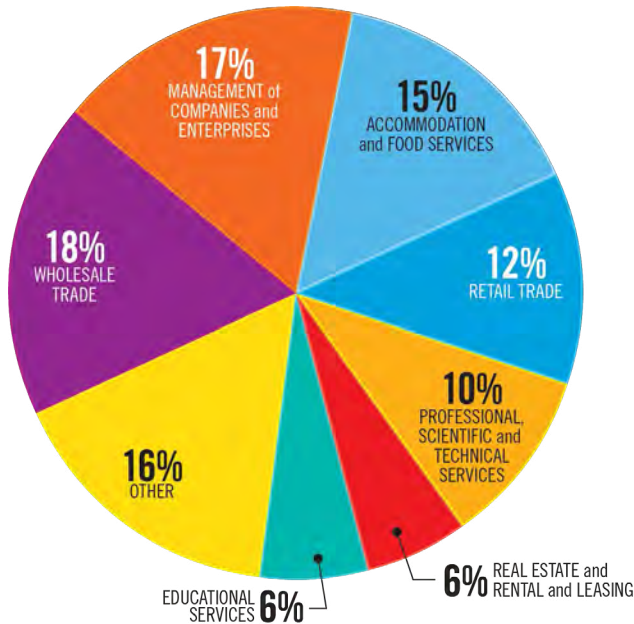




# WESTON HIGHLANDS CITY of VAUGHAN

- ▶ This employment area has excellent visibility and accessibility from Highway 400. It is integrated into the communities of Woodbridge and Maple, is adjacent to existing low rise residential to the southwest and is bordered by Highway 400 to the east
- ▶ It is comprised of light industrial, office and retail uses that serve both the business and residential community
- ▶ Since 2008, the majority of growth has been driven by the retail and personal service sectors, followed by wholesale trade and professional, scientific and technical services

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



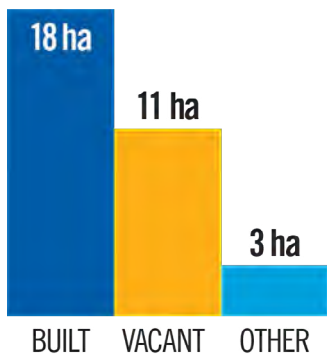
**1,640 JOBS** in 2018  
**253% INCREASE** (1,170 JOBS) SINCE 2008

**94%** SERVICES PRODUCING      **6%** GOODS PRODUCING

**79%** ONSITE      **21%** OFFSITE

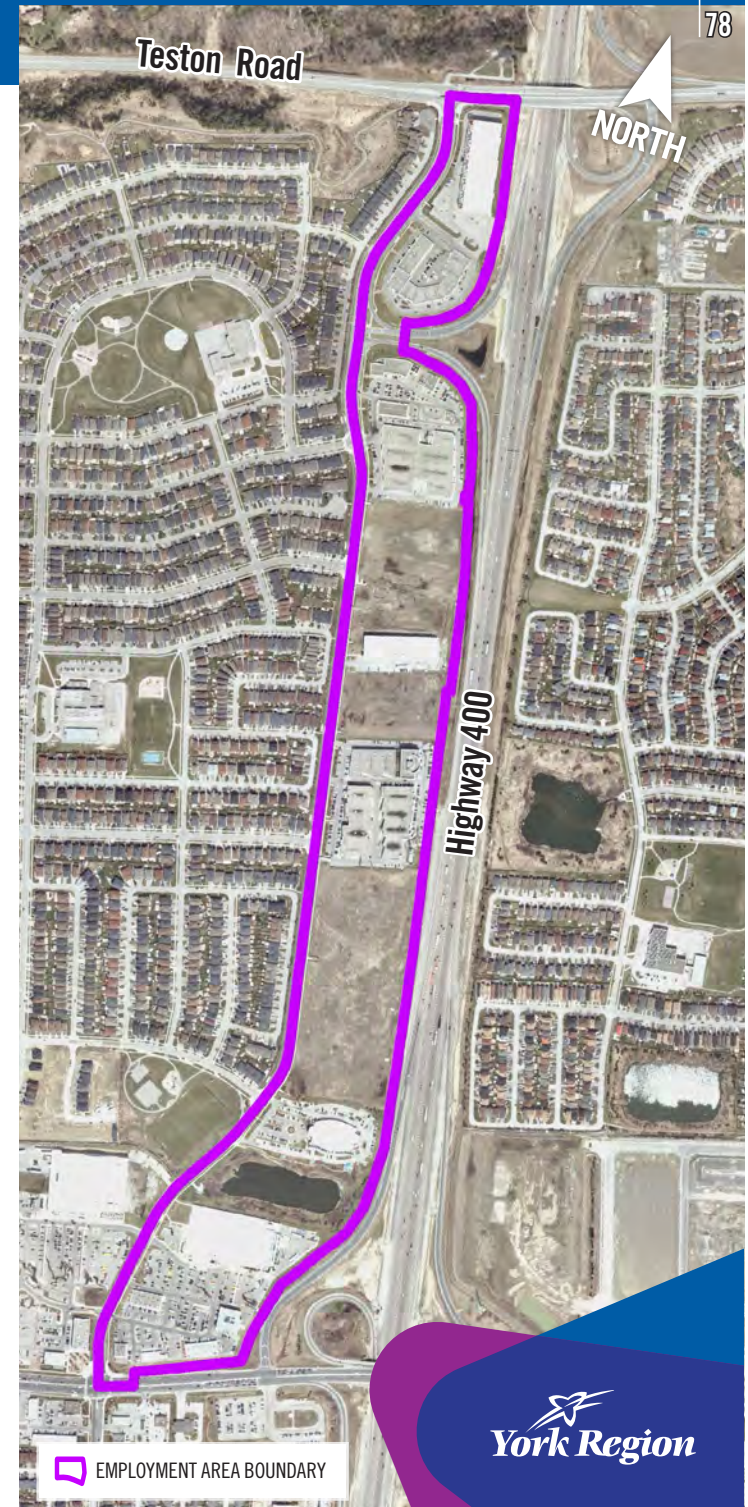
**33%** RETAIL and PERSONAL SERVICES

## 32 TOTAL HECTARES 2017



**MAJOR OFFICE**  
 330 JOBS 2 BUILDINGS

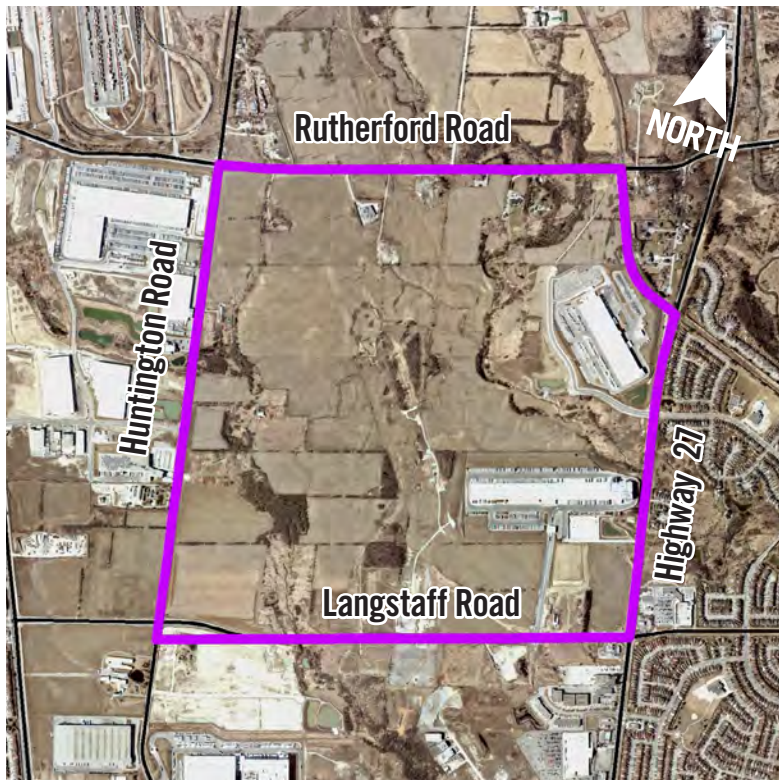
**EXISTING EMPLOYMENT AREA DENSITY 93 JOBS per HECTARE**





## VAUGHAN MILLS CENTRE (VACANT)

- ▶ These lands, referred to as the Vaughan Mills business district, have been identified as an integral part to the future development of the City of Vaughan's urban structure through the Vaughan Mills secondary plan. They are envisioned to develop with a mix of prestige office uses, attracting knowledge-based businesses in the technology, research and development and service-oriented businesses
- ▶ It is surrounded by existing low residential to the north and west and employment areas to the south. Its high exposure and excellent accessibility to Highway 400 makes it a desirable location for prospective employers to locate
- ▶ It is currently home to jobs in the retail and personal services sectors that primarily serve local residents however this area offers many intensification and redevelopment opportunities with the potential to accommodate 7,590 jobs by 2031 in the 28ha of vacant land



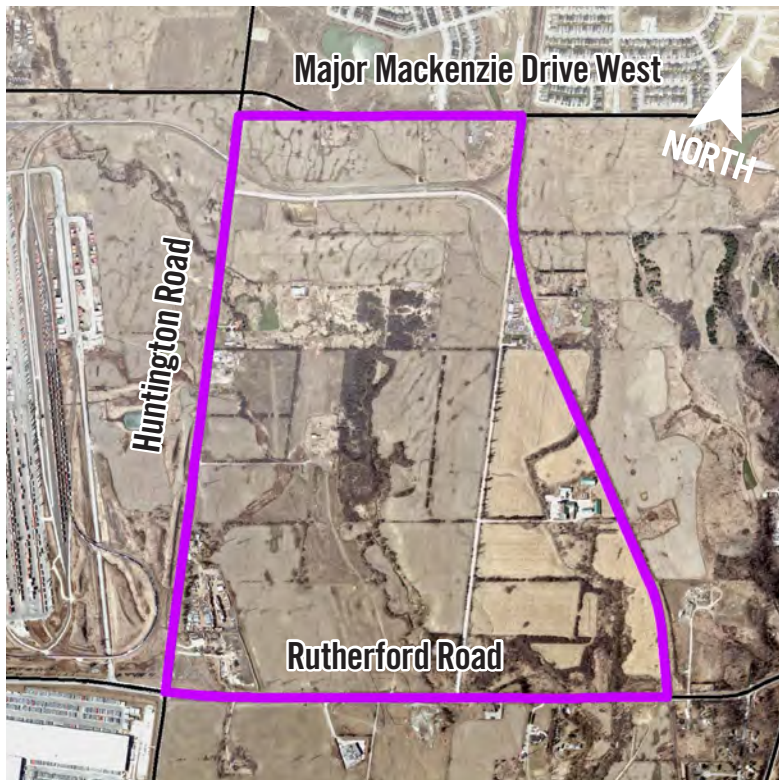
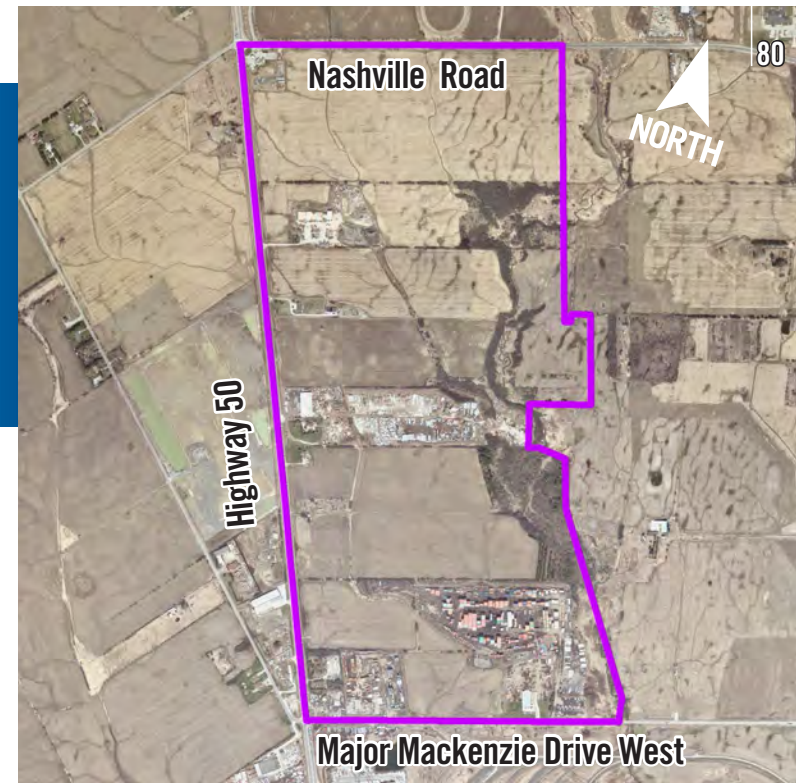
## WEST VAUGHAN-HUNTINGTON EAST (VACANT)

- ▶ This employment area can be found within the northeast quadrant of the Vaughan enterprise zone and is strategically located in proximity to the Highway 427 interchange and the CP intermodal yard. The future extension of Highway 427 to Major Mackenzie will further strengthen accessibility for goods movement activities
- ▶ Due to its location and the variety of parcel sizes, the 165ha of vacant land is well suited for the future development of manufacturing, warehousing and limited office uses
- ▶ Fedex and Costco are two large employers in the Region who have recently located their distribution centers on these lands in the past three years. These businesses combined have added over 500 jobs to the Region's warehousing and logistics cluster



## WEST VAUGHAN-NASHVILLE (VACANT)

- ▶ Located at the northwest portion of the Vaughan enterprise zone, this employment area offers close proximity to the CP intermodal rail terminal and the future Highway 427 extension
- ▶ There are a total of 104 ha in this employment area, 59 ha of which were vacant as of 2017
- ▶ As of 2018, the 210 jobs located in this area were primarily in the transportation and warehousing sector



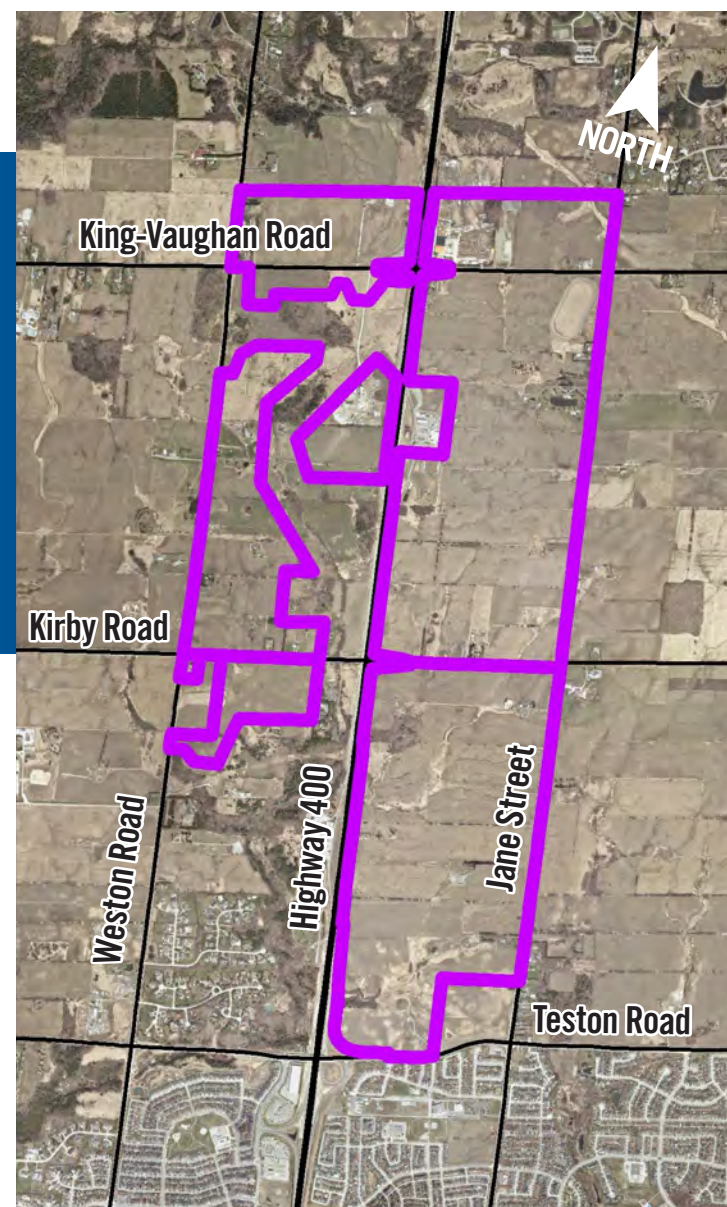
## WEST VAUGHAN-ELDER MILLS (VACANT)

- ▶ This employment area is located in the northeast portion of the Vaughan enterprise zone. It is bound by other employment lands, also part of the zone, along the southern and western boundary
- ▶ It offers accessibility to the CP intermodal rail facility and will be home to the future highway 427 extension which will make the 116 hectares of vacant land very appealing to prospective employers that require goods movement access
- ▶ As of 2018, there were 37 jobs on these lands. All of which are in the construction and administrative and support, waste management and remediation services sectors



## HIGHWAY 400 NORTH-NORTHEAST, NORTHWEST, TESTON EAST, TESTON WEST (VACANT)

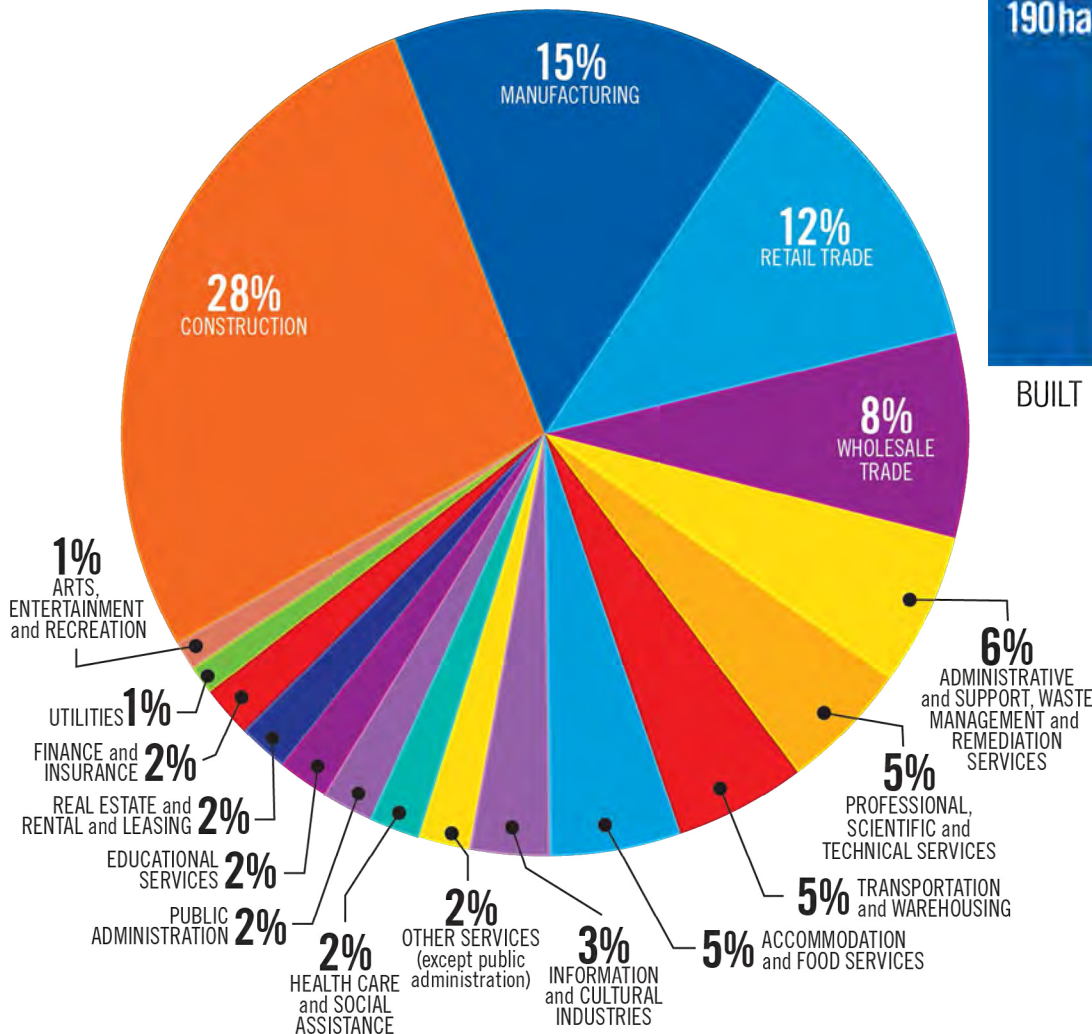
- ▶ The Highway 400 north employment areas are strategically located in north Vaughan with direct access and exposure to Highway 400
- ▶ The lands were brought into the urban area through the 2010 York Region Official Plan to accommodate the long term employment needs of the Region and the City of Vaughan
- ▶ The 329 hectares of vacant land provide future opportunities for the development of prestige offices, campus style employment uses and ancillary retail uses to serve the employment area
- ▶ The lands between Kirby Road and King-Vaughan road are located within the GTA West Transportation Corridor protection area and interchange study area. Which if developed would be a key goods movement transportation corridor that would grow local and regional economies



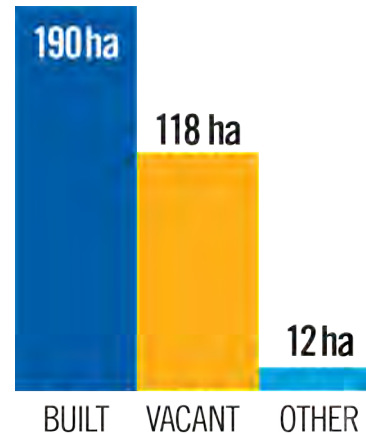


- ▶ Nearly 50 per cent of total job growth in the Town of Whitchurch-Stouffville occurred in employment areas over the past ten years
- ▶ The share of jobs in the Town's employment areas remains predominately in the goods producing sectors, however there has been some modest growth in the services producing sectors (+1,296 jobs)
- ▶ Since 2008, the construction, retail trade and wholesale trade sectors accounted for nearly all growth in employment areas

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



## 320 TOTAL HECTARES 2017



**6,310 JOBS** in 2018

**48% INCREASE** (2,050 JOBS) SINCE 2008

**56%** SERVICES PRODUCING    **44%** GOODS PRODUCING

**78%** ONSITE    **22%** OFFSITE

**23%** RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
410 JOBS 2 BUILDINGS

**EXISTING EMPLOYMENT AREA DENSITY 33 JOBS per HECTARE**

**14 SITES** [15 ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL

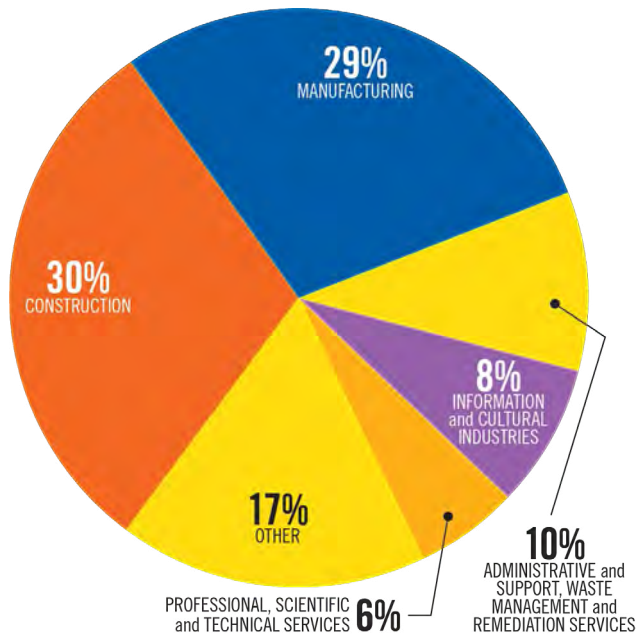




# CARDICO DRIVE TOWN of WHITCHURCH-STOUFFVILLE

- ▶ Located within the Oak Ridges Moraine (ORM) protected countryside this longstanding industrial employment area was established well before the ORM plan came into effect in the early 2000's
- ▶ It can be accessed via the Highway 404 and Stouffville Road interchange to the south
- ▶ Since 2008, the decline in employment can be attributed to the transportation and warehousing sector which lost over 300 jobs

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**790 JOBS** in 2018

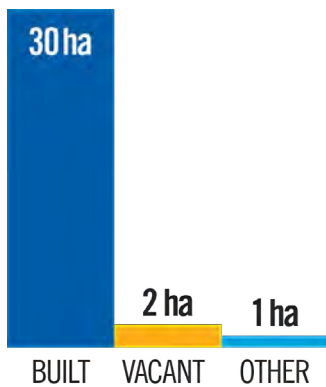
**29% DECREASE** (-320 JOBS) SINCE 2008

**41% SERVICES PRODUCING**    **59% GOODS PRODUCING**

**59% ONSITE**    **41% OFFSITE**

**12% RETAIL and PERSONAL SERVICES**

## 33 TOTAL HECTARES 2017



**EXISTING EMPLOYMENT AREA DENSITY 26 JOBS per HECTARE**

**1 SITE [0.3 ha TOTAL AREA]**  
with **INTENSIFICATION POTENTIAL**



EMPLOYMENT AREA BOUNDARY

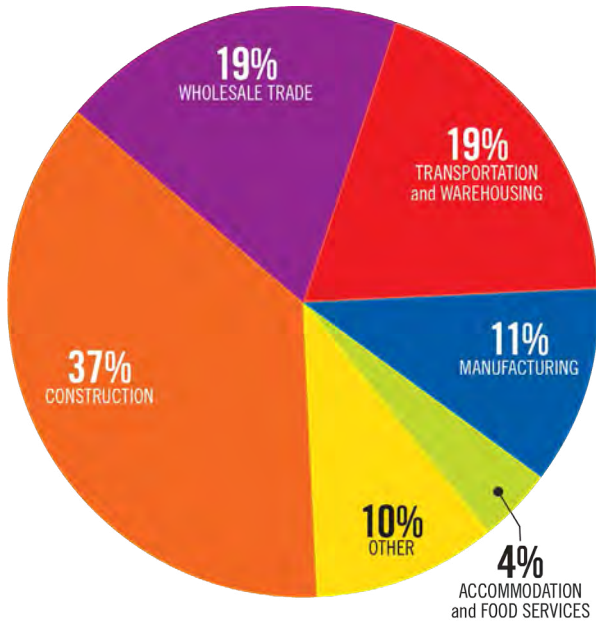




# GORMLEY TOWN of WHITCHURCH-STOUFFVILLE

- ▶ Located in the hamlet of Gormley, this industrial employment area is situated east of the Highway 404 and Stouffville Road interchange
- ▶ It is comprised of a mix of industrial buildings primarily located on the eastern portion of the lands and is surrounded by protected countryside. Additionally, an established low residential neighborhood is located in the southwest corner of Stouffville Road and Woodbine Avenue
- ▶ Since 2008, employment has more than doubled. Much of this growth has been driven by the construction sector which has added 340 jobs to the area's economic base

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**1,090 JOBS** in 2018

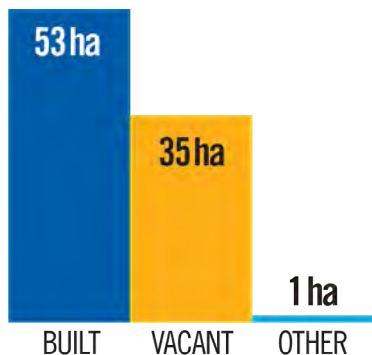
**118% INCREASE** (590 JOBS) SINCE 2008

**52% SERVICES PRODUCING**    **48% GOODS PRODUCING**

**62% ONSITE**    **38% OFFSITE**

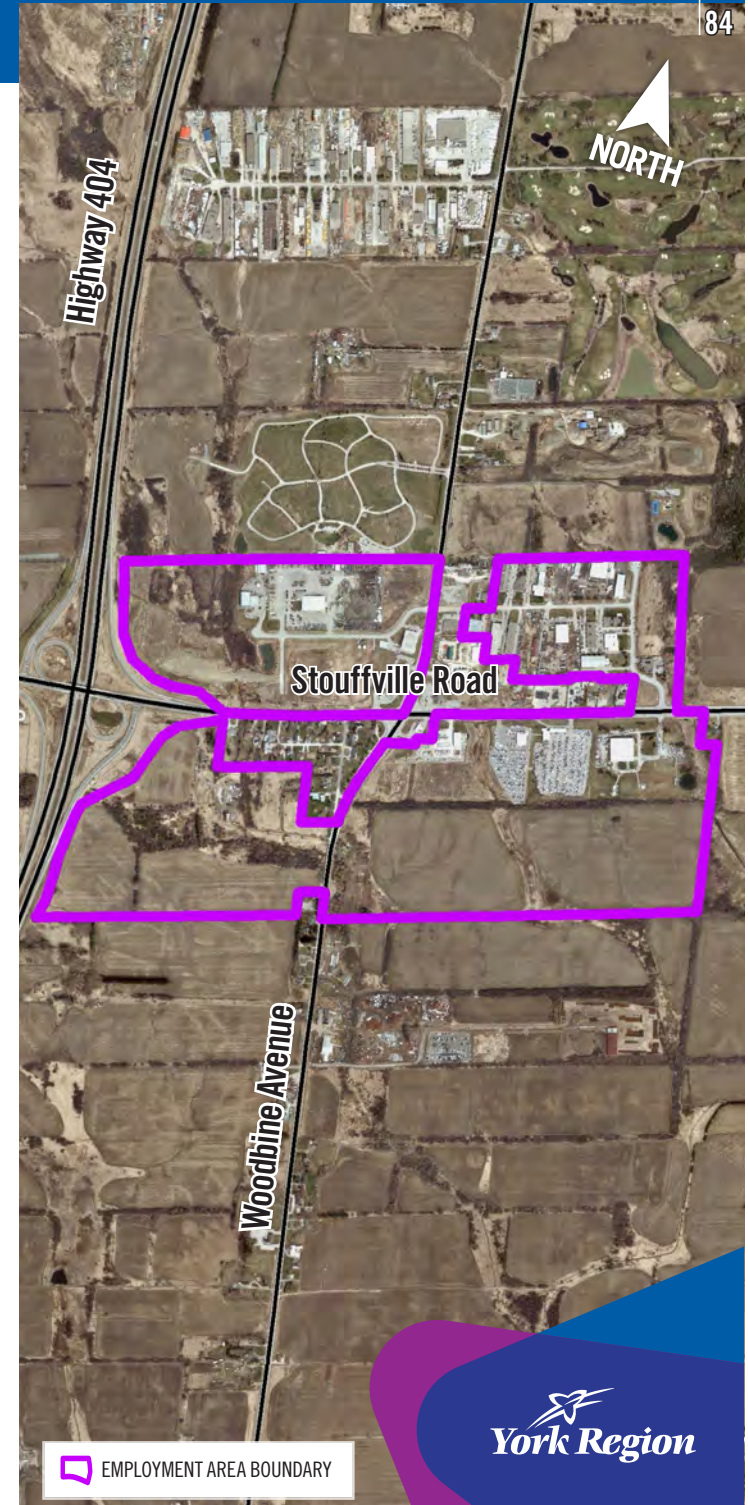
**11% RETAIL and PERSONAL SERVICES**

## 89 TOTAL HECTARES 2017



**EXISTING EMPLOYMENT AREA DENSITY 20 JOBS per HECTARE**

**2 SITES** [4.0ha TOTAL AREA] with INTENSIFICATION POTENTIAL

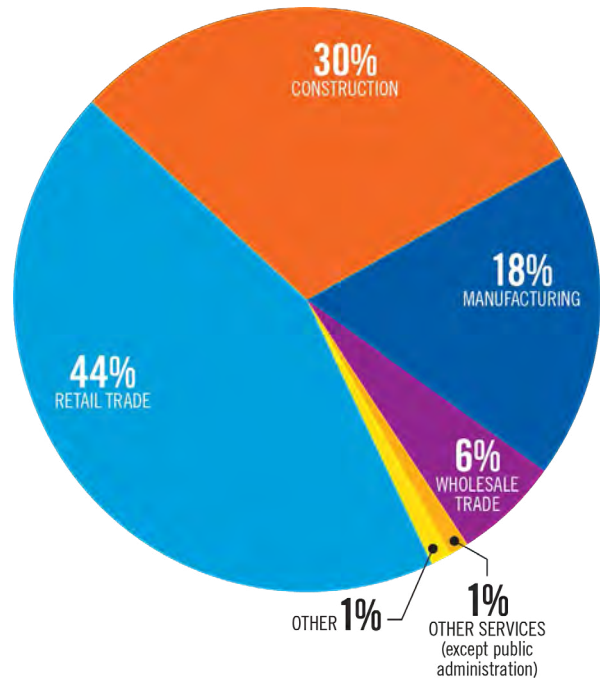




# STOUFFVILLE NORTH TOWN of WHITCHURCH-STOUFFVILLE

- ▶ Located in the southeast corner of Highway 48 and Bethesda Sideroad, this employment area is comprised of industrial uses to the north and retail uses to the south
- ▶ Much of the job growth in the area can be attributed to the retail trade sector, having added 217 jobs since 2008
- ▶ The construction, manufacturing and wholesale trade sectors also experienced modest growth over the past ten years, adding a combined 95 jobs

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**500 JOBS** in 2018

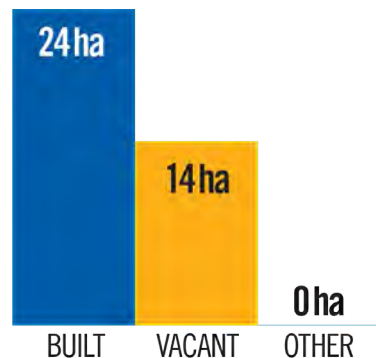
**184% INCREASE** (320 JOBS) SINCE 2008

**52% SERVICES PRODUCING**    **48% GOODS PRODUCING**

**80% ONSITE**    **20% OFFSITE**

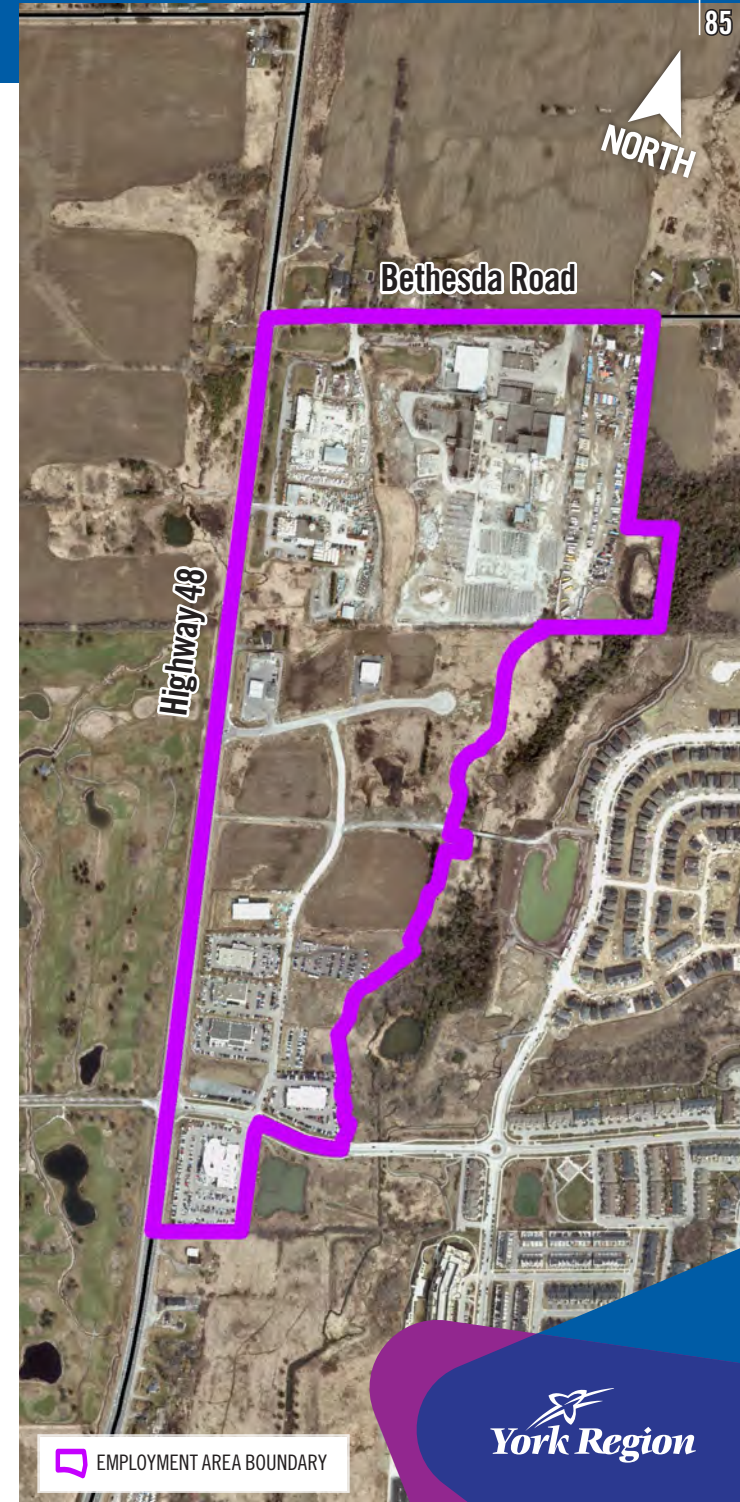
**45%** RETAIL and PERSONAL SERVICES

## 38 TOTAL HECTARES 2017



EXISTING EMPLOYMENT AREA DENSITY **20** JOBS per HECTARE

**2 SITES** [2.0ha] TOTAL AREA with INTENSIFICATION POTENTIAL

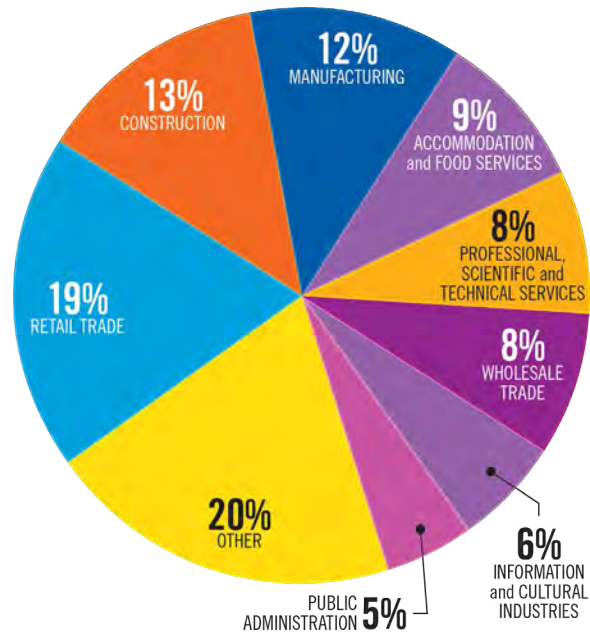




# STOUFFVILLE SOUTH TOWN of WHITCHURCH-STOUFFVILLE

- ▶ Within the Town of Whitchurch-Stouffville, this is the largest employment area in terms of land area. It is comprised of a mix of diverse employment uses ranging from heavy to light industrial, office and retail
- ▶ The construction, retail trade and accommodation and food services sectors were the main drivers of growth over the past ten years, adding 551 jobs to the employment base
- ▶ It is home to Teva Canada Ltd, which is a large employer in the pharmaceutical manufacturing sector

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**2,600 JOBS** in 2018

**40% INCREASE** (740 JOBS) SINCE 2008

**75% SERVICES PRODUCING**    **25% GOODS PRODUCING**

**88% ONSITE**    **12% OFFSITE**

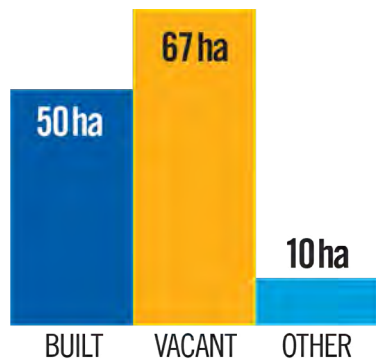
**38%** RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
410 JOBS 2 BUILDINGS

**EXISTING EMPLOYMENT AREA DENSITY 52 JOBS per HECTARE**

**6 SITES** [8.0ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL

**127 TOTAL HECTARES 2017**

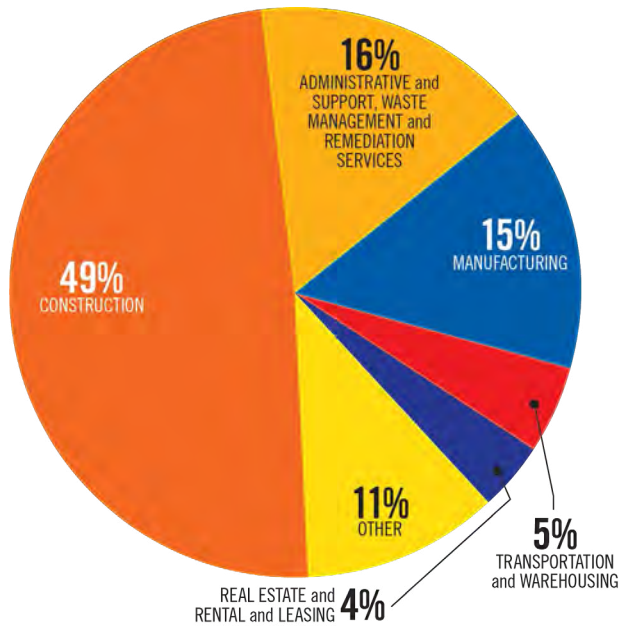




# VANDORF TOWN of WHITCHURCH-STOUFFVILLE

- ▶ Located at the southeast corner of Aurora Road and Woodbine Avenue, this established industrial employment area can be accessed via the Highway 404 interchange to the west
- ▶ It is primarily comprised of standalone industrial buildings with some ancillary office uses
- ▶ Employment in the area has more than doubled since 2008, with the construction and administrative and support, waste management and remediation services sectors driving this growth

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**1,310 JOBS** in 2018

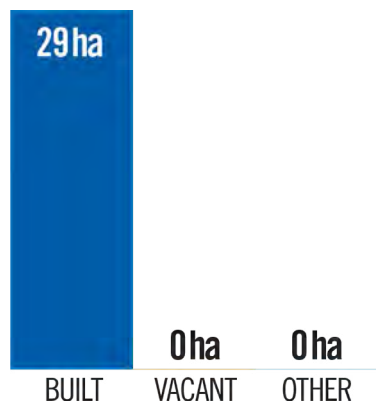
**160% INCREASE** (810 JOBS) SINCE 2008

**33% SERVICES PRODUCING**    **67% GOODS PRODUCING**

**80% ONSITE**    **20% OFFSITE**

**2% RETAIL and PERSONAL SERVICES**

## 29 TOTAL HECTARES 2017



**EXISTING EMPLOYMENT AREA DENSITY 46 JOBS per HECTARE**

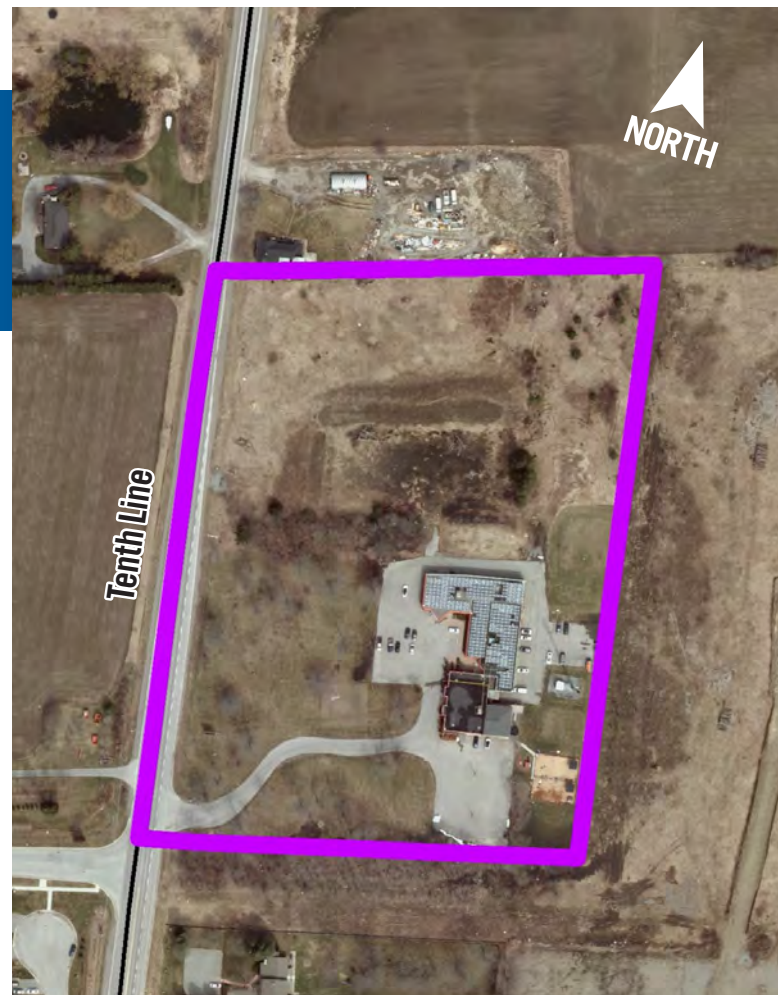
**2 SITES** [1.0ha TOTAL AREA] with **INTENSIFICATION POTENTIAL**





## STOUFFVILLE EAST (VACANT)

- ▶ Located adjacent to tenth line, there is a total of 4ha in this employment area, 2ha of which are vacant
- ▶ As of 2018 there were 26 jobs in this employment area, the majority of which were in the health care and social assistance sector





## York Region Employment Area Profiles

### Data Sources and Definitions

The information contained in the York Region Employment Area profiles was derived from the York Region Planning and Economic Development Branch, 2018 and is based on the most up-to-date available data. The following table provides data sources and definitions for the information presented.

Data	Sources and Definitions
Distribution of employment by Sector and employment growth	<ul style="list-style-type: none"> <li>• Employment data is based on the Region's 2008 and 2018 Employment Survey. It is based on surveyed employment only and does not include estimates for home-based, farm-based or no contact businesses.</li> <li>• Employment data has been classified using the 2012 North American Industrial Classification (NAIC) system</li> </ul>
Services and Goods Producing	<ul style="list-style-type: none"> <li>• Based on 2018 York Region Employment Survey Data</li> <li>• Goods Producing Industries are comprised of the following sectors: Mining, Oil and Utilities Sector (NAIC 21, 22), Construction Sector (NAIC 23), Manufacturing Sector (NAIC 31-33).</li> <li>• Services Producing Industries are comprised of the following sectors: Wholesale Trade Sector (NAIC 41), Retail Trade Sector (NAIC 44-45), Transportation/Warehousing Sector (NAIC 48-49), Information and Cultural Studies Sector (NAIC 51), Finance and Insurance Sector (NAIC 52), Real Estate and Rental and Leasing Sector (NAIC 53), Professional, Scientific and Technical Services Sector (NAIC 54), Management of Companies and Enterprises Sector (NAIC 55), Administrative and Support, Waste Management and Remediation Services Sector (NAIC 56), Education Sector (NAIC 61), Health and Social Services Sector (NAIC 62), Arts, Entertainment and Recreation Sector (NAIC 71), Accommodation and Food Services Sector (NAIC 72), Other Services Sector (except public administration) (NAIC 81), Public Administration Sector (NAIC 91).</li> </ul>
Onsite and Offsite Employment	<ul style="list-style-type: none"> <li>• Based on 2018 York Region Employment Survey Data</li> <li>• Onsite Employment includes permanent fulltime, permanent part-time and Contract/Seasonal/Temporary employees that typically work 30 hours or more per week at the</li> </ul>



Data	Sources and Definitions
	<p>surveyed business location.</p> <ul style="list-style-type: none"> <li>• Offsite Employment includes permanent fulltime, permanent part-time and Contract/Seasonal/Temporary employees that typically work 30 hours or more per week however work is done at various and changing locations away from the surveyed business location</li> </ul>
Retail and Personal Services Sectors	<ul style="list-style-type: none"> <li>• Based on 2018 York Region Employment Survey Data</li> <li>• The Retail and Personal Services sectoral grouping includes NAICS 44-45, 51,71,72 and 81</li> </ul>
Major Office Employment and Locations	<ul style="list-style-type: none"> <li>• A Major office is generally defined as a freestanding office building greater than 20,000 square feet. Institutional offices such as municipal buildings, school boards or police stations are not included.</li> <li>• The count of major office buildings is based on York Region's Major Office Inventory 2018 and the major office employment is based on the York Region employment survey 2018.</li> </ul>
Total Land Area by Category	<ul style="list-style-type: none"> <li>• Based on the 2017 Employment Land inventory</li> <li>• All area calculations are reported in net hectares</li> <li>• Net Area can be defined as developable area, with a 20% reduction to parcels greater than or equal to 25 developable hectares to account for future local roads and stormwater management facilities. For parcels less than 25 developable hectares, there is no reduction in developable area, with the assumption that local roads and stormwater management facilities already exist in the area. If an employment area was 60% vacant or greater, the 20% reduction was applied to all vacant parcels in the employment area.</li> <li>• The employment land inventory includes three vacant/built status categories: <ul style="list-style-type: none"> <li>○ Vacant – parcels that are currently vacant. This includes parcels that are not in use as well as parcels currently under construction or being used for agricultural purposes.</li> <li>○ Built – parcels that are currently in use. This includes parcels that support industrial, major office, parking, and storage uses. Although parking and storage uses may have some redevelopment potential, they have not been included in the vacant analysis.</li> <li>○ Other – parcels that are being used for non-employment uses such as road right of-ways, storm water management ponds, natural heritage features, legal nonconforming residential, and other infrastructure such as water towers and hydro corridors.</li> </ul> </li> </ul>
Existing Employment Area Density	<ul style="list-style-type: none"> <li>• Employment area density calculation uses built area in net hectares as per the 2017 employment land inventory and 2018 surveyed employment data including major office and estimates for no contact employment.</li> </ul>
Intensification Potential	<ul style="list-style-type: none"> <li>• Intensification on existing built parcels refers to the construction of new building space on employment area parcels that are considered built in the Region's employment land inventory.</li> </ul>



Data	Sources and Definitions
	<p>Intensification through new building space can occur through expansion of an existing building or through construction of an entirely new structure on the same parcel.</p>
<p>Spatial Data - Employment Area Boundary</p>	<ul style="list-style-type: none"> <li>• Employment areas can be defined as “areas designated in an official plan for clusters of business and economic activities, including but not limited to, manufacturing, warehousing, offices and associated retail and ancillary facilities” (PPS, 2014)</li> <li>• The delineation of the employment area boundaries are based on the 2017 York Region employment land inventory which was updated with input from the local municipalities.</li> </ul>
<p>Spatial Data - Major Transit Station Area</p>	<ul style="list-style-type: none"> <li>• MTSA locations are based on the 2019 draft intensification strategy and MTSA report. All identified MTSA locations are pending final approval through the Region’s municipal comprehensive review.</li> <li>• Major Transit Station Areas (MTSAs) are defined by the 2017 Growth Plan as “the area including and around any existing or planned higher order transit station or stop within a settlement area; or the area including and around a major bus depot in an urban core. Major transit station areas generally are defined as the area within an approximate 500 metre radius of a transit station, representing about a 10-minute walk.”</li> <li>• The Growth Plan requires that MTSAs located in priority transit corridors be delineated and have minimum density targets. The Growth Plan also encourages municipalities to identify, delineate, and set density targets for additional MTSAs outside of priority transit corridors. Additional higher order transit stations and stops were identified as MTSAs, in consultation with local municipalities, based on the following considerations: <ul style="list-style-type: none"> <li>• Their location within a Regional intensification corridor;</li> <li>• The level of anticipated intensification or the potential for intensification; and</li> <li>• The potential to become a required MTSA through a future extension of a priority transit corridor.</li> </ul> </li> </ul>
<p>Spatial Data - Ortho photography</p>	<ul style="list-style-type: none"> <li>• 2018 York Region Orthophotography provided by © First Base Solutions Inc.</li> </ul>