

Planning for Employment and Growth and Development Review 2018

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May 9, 2019



Presentation Outline

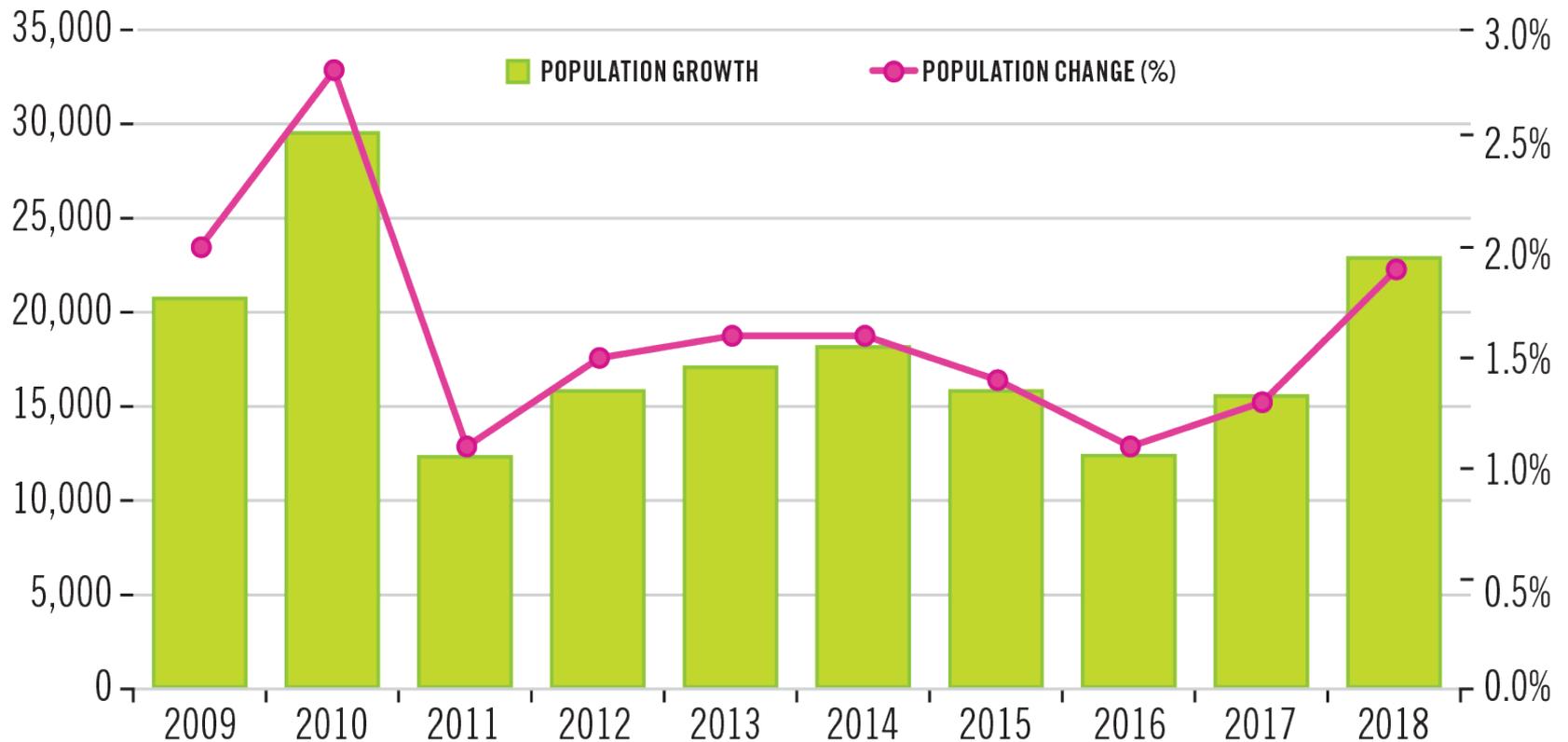
1. Growth and Development Review 2018 Highlights
2. Centres and Corridors Update
3. Planning for Employment
 - Trends Analysis
 - Planning for Employment Areas
4. Next Steps



Growth and Development Review 2018

Population Growth

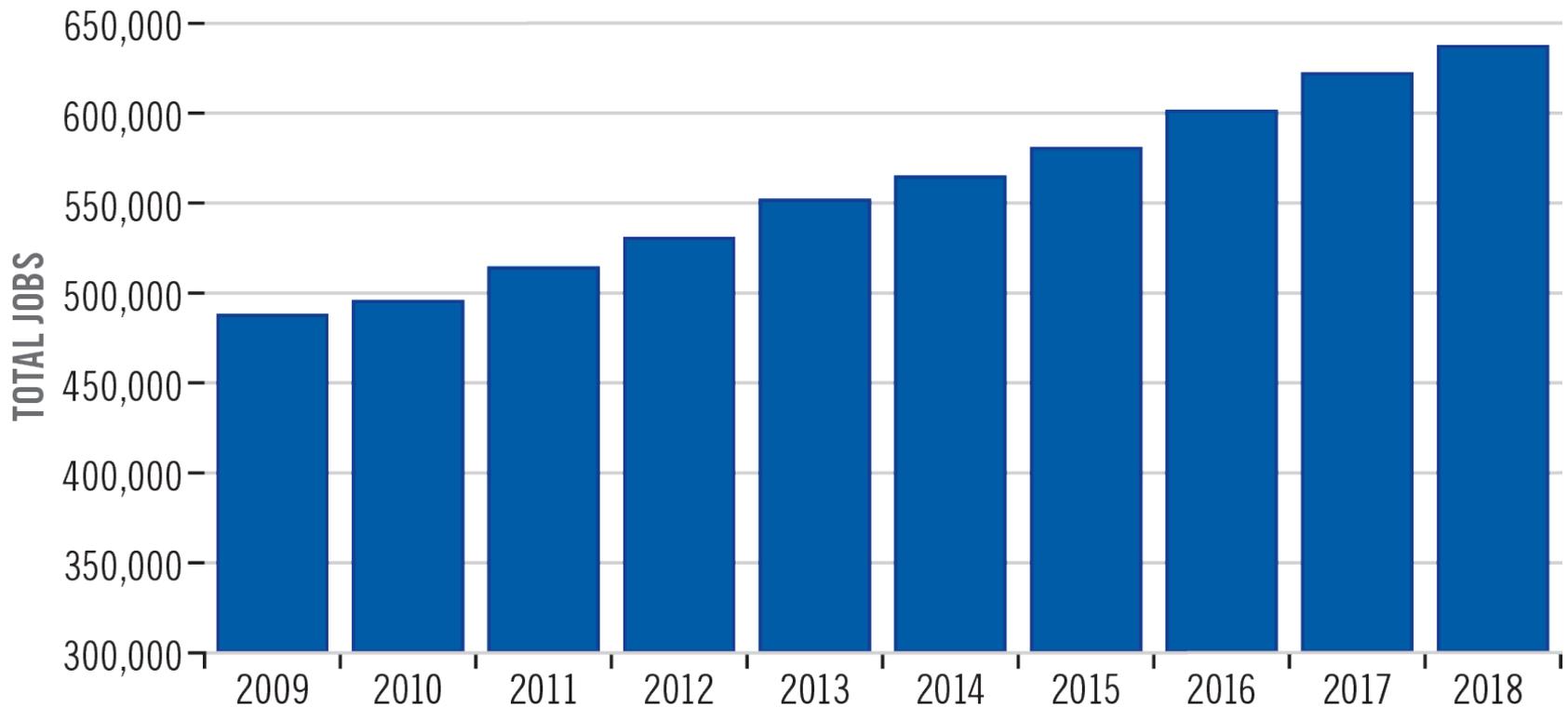
- York Region's population was an estimated 1.19 million in 2018
- 2018 population growth (22,800 people) was highest since 2010



Source: York Region Planning and Economic Development

Employment Growth

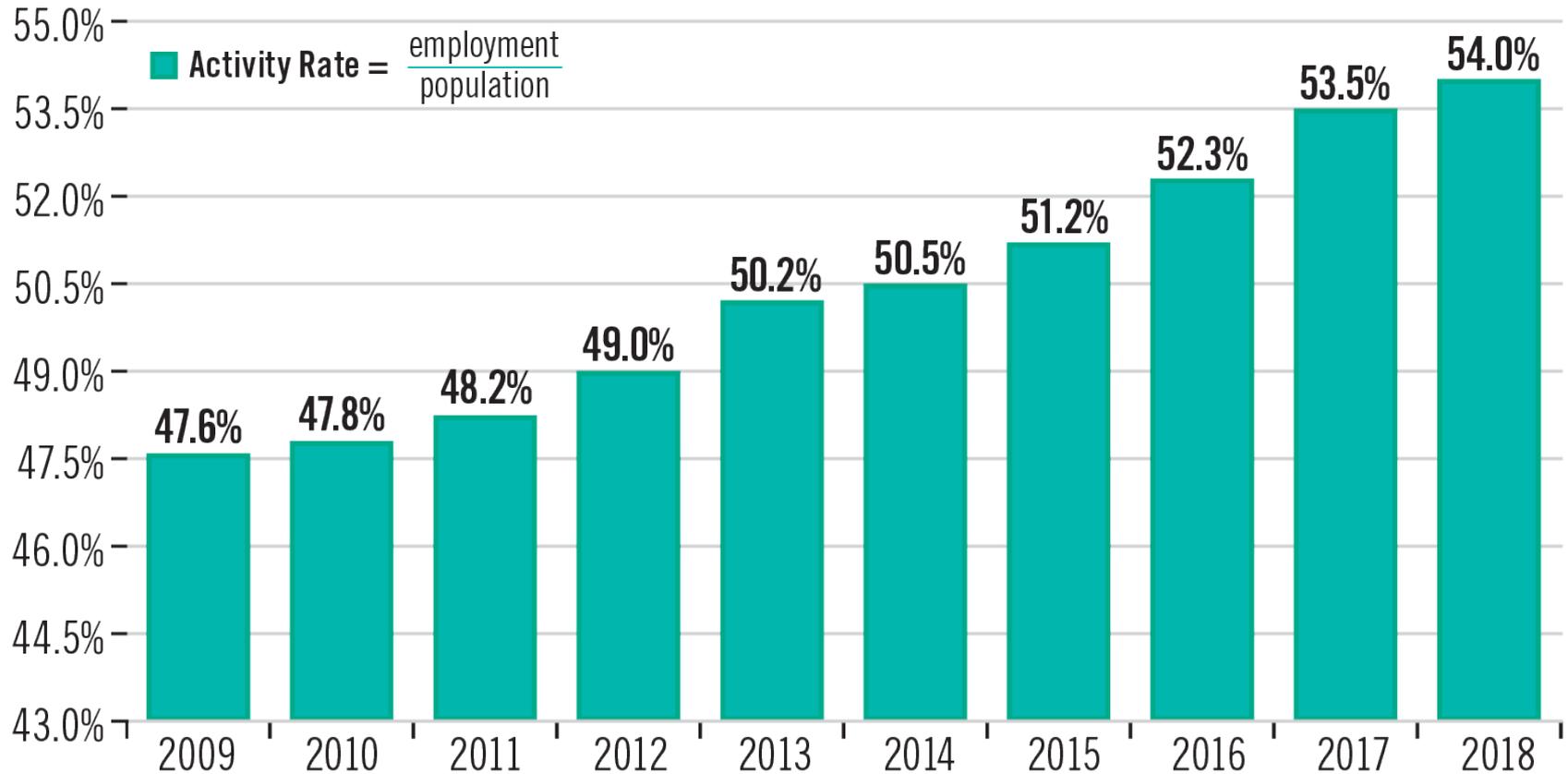
- York Region employment reached 636,600 jobs in 2018, a 2.4% increase from 2017
- 4.8% regional unemployment rate was lower than Toronto CMA & Ontario



Source: York Region Planning and Economic Development

Activity Rate

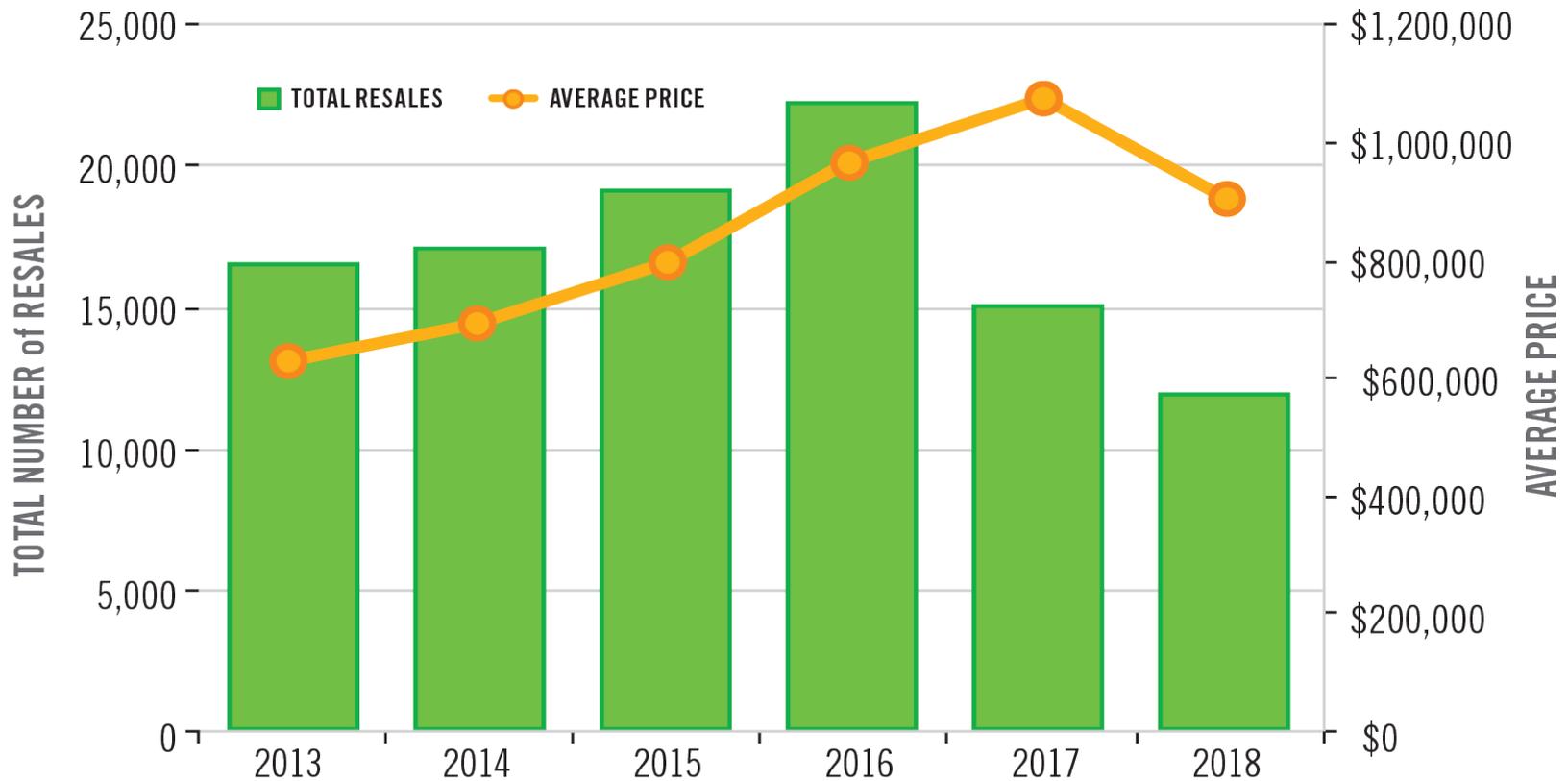
- York Region's activity rate continues to increase, reaching 54% in 2018



Source: York Region Planning and Economic Development

Residential Resale Market

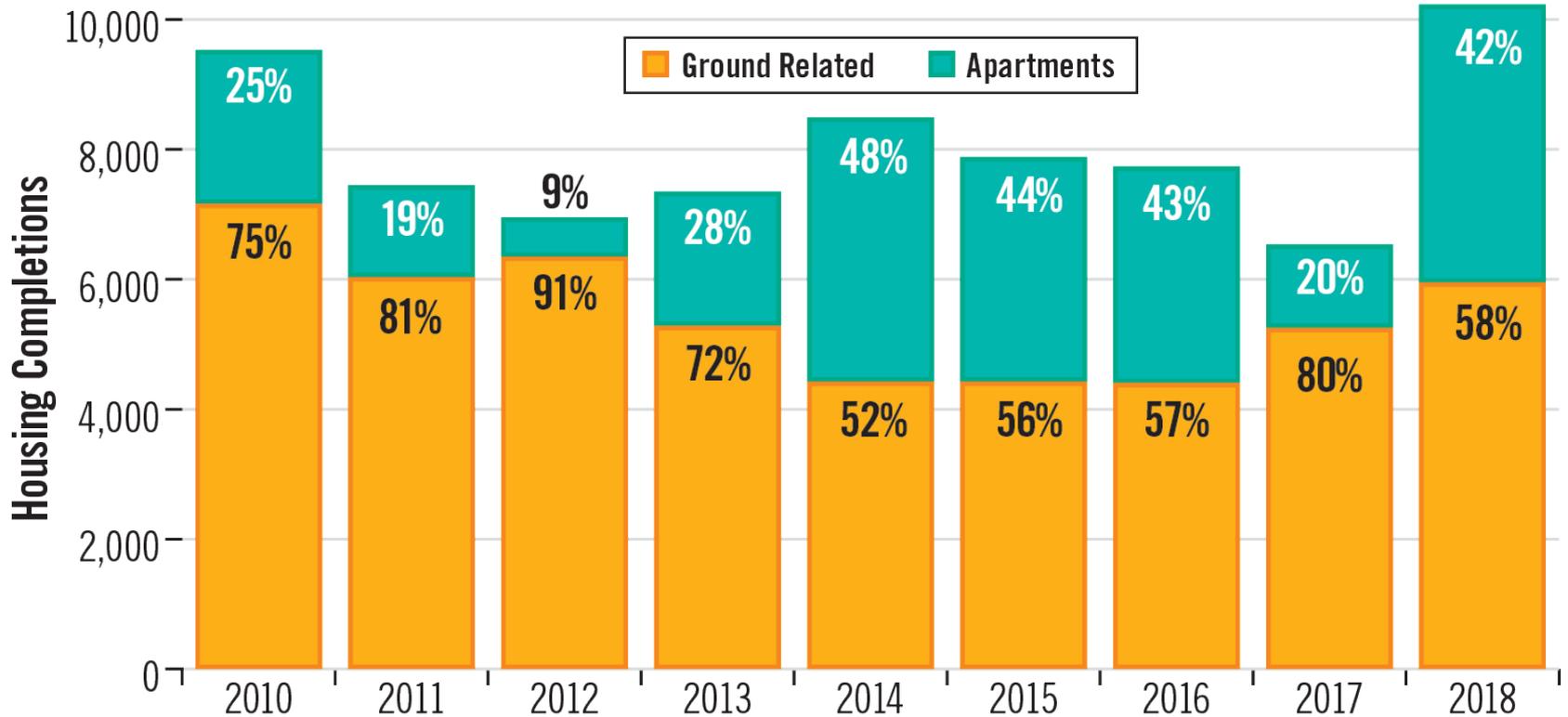
- Number of residential resales in York Region decreased by 21% in 2018
- Average resale home price decreased to \$916,000 (-14%)



Source: Toronto Real Estate Board, Market Watch 2013-2018.

Residential Building Activity

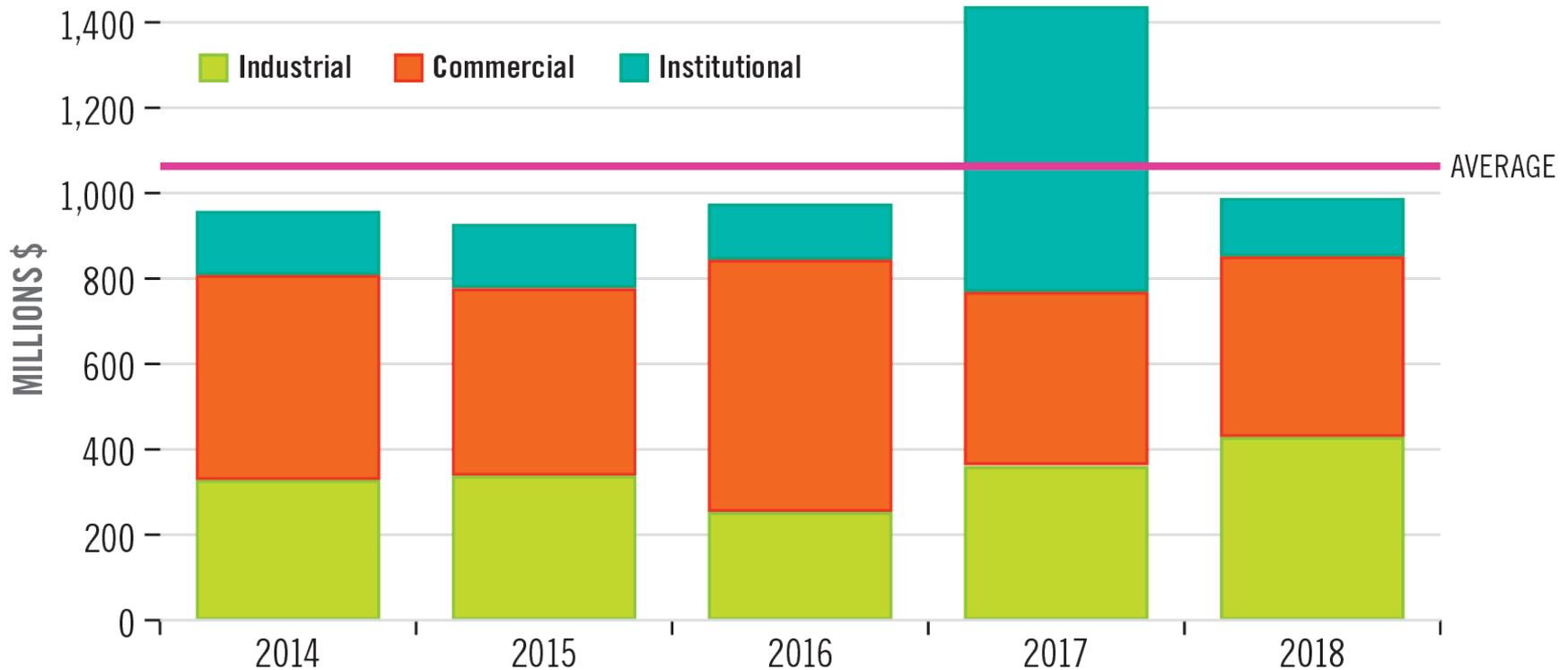
- Total housing completions in the Region were 57% higher than in 2017
- 42% of 2018 completions were apartments



Source: York Region Planning and Economic Development based on CMHC

Non-Residential Building Activity

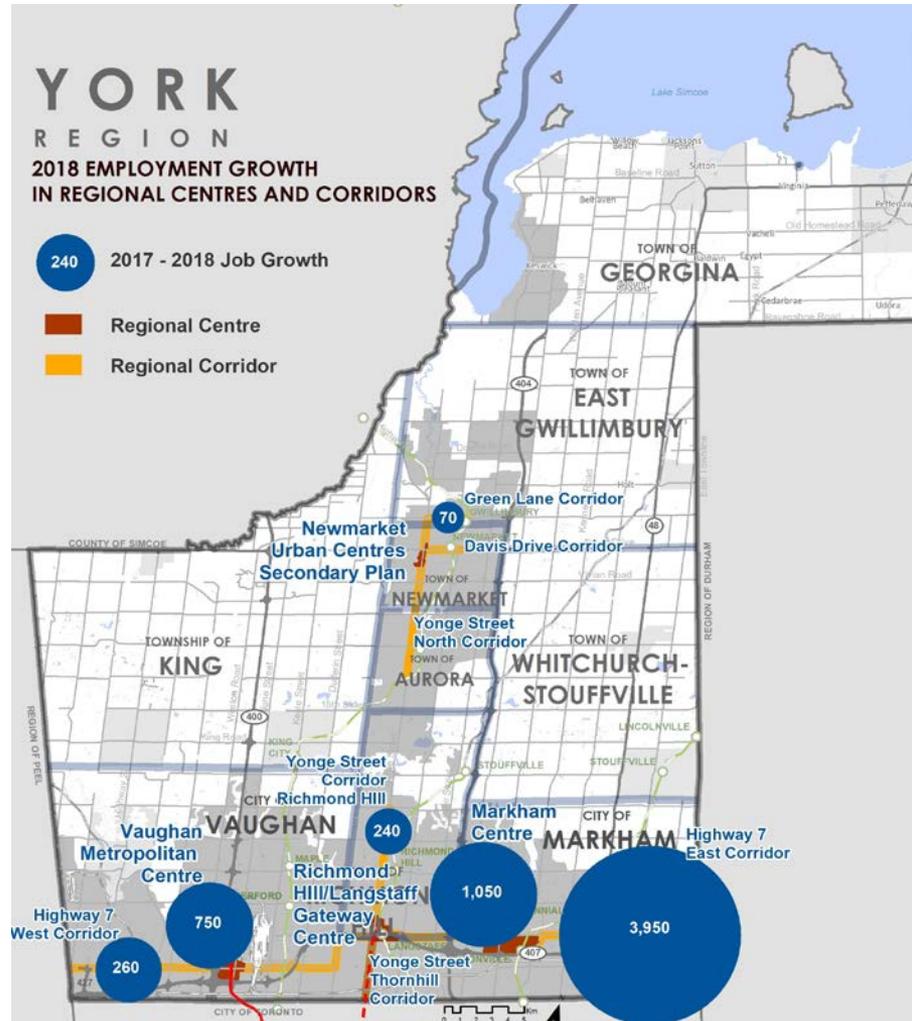
- Industrial and commercial construction values in York Region increased from 2017 levels by 18% and 4%, respectively
- Increase in 2017 can be attributed to the Mackenzie Vaughan Hospital



Source: York Region Planning and Economic Development

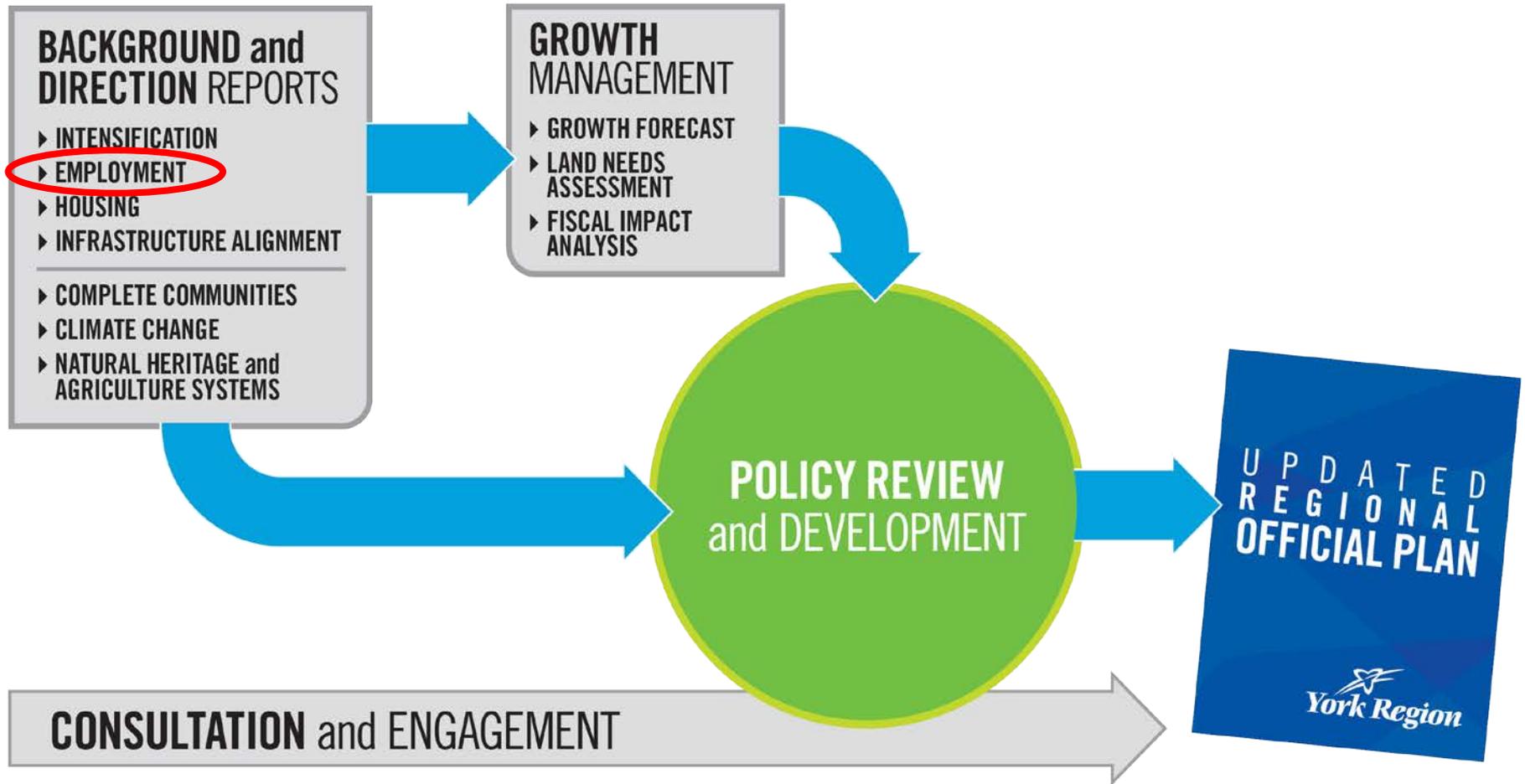
Jobs in Centres and Corridors

- 1 in every 5 York Region jobs is located in Centres and Corridors
- 5,200 jobs created in 2018



Planning for Employment Municipal Comprehensive Review

Municipal Comprehensive Review Components



Planning for Employment

- Proposed Employment Area Conversion Criteria – March 2019
- York Region 2018 Employment and Industry – March 2019
- Planning for Employment Background Report – May 2019
- Forecast and Land Needs Assessment, preliminary employment area delineations, including reporting on conversions – Q4 2019
- York Region Employment Strategy – Q1 2020
- Draft Official Plan – Q2 2020



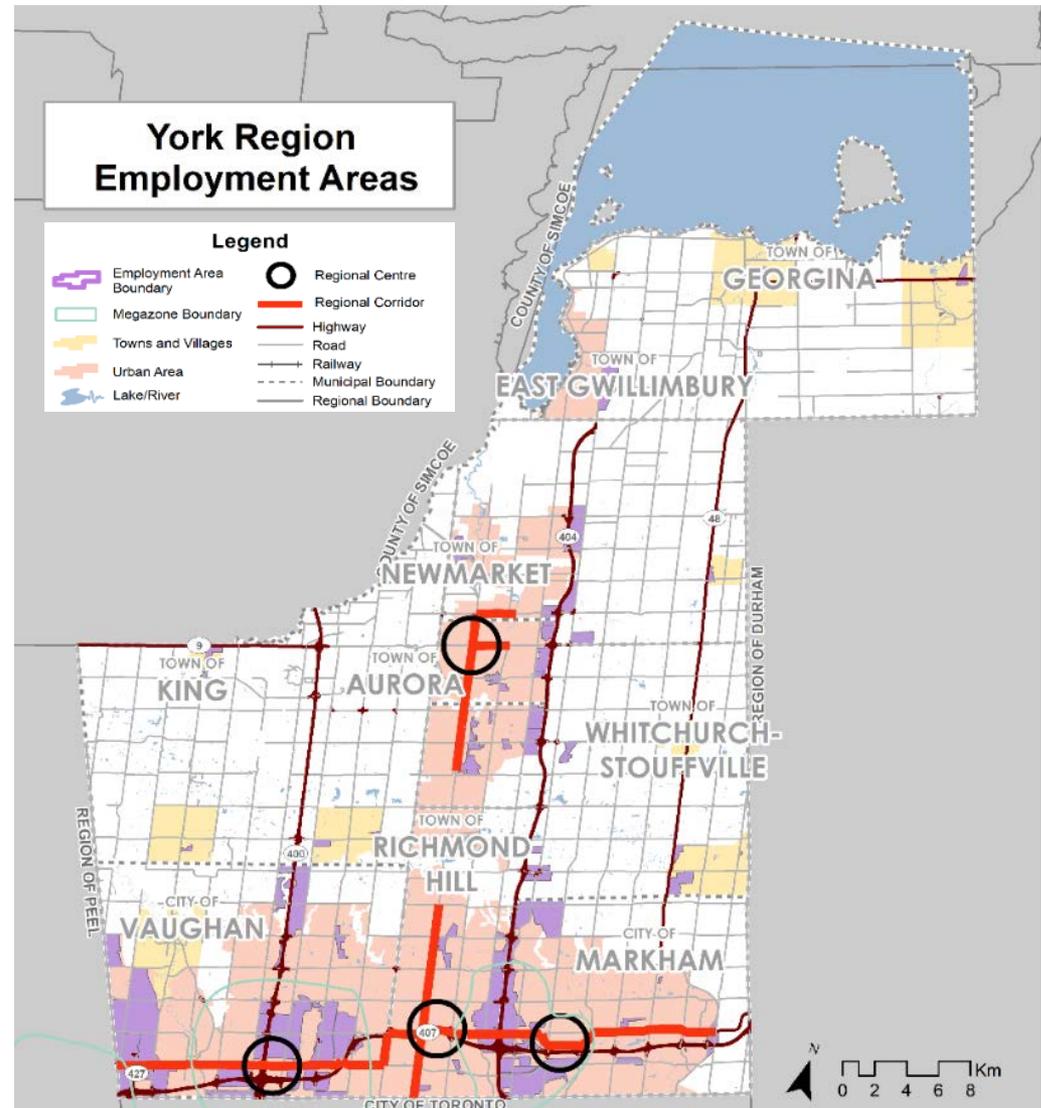
Employment and Economic Vitality — Key Points

- 636,600 jobs in the Region – forecast to grow to 900,000 by 2041
- York Region is a top destination for business across many sectors
- Outlook remains positive – driven by stable growth in manufacturing and rapid growth in service and knowledge based jobs
- Amenity rich and transit accessible work environments are increasingly important
- Regional Centres and Corridors are well positioned to attract highly skilled, knowledge-based jobs
- Maintaining an appropriate supply of employment areas will be important



Structure of Employment in York Region

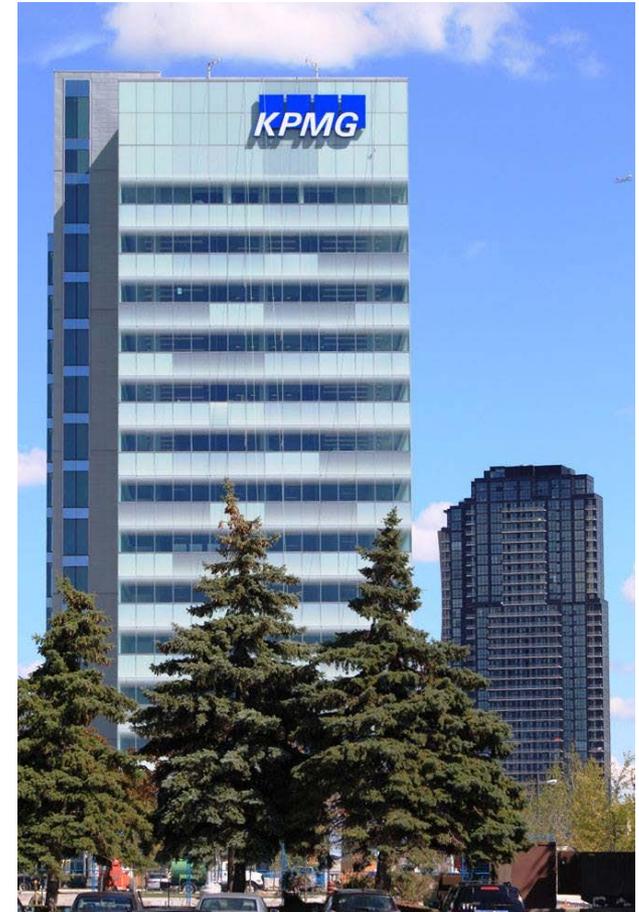
- Centres and Corridors are planned to become mixed-use economic hubs with live-work opportunities
- Employment areas support a broad range of employment opportunities and land extensive uses
- Community areas accommodate retail and personal service jobs
- Rural areas primarily support agricultural jobs



York Region Employment Trends

Over the past decade:

- Employment growth (2.7%/year) continues to outpace population growth (1.8%/year)
- York Region accommodated 1 in 5 jobs created in the GTHA
- Knowledge-based industries were among the fastest growing sectors
- Employment areas continued to attract the largest share of job growth
- Major office growth outpaced employment growth overall



Trends Impacting Employment

- Globalization, automation and Artificial Intelligence, and digital economy are reshaping the Greater Golden Horseshoe economy
- High demand for access to talent and amenities
- Strong growth in service and knowledge-based jobs
- e-Commerce driving growth in distribution and logistics and shifting traditional retail operations
- Self-employment, part-time, work at home, and no fixed workplace employment are increasing



Image Source: Google, Shutterstock

Potential for Automation

- 24% of York Region residents are in jobs at risk of automation compared to national average of 42%
- Lower-skill and routine-based work are most susceptible to automation

Most Susceptible	Least Susceptible
Manufacturing (60%)	Education, Law, Government (4%)
Trades and Transport (39%)	Management Occupations (4%)
Business, Finance, and Admin (39%)	Arts, Culture, Recreation & Sport (5%)

York Region is well positioned to withstand impacts of automation due to diverse economy and strength in knowledge-based jobs

Outlook for Office

- Strong employment growth over last decade with less new space than anticipated
- Densities in office buildings have been increasing
- York Region is better positioned than most '905' municipalities to attract office growth
- Access to transit and amenities in Centres and Corridors is anticipated to drive growth in office



Outlook for Employment Areas

- Demand for employment areas is anticipated to remain strong
- Increasing demand for large sites with superior transportation access
- Growth in service and knowledge based sectors is driving increasing number of office uses
- Increasing office uses and intensification are contributing to higher densities in employment areas



Protection of employment areas will continue to be important

Outlook for Retail

- Retail landscape is evolving to incorporate pick-up locations for online retailers and “click-and-collect” alternatives
- Likely to be reduced demand for new retail space
- Opportunity to optimize existing retail buildings by repurposing to accommodate a wider range of uses
- Small retail locations anticipated to remain important to meet local needs and most major retail malls are likely to continue to perform well



Jurisdictional Scan — Employment Area Planning

- Emphasis on protecting employment areas – particularly inner and core areas
- Increasing flexibility in designations in strategic locations along corridors
- Use of Community Improvement Plans and Business Improvement Areas to improve built form and public realm
- Use of incentives to stimulate office growth in strategic locations



Next Steps — Planning for Employment

- Consult on proposed employment framework with local municipalities, Regional Planning Advisory Committee, MCR Working Groups, the public, BILD, and other stakeholders
- Assess and consult with land owners on requests for employment area conversions
- Develop draft employment forecast, employment area designations, and employment policies
- Council Workshop – Q4 2019
- Final Employment Strategy – Q1 2020

Recommendations

Growth and Development Review:

1. The Growth and Development Review 2018 be circulated by the Regional Clerk to the local municipalities for information.

Planning for Employment:

1. Council direct staff to proceed with consultation on the draft employment framework as outlined in this report and attachments as part of the Municipal Comprehensive Review.
2. The Regional Clerk forward this report and attachments to the Ministry of Municipal Affairs and Housing and the Clerks of the local municipalities.