



# Town of Newmarket Council Information Package

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**Circulation Date:** May 24, 2019

**Note:** If a Member of Council wishes to include any of the enclosed documents on a future Council or Committee of the Whole agenda, please email Legislative Services at [clerks@newmarket.ca](mailto:clerks@newmarket.ca).

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York Region  
May 17, 2019

**Proclamation, Lighting Requests and Community Flag Raising**

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York Pride	Proclamation Lighting Flag Raising	June 10 to 15	June 15	June 10

May 13, 2019

Kathi Maskell, Chair  
Hanover Public Library Board  
451 10th Avenue  
Hanover, ON N4N 2P1

Dear Mrs. Maskell:

Re: Resolution - Cuts to Ontario Library Services

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Please be advised that at the Committee of the Whole meeting held on Monday, May 6, 2019 the Council of the Town of Hanover passed the following resolution:

**Moved by COUNCILLOR HOCKING | Seconded by COUNCILLOR FLEET**

**WHEREAS** the provincially funded Ontario Library Service agencies (Southern Ontario Library Service and Ontario Library Service – North) provide vital shared and collaborative public library services, including the Overdrive ebook collection, inter-library loan system and deliveries, technical support, skills training, and other services that are not sustainable by small and rural libraries alone;

**WHEREAS** the Ontario Library Service agencies ensure consistent quality and range of services are available to citizens through all public libraries no matter where they are located;

**WHEREAS** the Ontario Library Service agencies exist to provide value for money, efficiency and respect for taxpayer dollars by acting as a source of expertise and coordination, and leverage combined purchasing power to reduce operating costs for all Ontario public libraries; and

**WHEREAS** the role of these agencies is crucial to the day-to-day provision of services to the public at libraries of all sizes in every part of Ontario;

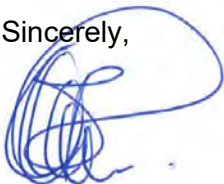
**THEREFORE**, we the undersigned petition the Legislative Assembly of Ontario as follows:

1. To reverse the 50% funding cuts to Southern Ontario Library Service and Ontario Library Service – North agencies and reinstate provincial funding for these services to at least the 2017-2018 funding level, and
2. To maintain the operating grant funding for all Ontario libraries.

**AND THAT** this resolution be sent to the MPP, Minister of Tourism, Culture and Sport and all municipalities in Ontario.

**CARRIED**

Sincerely,



Brian Tocheri  
CAO/Clerk

cc Honourable Mike Tobolloa, Minister of Culture, Recreation & Sport – [minister.mtcs@ontario.ca](mailto:minister.mtcs@ontario.ca)  
Bill Walker, MPP Bruce-Grey-Owen Sound - [bill.walker@pc.ola.org](mailto:bill.walker@pc.ola.org)  
Municipalities of Ontario



**Petrolia Town Council  
Resolution Form**

Date: May 13, 2019

Resolution #: C-32 - 05/13/2019

Moved By: Councillor Field

Seconded by: Grant Purdy

WHEREAS on the May 13, 2019 regular council agenda, correspondence item 12 q) was received from the Ontario Good Roads Association;

AND WHEREAS as during the 2019 OGRA conference AGM a resolution was passed regarding the re-establishment of an annual combined conference for both OGRA & ROMA;

AND WHEREAS as a past attendee of the combined conferences, it makes great sense for the OGRA & ROMA conferences to be returned to a combined conference effort each February, not only financially for the municipality but also for availability for participation of members of Council and staff;

NOW THEREFORE BE IT RESOLVED that the Council of the Town of Petrolia support the original resolution passed at the OGRA AGM to re-establish a combined OGRA & ROMA conference;

AND FURTHERMORE that a letter be sent to the ROMA Board of Directors, outlining our support for a collaborative OGRA ROMA annual combined conference, and that this letter of support be circulated to the Ontario Municipalities, and the OGRA Board of Directors;

Carried	<input checked="" type="checkbox"/>
Deferred	<input type="checkbox"/>
Defeated	<input type="checkbox"/>

Clerk's Signature:

**Recorded Vote if called:**

Council	Yea	Nay
Loosley, Brad		
Deighton, Wade		
Field, Joel		
O'Hara, Ross		
Purdy, Grant		
Souch, Marty		
Wellen, Donald		

**Declaration of Conflict of Interest**

\_\_\_\_\_ declared their interest, abstained from the discussion and did not vote on the matter.



VIA Email < [steve.clark@pc.ola.org](mailto:steve.clark@pc.ola.org) >

May 16, 2019

Hon. Steve Clark  
Ministry of Municipal Affairs and Housing  
777 Bay Street, 17<sup>th</sup> Floor  
Toronto, ON M5G 2E5

**RE: Resolution from Mayor Lovatt, re: Governance Review**

Please be advised that the above-noted matter was placed before Council at its meeting held on May 7, 2019, and the following resolution was passed:

Whereas the province of Ontario is actively reviewing municipal governance; and

Whereas Whitchurch-Stouffville is unique with its large rural area of greenbelt and moraine covering 97.9% of the Town's land area; and

Whereas Whitchurch-Stouffville is unique with a lack of developable lands; and

Whereas given the Town of Whitchurch-Stouffville is unique in York Region, the Town does not share a community of interest with its neighbours; and

Whereas the Region of York and area municipalities have a history of cooperation; and

Whereas the northern six municipalities are recognized for their cooperative procurement, such as waste management and recycling, and problem-solving efforts; and

Whereas the local level of government is the closest to the people and the most accountable level of government; and

Whereas municipal Councillors play an important representation function that cannot be replaced by paid staff.

Therefore, be it resolved that the Town of Whitchurch-Stouffville does not support material changes to governance structure.

Carried

Yours truly,

Samantha Blakeley, Council Coordinator  
(905) 640-1910 x 2222

**Ministry of  
Municipal Affairs  
and Housing**

Office of the Minister

777 Bay Street, 17<sup>th</sup> Floor  
Toronto ON M5G 2E5  
Tel.: 416 585-7000

**Ministère des  
Affaires municipales  
et du Logement**

Bureau du ministre

777, rue Bay, 17<sup>e</sup> étage  
Toronto ON M5G 2E5  
Tél. : 416 585-7000



19-3056

May 16, 2019

Director of Legislative Services/Town Clerk  
Lisa Lyons  
395 Mulock Dr.  
PO Box 328  
Newmarket ON L3Y 4X7

Dear Lisa Lyons,

I am pleased to provide you with A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019. This Plan is an important part of our government's Housing Supply Action Plan that addresses the needs of the region's growing population, its diversity, its people and its local priorities. A Place to Grow is the result of our recent consultation on policy changes to make it faster and easier for municipalities in the region to plan for growth, increase housing supply, attract investment, and create and protect jobs.

As you know, the Greater Golden Horseshoe region is essential to not only a thriving Ontario economy but also to Canada's wealth and prosperity. As such, it is essential to manage growth in ways that put Ontarians first as we balance the need for more housing and greater stable and reliable employment, while maintaining protections for our environment and our vibrant agricultural sector.

A Place to Grow will do this by:

- Providing more flexibility for municipalities to respond to local needs;
- Increasing housing supply at a faster rate;
- Attracting new investments and jobs;
- Making the most of transit investments; and
- Protecting important environmental and agricultural assets.

A Place to Grow reflects our trust in the ability of local governments to make decisions about how their communities grow, while the province maintains protections for the Greenbelt, agriculture, and natural heritage systems. One size doesn't fit all. We are supporting municipalities so they can respond to local needs and regional priorities.

The new Plan will come into effect on May 16, 2019. The *Places to Grow Act, 2005* provides that official plans must be amended to conform with a growth plan within three years of the effective date. The Act also provides that the Minister of Municipal Affairs and Housing can establish an alternative timeframe for conformity.

To provide continuity in implementation, I am directing July 1, 2022 as the date for upper and single-tier official plans to be brought into conformity with this Plan.

For lower-tier municipalities, I am directing that conformity with this Plan and the applicable upper-tier official plan will be within one year of the latter taking effect.

We look forward to continuing to work together to implement A Place to Grow. If you have any questions, feel free to contact Cordelia Clarke Julien, Assistant Deputy Minister, Ontario Growth Secretariat, Ministry of Municipal Affairs and Housing at [Cordelia.ClarkeJulien@ontario.ca](mailto:Cordelia.ClarkeJulien@ontario.ca).

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Clark', with a stylized, cursive script.

Steve Clark  
Minister

Enclosure: A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019

c: Mayor John Taylor  
Director, Planning & Building Services Richard Nethery  
Chief Administrative Officer Robert Shelton





Township of The Archipelago  
9 James Street, Parry Sound ON P2A 1T4  
Tel: 705-746-4243/Fax: 705-746-7301  
[www.thearchipelago.on.ca](http://www.thearchipelago.on.ca)

May 17, 2019

19-078

Moved by Council for Ashley  
Seconded by Council for Frost

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RE: Bill 108, the More Homes, More Choice Act, 2019

WHEREAS, the Government of Ontario has introduced Bill 108, The More Homes, More Choice Act, which amends 13 different Acts with the stated objective of stimulating the supply of housing in the Province of Ontario;

AND WHEREAS, Schedule 9 of the proposed legislation would amend the Local Planning Appeal Tribunal Act, reverting many of the practices and procedures of the tribunal to those of the former Ontario Municipal Board, thereby allowing an un-elected, unaccountable body to make important planning decision for our community;

AND WHEREAS, Schedule 12 of the proposed legislation would make multiple amendments to the Planning Act and, specifically, would reduce the timelines for making decision related to official plans, zoning by-laws and plans of subdivision, further impeding a municipalities ability to make important planning decision at the local level and reducing appeals to the Local Planning Appeals Tribunal;

AND WHEREAS, Schedule 5 of the proposed legislation would amend the Endangered Species Act, thereby establishing a Species at Risk Conservation Fund, enabling a charge in lieu of meeting requirements to adequately protect species at risk and their habitat;

AND WHEREAS the government of Ontario has not adequately consulted with the municipalities with respect to this proposed legislation, and;

NOW THEREFORE BE IT RESOLVED that Council for the Township of The Archipelago opposes Schedules 9, 12, and 5 of the proposed legislation highlighted above, as they will have a negative impact on our community and therefore call for their removal from the Bill;

AND NOW THEREFORE FURTHER BE IT RESOLVED that Council for the Township of The Archipelago request the Government of Ontario to halt the legislation and properly engage and consult with Municipalities before further considering the proposed legislation.

BE IT FURTHER RESOLVED that a copy of this resolution be sent to The Honourable Doug Ford, Premier of Ontario, The Honourable Christine Elliott, Deputy Premier, The Honourable Steve Clark, Minister of Municipal Affairs and Housing, Andrea Horwath, Leader of the New Democratic Party, Norm Miller, Parry Sound Muskoka MPP, Association of Municipalities of Ontario, and all Ontario Municipalities.

Carried.

## RESOLUTION

Adopted by the Council of The Regional Municipality of York on May 16, 2019

### **Bill 108 - More Homes, More Choice Act, 2019**

WHEREAS the legislation that abolished the Ontario Municipal Board and replaced it with the Local Planning Appeal Tribunal received unanimous – all party support; and

WHEREAS all parties recognized that local governments should have the authority to uphold their provincially approved Official Plans; to uphold their community driven planning; and

WHEREAS Bill 108 will once again allow an unelected, unaccountable body make decisions on how our communities evolve and grow; and

WHEREAS the Region of York requests that the proposed changes to the Planning Act provide greater deference than that previously afforded to local, municipal decisions on development applications, by restoring the test under the Planning Act that appeals must be on the basis that the municipal decision is not consistent with the Provincial Policy Statement, fails to conform with a provincial plan, or fails to conform with the local and Regional Official Plan(s); and

WHEREAS the Region of York requests that the tribunal framework restore the previous ability for participants in Local Planning Appeal Tribunal hearings to provide in person evidence in a hearing; and

WHEREAS the Region of York recognizes that proposed grouping together of a variety of community services, including parkland dedication, under community benefits charge framework, which is subject to a monetary cap, will limit a municipality's ability to continue to provide parks and a range of community services and facilities at a consistent and equitable level of service across the municipality, and requests that the previous Development Charge "soft services" be maintained and separated from the community benefits charge under the proposed Bill 108; and

WHEREAS on August 21, 2018 Minister Clark once again signed the Memorandum of Understanding with the Association of Municipalities of Ontario and entered into "...a legally binding agreement recognizing Ontario Municipalities as a mature, accountable order of government."; and

WHEREAS this Memorandum of Understanding is "enshrined in law as part of the Municipal Act" and recognizes that as "...public policy issues are complex and thus require coordinated responses...the Province endorses the principle of regular consultation between Ontario and municipalities in relation to matters of mutual interest"; and

WHEREAS by signing this agreement, the Province made "...a commitment to cooperating with its municipal governments in considering new legislation or regulations that will have a municipal impact"; and

WHEREAS Bill 108 will impact 15 different Acts - Cannabis Control Act, 2017, Conservation Authorities Act, Development Charges Act, Education Act, Endangered Species Act, 2007, Environmental Assessment Act, Environmental Protection Act, Labour Relations Act, 1995, Local Planning Appeal Tribunal Act, 2017, Municipal Act, 2001, Occupational Health and Safety Act, Ontario Heritage Act, Ontario Water Resources Act, Planning Act, Workplace Safety and Insurance Act, 1997.

THEREFORE be it resolved that:

1. The Regional Municipality of York express serious concerns with Bill 108 which in its current state may have negative consequences on community building and proper planning.
2. The Region of York supports the positive changes within Bill 108 such as: 1. removing the requirement for low risk projects to undertake environmental assessments; 2. appointing more Local Planning Appeal Tribunal adjudicators to deal with appeals; 3. streamlining the planning process provided that the planning processes are streamlined at both the provincial and local levels]; 4. the removal of the 10% discount for determining development charges for hard services.
3. The Regional Municipality of York call upon the Government of Ontario to halt the legislative advancement of Bill 108 to enable fulsome consultation with Municipalities to ensure that its objectives for sound decision making for housing growth that meets local needs will be reasonably achieved.
4. A copy of this Motion be sent to the Honourable Doug Ford, Premier of Ontario, The Honourable Christine Elliott, Deputy Premier, the Honourable Steve Clark, Minister of Municipal Affairs, the Honourable Andrea Horwath, Leader of the New Democratic Party, and all MPPs in the Province of Ontario.
5. A copy of this Motion be sent to the Association of Municipalities of Ontario (AMO) and all Ontario municipalities for their consideration.



King Township  
2585 King Road  
King City , Ontario  
Canada L7B

Phone: 905.833.5321  
Fax: 905.833.2300  
Website: [www.king.ca](http://www.king.ca)

May 16, 2019

The Honourable Steve Clark, Minister  
Ministry of Municipal Affairs and Housing  
17<sup>th</sup> Floor, 777 Bay St.  
Toronto, ON M5G 2E5

Honourable Sir,

**RE: Township of King Resolution  
- Regional Governance Review**

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At its Council meeting of May 13, 2019, Council of the Township of King received and unanimously supported a Resolution put forward with respect to the Regional Governance Review of Ontario's eight (8) Regional Municipalities, Simcoe County and their lower-tier municipalities as follows:

**WHEREAS**, the Government of Ontario has announced a review of Ontario's eight (8) Regional Municipalities (Durham, Halton, Muskoka District, Niagara, Oxford County, Peel, Waterloo, York), the County of Simcoe, and their lower-tier municipalities by appointed Special Advisors; and

**WHEREAS**, the provincially appointed Special Advisors are to provide advice and develop recommendations for the Minister of Municipal Affairs and Housing for the purpose of improving governance, decision-making and service delivery in the eight (8) regions and Simcoe County and their lower-tier municipalities; and

**WHEREAS**, the Association of Municipalities of Ontario (AMO) informed its members last August, that the Minister of Municipal Affairs and Housing began informal discussions on regional governance review, wishing to hear from municipalities about how this system of governance is working recognizing it was established in the 1970s; and

**WHEREAS**, the provincially appointed Special Advisors have included within the scope of their review, consideration of moving to single-tier municipalities or amalgamating existing municipalities; and

**WHEREAS**, neither York Region, nor the nine (9) area municipalities have requested a review of the current regional governance structure; and

**WHEREAS**, the Township of King, York Region and the other York area municipalities would receive greater benefit from a review of provincial permitting/approvals and municipal government powers and authority under the Municipal Act; and

**WHEREAS**, the regional government review including new single tier municipalities or amalgamations was not ever discussed during the recent provincial election by the Premier or our local Members of Provincial Parliament; and

**WHEREAS**, the Township of King is well managed and efficient with one of the smallest Council in York, with only seven (7) elected members (with the Mayor sitting as the one (1) Regional Council member for King); and

**WHEREAS**, the Township of King welcomes all opportunities to improve both Regional and local municipal service delivery and achieve greater efficiencies and cost savings for all King and York taxpayers and rate payers; and

**WHEREAS**, York Region's municipal structure provides for Regional services throughout all local York municipalities, resulting in cost-effective, quality services that respond to the needs of the local municipalities and citizens, such as Children's and Court Services, Housing, Long Term Care, Paramedic and Police Services, Public Health, Social Assistance, Public Transit, Water and Waste Treatment, to name a few; and

**WHEREAS**, the Township of King has demonstrated their fiscal responsibility by delivering direct and accountable services through shared service agreements and partnerships with other municipalities in an effort to realize efficiencies through economies of scale for cost effective delivery of services such as the Northern Six (N6) Waste Collection Contract; Animal Services and Fire Protection Agreements, as key examples;

**NOW THEREFORE BE IT RESOLVED THAT** it is recognized and factual that York Region was formed, effective January 1, 1971, at which time resulted in the consolidation of fourteen (14) former municipalities (previously under 'York County') into nine (9) new municipalities; and

**THAT** the Council of the Township of King endorses the effectiveness of the current two-tier municipal governance structure, with continued exploration and implementation of furthering efficiencies and partnerships, as has existed between York Region and our partner York local municipalities, since its inception in 1971; and

**THAT** the Township of King and its actively engaged citizens value the distinct identity of their community of communities and are committed to being proud hosts and stewards of the Oak Ridges Moraine, Greenbelt, Lake Simcoe and the Holland Marsh; and

**THAT** this Resolution be forwarded to all municipalities of York Region, the Association of Municipalities of Ontario, the Minister of Municipal Affairs and Housing, local MPP's and made publicly available.

Motion Carried Unanimously.

Yours truly,



Kathryn Moyle  
Director of Clerks/By-law Enforcement  
Township Clerk  
Encls.

- cc. The Association of Municipalities of Ontario (AMO)  
Chris Raynor, Clerk, Regional Municipality of York  
Stephen Huycke, Clerk, Town of Richmond Hill  
Michael De Rond, Clerk, Town of Aurora  
Todd Coles, Clerk, City of Vaughan  
Gillian Angus-Traill, Clerk, Town of Whitchurch-Stouffville  
Fernando Lamanna, Clerk, Town of East Gwillimbury  
Lisa Lyons, Clerk, Town of Newmarket  
John Espinosa, Clerk, Town of Georgina  
Kim Kitteringham, Clerk, City of Markham  
Daniel Kostopoulos, Chief Administrative Officer, Township of King  
Stephen Lecce, MPP, King-Vaughan  
Caroline Mulroney, MPP, York-Simcoe

May 17, 2019

Ms. Lisa Lyons  
Director of Legislative Services/Town Clerk  
Town of Newmarket  
395 Mulock Drive, P.O. Box 328  
Newmarket, ON L3Y 4X7

Dear Ms. Lyons:

**Re: Provincial Discussion Paper on Reducing Litter and Waste in our Communities**

On May 16, 2019 Regional Council adopted the following revised recommendations provided in the memorandum dated May 15, 2019, except for Item F.2.3 as noted below:

1. Council endorse comments identified in Attachment 1 (York Region Response Letter) and Attachment 2 (York Region Detailed Comments), which were submitted to the Ministry of the Environment, Conservation and Parks in response to Environmental Registry of Ontario posting 013-4689: Reducing Litter and Waste in Our Communities Discussion Paper. Due to the timeframe provided, it was not possible to bring the response to Regional Council for endorsement prior to submission. Any additional comments or clarifications by Council will be sent to the Province to supplement staff comments. Key recommendations for endorsement include:
  - a) *Immediately transition the Blue Box to full producer responsibility to make producers both operationally and financially responsible for their waste and establish high targets that obligate the implementation of deposit return programs **that augment the Blue Box program***
  - b) Include the 4th R (Recovery) in diversion calculations to recognize the benefits of recovering the value of resources

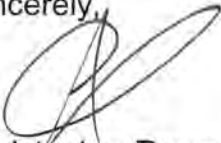


- c) Develop Green Bin compostable standards that align with existing processing systems to provide clear rules
  - d) Take immediate and strong action to eliminate litter *and plastic waste going to landfills and waterways, including single use plastics and problematic materials, through a deadline driven action plan, including a used beverage container deposit return program*
  - e) *Ensure extended producer responsibility requirements include public spaces and Industrial, Commercial and Institutional sectors to help prevent and reduce litter in communities*
2. The Regional Clerk circulate this report to local municipalities and the Ministry of the Environment, Conservation and Parks.

The original staff report is enclosed for your information.

For more information on this report, please contact Laura McDowell, Director, Environmental Promotion and Protection at 1-877-464-9675 ext. 75077.

Sincerely,



Christopher Raynor  
Regional Clerk

Attachments

# The Regional Municipality of York

Committee of the Whole  
Environmental Services  
May 2, 2019

Report of the Commissioner of Environmental Services

## Provincial Discussion Paper on Reducing Litter and Waste in our Communities

### 1. Recommendations

1. Council endorse comments identified in Attachment 1 (York Region Response Letter) and Attachment 2 (York Region Detailed Comments), which were submitted to the Ministry of the Environment, Conservation and Parks in response to Environmental Registry of Ontario posting 013-4689: Reducing Litter and Waste in Our Communities Discussion Paper. Due to the timeframe provided, it was not possible to bring the response to Regional Council for endorsement prior to submission. Any additional comments or clarifications by Council will be sent to the Province to supplement staff comments. Key recommendations for endorsement include:
  - a. Begin implementation of extended producer responsibility for Blue Box to make producers responsible for their waste
  - b. Include the 4<sup>th</sup> R (Recovery) in diversion calculations to recognize the benefits of recovering the value of resources
  - c. Develop Green Bin compostable standards that align with existing processing systems to provide clear rules
  - d. Coordinate and implement action on single-use plastics and other problematic materials to help reduce plastic waste going into landfills and waterways
  - e. Ensure extended producer responsibility requirements include public spaces and Industrial, Commercial and Institutional sectors to help prevent and reduce litter in communities
2. The Regional Clerk circulate this report to local municipalities and the Ministry of the Environment, Conservation and Parks.

## 2. Summary

The Ministry of Environment, Conservation, and Parks issued Reducing Litter and Waste in Our Communities Discussion Paper to obtain feedback on eight key areas:

- Preventing and reducing litter in neighbourhoods and parks
- Increasing opportunities to reduce waste
- Making producers responsible for their waste
- Reducing and diverting food and organic waste
- Reducing plastic waste going into landfills and waterways
- Providing clear rules for compostables
- Recovering the value of resources
- Supporting competitive and sustainable end markets

The discussion paper contained specific questions that Regional staff have responded to.

## 3. Background

### **Province issues discussion paper on reducing litter and waste to expand upon commitments in previously circulated Made-in-Ontario Environment Plan**

On March 6, 2019, the Province issued the discussion paper on Reducing Litter and Waste in our Communities which expands upon commitments in Preserving and Protecting our Environment for Future Generations: A Made-in-Ontario Environment Plan. These two papers discuss several waste management priority areas included under the *Waste-Free Ontario Act* such as shifting responsibility for municipally operated diversion programs to producers and the Food and Organic Waste Policy Statement. In addition, the province addressed new areas of focus including litter in our communities, inclusion of the 4<sup>th</sup> R, recovery of energy from waste, in the diversion rate calculation and exploring ways to reduce single use plastics.

### ***Waste-Free Ontario Act* will have major impact on municipal waste management, particularly the diversion programs**

In November 2016, the *Waste Diversion Act, 2002* was repealed and replaced by the *Waste-Free Ontario Act*. This new legislation will have a major impact on municipal waste management and waste diversion programs in Ontario, including the Blue Box Program, tires, electronics and household hazardous wastes. Ultimately, the Act shifts current municipally operated diversion programs to full producer responsibility whereby the producers are responsible for costs and operation of delivering these programs. The Act also includes a Food and Organics Waste Framework that sets Provincial policy direction related to reducing and diverting food and organic waste.

## Municipalities and other stakeholders in the waste sector continue to advocate for improvements to municipal waste programs including the blue box program

Municipalities and other stakeholders have been advocating for full producer responsibility as it relates to the Blue Box Program for a number of years. Table 1 summarizes communications to Council over the years on the evolving waste management legislation.

**Table 1**  
**Communications to Council on Provincial Waste Management Legislation**

<b>Date</b>	<b>Communication</b>
September 2013 Report	<a href="#">Review of Bill 91, Proposed Waste Reduction Act, 2013</a>
June 2015 Report & Presentation	<a href="#">Pending Waste Reduction and Resource Recovery Framework Legislation Update</a>
February 2016 Report & Presentation	<a href="#">Waste-Free Ontario Act – Update on Proposed Waste Management Legislation</a>
June 2016 Memorandum	Update on <a href="#">Waste-Free Ontario Act</a>
June 2017 Report & Presentation	<a href="#">Update on moving toward full producer responsibility under the Waste-Free Ontario Act</a>
January 2018 Memorandum	<a href="#">Update on Consultation Timelines for Amending the Blue Box Program Plan towards Full Producer Responsibility</a>
February 2018 Memorandum & Presentation	<a href="#">Update on Proposed Amendment to Blue Box Program Plan</a>
March 2018 Report	<a href="#">Update on moving towards Full Producer Responsibility under the Waste-Free Ontario Act</a>
February 2019 Memo	<a href="#">Proposed Made-in-Ontario Environment Plan - Staff Comments Submitted to the Province</a>

### **Provincial discussion topics align with SM4RT Living Plan and the *Waste-Free Ontario Act***

Overall, through their discussion paper the Province is signalling alignment with the Region’s SM4RT Living Plan that focuses on reduction and reuse. The discussion paper continues to signal interest in transitioning plans for diversion programs to full producer responsibility including the Blue Box program as intended under the *Waste-Free Ontario Act*. Further analysis is provided in the following section.

## 4. Analysis

### **Inclusion of the 4th R in provincial diversion calculations raised**

This discussion paper marks the first time that the Province has formally asked whether the 4th 'R' (recovery of energy from waste) should be considered in Provincial diversion rate calculations. It has been the position of Regional Council that recovery be considered in waste diversion and staff indicated strong support for this in the Region's response.

### **Transitioning to extended producer responsibility and standards for compostable products supported**

Strong municipal support was voiced for transitioning the Blue Box Program to producers through extended producer responsibility. It is anticipated that moving to extended producer responsibility will remove or reduce the cost to manage Blue Box materials from the tax base and provide an incentive for producers to design their products for recyclability. The discussion paper included questions around how transition should occur. Staff recommended an approach consistent with the Municipal 3Rs Collaborative with respect to timing that allows for sufficient consultation and provides certainty to municipalities and producers to make informed business decisions (Attachment 3).

Given that more compostable packaging and products are being introduced by manufacturers, staff suggested the Province define standards for compostable products. Developing standards for compostability will help ensure that items entering the Green Bin will effectively break down and create a high-value compost product. The Green Bin is one of the most costly streams to manage, and these costs are borne entirely by the municipal tax base. It is crucial that the Green Bin not become an outlet for products better managed and paid for by producers through the Blue Box system.

### **Regulation of single-use plastics as well as diversion targets for public spaces and the commercial sector are appropriate actions at Provincial and/or Federal levels**

Finally, staff supported Provincial and/or Federal action where municipalities have limited ability to impact change. Single-use plastics can be challenging to manage through the Blue Box as municipal governments have limited tools at their disposal to influence a change in packaging design. This is something better addressed by Provincial and Federal governments who have greater legislative and policy authority over these products and their design.

Staff also supported setting ambitious diversion targets for the industrial, commercial, and institutional sector and in public spaces to reduce plastic waste going into parks and waterways. The municipal sector has consistently outperformed industry due to a continued drive by municipalities to increase their diversion rates. Provincial leadership is required to drive meaningful improvement in diversion rates for public spaces and the industrial, commercial, and institutional sector by designating common litter items under extended

producer responsibility with ambitious targets. Setting ambitious targets for these materials will drive producers to implement innovative solutions and provide the greatest increase in Province-wide diversion rates and litter reduction.

## **5. Financial**

The total cost to deliver integrated waste management services in York Region is approximately \$300 per household per year, providing good value to taxpayers when compared to other typical household costs like cell phone services totalling over \$900 per year.

### **Outcomes from discussion paper could result in savings for municipalities but actual cost implications are dependent on future provincial action**

There are several aspects in the discussion paper that could result in future budget implications, but those are not clear at this time. Several initiatives that the Province is exploring could result in cost savings for municipalities. Provincial leadership on reducing plastic and food waste could translate to less waste municipalities are required to manage once disposed. More significant cost savings to municipalities could be realized should transition to full producer responsibility occur as the costs associated with delivering the blue box program will shift to producers.

In 2019, the Region budgeted 16 per cent of waste operating costs for the blue box program based on a forecasted 85,000 tonnes. While the discussion paper signals the Province is favourable to transitioning the blue box program, determining the long term savings and implications on budgets will be better understood once details on transition are available.

While the discussion paper signals the Province is interested in transition, municipalities continue to advocate for action on this initiative as the Blue Box program continues to face challenges. Recent changes in end markets with tightening contamination limits by China, have significantly impacted global paper and plastic recycling resulting in reduced revenues and in some cases paying to move materials to end markets. In 2018, \$7 million in capital was invested in the Region's Material Recovery Facility to improve the quality of the materials and better position the Region to re-enter global markets and recover the almost \$5 million in lost revenues last year. Municipal management of ever changing products and packaging, low value materials and uncertainty with global markets resulting in continued pressure on the tax base is no longer sustainable. Producers are best positioned to assume full responsibility for package and product design that results in better environmental outcomes and reduced costs to tax payers.

## **6. Local Impact**

### **Region solicited comments and feedback from local municipal staff on the Provincial Discussion paper on Reducing Litter and Waste in our Communities**

The Region solicited comments from our local municipal partners to ensure feedback represents the interests of our collective integrated waste management system. A number of local municipalities have also submitted their own responses to strengthen the municipal position and address additional concerns outside the joint submission.

## **7. Conclusion**

### **Timing of Provincial consultation period for discussion paper did not allow for Regional Council review prior to submission**

The Province released the Reducing Litter and Waste in Our Communities Discussion paper on March 6 for a 45 day consultation period. Staff comments (Attachments 1 and 2) were submitted on April 20 to meet the submission deadline. Due to the timeframe provided, it was not possible to bring the response to Regional Council for endorsement prior to submission. However, any suggestions or clarifications Council wishes to make will be sent to the Province to supplement staff comments.

### **Municipalities remain committed to pursuing transition to full producer responsibility with improved service levels and environmental outcomes**

As leaders in the province in waste diversion, York Region and our local municipalities remain committed to delivery of a Blue Box Program in the best interests of our communities. Staff will provide further updates on outcomes from the Provincial discussion paper and its implications to transitioning the Blue Box Program Plan to Regional Council once available.

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For more information on this report, please contact Laura McDowell, Director Environmental Promotion and Protection at 1-877-464-9675 ext. 75077. Accessible formats or communication supports are available upon request.

Recommended by: **Erin Mahoney, M. Eng.**  
Commissioner of Environmental Services

Approved for Submission: **Bruce Macgregor**  
Chief Administrative Officer

April 17, 2019  
Attachments (3)  
9333236





April 17, 2019

Cindy Acab  
Senior Policy Advisor  
Resource Recovery Policy Branch  
Environmental Policy Division  
Ministry of Environment, Conservation, and Parks  
40 St. Clair Ave. W. 8<sup>th</sup> Floor  
Toronto ON M4V 1M2

Ms. Acab:

**RE: York Region Response – Reducing Litter and Waste in Our Communities  
Discussion Paper – ERO 013-4689**

York Region thanks the Province for consulting with stakeholders on the Reducing Litter and Waste in Our Communities Discussion Paper and welcomes the opportunity to provide a municipal perspective. Due to the short timeframe provided, it was not possible to bring the response to Regional Council for endorsement prior to submission, however should Council have any additional comments staff will forward them to the Province.

Staff appreciates efforts to address a number of key municipal issues in the discussion paper

The discussion paper addresses a number of key municipal concerns including the benefits and need for extended producer responsibility, action on single-use plastics, action on organics and compostable products, and support for thermal treatment. Staff were also pleased to see a greater focus on improving lagging diversion rates in the industrial, commercial and institutional (IC&I) sector. Municipalities have been on the leading edge of waste management, with diversion rates that prove it. The IC&I sector now represents the greatest opportunity to increase diversion rates in Ontario, and mandatory waste diversion targets for this sector will help drive the highest increases in Ontario-wide diversion per dollar spent.

Ministry staff should leverage municipal sector including **York Region's** industry leading expertise in waste management

York Region has demonstrated leadership in waste management, ranking number one in the large urban category consistently for the past five years. The Region was one of

the first adopters of the Green Bin program, has actively supported energy recovery from residual waste by sending materials for recovery for more than 10 years, and has taken a leading edge approach to master planning to address core challenges associated with waste generation. Many aspects of the discussion paper align with York Region's SM4RT Living waste management master plan, which was adopted by Regional Council in 2013. Region staff raised many of the priorities outlined in this response to Minister Phillips on March 22, 2019 and welcome additional opportunities to further this discussion. This response is intended to provide more detailed information to assist Ministry staff in developing feasible options for waste management policy in the Province. This letter highlights the Region's top five priorities for action, and the accompanying detailed response addresses the specific questions posed in the discussion paper.

Priority 1: Begin implementation of extended producer responsibility for Blue Box to make producers responsible for their waste

Discussions on how to implement extended producer responsibility have been ongoing for more than 10 years. Municipalities and producers are ready to transition through the *Resource Recovery and Circular Economy Act, 2016*. Transitioning provides an opportunity to re-energize recycling markets and capitalize on the existing province-wide Blue Box program. **Now is the time for the Province to take action and issue the directive to transition the Blue Box program to an extended producer responsibility model.** Municipalities (via the Municipal Collaborative M3RC) have proposed a timeline to address the transition process, which has also been provided.

Priority 2: Include the 4<sup>th</sup> R (Recovery) in diversion calculations to recognize the benefits of recovering the value of resources

Generating electricity through thermal treatment of waste provides a beneficial use for materials that would otherwise need to be landfilled and helps achieve Provincial greenhouse gas reduction goals, this should be formally encouraged by Provincial policy. In the Ontario context, when electricity generation is taken into account, energy from waste offsets approximately 0.8 tonnes of carbon for every tonne of waste processed, as compared to landfill. York Region recognizes the 4<sup>th</sup> R and in 2018 diverted 94% from landfill through the Durham York Energy Centre and other Energy from Waste contracts. **Energy generation provides a beneficial use and should be recognized as such under Provincial diversion calculations similar to other beneficial uses such as Green Bin programs.** Incorporation of the 4<sup>th</sup> R as diversion must only be considered for materials that cannot be recycled. Similar to York Region's SM4RT Living Program, the first 3Rs (Reduction, Reuse, Recycling) must be prioritized before Recovery.

Priority 3: Develop Green Bin compostable standards that align with existing processing systems to provide clear rules

There has been a significant increase in the products marketed as compostable over the last several years but many of these products do not effectively break down in

municipal Green Bin systems. **“Green Bin compostable” standards must be developed to align with the majority of Green Bin processing technology currently in place in Ontario. Significant municipal tax dollars have been invested in Green Bin facilities and programs, Green Bin compostable standards need to be clear and ensure compatibility with this existing infrastructure.** Development of these standards will need to be supported with an education campaign for Ontario consumers identifying that only “certified compostable” products that meet the standard are suitable for Green Bin programs, along with clear and consistent labelling requirements to reduce consumer confusion.

It is also critical that the Green Bin program not be used by producers as a means to avoid their requirements under a transitioned Blue Box program. The cost per tonne to manage Green Bin materials is more than double the cost per tonne of managing Blue Box materials. Any producer who creates a compostable alternative or new product must be required to pay 100% of costs associated with Green Bin collection and processing.

Priority 4: Provincial or Federal action on single-use plastics and other problematic materials will help reduce plastic waste going into landfills and waterways

There is significant public concern regarding single-use plastics. This has led to some municipalities considering taking action to ban or restrict the use of these materials. While Region staff support reducing single-use plastics, efforts at the local level should be driven through Provincial and Federal policies as these levels of government are in the best position to ensure a more coordinated and effective strategy is implemented. Provincial and Federal governments have greater legislative authority and would be able to provide a consistent set of rules for single-use plastics across large jurisdictions. For example, it may not be necessary to ban black plastics which typically enter the market as food trays if manufacturers agreed to produce these food trays using a different color or material to make them compatible with most blue box sorting facilities. In addition, producers of these materials are generally large multi-national companies, who require a consistent approach to make effective change.

**Staff recommend the Province work with its Federal counterparts to take coordinated action on single-use plastics to ensure consistency across jurisdictions, which will provide clarity for both manufacturers and residents.** It is recommended this review also include other problematic products such as ‘flushable’ wipes, which have significant impacts on municipal wastewater infrastructure because they don’t break down and impair pumps, resulting in millions of dollars in maintenance and repair costs to municipal ratepayers.

Priority 5: Ensure extended producer responsibility requirements include public spaces and IC&I sectors to help prevent and reduce litter in neighbourhoods and parks

Regional and local municipal staff support litter reduction initiatives. Litter is an issue that is best addressed at its source, which can be addressed in two key ways. First, **designate common/branded litter items under extended producer responsibility with ambitious targets that include public spaces and the IC&I generators.** The Province should consider expanding the list of designated items to include materials commonly found in litter, such as coffee cups, to help drive greater reductions in litter. Many of the common sources of litter are branded, meaning their source can easily be identified. Producers of these designated litter materials can then drive innovative solutions to meet targets as these materials are generally not well managed via Blue Box systems. Incentives like deposit-return in public spaces and IC&I locations under extended producer responsibility could result in reduced litter in these areas. Second, **develop Ontario-wide communications to educate Ontarians on litter and maximize clean-up efforts.**

The leadership demonstrated by the Province in driving forward innovative solutions in a complex integrated waste management system while leveraging the experience of the municipal sector is critical to achieving efficiencies while meeting the needs of Ontarians. Region staff are encouraged to see the Ministry has listened to the concerns of stakeholders across the industry to advance the system in a manner that demonstrates life-cycle thinking and respect for taxpayers.

If you have questions regarding this response or would like to further discuss these recommendations, please contact Laura McDowell, Director of Environmental Promotion and Protection at [Laura.McDowell@york.ca](mailto:Laura.McDowell@york.ca) or Brent Marissen, Policy and Advocacy Senior Program Analyst at [Brent.Marissen@york.ca](mailto:Brent.Marissen@york.ca).

Yours truly,

*Original signed*

Erin Mahoney, M. Eng.  
Commissioner  
Environmental Services  
The Regional Municipality of York

Attachments (2):

- [YORK-#9336862-York Region Detailed Comments – Reducing Litter and Waste in Our Communities Discussion Paper – ERO 013-4689](#)
- [YORK-#9341428-ES:C02.\(3\) ERO 013-4689 - M3RC Proposed Blue Box Transition Timeline](#)

#9330229

**RE: York Region Detailed Comments – Reducing Litter and Waste in Our Communities Discussion Paper – ERO 013-4689**

*Please note this is the second part of a three-part submission. Items below provide direct responses to questions asked in the Reducing Litter and Waste in Our Communities discussion paper.*

Preventing and reducing litter in neighbourhoods and parks  
*Page 8 of discussion paper*

***How best can the province coordinate a day of action on litter?***

It is recommended that the Province identify a specific litter clean-up day, potentially in April. Costs related to these days should be supported by key litter producers.

***What do you or your organization do to reduce litter and waste in our public spaces? What role should the province play to facilitate this work?***

Parks and most public spaces in York Region fall under local municipal jurisdiction. Each municipality has methods in place to handle litter and illegally dumped material, which can include community clean-up events. The Province could support local action by helping address the source of litter through Province-wide educational campaigns.

Region staff agree with the M3RC (AMO) position that the Province could support this through:

- Data gathering including branded litter audits and innovative approaches to reduce litter
- Coordination of province-wide education campaigns to reduce litter
- Investment in infrastructure to support litter reduction (e.g. reverse vending machines for common litter items like coffee cups)
- Enacting full producer responsibility for common litter items that includes targets for public spaces

Detailed actions under each of these headings can found in the M3RC response.

***How do you think litter can best be prevented in the first place? Where is access to diversion and disposal particularly limited?***

Litter can most effectively be addressed by providing residents with twinned recycling and disposal options in public spaces. While producers will be designated under extended producer responsibility to achieve diversion targets, sectors that are responsible for a large portion of litter must be assigned targets for reducing litter in public spaces.

Increasing opportunities to reduce waste

*Page 12 of discussion paper*

***How can the province best help the public participate in waste reduction and diversion activities? How can the province facilitate better diversion in lagging areas, such as multi-unit residential buildings?***

Establishing targets specifically for multi-residential diversion will help drive action in this sector. Multi-residential buildings are often constrained by existing facilities in these buildings. Residents can be better enabled for diversion in four key ways:

1. Ensure that requirements for recycling and composting of waste under O. Reg. 103/94 align with the more stringent requirements under O. Reg. 101/94. Residents should have consistent levels of access to diversion regardless of what type of housing they live in.
2. Amend the Ontario Building Code to require three-stream waste collection to make diversion as convenient as disposal in all multi-residential buildings in Ontario. Many local municipalities have already included these provisions in site approval permits but this is challenging to enforce without it being included under *Ontario's Building Code Act, 1992*.
3. Encourage producers to develop an incentive program to retrofit garbage chutes/rooms in existing buildings for three-stream collection such as tri-sorter systems to help meet their diversion targets. A number of options should be established to reflect varying infrastructure and space in existing buildings.
4. Provide consistent province-wide educational materials that meet the language needs of residents for whom English is not their first language.

It is also recommended that the Province leverage its Behavioral Insights group under the Treasury Board Secretariat to identify, test, and quantitatively evaluate potential interventions. Behavioral science-based approaches could improve public participation in waste reduction and diversion activities in lagging areas such as multi-residential buildings and public spaces. The Behavioral Insights group should collaborate with M3RC, who can provide context on various interventions that have already been tested by municipalities.

***What role do you think regulation should play in driving more waste reduction and diversion efforts from the IC&I sectors?***

It is recommended that capture rate calculations for producers under extended producer responsibility be based on total product released to market, with a requirement to address all collection points and waste streams. It is recommended that separate and more aggressive targets be created for the multi-residential and IC&I sectors as outlined in the Provincial Food and Organics Waste Policy Statement. Both of these sectors lag well behind single-family residential programs. Sector specific approaches should be

developed as this provides the greatest opportunity to improve Province-wide diversion rates.

***How can we get accurate information on waste reduction and diversion initiatives in the IC&I sectors?***

Given that limited baseline information exists on waste reduction and diversion initiatives in the IC&I sector, it is recommended that more accurate data be obtained via Ministry inspections of O. Reg. 104/94 requirements. Further, waste haulers should be required to report on tonnages to ensure accurate information is submitted and tracked. Waste audits will be required to characterize IC&I materials as there will likely be significant variation among different sectors.

***What do you think about a province-wide program for the recovery of clothing and textiles?***

York Region staff support a clothing and textiles program. It is recommended that the Province consider designating these materials under an extended producer responsibility program with output-based performance standards. There has been support for this from industry with several retailers and manufacturers offering take-back programs. It is recommended that the Province gather data from all points throughout the lifecycle to inform an effective path forward for diverting these materials.

Making producers responsible for their waste  
*Page 15 of discussion paper*

***How do you think the Blue Box Program could best be transitioned to full producer responsibility without disrupting services to Ontario households?***

Transition to extended producer responsibility should follow the plan and timeline proposed by M3RC (attached). In addition, producer's responsibility must not end with the blue box stream. Costs should be levied on producers for designated materials found in garbage or organics streams. This approach would help provide an incentive to create effective diversion programs and ensure that costs associated with managing materials in other streams are not unfairly borne by municipal taxpayers. A transparent and fair dispute resolution process will need to be developed to address disagreements between municipalities and producers.

***Should it transition directly to producer responsibility under the Resource Recovery and Circular Economy Act, 2016 or through a phased approach?***

It is recommended that the Province issue a directive to Stewardship Ontario to wind-up operations as soon as possible to begin the extended producer responsibility transition process for the Blue Box program to Resource Productivity and Recovery Authority.

Certainty is needed for municipalities, service providers and producers to make necessary infrastructure investments and business decisions.

***When do you think the transition of the Blue Box Program should be completed?***

Negotiations will need to continue between producers and municipalities on transition dates for specific municipalities, however, the transition to full extended producer responsibility should be completed for all municipalities by 2024. See the attachment for a detailed transition timeline from M3RC. Most municipalities have indicated support for this plan.

***What additional materials do you think should be managed through producer responsibility to maximize diversion?***

As outlined earlier in this response, common litter items such as coffee cups should be managed through producer responsibility programs to reduce litter in communities. The Province should consider designating branded organics, such as diapers. As outlined previously, Green Bin is one of the highest cost streams to manage, which is entirely borne by the municipal taxpayers.

Flushable products should also be designated for extended producer responsibility. Materials such as “flushable” wipes cause significant operational challenges and costs for wastewater infrastructure but municipalities currently have no regulatory tools at their disposal to manage the marketing or use of these materials nor any ability to recoup any of the costs associated with the negative impacts these materials have on sewage systems.

***How can we make it easier for the public to determine what should and should not go in the Blue Box?***

Variation in blue box materials is a result of municipalities attempting to maximize diversion. Standardization of Blue Box materials could help reduce confusion but it is recommended that harmonization include those materials currently accepted by most GTA municipalities. Significant deviation from existing programs will impact the Province’s ability to achieve diversion targets and result in high contamination rates. In addition, a significant portion of confusion related to blue box items is a direct result of misleading labels and composite packaging materials used by producers. Clear requirements should be put in place so that producers are mandated to provide effective labelling and education to ensure residents understand what can and can’t go into the Blue Box.



***How should the province implement the transition process of its existing programs to producer responsibility without interrupting service?***

It is recommended that the Province follow the guidance on the transition process provided by M3RC (attached). Municipalities are the sector with the greatest expertise on providing waste services to residents and are in the best position to identify a transition process that will not result in gaps in service for Ontario residents.

Reduce and divert food and organic waste

*Page 19 of discussion paper*

***What can be done to increase the safe rescue and donation of surplus food in Ontario?***

The Province could support food rescue by leveraging and raising awareness of existing tools such as Second Harvest's [foodrescue.ca](http://foodrescue.ca) website, which connects those with surplus food to groups that can use it.

It is recommended that the Ministry of Health develop and implement food safety guidelines to help ensure rescued or donated food can be accepted and used by agencies in a safe manner. Public Health departments and community agencies that accept these foods should be included in the development process to ensure the guideline reflects operational challenges for each step in the process.

***What role do you think government and industry can play in raising education and awareness on the issue of food waste?***

It is recommended that the Province and industry leverage materials created by the [Ontario Food Collaborative](http://Ontario Food Collaborative). This group has developed standardized promotion and education tools to create consistency in messaging across various jurisdictions and industries for the municipal sector that has proven to be effective. This program could be expanded to include targeted messaging for various IC&I sectors that could be leveraged province-wide.

***Do you think the province should ban food waste? If so, how do you think a ban would be best developed and implemented?***

Timelines for enacting any food waste ban must be based on when sufficient processing capacity could be brought online. Currently, there is a significant shortage of organics processing capacity in Ontario. A disposal ban for food waste can only be implemented once sufficient organics capacity has been brought online to process Green Bin materials generated across Ontario. The discussion paper identifies that the Province intends to require specific sectors to recover 70% of their food waste by 2025, however there isn't sufficient processing capacity in development to achieve this target. Further, it would be impossible to bring sufficient capacity online by 2025 under current Ministry

approval processes. Streamlining environmental assessment and permitting processes for organics processing facilities would be the only way to bring the processing capacity required online in a timely manner.

If there isn't sufficient processing capacity, municipalities and waste collectors would be forced out of compliance due to factors beyond their control. Landfill disposal capacity should also continue to be a contingency option available if processing interruptions are experienced.

Any requirement for municipalities or waste collectors to enforce an organics ban at the point of collection would be impossible to achieve based on how waste is collected, representing an unfair regulatory burden. Any landfill ban for organics must be enforced through audits at the point of generation by the Province, given their ability to enforce requirements with all generators.

Setting ambitious targets for the IC&I sector is likely the better option to reduce the quantity of organics sent to landfill as this will drive innovation and increased organics processing capacity within the Province. This could also result in collaboration and/or partnership opportunities with municipalities for organics processing capacity within the Province.

Reduce plastic waste going into landfills and waterways

*Page 21 of discussion paper*

***What do you think is the most effective way to reduce the amount of plastic waste that ends up in our environment and waterways?***

It is recommended that the Province designate materials that are common sources of litter under extended producer responsibility that includes litter found in public spaces.

It is also strongly recommended that the Province look beyond waste streams to address plastics that end up in waterways. There are many items that are sold in Ontario that are marketed as "flushable" such as flushable wipes. Municipalities have consistently indicated to manufacturers that these products result in operational problems for wastewater systems and infrastructure. It is recommended that the Province carefully consider enacting a ban on marketing products other than toilet paper as flushable to help reduce the costly impact associated with repair and maintenance of wastewater infrastructure due to clogged pipes, pumps, and impellers.

***What role do you think the various levels of government should play in reducing plastic waste?***

Provincial and federal governments are the only levels of government with the legislative authority to address products supplied into the marketplace and are in the

best position to reduce plastic waste. Region staff recommend the following Provincial and Federal roles:

- Provincial: Timely transition to extended producer responsibility will be key to driving greater reduction/recyclability of plastics. Currently, there is little incentive to manufacturers to design packaging for recyclability,. Extended producer responsibility with strong targets would provide a greater incentive.
- Federal: National targets for recyclability be developed, requiring manufacturers ensure 70% of all plastic packaging be reused or recycled. This should be combined with targets for 50% average recycled material content for plastic packaging to help stimulate recycling markets for plastic packaging.

It is also recommended that Provincial and Federal governments collaborate on development of packaging guidelines for manufacturers. Guidelines will help manufacturers make decisions on packaging design for recyclability and reduce the supply of packaging into the market that is not recyclable.

***Would a ban on single-use plastics be effective in reducing plastic waste?***

Region staff would be supportive of restrictions such as bans on single-use plastics at the provincial level to provide consistency across jurisdictions. Bans need to be carefully considered, and proposals should be completed in consultation with all stakeholders including disability advocates as these groups may have unique needs (e.g. require straws due to a disability). Bans on other items may be able to be avoided through minor product changes, for example a ban on black plastic food trays may not be necessary if manufacturers agreed to produce these food trays in a different color to make them compatible with most blue box sorting facilities. Whatever the mechanism or tool is used, the outcome should result in high-value and more durable packaging that can be reused and then recycled.

Ultimately, focusing on reduction is the best way to ensure these products do not become an issue in the natural environment. It is recommended that research be performed that focuses on best practices for incenting behavior change that drives reduction and reuse. This research could be funded by producer responsibility programs as a tool to help achieve their collective targets.

***What are your views on reducing plastic litter through initiatives such as deposit return programs?***

In order to maintain resident participation rates, producers should not be permitted to develop deposit return programs for materials well managed via the Blue Box system. However, deposit return could be a useful tool for items that are low-value or difficult to manage. For example, coffee pods are very difficult to manage in Blue Box or Green

Bin programs. Some manufacturers have already developed return programs, which provide a better option to manage these materials.

Reverse vending machines could be a useful option to manage challenging materials like coffee cups in public spaces or other litter hotspots as these machines have the potential to incent less litter and provide a cleaner and dedicated stream for difficult to recycle materials.

Provide clear rules for compostables

*Page 22 of discussion paper*

***How do you think compostable products and packaging should be managed in Ontario?***

It will be critical that compostable products and packaging not be used by producers as a solution to avoid costs associated with extended producer responsibility under the Blue Box program. It is recommended that compostable products be designated and compostability standards be developed, as outlined in the following responses.

***Should producers of compostable products and packaging be held responsible for the management and processing of their materials?***

It is recommended that compostable/degradable packaging and branded organics be designated under the *Resource Recovery and Circular Economy Act, 2016*. While Blue Box materials will be designated, compostable/degradable products will not. This limited approach has the potential to result in some manufacturers shifting products/packaging to Green Bin streams, which are far more expensive for municipalities to operate and are entirely funded by taxpayers. Designating compostable/degradable products will help ensure that only products that are a proper fit for Green Bin programs are added.

***What role do you think standards and facility approvals should play in the proper management of compostable products and packaging?***

It is recommended that the Province develop “Green Bin compostable” standards that ensure that any materials labelled as compostable in Ontario will effectively break down in existing municipal Green Bin programs. Standards must be based on infrastructure and processes that currently exist in Ontario. Organics processing facilities are large and complex systems that cannot easily change their processes without incurring significant operational and capital costs. Municipalities have invested hundreds of millions in capital costs alone in organics processing facilities and operating costs of Green Bin programs are among the highest of all waste streams. Requiring costly changes to facilities and processes to fit the compostable product market does not demonstrate respect for taxpayers and would act as an economic disincentive for

groups to bring on additional processing capacity. Standards for compostability must be based on what will effectively breakdown in existing systems.

Recover the value of resources

*Page 25 of discussion paper*

***What role do you think chemical recycling and thermal treatment should have in Ontario's approach to managing waste?***

Thermal treatment is a proven option that provides a beneficial use for materials that would otherwise be landfilled by generating electricity. It is recommended that the Province include recovery in diversion calculations as this would provide a greater incentive for thermal treatment.

Thermal treatment with energy recovery studies performed under the Provincially approved Environmental Assessment found that the Durham York Energy Centre reduced greenhouse gas emissions relative to landfill disposal. This result is consistent with numerous other peer-reviewed studies. In the Ontario context, when electricity generation is taken into account, energy from waste offsets approximately 0.8 tonnes of carbon for every tonne of waste processed, as compared to landfill.

***What types of waste materials do you think are best suited for thermal treatment?***

Thermal treatment should be Provincially-supported to manage the residual portion of the waste stream once other reduction, reuse, and diversion efforts have been maximized. Thermal treatment should not be used as a replacement for fiscally-responsible diversion efforts, where markets exist for end-products.

***How can we clearly and fairly assess the benefits and drawbacks of thermal treatment?***

It is recommended that thermal treatment be assessed in a manner that considers system-wide impacts. This should include costs and environmental impacts resulting from all phases of the process and any processes it would offset (e.g. energy generation using fossil fuels), compared to corresponding impacts of other practical options. Health impact assessments should consider these broader impacts as well.

***Are there obstacles in the current regulatory requirements and approvals processes that could discourage the adoption of technologies such as chemical recycling and thermal treatment? How can we maintain air standards and waste management requirements in addressing these obstacles?***

Thermal treatment facilities in Ontario are subject to rigorous environmental assessment and approvals processes that appropriately address environmental and air quality concerns. The Durham York Energy Centre, a state of the art facility, required more

than 10 years and millions of dollars to complete the environmental assessment process and obtain approvals.

Ontario Regulation 101/07 Waste Management Projects, declared certain types of new and expanding energy from waste facilities eligible for the streamlined Environmental Screening Process. York Region staff recommend that the Province demonstrate its commitment to both streamlining approvals and energy from waste by ensuring the streamlined Environmental Screening processes can be effectively leveraged by proponents. This could be accomplished by considering the full array of analysis already performed under previous environmental assessment processes when determining whether to elevate the assessment of expansions to energy from waste projects to avoid undue burden, costs, and project delays.

***How can we best work with municipalities and stakeholders to integrate new soil reuse rules and other best practices into operations quickly, and to continue to develop innovative approaches to soil reuse and management?***

It is recommended that the Province move ahead with implementation of excess soil regulatory proposals and guidelines. These were developed in collaboration with the development/construction industries, municipalities, and environmental groups. Moving ahead with implementation will help provide clarity to all stakeholders.

Support competitive and sustainable end markets  
*Page 28 of discussion paper*

***What changes to the approvals process do you think would best facilitate a reduction in waste going to landfills?***

Currently, there is very little available capacity in Ontario for processing of recyclables and organics. The capacity problem is further compounded by the cost and time required (often nearly 10 years) to bring new capacity online and the varying approvals processes required for different technologies such as aerobic composting and anaerobic digestion facilities. If the Province plans to increase recycling and organics diversion beyond the municipal sector, significantly more capacity will be required than currently exists or is planned for Ontario. It is recommended that the Province streamline approvals processes for waste facilities, especially organics processing, otherwise it will be impossible to achieve the goals outlined in this discussion paper in a timely manner.

It is recommended that the Province also consider options to stimulate innovation and support development of local and sustainable end markets. For example, an entrepreneur in New York City launched the [Curb-To-Market Challenge](#), offering \$100,000 cash and \$400,000 in equity for a business plan to create a domestic manufacturer using the City's recyclables, particularly those with smaller end markets. A

similar Ontario-based initiative could help stimulate local end markets by providing funding opportunities within the private sector. The Province should consider requiring producers contribute to a research fund under the RRCEA as a tool to help support development of a variety of Blue Box end markets and the domestic manufacturing industry.

***What type of end-markets for resources from waste do you think Ontario is best positioned for?***

Ontario is well positioned to create strong end markets for compost and digestate from Green Bin programs. Ontario has a large agricultural sector, a local market that could immediately make use this material as a replacement for chemical fertilizers. It is recommended that the Ministry work with the Ministry of Agriculture, Food, and Rural Affairs identify best practices for use of different types of compost/digestate and promote its use within the agricultural community. Strengthening the agricultural market for these materials would provide a low cost soil amendment to Ontario farmers and would help offset the costs of organics programs.

Recycling cannot subsist purely on international markets, local markets need to be developed. As a base of manufacturing, Ontario is well suited to develop local markets for recycled materials, especially metals and plastics. Encouraging local manufacturers to use recycled materials, such as creating recycled content requirements, would drive investment in local markets. In addition to strengthening local markets, this would help manufacturers reduce the carbon footprint of their products.

***How do you think municipalities should be given more of a say in the landfill approvals process?***

While Region staff support Provincial efforts to provide municipalities a greater say in the landfill approvals process, there must be recognition under Provincial approvals processes of the need for disposal of non-divertable materials. This can be partially mitigated through high diversion targets for the IC&I sector, which is likely to reduce reliance on landfill for the IC&I sector. While thermal treatment of waste provides a potential option to further reduce landfill requirements, landfills will still be required to manage the ash from these facilities. Residual waste disposal will be required for the foreseeable future, it will be critical that the Province clearly identify practical ways to develop landfill capacity in Ontario to manage this ongoing need.

Association of Municipalities of Ontario Municipal 3Rs Collaborative  
(M3RC) – Proposed Blue Box Transition Timeline

***Please note is the third part of a three-part submission. Items below provide a proposed timeline for transition of the Blue Box program to extended producer responsibility under the RRCEA.***

Moving to a regulation under the RRCEA provides all stakeholders with a clear timeline within which operational and financial decisions can be made. The regulation should prescribe a defined transition mechanism that would allow for a municipal self-nomination process over three years with an annual cap on the amount of material collected that can be transitioned to ensure change that is both orderly and balanced. The current thinking of municipalities on transition for the Blue Box program is below:

Proposed Step	Proposed Timeline	Description
<p>1. <u>Initiate the Regulation:</u> Minister gives direction to the Resource Productivity &amp; Recovery Authority (RPRRA) and sets the completion date for transition to full producer responsibility</p>	<p>As soon as possible</p>	<ul style="list-style-type: none"> <li>• Minister should send a letter to Stewardship Ontario (SO) and RPRRA to start the transition of the Blue Box program</li> <li>• We are suggesting the letter be sent as soon as possible and that it include two important dates to ensure adequate time and certainty for all to plan and collaborate:               <ul style="list-style-type: none"> <li>• A date to start transitioning municipalities to the RRCEA (proposed Q4 2021);</li> <li>• A date when all municipalities would be transitioned to the RRCEA (proposed Q4 2024)</li> </ul> </li> <li>• Provides an almost 5-year window to transition all operational and financial responsibility to producers</li> </ul>
<p>2. <u>Draft a Regulation:</u> Minister leads a province-wide consultation to develop a regulation for paper products and packaging under the RRCEA</p>	<p>Q2 2019 to end of Q3 2020</p>	<ul style="list-style-type: none"> <li>• Given the range of stakeholders, the province should lead the consultation</li> <li>• Key areas of discussion should include targets for recovery and accessibility, eligible sources of material (i.e. residential), designated materials, transition timeline, transition approach</li> <li>• Changes to Regulation 101/94 would need to be considered at the same time</li> </ul>
<p>3. <u>Regulatory Start-up Period:</u> An appropriate amount of time is provided to register producers and potentially service providers before the regulation fully comes into force</p>	<p>Q4 2020 – end of Q3 2021</p>	<ul style="list-style-type: none"> <li>• After the regulation is approved, time is required for producers to establish contracts to assume operational and financial responsibility</li> <li>• Municipal self-nomination would begin to occur during this period</li> </ul>



Proposed Step	Proposed Timeline	Description
4. <u>Begin Transition:</u> The municipal self-nomination process would take place over three years with an annual cap on the amount of paper products and packaging collected that can transition	Q4 2021 – end of Q4 2024	<ul style="list-style-type: none"> <li>• The proposed transition schedule would include: <ul style="list-style-type: none"> <li>• First set of municipalities (up to 1/3 by tonnage of Blue Box materials) would transition between Q4 2021 and Q4 2022</li> <li>• Second set of municipalities (up to 2/3 by tonnage of Blue Box materials) would transition between Q4 2022 and Q4 2023</li> <li>• Third set of municipalities (total tonnage of Blue Box materials) would transition between Q4 2023 and Q4 2024</li> </ul> </li> <li>• Municipalities that have transitioned would have O. Reg 101/94 requirements removed (as producers would not have these requirements under the RRCEA)</li> <li>• Producers would be required to meet targets linked to transitioned municipalities</li> <li>• For those municipalities not transitioned, the Blue Box Program Plan would continue with 50% funding being provided by Stewardship Ontario until transition is complete</li> </ul>
5. <u>Transition Completed:</u> At a defined date outlined in the Minister’s letter, all municipalities must transition their Blue Box programs to producers.	End of Q4 2024	<ul style="list-style-type: none"> <li>• The paper products and packaging regulation under the RRCEA would be in place with province-wide targets and servicing in place</li> <li>• The <i>Waste Diversion Transition Act</i> would cease and all municipalities would be relieved of all Blue Box related requirements under Reg. 101/94</li> </ul>

We think that this transition schedule would allow for the wind-up of the old *Waste Diversion Act* and brings the full benefits of the RRCEA into effect for all designated wastes. With full financial and operational control, producers are best positioned to enable a consistent province-wide system that makes recycling easier and more accessible. To date, promotion and education has been up to individual municipalities who each take different items based on their own infrastructure and residents. A harmonized list of acceptable materials for the program across the Province would enable promotion efforts to be done with more scale and ensure residents know what materials can be included. Municipal governments think this process is reasonable because the main elements of the regulation have already been discussed in some detail as part of the proposed amended Blue Box Program Amendment. This includes what paper products and packaging are designated across the province, accessibility, environmental outcomes and targets. There is a growing understanding between the various stakeholders of the issues each has and of practical solutions to address to ensure a smooth transition of the Blue Box which will lead to better outcomes for all. We are confident that any remaining issues can be addressed through the consultation.

May 17, 2019

Ms. Lisa Lyons  
Director of Legislative Services/Town Clerk  
Town of Newmarket  
395 Mulock Drive, P.O. Box 328  
Newmarket, ON L3Y 4X7

Dear Ms. Lyons:

**Re: 2015 to 2019 Strategic Plan - Final Year 4 (2018) Progress Report**

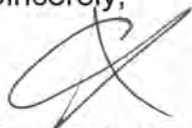
On May 16, 2019 Regional Council adopted the following recommendation:

1. The Regional Clerk circulate this report to local municipalities.

The original staff report is enclosed for your information.

Please contact Krista South, Manager, Corporate Strategic Planning & Initiatives at 1-877-464-9675 ext. 71208 if you have any questions with respect to this matter.

Sincerely,



Christopher Raynor  
Regional Clerk

Attachments

# The Regional Municipality of York

Committee of the Whole  
Finance and Administration  
May 9, 2019

Report of the Chief Administrative Officer

## **2015 to 2019 Strategic Plan Final Year 4 (2018) Progress Report**

### **1. Recommendation**

The Regional Clerk circulate this report to local municipalities.

### **2. Summary**

This report provides a summary on the progress made in 2018, the fourth and final full year of the [2015 to 2019 Strategic Plan](#).

Key Points:

- In 2018, 38 of 45 (85 per cent) of the *2015 to 2019 Strategic Plan* performance measures were trending in the desired direction (see Attachment 1).
- Twenty-two (22) community indicators profile the community's effort in working towards *Vision 2051* (see Attachment 3)

### **3. Background**

#### **The Strategic Plan sets out critical steps needed for the Region to move towards meeting Council's vision**

Council's vision of *strong, caring and safe communities* is guided by the eight goal areas in [Vision 2051](#). To achieve these long-term goals, the Region sets priorities over each four-year term of Council through the Strategic Plan. The Strategic Plan alignment with Vision's eight goal areas helps to ensure decisions made today set a course for the desired future.

On February 26, 2015, Council endorsed the [2015 to 2019 Strategic Plan](#) tabled with the *2015 to 2018 Regional Budget*. Strategic Plan progress reports are presented to Council annually. This report provides a summary of the fourth and final Year 4 (2018) Progress Report on the *2015 to 2019 Strategic Plan* on the progress made on performance measures and community indicators.

## **Performance accountability considers York Region's specific contribution to the well-being of our communities**

Performance accountability is measured through performance measures that capture how well a Regional service is working to contribute to our communities' well-being. Performance measures in the *2015 to 2019 Strategic Plan* are tracked to ensure objectives are met, with progress reported to Council annually.

## **Community accountability considers a collective contribution to the well-being of our communities**

Community accountability is measured through community indicators, which help quantify the achievement of York Region's four Community Result Areas (Economic Vitality, Healthy Communities, Sustainable Environment, Good Government) over the four-year term of Council, to work towards *Vision 2051*. Multiple partners are involved in improving results of community indicators. Going forward community indicators are to be reported on a four-year reporting cycle to Council through a separate Community Indicators Report as part of the Vision refresh.

## **4. Analysis**

### **2015 TO 2019 PERFORMANCE MEASURES**

Overall, the Region made significant progress throughout the four years of the Strategic Plan. Performance measures help indicate whether the desired impact is taking shape as a result of the Region's focused efforts. This final Year 4 (2018) Progress Report summarizes progress on the baseline trends over four years using 2014 as the baseline reference year. As fluctuations can occur from year-to-year, it is more meaningful to report on the baseline trend as a four year impact summary, rather than annual variance.

### **85 per cent of the Strategic Plan's performance measures were trending in the desired direction**

In 2018, 38 of 45 (85 per cent) performance measures' current baselines were trending in the desired direction (see Attachment 1). Three performance measures have been removed from the overall total of 48 performance measures found in the *2015 to 2019 Strategic Plan* due to one (1) performance measure with data not available over the four years and two (2) performance measures duplicated.

Data is not available for reporting on the performance measure:

- Average time on social assistance

The data source for this performance measure is Ontario government's Social Assistance Management System (SAMS). Since the social assistance caseload software went online in November 2014, software glitches have affected the availability of annual data.

Duplicated performance measures:

- Number of road lane kilometres new and rehabilitated
- Number of rapidway lane kilometres

These two performance measures are used to measure progress on service areas under Economic Vitality and Sustainable Environment. In an effort not to double count, these measures are each only counted once.

Forty-two (42) Key Planned Regional Activities as captured in the *2015 to 2019 Strategic Plan* have been completed or are in the progress of being completed. These achievements are a result of collaborative efforts from staff across the organization and with local municipal and community partners in relationship to Council's direction.

### **Seven performance measures were not trending in the desired direction**

Seven (7) out of 45 (15 per cent) of the performance measures' current baseline trends were not trending in the desired direction (see Attachment 1):

- Number of households that receive housing assistance
- Maintain per capita investment of the Community Investment Fund
- Number of long term care residents transported to hospital
- Number of mental health crisis calls to 911
- Percentage of new non-residential (commercial office) development located in Regional Centres and Corridors
- Number of transit ridership per capita
- Number of visits to Regional websites

Attachment 2 is an exception report summarizing these seven performance measures. The summary outlines contributing factors for performance relating to each measure and activities planned to support future progress.

## **2015 TO 2019 COMMUNITY INDICATORS**

### **Community indicators profile the community's effort in working towards *Vision 2051***

Twenty-two (22) community indicators representing *Vision 2051* quality of life captured in the *2015 to 2019 Strategic Plan* are profiled as part of this final Year 4 (2018) Progress Report (see Attachment 3). Community indicator baseline trends rely on data that is available in varying increments of reporting time periods depending on the data source. Attachment 3 provides a snapshot on the current baseline trend between five reporting time periods, where data is available. The baseline trends of seven community indicators have not been trending in the desired direction:

- Percentage of households spending 30 per cent or more of income on housing costs
- Percentage of survey respondents that think housing affordability is a problem
- Number of Mental Health Act apprehensions per 100,000 population
- Total crime rate per 100,000 population
- Average travel time
- Survey respondents quality of life approval rating
- Percentage of resident satisfaction level with ability to access Regional services

Attachment 4 outlines contributing factors relating to each indicator and activities planned to support future progress.

## **2019 TO 2023 STRATEGIC PLAN**

### **The Council approved *2019 to 2023 Strategic Plan* focuses on continuing to make progress on the Region's priorities**

On February 28, 2019, Council approved the [2019 to 2023 Strategic Plan](#). This plan builds on the success of the *2015 to 2019 Strategic Plan*, which set out to maintain balance between the delivery of services for growth and community supports, while pursuing operational and customer experience excellence and affirming a shared commitment to inclusion. York Region released an [introduction video](#) that provides an overview of the *2019 to 2023 Strategic Plan* available on [York.ca/StratPlan](http://York.ca/StratPlan). The Year 1 (2019) Progress Report is scheduled to be presented to Council in May 2020.

## **5. Financial**

Costs associated with the delivery of the *2015 to 2019 Strategic Plan* are aligned with the multi-year budget.

## **6. Local Impact**

The Region's *2015 to 2019 Strategic Plan* share many of the same goals expressed in local municipalities' plans. The progress made during the Region's four-year Strategic Plan continues to support this strong alignment to the strategic areas profiled in many of the local municipal plans.

## **7. Conclusion**

The Year 4 (2018) Progress Report is the fourth and final annual progress report associated with the *2015 to 2019 Strategic Plan*. The progress report provides Council with an update on how the Region is progressing towards meeting its strategic goals. The report includes achievements of the fourth and final Year 4 (2018) and the Region's significant progress

across the entire plan, with 85 per cent (38 of 45) of performance measures trending in the desired direction. It is recommended this report be circulated to local municipalities for their information.

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For more information on this report, please contact Krista South, Manager, Corporate Strategic Planning & Initiatives at 1-877-464-9675 ext. 71208. Accessible formats or communication supports are available upon request.

Approved for Submission: **Bruce Macgregor**  
Chief Administrative Officer

April 26, 2019  
Attachments (4)  
#9321098

# 2015 TO 2019 STRATEGIC PLAN: FROM VISION TO RESULTS FINAL YEAR 4 (2018) PROGRESS REPORT

## PERFORMANCE ACCOUNTABILITY

Considers York Region's specific contribution to the well being of our communities

<b>Performance Measure</b>	A measure of how well a Regional service is working to contribute to our communities' well being.
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**38** OF **45** = **85%** of Performance Measures Trending in the Desired Direction

\*Note: 3 Performance Measures have been removed from the overall tally due to (1) Performance Measure with data not available for reporting and (2) Performance Measures duplicated within the plan.



### ECONOMIC VITALITY

Performance Measure	Baseline 2014	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Baseline Trend
Increase percentage of business engagements resulting in business retention, expansion and attraction	32%	51%	44%	45%	37%	●
Increase percentage of business engagements with targeted business sectors	58%	67%	63%	73%	70%	●
Increase percentage of businesses in services-producing sector	81%	81%	81%	81%	81%	-
Increase number of road lane kilometres new and rehabilitated*	102 km	175 km	190 km	160 km	140 km	●
Increase number of rapidway lane kilometres *	6.0 km	8.7 km	8.7 km	12.3 km	12.3 km	●
Decrease average time on social assistance*	15.3 months	Data not available for reporting				
Increase percentage of employment land within 1 kilometre of 400-series highways	12.9%	11.5%	11.7%	13.4%	13.4%	●
Increase percentage of employment land within 500 metres of a transit stop	68%	68%	68%	68%	68%	-

**LEGEND**

● = Trending in the desired direction   ● = Not trending in the desired direction   - = Trend unchanged





## HEALTHY COMMUNITIES

Performance Measure	Baseline 2014	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Baseline Trend
Increase number of subsidized households	4,925	4,913	5,088	5,137	5,149	
Increase percentage of total housing stock medium/high density residential housing	24.7%	25.6%	26.3%	26.6%	27.4%	
Increase number of households that receive housing assistance	14,883	8,127	10,362	10,333	10,425	
Increase number of shelter beds	125	162	188	190	190	
Increase number of vaccines administered	47,212	33,143	38,498	53,806	50,235	
Maintain percentage of samples that meet Ontario drinking water standard	99.99%	99.99%	99.96%	99.93%	99.89%	
Increase number of bike lane and paved shoulder kilometres	324 km	362 km	398 km	433 km	463 km	
Maintain or grow number of individual and collective actions of the Human Services Planning Board	36	45	49	45	47	
Maintain per capita investment of the Community Investment Fund	5.37	5.23	4.85	4.57	4.75	
Decrease number of long term care residents transported to hospital	2,444	2,550	2,829	2,672	3,343	
Reduction in mental health crisis calls to 911	3,812	3,818	4,334	4,876	5,042	

### LEGEND



= Trending in the desired direction



= Not trending in the desired direction



= Trend unchanged



## SUSTAINABLE ENVIRONMENT

Performance Measure	Baseline 2014	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Baseline Trend
Increase number of road lane kilometres new and rehabilitated*	102 km	175 km	190 km	160 km	140 km	●
Increase number of traffic signals reviewed and optimized annually	356	437	591	694	702	●
Increase number of rapidway lane kilometres*	6.0 km	8.7 km	8.7 km	12.3 km	12.3 km	●
Maintain percentage of treated water returned to environment within regulated standards	99.99%	99.99%	99.99%	99.97%	100.00%	●
Reduce quantity of inflow and infiltration in Regional and local wastewater systems	8.61 MLD	9.60 MLD	11.60 MLD	17.60 MLD	19.60 MLD	●
Measure percentage of capital budget spent on renewal/asset management	*Refer to 2018 Budget Book (as approved at Council December 14, 2017)					●
Increase percentage of solid waste diverted from landfill	85%	87%	91%	93%	94%	●
Decrease average residential water demand	200	200	199	187	194	●
Increase percentage of new (residential) development located in Regional Centres and Corridors	28.25%	24.64%	21.54%	9.30%	32.23%	●
Increase percentage of new non-residential (commercial office) development located in Regional Centres and Corridors	95.90%	68.90%	100.00%	0%	0%	●
Maintain percentage of York Region land subject to environmental protection policies	2006 39%	2011 50%	2016 50%	2020 TBD	2024 TBD	●
Increase transit ridership per capita	22.4	21.4	20.7	20.8	20.0	●
Increase number of trees and shrubs planted annually through the Regional Greening Strategy programs	91,698	94,637	93,188	85,464	101,122	●
Increase number of hectares of environmental lands secured through the Regional Greening Strategy programs	426.0 ha	500.0 ha	541.0 ha	564.1 ha	596.6 ha	●

### LEGEND



= Trending in the desired direction



= Not trending in the desired direction



= Trend unchanged



## GOOD GOVERNMENT

Performance Measure	Baseline 2014	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Baseline Trend
Increase number of staff using the Customer Relationship Management technology system	260	458	572	793	863	●
Increase number of services available online	7	14	14	28	28	●
Increase number of data sets available online	113	131	156	177	214	●
Increase number of social media followers	33,295	48,198	66,280	75,380	84,341	●
Increase percentage of business continuity plans tested annually	2%	25%	70%	95%	100%	●
Increase reserve to debt ratio	0.67	0.73	0.79	0.86	0.99	●
Maintain high credit rating	Aaa / AA+	Aaa / AA+	Aaa / AA+	Aaa / AA+	Aaa / AA+	●
Increase percentage of invoices paid within 30 days	49%	48%	50%	54%	59%	●
Increase contribution to asset replacement and rehabilitation as percentage of replacement value	1.31%	1.32%	1.78%	2.29%	2.41%	●
Increase percentage of assets with real condition assessment data	**Refer to 2018 Corporate Asset Management Plan (as received at Council May 17, 2018)					●
Maintain criteria to achieve top employer recognition(s)	✓	✓	✓	✓	✓	●
Increase number of corporate-wide call types (Regional programs – Customer-relationship management sub-categories) handled by Access York	239	239	245	310	322	●
Increase number of visits to Regional websites	14.18 Mil	12.59 Mil	11.41 Mil	11.24 Mil	10.83 Mil	●
Increase percentage of Formal Freedom of Information Requests handled within 30 days	85.0%	90.8%	90.0%	89.0%	91.7%	●
Measure leadership and management skills gap index (Skills competency expected)	-	-	-	-	85%	●

### LEGEND



= Trending in the desired direction



= Not trending in the desired direction



= Trend unchanged

## 2015 to 2019 Strategic Plan Final Year 4 (2018) Progress Report

### **Key Regional Performance Measures**

#### Exception Report Summary

Seven (7) of 45 (15 per cent) of the Strategic Plan's performance measures' baseline trends were not trending in the desired direction (see Attachment 1):

- Number of households that receive housing assistance
- Maintain per capita investment of the Community Investment Fund
- Number of long term care residents transported to hospital
- Number of mental health crisis calls to 911
- Percentage of new non-residential (commercial office) development located in Regional Centres and Corridors
- Number of transit ridership per capita
- Number of visits to Regional websites

Contributing factors for the performance of each of these measures detailed below.

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## **HEALTHY COMMUNITIES**

### **Number of households that receive housing assistance**

The number of households that receive housing assistance has declined since 2014. York Region's Community and Health Services Department delivers a range of programs and services for individuals and families who are homeless, at risk of becoming homeless, or need affordable rent. Rent subsidies help with housing affordability because they bridge the gap between rent that a low income household pays (generally 30 per cent of gross household income), and actual market rent for a unit. Demand for these programs is impacted by the cost of housing, incomes increasing at a slower rate than the cost of living and changes in employment.

Programs delivered include:

- Rent Subsidy Programs
- Housing Stability Program
- Homelessness Prevention Program
- CHPI Rent and Energy
- Emergency Housing and Housing with Supports

## **Maintain per capita investment of the Community Investment Fund**

The per capita investment in the Community Investment Fund is a key Regional performance measure in the *2015 to 2019 Strategic Plan* to measure strengthening the Region's network of human services to support people in achieving their potential.

The 2018 budget for the Community Investment Fund was \$5,683,711, which is a per capita investment of \$4.75. The reduction in per capita investment funding compared to 2014 was a result of an increasing York Region population (estimated at 1,196,559 as of December 2018).

## **Number of long term care residents transported to hospital**

There are a number of reasons the number of long term care residents transported to hospitals has increased. A rapidly aging population and higher acuity level of residents impacts the number of long term care residents transported to hospital by paramedics. As a result of long wait times for long term care beds, many residents admitted into long term care are frail, elderly, and more likely to require acute care.

This measure includes all 46 long term care homes in the Central Local Health Integration Network (CLHIN); not just the two homes operated by the York Region. Paramedic Services have little to no control over this performance measure.

As identified in the *Ambulance Act*, which governs the provision of Emergency Health Services in Ontario, paramedics are largely restricted to stabilizing patients and transporting them to the nearest hospital emergency department. Under the current framework, there is little paramedics can do to reduce the volume of emergency department transports.

## **Number of mental health crisis calls to 911**

Mental health crisis calls for services to York Regional Police include calls for emotionally disturbed persons and attempt suicides. The data is based on reports where mental health was the primary issues. Reports where there was a criminal offence or other factors may not be included.

Over the past few years, there has been an increasing awareness on the part of society regarding the prevalence of mental health issues. The enormous impact of mental health issues on society, families and the economy is becoming better understood, increasingly talked about, and a higher priority for governments.

A *2015 to 2019 Strategic Plan* performance measure guiding the objective of protecting public health is the number of mental health crisis calls to 911. The number of mental health crisis calls to 911 has continued to rise. Factors contributing to the increase in mental health crisis calls include population growth, aging population, increasing public awareness, and increasing number of residents with more complex mental health needs. As emergency responders, police respond to persons in crisis around the clock when other supporting services may not be available.

To address this, York Region and York Regional Police have worked together to develop new mental health initiatives:

- **Mental Health Matters** is an initiative that creates awareness and better integrates services to meet client needs. Mental Health Matters builds capacity among staff to identify mental health issues and connect clients in crisis to the right service. To support better coordinated services for residents

experiencing mental health and/or addictions crisis, York Region, York Regional Police and community stakeholders have taken the following steps:

- Implemented a Rapid Response Table provides support to residents who are at increased risk of crisis, primarily because of mental health and/or addictions crisis. This table is comprised of representatives from multiple community agencies such as Canadian Mental Health Association, York Support Services Network, Children’s Aid Society, Streamline Access, Southlake Health Centre, LOFT and Addiction Services of York Region.
- Working on a Mental Health and Addictions Hub that will serve as an alternative to hospital emergency departments for people in mental health and/or addictions crisis by providing crisis and stabilization beds; rapid access to psychiatry, rapid addictions management, withdrawal management beds; physical health supports and connections to community mental health and/or addictions supports.
- **Mental Health Support Teams** are York Regional Police mobile outreach units consisting of a plain clothes police officer and a mental health crisis worker. The teams provide crisis assessments, crisis intervention, support and referrals to affected individuals and/or their families.

These initiatives help to better link efforts, coordinate services and achieve better outcomes for clients with mental health challenges.



## SUSTAINABLE ENVIRONMENT

### **Percentage of new non-residential (commercial office) development located in Regional Centres and Corridors**

This measure identifies the percentage of new non-residential development (commercial office development) located in Regional Centres and Corridors. York Region’s Centres include Newmarket Centre, Richmond Hill / Langstaff Gateway Centre, Vaughan Metropolitan Centre and Markham Centre. York Region’s Corridors include Highway 7, Yonge Street, and portions of Davis Drive and Green Lane.

The percentage of new office development in Regional Centres and Corridors fluctuates from year-to-year. In 2017 and 2018, no new office commercial development permits were issued in Regional Centres and Corridors, however two new buildings were completed accounting for 175,000 square feet of new office commercial space. The Regional Office Market Attraction campaign will be reflected in future reporting years. External factors that affect this curve are macro economic trends, cost of development, and financial viability.

Despite the lack of new permits for 2017 and 2018, Centres and Corridors employment rose by over 5,000 jobs for the second straight year. From 2017 to 2018, over 5,280 new jobs were added in the centres and corridors, representing a 4.3 per cent increase which is higher than the 2.4 per cent job increase observed Region-wide. Many of these added jobs moved into existing and recently constructed office buildings, including the KPMG building in Vaughan Metropolitan Centre which is now fully leased.

## **Number of transit ridership per capita**

The number of transit ridership per capita decreased in 2018. Ridership was impacted by construction happening on the Region's busiest corridors. The number of transit riders across the York Region Transit system remained stable in 2018 reaching 22.2 million riders.

In 2018, an additional 3.4 million riders at stations on the TTC Line 1 Subway extension in York Region.

York Region Transit routes servicing the TTC Line 1 Subway extension carried an additional 37,000 travellers throughout the year. High ridership routes operating in key Regional corridors under construction, such as Yonge Street, Bathurst Street and Highway 7 West, saw a reduction of 730,735 trips, or approximately 285,443 revenue riders. A similar trend was experienced along Highway 7 East and Davis Drive during rapidway construction. Experience shows that ridership returns within one year following construction completion, and growth occurs in the second year and beyond.

The Regional road network continues to be under pressure due to significant growth across York Region. To manage this demand on our Regional roads, highways and transit system, the Region is continuing to focus providing mobility for all modes of travel (walking, cycling, transit as well as auto uses) through improved transit services, development of complete and walkable communities, improved network infrastructure as well as promoting active transportation through the provision of cycling infrastructure.



## **Number of visits to Regional websites**

A 2015 to 2019 *Strategic Plan* performance measure guiding the objective of making it easier to access Regional information and services is the number of visits to Regional websites. To be consistent with the Municipal Benchmarking Network Canada (MBNCanada) definition, data for this measure is reported by total pageviews to: [york.ca](http://york.ca), [yrt.ca](http://yrt.ca) and [vivanext.com](http://vivanext.com).

The number of website pageviews has been decreasing since 2014. For each of the three municipal websites, growth is not anticipated based on industry trends. The goal for each of the websites is to maintain current web traffic as introduction of social media channels, real-time alerts and mobile applications continue to gain traction. Residents can easily access York Region information through York Region's mobile app and the YRT/Viva mobile app.

To better reflect measuring ease in access to Regional information and services, the Region also tracks the number of social media followers (see Attachment 1), which has shown steady growth in audience and engagement since 2014.

# 2015 TO 2019 STRATEGIC PLAN: FROM VISION TO RESULTS FINAL YEAR 4 (2018) PROGRESS REPORT

## COMMUNITY ACCOUNTABILITY

Considers a collective contribution to the well-being of our communities

<b>Community Indicator</b>	A measure that helps quantify the achievement of a Community Result Area. Multiple partners are involved in improving results of Community Indicators.
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Community Indicators profile the community's efforts in working towards *Vision 2051*.



### ECONOMIC VITALITY

Community Indicator	Baseline Trend	Community Indicator	Baseline Trend																				
Percentage of labour force live and work in York Region Data Source: StatisticsCanada (National Household Survey)	●	Unemployment rate Data Source: York Region staff calculation based on Statistics Canada Census Data (Labour Force Survey, Special Tabulation)	●																				
<table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th>2001</th> <th>2006</th> <th>2011</th> <th>2016</th> </tr> </thead> <tbody> <tr> <td>54.1%</td> <td>55.7%</td> <td>55.4%</td> <td>57.6%</td> </tr> </tbody> </table>		2001	2006	2011	2016	54.1%	55.7%	55.4%	57.6%	<table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th>2014</th> <th>2015</th> <th>2016</th> <th>2017</th> <th>2018</th> </tr> </thead> <tbody> <tr> <td>6.2%</td> <td>5.8%</td> <td>5.8%</td> <td>5.4%</td> <td>4.8%</td> </tr> </tbody> </table>		2014	2015	2016	2017	2018	6.2%	5.8%	5.8%	5.4%	4.8%		
2001	2006	2011	2016																				
54.1%	55.7%	55.4%	57.6%																				
2014	2015	2016	2017	2018																			
6.2%	5.8%	5.8%	5.4%	4.8%																			
Number of businesses per 100,000 population Data Source: Statistics Canada Canadian Business Patterns	●	Percentage of businesses in services-producing sector Data Source: Statistics Canada Canadian Business Patterns	-																				
<table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th>2014</th> <th>2015</th> <th>2016</th> <th>2017</th> <th>2018</th> </tr> </thead> <tbody> <tr> <td>4,347</td> <td>4,386</td> <td>4,436</td> <td>4,426</td> <td>4,403</td> </tr> </tbody> </table>		2014	2015	2016	2017	2018	4,347	4,386	4,436	4,426	4,403	<table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th>2014</th> <th>2015</th> <th>2016</th> <th>2017</th> <th>2018</th> </tr> </thead> <tbody> <tr> <td>81%</td> <td>81%</td> <td>81%</td> <td>81%</td> <td>81%</td> </tr> </tbody> </table>		2014	2015	2016	2017	2018	81%	81%	81%	81%	81%
2014	2015	2016	2017	2018																			
4,347	4,386	4,436	4,426	4,403																			
2014	2015	2016	2017	2018																			
81%	81%	81%	81%	81%																			
Percentage of population completed post-secondary education Data Source: York Region staff calculation based on Statistics Canada Census Data	●	Average household income Data Source: Statistics Canada	●																				
<table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th>1996</th> <th>2001</th> <th>2006</th> <th>2011</th> <th>2016</th> </tr> </thead> <tbody> <tr> <td>35.3%</td> <td>54.2%</td> <td>67.1%</td> <td>70.2%</td> <td>70.0%</td> </tr> </tbody> </table>		1996	2001	2006	2011	2016	35.3%	54.2%	67.1%	70.2%	70.0%	<table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th>2014</th> <th>2015</th> <th>2016</th> <th>2017</th> <th>2018</th> </tr> </thead> <tbody> <tr> <td>\$120,107</td> <td>\$122,446</td> <td>\$124,283</td> <td>\$126,607</td> <td>\$129,139</td> </tr> </tbody> </table>		2014	2015	2016	2017	2018	\$120,107	\$122,446	\$124,283	\$126,607	\$129,139
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\$120,107	\$122,446	\$124,283	\$126,607	\$129,139																			

**LEGEND**

● = Trending in the desired direction    ● = Not trending in the desired direction    - = Trend unchanged





# HEALTHY COMMUNITIES

Community Indicator	Baseline Trend	Community Indicator	Baseline Trend																				
Percentage of households spending 30 per cent or more of income on housing costs <small>Data Source: York Region staff calculation based on Statistics Canada Census Data</small>	●	Percentage of survey respondents that think housing affordability is a problem <small>Data Source: Community Opinion Polling</small>	●																				
<table border="1"> <thead> <tr> <th>2001</th> <th>2006</th> <th>2011</th> <th>2016</th> </tr> </thead> <tbody> <tr> <td>28.5%</td> <td>29.6%</td> <td>28.5%</td> <td>31.4%</td> </tr> </tbody> </table>		2001	2006	2011	2016	28.5%	29.6%	28.5%	31.4%	<table border="1"> <thead> <tr> <th>2013</th> <th>2015</th> <th>2016</th> <th>2017</th> <th>2018</th> </tr> </thead> <tbody> <tr> <td>70%</td> <td>85%</td> <td>90%</td> <td>87%</td> <td>81%</td> </tr> </tbody> </table>		2013	2015	2016	2017	2018	70%	85%	90%	87%	81%		
2001	2006	2011	2016																				
28.5%	29.6%	28.5%	31.4%																				
2013	2015	2016	2017	2018																			
70%	85%	90%	87%	81%																			
Percentage of the population aged 12 and older who reported 'very strong' or 'somewhat strong' sense of community belonging <small>Data Source: Statistics Canada (Canadian Community Health Survey)</small>	●	Percentage of samples that meet Ontario drinking water standard (Ontario Chief Drinking Water Inspector annual rating) <small>Data Source: Ontario Chief Drinking Water Inspector's Annual Report Summary</small>	●																				
<table border="1"> <thead> <tr> <th>2013</th> <th>2014</th> <th>2015</th> <th>2016</th> <th>2017</th> </tr> </thead> <tbody> <tr> <td>64%</td> <td>68%</td> <td>68%</td> <td>69%</td> <td>73%</td> </tr> </tbody> </table>		2013	2014	2015	2016	2017	64%	68%	68%	69%	73%	<table border="1"> <thead> <tr> <th>2014</th> <th>2015</th> <th>2016</th> <th>2017</th> <th>2018</th> </tr> </thead> <tbody> <tr> <td>99.99%</td> <td>99.99%</td> <td>99.96%</td> <td>99.93%</td> <td>99.89%</td> </tr> </tbody> </table>		2014	2015	2016	2017	2018	99.99%	99.99%	99.96%	99.93%	99.89%
2013	2014	2015	2016	2017																			
64%	68%	68%	69%	73%																			
2014	2015	2016	2017	2018																			
99.99%	99.99%	99.96%	99.93%	99.89%																			
Number of Mental Health Act apprehensions per 100,000 population <small>Data Source: York Regional Police Statistics Section</small>	●	Total crime rate per 100,000 population <small>Data Source: York Regional Police Statistical Report</small>	●																				
<table border="1"> <thead> <tr> <th>2014</th> <th>2015</th> <th>2016</th> <th>2017</th> <th>2018</th> </tr> </thead> <tbody> <tr> <td>163.88</td> <td>163.25</td> <td>167.2</td> <td>192.95</td> <td>215.87</td> </tr> </tbody> </table>		2014	2015	2016	2017	2018	163.88	163.25	167.2	192.95	215.87	<table border="1"> <thead> <tr> <th>2014</th> <th>2015</th> <th>2016</th> <th>2017</th> <th>2018</th> </tr> </thead> <tbody> <tr> <td>2,705</td> <td>2,847</td> <td>2,897</td> <td>3,009</td> <td>3,246</td> </tr> </tbody> </table>		2014	2015	2016	2017	2018	2,705	2,847	2,897	3,009	3,246
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2,705	2,847	2,897	3,009	3,246																			

## LEGEND

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# SUSTAINABLE ENVIRONMENT

Community Indicator	Baseline Trend	Community Indicator	Baseline Trend																				
Percentage of daily trips by mode of transportation (automobile) Data Source: Transportation Tomorrow Surveys	●	Percentage of land area forest cover Data Source: Air photography Analysis	●																				
<table border="1"> <thead> <tr> <th>2001</th> <th>2006</th> <th>2011</th> <th>2016</th> </tr> </thead> <tbody> <tr> <td>87%</td> <td>86%</td> <td>86%</td> <td>84%</td> </tr> </tbody> </table>		2001	2006	2011	2016	87%	86%	86%	84%	<table border="1"> <thead> <tr> <th>2012</th> <th>2015</th> <th>2016</th> <th>2017</th> <th>2018</th> </tr> </thead> <tbody> <tr> <td>22.8%</td> <td>23.2%</td> <td>23.2%</td> <td>23.2%</td> <td>23.2%</td> </tr> </tbody> </table>		2012	2015	2016	2017	2018	22.8%	23.2%	23.2%	23.2%	23.2%		
2001	2006	2011	2016																				
87%	86%	86%	84%																				
2012	2015	2016	2017	2018																			
22.8%	23.2%	23.2%	23.2%	23.2%																			
Average residential water demand (litres/capita/day) Data Source: Long Term Water Conservation Strategy Annual Report	●	Survey respondents rating of single most important local issue (transportation) Data Source: Community Opinion Polling	●																				
<table border="1"> <thead> <tr> <th>2014</th> <th>2015</th> <th>2016</th> <th>2017</th> <th>2018</th> </tr> </thead> <tbody> <tr> <td>200</td> <td>200</td> <td>199</td> <td>187</td> <td>194</td> </tr> </tbody> </table>		2014	2015	2016	2017	2018	200	200	199	187	194	<table border="1"> <thead> <tr> <th>2014</th> <th>2015</th> <th>2016</th> <th>2017</th> <th>2018</th> </tr> </thead> <tbody> <tr> <td>50%</td> <td>52%</td> <td>44%</td> <td>51%</td> <td>48%</td> </tr> </tbody> </table>		2014	2015	2016	2017	2018	50%	52%	44%	51%	48%
2014	2015	2016	2017	2018																			
200	200	199	187	194																			
2014	2015	2016	2017	2018																			
50%	52%	44%	51%	48%																			
Average travel time Data Source: The Greater Golden Horseshoe Travel Demand Model (IBI Group)	●	Percentage solid waste diverted from landfill Data Source: Annual Diversion Report - Solid Waste Management	●																				
<table border="1"> <thead> <tr> <th>2011</th> <th>2016</th> </tr> </thead> <tbody> <tr> <td>30.2 mins</td> <td>31.4 mins</td> </tr> </tbody> </table>		2011	2016	30.2 mins	31.4 mins	<table border="1"> <thead> <tr> <th>2014</th> <th>2015</th> <th>2016</th> <th>2017</th> <th>2018</th> </tr> </thead> <tbody> <tr> <td>85%</td> <td>87%</td> <td>91%</td> <td>93%</td> <td>94%</td> </tr> </tbody> </table>		2014	2015	2016	2017	2018	85%	87%	91%	93%	94%						
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85%	87%	91%	93%	94%																			

## LEGEND



= Trending in the desired direction



= Not trending in the desired direction

— = Trend unchanged



# GOOD GOVERNMENT

Community Indicator	Baseline Trend	Community Indicator	Baseline Trend
Percentage of resident satisfaction level with Regional government Data Source: Community Opinion Polling	●	Number of Top Employer Recognition(s) achieved	●



2014	2015	2016	2017	2018
74%	83%	86%	78%	75%

Community Indicator	Baseline Trend
Percentage of resident satisfaction level with ability to access Regional services Data Source: Community Opinion Polling	●



2013	2015	2016	2017	2018
46%	54%	46%	55%	41%

Community Indicator	Baseline Trend
Survey respondents quality of life approval rating Data Source: Community Opinion Polling	●



2014	2015	2016	2017	2018
92%	90%	91%	92%	89%



## LEGEND



= Trending in the desired direction



= Not trending in the desired direction



= Trend unchanged

## 2015 to 2019 Strategic Plan Final Year 4 (2018) Progress Report

### Community Indicators

#### Exception Report Summary

Long term trends of seven community indicators have not been trending in the desired direction (see Attachment 3):

- Percentage of households spending 30 per cent or more of income on housing costs
- Percentage of survey respondents that think housing affordability is a problem
- Number of Mental Health Act apprehensions per 100,000 population
- Total crime rate per 100,000 population
- Average travel time
- Survey respondents quality of life approval rating
- Percentage of resident satisfaction level with ability to access Regional services

Contributing factors for each of these indicators is detailed below.

---



### HEALTHY COMMUNITIES

#### **Percentage of households spending 30 per cent or more of income on housing costs**

This measure identifies percentage of households spending greater than 30 per cent of pre-tax household income on housing. Housing costs affect disposable income, access to jobs, health status, and general inclusion in society. A household paying 30 per cent or more of its pre-tax income for housing is considered to have affordability problems.

#### **Percentage of survey respondents that think housing affordability is a problem**

This indicator is part of York Region's annual polling of 400 York Region residents and reflects how residents feel about housing affordability in York Region.

In 2018, 81 per cent of residents surveyed felt that housing affordability was a problem in York Region. Despite the most recent improvements from 2015 (85 per cent), 2016 (90 per cent) and 2017 (87 per cent), this indicator is not trending in the desired direction because it is 11 per cent above the 2013 result of 70 per cent.

## **Number of *Mental Health Act* apprehensions per 100,000 population**

The *Ontario Mental Health Act* allows a police officer to apprehend individuals where reasonable grounds exist to believe an individual is at risk of harm to self or others, or appears to have self-care deficits and appears to be suffering from a mental disorder.

York Regional Police are apprehending more people than before and taking them to hospital under the *Mental Health Act*. Several factors that influence the increasing number of Mental Health Act apprehensions include population growth, budgetary constraints resulting in an impact to availability of mental health support services, increasing public awareness, increasing number of residents with more complex mental health needs, and police officers responding to persons in crisis around the clock when support services may not be available. Another contributing factor may be that people experiencing mental health challenges do not consistently accept assistance from mental health support services, which may result in an emergency service response instead when a crisis occurs.

York Region and York Regional Police have worked together to develop mental health initiatives including the York Regional Police Mental Health Support Teams. These are York Regional Police mobile outreach units consisting of a plain clothes police officer and a mental health crisis worker. In 2018, calls for service responded to by the York Regional Police Mental Health Support Team had an apprehension rate of 20 per cent of the calls attended, compared to 53 per cent apprehension rate of the calls uniform officers were attending alone without Mental Health Support Team's participation in the call.

## **Total crime rate per 100,000 population**

Offences that make up the total crime rate include violent crime, property crime and other Criminal Code offences (excluding traffic). Criminal Code driving offences such as impaired driving are not included. This indicator is used to determine if there have been changes in criminal activity over time. Changes to the law, standards or law enforcement practices can have an impact on crime rates.

The crime rate in York Region has been experiencing small yearly increases since 2015 after several years of decreasing crime rates. This is consistent with crime trends across Canada where the national crime rate has also been on the increase since 2015. In 2018, there was an increase of 7.9 per cent from 2017. Top offences that influenced the crime rate in 2018 include Theft \$5,000 or under (24.7 per cent), Assault (11.2 per cent), and Fraud (10.8 per cent). The increase in reported fraud incidents may have been influenced by enhanced public awareness of financial scams, identity theft and fraud.

Although an increase in our crime rate was experienced in 2018, our members continue to be dedicated to the progressive delivery of crime prevention, law enforcement, and community safety initiatives. These efforts to ensure the safety of our citizens, businesses and communities would not be possible without the continued support of our Police Service Board, Regional and Local Councils, community leaders and our community partners. To learn more on York Region crime rates and trends, see the [York Regional Police Business Plan 2017 – 2019](#) and [2018 Statistical Report](#).



## **SUSTAINABLE ENVIRONMENT**

### **Average travel time**

This indicator identifies the estimated average automobile travel time in minutes during the morning rush hour. Over time, it is anticipated that residents in York Region will continue to experience longer travel times to work if they continue to choose to drive during rush hours. The time spent due to traffic

congestion has a negative impact on the Region's residents and businesses. The increase in travel time by car is a reflection of increased traffic not only in York Region but throughout the Greater Toronto Area.

In the 2016 Transportation Tomorrow Survey, it was shown that the average travel distance by car is also increasing for commuters starting their trips in York Region. This trend is similar in other neighboring regional municipalities. The increase of distance travelled by car also contributes to the increased trend in higher average travel times.

Through ongoing record investments in transportation, York Region will continue to offer residents and businesses with improved travel options including improved roads and transit services for travel during rush hours.



### **Survey respondents' quality of life approval rating**

This indicator is part of York Region's annual polling of 400 York Region residents which has historically found that York Region maintains a high quality of life for its residents.

Views regarding the quality of life in York Region have remained consistently high and very positive with results of 92 per cent (2014), 90 per cent (2015), 91 per cent (2016), and 92 per cent (2017).

In 2018, almost nine out of ten residents (89 per cent) felt that they enjoy either an excellent or good quality of life. While this is three per cent below the 2014 baseline (92 per cent), it is on par since York Region began tracking this indicator in the early 2000's (average result of 90 per cent).

From 2014 to 2018, residents have cited low crime rate, the vitality of their neighbourhoods, open spaces, and being able to walk to their destinations as key elements that contribute to the high quality of life in York Region.

### **Percentage of resident satisfaction level with ability to access Regional services**

This indicator is part of York Region's annual polling of 400 residents and is only based on a possible 112 residents who have claimed to have used a York Region service.

In 2018, 41 per cent of York Region residents were satisfied with their ability to access York Region services. This indicator is five per cent below the 2013 baseline (46 per cent) with fluctuating results of 54 per cent (2015), 46 per cent (2016), and 55 per cent (2017).

This community indicator was not a part of York Region's annual polling in 2014 and its fluctuation requires monitoring moving forward.

May 17, 2019

Ms. Lisa Lyons  
Director of Legislative Services/Town Clerk  
Town of Newmarket  
395 Mulock Drive, P.O. Box 328  
Newmarket, ON L3Y 4X7

Dear Ms. Lyons:

**Re: 2018 YorkInfo Partnership Annual Report**

On May 16, 2019 Regional Council adopted the following recommendation:

1. The Regional Clerk forward this report to the local municipalities, school boards and conservation authorities for information.

The original staff report is enclosed for your information.

Please contact John Houweling, Director, Data, Analytics and Visualization Services Branch at 1-877-464-9675 ext. 71529 if you have any questions with respect to this matter.

Sincerely,



Christopher Raynor  
Regional Clerk

Attachment

# The Regional Municipality of York

Committee of the Whole  
Finance and Administration  
May 9, 2019

Report of the Commissioner of Corporate Services

## 2018 YorkInfo Partnership Annual Report

### 1. Recommendation

The Regional Clerk forward this report to the local municipalities, school boards and conservation authorities for information.

### 2. Summary

The purpose of this annual report is to inform Council of the leadership role the YorkInfo Partnership program provides in building data and analytics capacity across all Partner organizations. The program is led by the Region and consists of the nine local municipalities, two conservation authorities and two school boards. What began as a Partnership to understand the value of Geographic Information Systems (GIS), quickly became well-established with all members working together to build and leverage their collective investment in data, people and technology.

The report includes a background on the Partnership, a status on the projects in the 2015 – 2018 work plan and the 2019 – 2020 work plan.

Key Points:

- The YorkInfo Partnership has been in existence since 1996 and has a track record of delivering cost savings, creating efficiencies and modernizing service delivery.
- An approved multiyear work plan aligns 14 organizations around common goals across 4 projects and 12 knowledge sharing workshops.
- High impact projects support delivery of Asset Management, Municipal Comprehensive Review, Growth and Development Tracking and Open Data.
- Partners have access to data and analytics courses delivered through the York Region Digital Academy.
- The focus of the Partnership is on increasing data literacy and building data and analytics capacity within partner organizations.



### 3. Background

#### **The YorkInfo Partnership is a collaboration amongst the York Region Municipalities and Public Agencies**

In 1996, York Region established a formal Partnership called the [YorkInfo Partnership](#) that has been learning, building and sharing data. The program is led by the Region and consists of the nine local municipalities, two conservation authorities and two school boards. What began as a Partnership to understand the value of Geographic Information Systems (GIS), became well-established with all members working together to build and leverage their collective investment in data, people and technology. The program has evolved to capitalize on emerging data and analytics trends and capabilities and Partners collaborate to find cost savings, create efficiencies and modernize service delivery.

#### **The YorkInfo Partnership has an award winning track record of providing innovation, reducing duplication and realizing cost savings**

The Partnership is one of the first of its kind in Canada. Since inception, the Partnership has produced several “firsts” and award-winning innovations, including:

- Acquired the first GTA wide aerial imagery and terrain data. Multiyear contracts for an updated aerial imagery agreement saving Partners 50% of the costs in data capture and processing. As a result data is available back to 1954.
- Implemented the All-Pipes program enabling the mapping of water / wastewater infrastructure of the Region to be treated as a single network regardless of ownership. This program is critical for asset management and delivers cost avoidance of over \$150K / year. The program won the URISA Exemplary Systems in Government award in 2015.
- Launched the self-serve data depot allowing consultants and partners 24/7 access to the data without staff intervention. This saves hundreds of staff hours annually and won the 2016 GTEC award for Excellence in Municipal Systems.
- Deployed an Open Data program sharing data online for residents. By connecting Open Data systems, partners create one window access to data therefore enhancing the customer experience. Partners feed data in to applications such as Google, Yelp and Waze and interacting with residents in new and innovative ways to improve how they live and travel in and through the Region. The program won the 2018 award for Innovation at the Canadian Open Data Summit.
- Piloted a Data Co-operative project and online engagement hub for the Region’s Municipal Comprehensive Review to update the Regional Official Plan allowing for planning related data to be shared between regional and local planning staff. The project won the 2019 URISA Best Public Sector GIS award.

## **A well-defined governance structure and joint development of a multi-year work plan ensures accountability**

The Partnership is a group of data and analytics professionals that work together for the common good. Work planning is a collaborative process to review and align Partner priorities to find common projects and shared workshops to support building capacity and helping partners attain their goals.

The Partnership's governance structure promotes accountability and resourcing to deliver desired results and realize benefits associated with collaborative opportunities. The Partnership's proven success has led to increased buy-in and support from senior management across the Partnership.

The Partnership reports annually to the local Chief Administrative Officers and consists of an Executive Board (comprised of Directors and Chief Information Officers) that set the vision and direction and a Coordinating Committee (comprised of Managers, Coordinators and Analysts) that deliver projects.

## **4. Analysis**

### **Pooling resources helped ensure staff delivered projects in the 2016 – 2018 work plan**

The 2016 - 2018 work plan was comprised of 11 projects that support the provision of responsive and efficient public service. Participation in projects is based on the interest and value to the organization and ability to contribute. Projects were augmented with informal workshops, formal training and ad-hoc collaborations that occurred between partners to help each other grow their program.

Highlighted projects in 2017 and 2018:

- Expanded the All Pipes infrastructure mapping program to incorporate a stormwater data model that increased efficiencies in how water / wastewater infrastructure is managed in a two tier municipal delivery model
- Piloted a Digital Plan Upload portal to automate digital drawing submissions resulting in increased time savings and standardizing the planning and engineering intake process
- Interactive workshops to share knowledge and best practices around Asset Management, Growth and Development Tracking and MPAC usage and restrictions.
- Delivered over 100 courses provided to more than 500 Partnership staff since 2005 saving Partner organizations over \$200,000 in training costs.

## **Partnerships create a unified voice and increase purchasing power**

A benefit of having 14 partners working together is the strong unified voice that it creates. That unified voice increases purchasing power and lowers costs. As a result of pooling resources, Partners now have access to historical aerial imagery dating back to 1954 – greatly enhancing understanding of change across the Region. Over the next three years, we will jointly purchase 10cm aerial imagery and as well as highly accurate LiDAR data. Light Detection and Ranging (LiDAR) is a high precision three dimensional dataset that supports analysis of assets, floodplains and forest canopy coverage. These data will add significant value to the planning and delivery of many of the partners programs.

The culture of collaboration provides benefits to the taxpayer by creating a common base of understanding, a single source of trusted data and a reduction in duplication in effort.

## **A new work plan establishes priorities for 2019 and 2020**

Partners have identified four data and analytics projects to be delivered over the next two years. These projects will set a new foundation for how data is collected, organized and shared with each other and the public. Twelve workshops will be held to help members understand emerging trends in data and analytics. The Partnership will continue to evaluate further opportunities for joint data and technology acquisition.

By 2020, the Partnership will:

**Formalize a “Data Co-operative” and move to an Open by Default policy between Partners for data sharing.** The Data Co-operative is a network for collaboration and allows Partners to share their trusted data, applications and work with other Partners through a legal framework, governed with appropriate access. The project currently supports the Municipal Comprehensive Review enabling Planners to share critical data in near real time to help make data informed decisions about the update to the official plan.

**Inform decision making by acquiring new data sources.** The Partnership has partnered with the City of Toronto to purchase the LiDAR dataset at a reduced cost. The outcomes will be available to all partners to implement in their programs.

**Release more data online and make it easier to access.** Open Data is a Regional strategic plan priority area and the Partnership is focussed on making more data available for the residents and businesses to use. This project will upgrade technology and connect Partner Open Data sites so that, regardless of the point of entry, users can receive the data they need from the source they desire.

**Make it easier and faster to process digital data supplied by developers.** The Digital Plan Upload portal will be further deployed to accept Planning and Engineering digital drawing submissions and integrate with the YorkTrax development system.

## 5. Financial

The funding to support the YorkInfo Partnership has been included in the Data, Analytics and Visualization Services 2019 budget. Partner organizations share the cost of acquiring data sets resulting in cost savings to all Partners. Two examples are the annual acquisition of aerial imagery and the agreement negotiated with Teranet Enterprise Inc. Enterprise Licence Agreements. The Region's Digital Academy training program also provides training to Partner organizations at no charge.

## 6. Local Impact

All nine local municipalities are members of the YorkInfo Partnership. Together with the Region, they benefit from enterprise license agreements, technology pilots, training and knowledge sharing providing efficiencies and value to residents and businesses.

## 7. Conclusion

The YorkInfo Partnership has a 23 year history of delivering results and has evolved to focus on data and analytics. The program promotes a culture of sharing, provides significant cost savings and focusses on finding efficiencies in how joint projects are selected and delivered.

---

For more information on this report, please contact John Houweling, Director Data, Analytics and Visualization Services Branch at 1-877-464-9675 ext. 71529. Accessible formats or communication supports are available upon request.

Recommended by: **Dino Basso**  
Commissioner of Corporate Services

Approved for Submission: **Bruce Macgregor**  
Chief Administrative Officer

April 25, 2019

May 17, 2019

Ms. Lisa Lyons  
Director of Legislative Services/Town Clerk  
Town of Newmarket  
395 Mulock Drive, P.O. Box 328  
Newmarket, ON L3Y 4X7

Dear Ms. Lyons:

**Re: Criteria for Prospective Service Migration**

On May 16, 2019 Regional Council adopted the following recommendation:

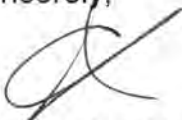
1. The Regional Clerk share this report and attachment with local municipalities seeking comment on the draft criteria for prospective service migration.

***Please note the requested action.***

The staff report is enclosed for your information.

Please contact Bruce Macgregor, Chief Administrative Officer at 1-877-464-9675 ext. 71200 if you have any questions with respect to this matter.

Sincerely,



Christopher Raynor  
Regional Clerk

Attachments

# The Regional Municipality of York

Governance Task Force  
April 18, 2019

Report of the Chief Administrative Officer

## Criteria for Prospective Service Migration

### 1. Recommendations

1. The Regional Clerk share this report and attachment with local municipalities seeking comment on the draft criteria for prospective service migration.

### 2. Summary

The Province's [Regional Government Review](#) focuses on three core areas:

- Municipal governance
- Decision making
- Service delivery

York Region's Governance Task Force is represented by its nine local municipal mayors and the Regional Chair. On [March 21, 2019](#), the Governance Task Force had its first meeting and staff were asked to draft criteria to guide the consideration of service delivery migration.

Key Points:

- On [January 15, 2019](#) the Provincial Government announced a review of regional governments across Ontario; this review is expected to be completed by Summer 2019
- On [February 28, 2019](#) Council approved terms of reference to establish a Governance Task Force
- On [March 13, 2019](#) the Provincial Government requested public feedback (online questionnaire or written submission) on the Regional Government Review
- On [March 21, 2019](#) the Governance Task Force requested staff draft criteria to guide service migration discussions
- On [April 1, 2019](#) the Provincial Government extended public comment (online questionnaire or written submission) on the regional review to May 21, 2019 and added an additional option allowing the public to provide in-person deputations to the Province's special advisors

### 3. Background

#### Province’s Regional Government Review focuses on specific questions

The mandate for the Province’s [Regional Government Review](#) focuses on three core areas:

- Municipal governance
- Decision making
- Service delivery

#### On March 21, 2019 the Governance Task Force received a report and presentation identifying Regional services, local municipal services and both Regional and local services

The Governance Task Force received a report and presentation that included a summary of service delivery (Table 1) for discussion purposes.

**Table 1**  
**Service Delivery**

Regional Services	Local Services	Both Regional and Local Services
*denotes services that are Provincially mandated and/or funded		
Children’s Services*	Building	By-law Enforcement
Court Services*	Fire	Borrowing/Tax Collection
Forestry	Libraries	Economic Development
Housing Services*	Licensing	Emergency Planning
Long-Term Care*	Parks, Recreation and Heritage	Planning
Paramedic Services*	Stormwater Drainage and Management	Roads
Police Services		Waste Management
Public Health*		Water
Social Assistance*		
Transit		

Staff were requested to draft criteria to guide future service migration discussions.

## 4. Analysis

### **Regional Government Review focuses on responding to specific questions**

The mandate for the Province's [Regional Government Review](#) focuses on a series of questions. These questions are:

*Questions on municipal governance and decision-making;*

- a. Is the decision-making (mechanisms and priorities) of upper- and lower-tier municipalities efficiently aligned?*
- b. Does the existing model support the capacity of the municipalities to make decisions efficiently?*
- c. Are two-tier structures appropriate for all of these municipalities?*
- d. Does the distribution of councillors represent the residents well?*
- e. Do the ways that regional councillors/heads of council get elected/appointed to serve on regional council help to align lower- and upper-tier priorities?*

*Questions on municipal service delivery;*

- f. Is there opportunity for more efficient allocation of various service responsibilities?*
- g. Is there duplication of activities?*
- h. Are there opportunities for cost savings?*
- i. Are there barriers to making effective and responsive infrastructure and service delivery decisions?*

### **York Region has a successful history of service migration decisions**

York Region has a strong and successful history of service migration with local municipalities that predate reviews by the current Provincial government. These successes include, but are not limited to, transit, waste processing and disposal as well as the addition of several arterial roads.

York Region has partnered with some or all local municipalities in sharing services or joint procurements. Attachment 1 provides a snapshot (and not an exhaustive list) of recent examples of shared procurements and collaborations between York Region and local municipalities. Most notably, the Northern Six (N6) municipalities have collaborated successfully in a number of service areas to realize cost savings and efficiencies.

During this time when the Provincial government is seeking feedback on municipal governance, decision making and service delivery, York Region could work together with local municipalities to suggest and/or offer alternative service delivery models for consideration by the Provincial review. To support this discussion, York Region staff have drafted criteria to consider when contemplating changes to service delivery.



## Draft Criteria for consideration

To support discussions on possible future migration of services, staff have drafted a list of 6 criteria for consideration. This list would be considered when contemplating a change in service delivery from regional, local and/or both regional and local service delivery.

1. **Cost savings** – respects taxpayers and minimizes taxes
2. **Efficiency** – lower taxes and reduces bureaucracies, minimizes duplication, streamlines processes , increases coordination
3. **Measureable outcomes** – specific, measureable and realistic outcomes
4. **Improved customer experiences** – customer’s experiences during all points of contact meet or exceed expectations, increases access to services, increases responsiveness of services, maintains or improves service delivery to residents, minimizes/avoids disruption of services as a result of service delivery changes
5. **Increased accountability and transparency** – increases accountability for activities, discloses information and reports on results in a transparent manner, shares information among municipalities
6. **Agreement among municipal partners** – municipal partners are clear on roles, responsibilities, accept associated risks and are in agreement with changes including the impact on staff resources, appropriate skillsets and use of technologies/innovations

These criteria are consistent with York Region’s vision of *Strong, Caring, Safe Communities* and mission of *Working together to serve our thriving communities – today and tomorrow*.

Staff are recommending that this list of criteria be shared with local municipalities for their review and comment.

## 5. Financial

There are currently no financial impacts associated with this report. However, any future decisions on service delivery should, according to the Provincial Review mandate, be premised on improving efficiencies where possible.

## 6. Local Impact

There are no local municipal impacts associated with this report. However, the outcomes of service delivery discussions, and the Provincial government review may result in changes to local and/or regional services.

## 7. Conclusion

On March 21, 2019 the Governance Task Force received a report and presentation listing current services and their delivery models. This report provides draft criteria to consider when contemplating future changes to service delivery.

It is recommended that this report be shared with local municipalities for their review and comment.

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For more information on this report, please contact Bruce Macgregor at 1-877-464-9675 ext. 71200. Accessible formats or communication supports are available upon request.

Approved for Submission: **Bruce Macgregor**  
Chief Administrative Officer

April 10, 2019  
Attachment (1)  
#8336461

**YORK REGION - INVENTORY OF MUNICIPAL COLLABORATION (REVISED APRIL 2019)**

This table provides a listing of municipal collaboration, including shared services and joint procurements. The list was initially prepared for discussion purposes for the Area Treasurers' meeting in 2018. Potential costs savings, efficiencies, economies of scale are discussed at these meetings on a regular basis. The list was put together to identify the variety of municipal collaborations that exist and to encourage future opportunities.



	Start Date	York Region	Aurora	East Gwillimbury	Georgina	King	Markham	Newmarket	Richmond Hill	Vaughan	Whitchurch - Stouffville	Other
<b>SERVICES:</b>												
1	Audit Services	2005	✓	✓	✓	✓		✓				
		2007	✓	✓	✓	✓		✓			✓	
		2016	✓	✓	✓	✓		✓	✓		✓	
2	Economic Development - York Small Business Enterprise Centre (YSBEC) [Other initiatives include: Digital Main Street - Digital squad services to Main St. Businesses; York Region Agriculture and Agri-Food Strategy; Broadband Assessment (now YorkNet)]	2002	✓	✓	✓	✓	✓	✓			✓	
3	Data / analytics											
	- YorkINFO	1996	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	- Open Data program	2018, 2019	✓				✓ (2019)	✓ (2018)				
4	Emergency Planning	Jan-2017	✓	✓	✓	✓	✓	✓			✓	
5	Fire Services	1-Jan-2002		✓				✓				
		Jan 2018 (Study initiated)							under review	under review	under review	
6	Animal Control Services*	1-Jan-2019		✓		✓	✓	✓		✓		
7	Animal Shelter Services**	1-Jan-2018		✓		✓	✓	✓		✓	✓	
8	Accessibility Standards for Customer Service	1-Jan-2010		✓	✓	✓	✓	✓			✓	
9	Municipal Diversity and Inclusion Group	Apr-2016	✓	✓	✓	✓	✓	✓	✓	✓	✓	YRP, School Boards, Conservation Authorities, United Way, York Region Children's Aid Society
10	Drinking Water Quality Management System (Cooperative Committee to conduct internal audits of the respective Water Systems)	2010-2011		✓	✓	✓	✓	✓			✓	
11	Insurance and Risk Management Services Review	8-Nov-2011		✓	✓	✓	✓	✓			✓	
12	Training and Development - N6 Leadership Calendar and Annual Symposium	2004		✓	✓	✓	✓	✓			✓	
<b>JOINT PROCUREMENTS:</b>												
13	Health benefits under the same Umbrella Group	1-Jan-2015	✓	✓	✓							Simcoe County Umbrella
14	The Portal (internal intranet)	Feb-2009	✓							✓		
15	Website redevelopment	2012/2013		✓							✓	

	Start Date	York Region	Aurora	East Gwillimbury	Georgina	King	Markham	Newmarket	Richmond Hill	Vaughan	Whitchurch - Stouffville	Other
Waste Management												
16	- Waste Collection Contract	1-Jan-2018	✓	✓	✓	✓		✓			✓	
	- Green, Blue Bins and Composters	2-Feb-2013										
	- Waste Collection Calendars	5-Jul-2017										
17	Municipal Election Compliance Auditor	1-Jan-2015	✓	✓	✓	✓	✓	✓	✓	✓	✓	
18	Supply and Delivery of Office Supplies	1-Oct-2015	✓	✓	✓	✓	✓	✓	✓	✓	✓	
19	Office Paper	1-Jan-2016	✓	✓	✓	✓	✓	✓	✓	✓	✓	YRP, CCAC, YCDSB, YRDSB
20	Supply, Delivery & Removal of Printer and Fax Consumables (TONER with QRX)	15-Sep-2014	✓		✓	<i>Piggy Back Users</i>	✓	✓		✓	✓	YRP, Central CCAC, CC, VPL, YCDSB, YRDSB
21	P-Card Program	26-Mar-2015	✓					✓				
22	Supply and Delivery of Gasoline and Diesel Fuels	1-Jan-2015	✓	✓			✓	✓	✓	✓	✓	YRP, YCDSB
23	Propane	1-Nov-2014		✓				✓	✓			YRP
24	Vehicle and Heavy Equipment Rental Registry	1-Mar-2016		✓	✓	✓	✓	✓	✓	✓	✓	YRP, CCAC, Power Stream INC., Central LHIN CSS Network, YCDSB, YRDSB
25	Asphalt Material Registry	1-Jan-2012	✓					✓	✓	✓	✓	
		6-Jan-2017	✓	✓				✓		✓		
26	Granular Materials Registry	1-Apr-2014	✓	✓				✓	✓	✓	✓	
		1-Apr-2016	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		1-Apr-2018	✓	✓	✓			✓	✓	✓	✓	
27	Supply, Delivery and Mixing of Screened Sand on Site and Stockpiling	30-Sep-2015	✓	✓				✓		✓	✓	
		1-Sep-2018		✓	✓			✓	✓	✓	✓	
28	Claims Adjuster	1-Jan-2017		✓	✓	✓	✓	✓			✓	
29	Caretaking Supplies	10-Sep-2011	✓	✓				✓				CCAC, YRP, YCDSB, YRDSB
		1-Apr-2017	✓	✓	✓			✓	✓	✓		YRP, YCDSB, YRDSB
30	Portable Toilets	5-Apr-2016						✓	✓	✓		
31	Pool Chemicals	1-May-2012		✓		✓	✓	✓	✓	✓		
		1-Jun-2016		✓		✓		✓	✓	✓		
32	Supply and Delivery of Bulk Sodium Chloride	28-Mar-2017	✓	✓	✓	✓	✓	✓	✓	✓	✓	
33	Uni-directional Flushing	22-Apr-2015	✓		✓			✓				
34	Sewer Flushing & CCTV Services	1-Jun-2018			✓	✓		✓			✓	
35	Drinking Water Quality Management Standard Internal Audit and Training Services	8-Jun-2018		✓				✓				
36	Nomex Fire Suppression Uniforms	8-Nov-2018		CYFS				CYFS	RHFES			
37	Textile Collection	1-Oct-2018		✓				✓			✓	

**Notes:**

- YRP (York Regional Police)
- YCDSB (York Catholic District School Board)
- CCAC (Community Care Access Centre)
- YRDSB (York Region District School Board)
- LHIN (Local Health Integration Network)
- CC (Community Centers)
- VPL (Vaughan Public Libraries)
- RHFES (Richmond Hill Fire & Emergency Services)
- CYFS (Central York Fire Services)

\*#6 Animal Control Services – partnership between Aurora, Newmarket and Georgina (Aurora is the lead), Vaughan delivers service to King Township.

\*\* **NEW** - #7 Animal Shelter Services – partnership between Aurora, Newmarket, East Gwillimbury and Georgina (Georgina is the Lead), Vaughan delivers service to King Township.

**List is not exhaustive**

May 17, 2019

Ms. Lisa Lyons  
Director of Legislative Services/Town Clerk  
Town of Newmarket  
395 Mulock Drive, P.O. Box 328  
Newmarket, ON L3Y 4X7

Dear Ms. Lyons:

**Re: 2019 Property Tax Ratios**

On May 16, 2019 Regional Council adopted the following recommendations:

1. The property tax ratios for the 2019 taxation year be established as follows:

<b>Broad Property Class</b>	<b>Proposed 2019 Tax Ratios</b>
Multi-Residential	1.0000
Commercial (incl. office)	1.2794
Industrial	1.5704
Pipelines	0.9190
Farmland	0.2500
Managed Forests	0.2500
Landfill	1.1000

2. Council approve a bylaw to implement the tax ratios using the notional property tax rate calculation adjustment for 2019.
3. The Regional Clerk circulate this report to the local municipalities.

The original staff report is enclosed for your information.

Please contact Edward Hankins, Director, Treasury Office, at 1-877-464-9675 ext. 71644 if you have any questions with respect to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Christopher Raynor', written over a light blue horizontal line.

Christopher Raynor  
Regional Clerk

Attachment

# The Regional Municipality of York

Committee of the Whole  
Finance and Administration  
May 9, 2019

Report of the Commissioner of Finance

## 2019 Property Tax Ratios

### 1. Recommendations

1. The property tax ratios for the 2019 taxation year be established as follows:

<b>Broad Property Class</b>	<b>Proposed 2019 Tax Ratios</b>
Multi-Residential	1.0000
Commercial (incl. office)	1.2794
Industrial	1.5704
Pipelines	0.9190
Farmland	0.2500
Managed Forests	0.2500
Landfill	1.1000

2. Council approve a bylaw to implement the tax ratios using the notional property tax rate calculation adjustment for 2019.
3. The Regional Clerk circulate this report to the local municipalities.

### 2. Summary

This report identifies proposed property tax ratios for the 2019 taxation year. These ratios are revenue neutral based on actual assessment results, consistent with Council's 2017 decision to implement revenue neutral tax ratios following the 2016 reassessment.

### 3. Background

#### Tax ratios influence the share of taxation paid by each class of property

Tax ratios influence the relative share of taxation that is borne by each property class. The tax rate for a given property class is determined by multiplying the residential tax rate by the tax ratio for the class. For example, if the proposed tax ratios are adopted, the tax rate for a property in the commercial class would be 1.2794 times the residential tax rate per one hundred dollars of assessment.

Table 1 shows the tax ratios that the Region has had in place since 2009.

**Table 1**  
**Region's Tax Ratios Since 2009 Taxation Year**

Property Class*	2009 Ratios	2010 Ratios	2011 Ratios	2012 Ratios	2013-2016 Ratios	2017 Ratios	2018 Ratios	2019 Ratios (Proposed)	Ranges of Fairness**
Reassessment Year	2008				2012	2016			
Residential	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	<b>1.0000</b>	1.0000
Multi-Residential	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	<b>1.0000</b>	1.0 to 1.1
Commercial (incl. office)	1.2070	1.1800	1.1431	1.1172	1.1172	1.1813	1.2323	<b>1.2794</b>	0.6 to 1.1
Industrial	1.3737	1.3575	1.3305	1.3124	1.3124	1.4169	1.4973	<b>1.5704</b>	0.6 to 1.1
Pipelines	0.9190	0.9190	0.9190	0.9190	0.9190	0.9190	0.9190	<b>0.9190</b>	0.6 to 0.7
Farmland	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	<b>0.2500</b>	0.25
Managed Forests	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	<b>0.2500</b>	0.25
Landfill	-	-	-	-	-	1.1000	1.1000	<b>1.1000</b>	0.6 to 1.1

\* Note that tax ratios have only been adjusted for the business classes as Council policy has been to maintain tax ratios for multi-residential, farmland, managed forests and pipelines.

\*\* Ranges of fairness are the ranges of tax ratios established by the Province with the aim to ensure equity among the classes, meaning one dollar of assessment value should generate the same amount of tax revenue regardless of class. In addition, the Ranges of Fairness promote a fairness principle, in which the level of taxation on a class is related to the cost of providing services to that class. Business classes typically consume fewer municipal services than residential classes.

#### Revenue neutral tax ratios were adopted for 2017 to 2020

The Municipal Property Assessment Corporation (MPAC) is responsible for the assessment of all properties in Ontario. Since the 2009 taxation year, reassessments have taken place every four years, with increases phased in equally over the following four years. For the



2017 to 2020 taxation years, properties have been reassessed to reflect their January 1, 2016 valuation.

In 2017, Council endorsed the use of revenue neutral tax ratios for 2017-2020 taxation years. The effect of revenue neutrality will be to collect the same share of tax revenue from each property class, whether or not the relative assessed value of that class is above or below the average rate of growth.

Since the increase in property values for the residential class resulting from the 2016 reassessment significantly exceeded those in the business classes, “revenue neutrality” will require an increase to the tax ratios for the business classes to achieve the same share of property taxation. The result is that the property taxes for the residential classes will be lower than they would have been if tax ratios had remained at 2016 levels and higher in the commercial and industrial classes.

#### **4. Analysis**

##### **Council’s decision to adopt revenue neutral tax ratios as a result of the 2016 reassessment means that new revenue neutral tax ratios need to be approved annually based on actual assessment outcomes for each year of the phase-in**

As increases to the assessed values are phased in over a four-year period, Council must approve new tax ratios each year to achieve revenue neutrality. These ratios are based on actual assessment outcomes for the year, as the relative share of the total Current Value Assessment (CVA) for each broad property class shifts from year-to-year due to the phase-in of the reassessed values and the addition of new assessment. The 2019 tax ratio outcomes were generated by the Online Property Tax Analysis System (“OPTA”) which is an online tool provided by the Government of Ontario.

**2019 taxable CVA is 9.9% higher than 2018, of which 7.8% can be attributable to the phasing-in of the 2016 reassessment, and 2.1% to new growth**

Table 2 illustrates the increase in total value assessment between 2018 and 2019.

**Table 2**  
**Current Value Assessment Comparison**

<b>Broad Property Class</b>	<b>2018 CVA (\$ millions)</b>	<b>2019 CVA (\$millions)</b>	<b>% Increase</b>
Residential	249,613	276,463	10.8
Multi-Residential	2,387	2,658	11.4
Commercial (incl. office)	33,946	35,686	5.1
Industrial	7,659	7,999	4.4
Pipelines	350	390	11.4
Farmland	1,631	1,724	5.7
Managed Forests	66	71	7.2
<b>Total</b>	<b>295,652</b>	<b>324,991</b>	<b>9.9%</b>

The 2019 Current Value Assessment is used as the basis to calculate the revenue neutral tax ratios for 2019 (Table 3).

**Table 3**  
**Revenue Neutral Tax Ratios for 2019**

	<b>2018 Actual</b>	<b>2019 (Online Property Tax Analysis)</b>
Residential	1.0000	1.0000
Multi-Residential	1.0000	1.0000
Commercial (incl. office)	1.2323	1.2794
Industrial	1.4973	1.5704
Pipelines	0.9190	0.9190
Farmland	0.2500	0.2500
Managed Forests	0.2500	0.2500
Landfill*	1.1000	1.1000

\*Currently, the Region has landfill properties as payment-in-lieu only, and not as a taxable property class.

Revenue neutral ratios result in property tax savings for residential property owners

By adopting new revenue neutral ratios in 2019, residential tax payers will save approximately \$6.2 million compared to using the 2018 tax ratios. However, the commercial and industrial classes will pay \$4.6 million and \$1.6 million more respectively.

**Table 4**  
**Estimated Tax Shift**  
**Impact to Property Tax Classes for 2019**  
**Continuation of Revenue Neutral Ratios Compared to 2018 Tax Ratios**  
**(\$ 000s)**

<b>Municipality</b>	<b>Residential</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Other</b>	<b>Total</b>
<b>Aurora</b>	(318)	177	50	(0)	(91)
<b>East Gwillimbury</b>	(149)	57	16	(2)	(78)
<b>Georgina</b>	(166)	52	4	(1)	(111)
<b>King</b>	(189)	41	13	(4)	(139)
<b>Markham</b>	(1,824)	1,405	268	(3)	(154)
<b>Newmarket</b>	(358)	283	75	(0)	(1)
<b>Richmond Hill</b>	(1,234)	597	124	(1)	(513)
<b>Vaughan</b>	(1,757)	1,898	996	(4)	1,133
<b>Whitchurch-Stouffville</b>	(254)	94	36	(2)	(126)
<b>PIL</b>					80
<b>Total</b>	(6,249)	4,604	1,581	(18)	-

\* Positive figures denote tax expenditures and bracketed figures denote tax savings.

Based on the latest assessment data available, it is estimated that revenue neutrality over four years will result in \$28.3 million in property tax savings for the residential property class by 2020. However, the commercial and industrial classes would pay \$20.8 million and \$7.3 million more respectively. It is estimated that during this period the average single family detached house in the York Region will save \$90.0 as a result of the adoption of revenue neutral ratios. The largest beneficiary will be Markham homeowners who will save approximately \$101.0 on average, followed by Richmond Hill home owners who will save approximately \$97.5.

Despite revenue neutrality, Commercial and Industrial tax ratios are still competitive

Despite revenue neutrality, in 2018 the Region had the lowest tax ratio for commercial properties and second lowest in the industrial class among GTA municipalities (Charts 1 and 2).

Chart 1

### 2018 Commercial Tax Ratios for GTA Municipalities

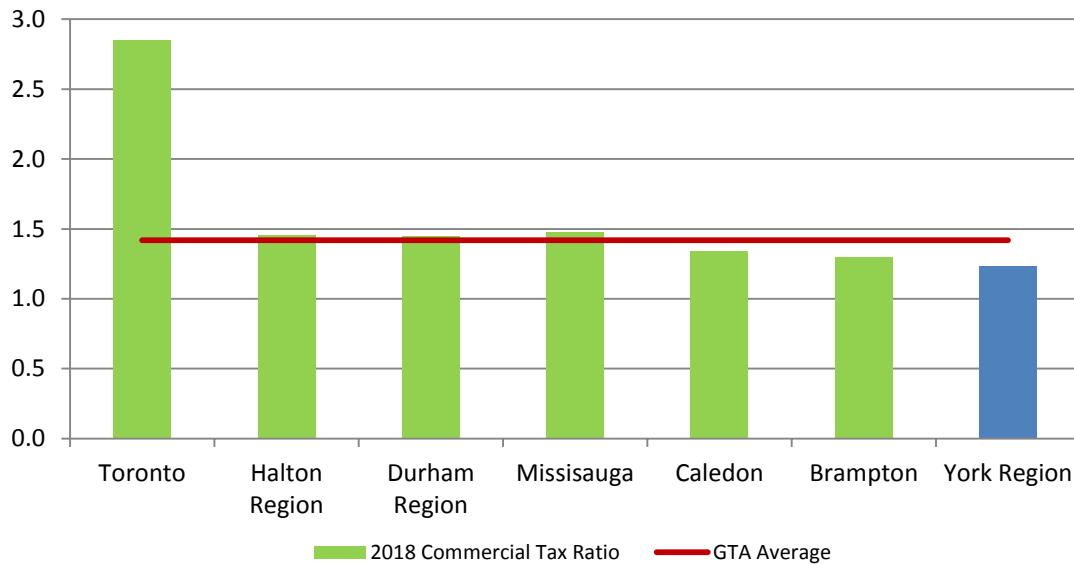
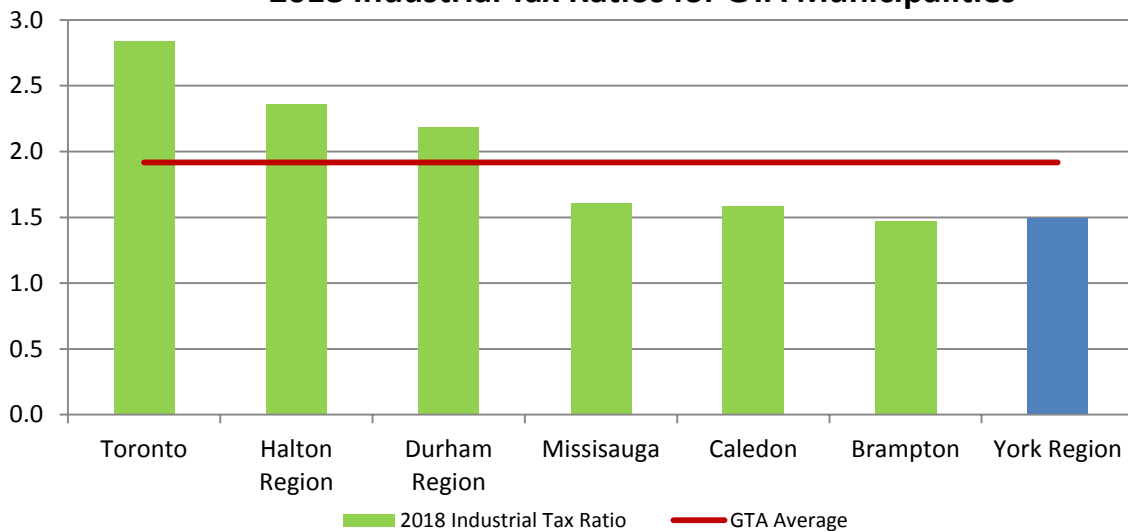


Chart 2

### 2018 Industrial Tax Ratios for GTA Municipalities



Council approval is required for municipalities to adopt the notional tax rate calculation adjustment

The notional tax rate calculation is an input for determining the revenue neutral tax ratios. Notional tax rates are the tax rates that would raise the same amount of property taxes as the previous year while using the updated assessment roll information for the current year. As the total assessment value increases each year due to assessment value phase-in, the notional tax rate declines to keep revenues at the previous year's level. While the notional tax rate has no impact on the respective tax rates, it is used to explain changes in the tax

levies year over year. The notional tax rate is not used to establish the property tax rates that are used to raise the Council-approved operating budget.

In 2016, the province introduced an option for municipalities to adjust the notional tax rate calculation. This option allows municipalities to remove in-year assessment losses due to factual errors and methodological changes when calculating notional tax rates. In calculating the 2019 property tax ratios, staff utilized the notional tax rate adjustment as it provides a more accurate illustration of the impact of assessment growth.

Adopting the provincial methodology for calculating notional tax rates does not materially affect revenue neutral tax ratios

The notional rate calculation adjustment has only immaterial impact on revenue neutral tax ratios. Where this adjustment impacts the final bills would be the overall levy change and disclosure notices, since the overall levy change is calculated by comparing the notional rates as a base rate to the adopted tax rates.

The notional tax rate adjustment option was adopted in 2017 and 2018 and is reflected in the proposed 2019 revenue neutral tax ratios.

## **5. Financial**

The adoption of tax ratios enables the Region to set the tax rates to raise the amount of revenue that Council approves through the annual budget process.

## **6. Local Impact**

Revenue neutral ratios do not eliminate tax shifts between municipalities

While revenue neutrality mitigates the change in the relative tax burden in a property class, it does not eliminate tax shifts amongst municipalities.

## 7. Conclusion

The proposed 2019 tax ratio will raise the property tax levy requirement that was approved by Council in February 2019.

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For more information on this report, please contact Edward Hankins, Director, Treasury Office, at 1-877-464-9675 ext. 71644.

Recommended by:

**Laura Mirabella, FCPA, FCA**  
Commissioner of Finance and Regional Treasurer

Approved for Submission:

**Bruce Macgregor**  
Chief Administrative Officer

May 6, 2019  
9075806

May 17, 2019

Ms. Lisa Lyons  
Director of Legislative Services/Town Clerk  
Town of Newmarket  
395 Mulock Drive, P.O. Box 328  
Newmarket, ON L3Y 4X7

Dear Ms. Lyons:

**Re: 2019 Property Tax Rates**

On May 16, 2019 Regional Council adopted the following recommendations:

1. Broad property class tax rates for 2019 be established as follows:

<b>Broad Property Class</b>	<b>2019 Tax Rates %</b>
Residential/Farm	0.336549
Multi-Residential	0.336549
Commercial	0.430581
Industrial	0.528517
Pipelines	0.309289
Farmland	0.084137
Managed Forests	0.084137

2. Local municipalities pay the final two instalments of the 2019 regional property tax levy on or before September 30, 2019 and December 13, 2019.
3. Council approve a bylaw to give effect to these recommendations.
4. The Regional Clerk circulate this report to the local municipalities.

The original staff report is enclosed for your information.

Please contact Edward Hankins, Director, Treasury Office, at 1-877-464-9675 ext. 71644 if you have any questions with respect to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'CR', written over a horizontal line.

Christopher Raynor  
Regional Clerk

Attachments



# The Regional Municipality of York

Committee of the Whole  
Finance and Administration  
May 9, 2019

Report of the Commissioner of Finance

## 2019 Property Tax Rates

### 1. Recommendations

1. Broad property class tax rates for 2019 be established as follows:

<b>Broad Property Class</b>	<b>2019 Tax Rates %</b>
Residential/Farm	0.336549
Multi-Residential	0.336549
Commercial	0.430581
Industrial	0.528517
Pipelines	0.309289
Farmland	0.084137
Managed Forests	0.084137

2. Local municipalities pay the final two instalments of the 2019 regional property tax levy on or before September 30, 2019 and December 13, 2019.
3. Council approve a bylaw to give effect to these recommendations.
4. The Regional Clerk circulate this report to the local municipalities.

### 2. Summary

It is necessary to establish tax rates for the various property classes so that the tax levy component of the 2019 Regional Budget can be raised.

### 3. Background

A tax rate bylaw is required annually. In 2017, Council adopted revenue neutral tax ratios. Since the assessment values of different property classes shift at different rates, rates need to be adjusted annually to maintain revenue neutrality.

Section 311(2) of the Municipal Act, 2001 (the Act) requires that an upper-tier municipality pass a tax rating bylaw each year, unless otherwise specified by the Province, that sets out the tax rates for each property class. This allows the Region to raise sufficient revenues to meet its budgetary requirements.

Revenue neutral ratios were updated and adopted in 2018.

### 4. Analysis

#### **2019 tax rates are determined by the approved budget, assessment values and tax ratios**

Regional property tax rates are calculated based on the following formula:

$$\text{Property Tax Rates} = \frac{\text{Total Property Tax Funding Requirement for 2019}}{\text{Weighted and Discounted Assessment for All Classes}} \times \text{Tax Ratio for the Class}$$

Weighted and discounted property assessment is the assessment returned by the Municipal Property Assessment Corporation (MPAC) for 2018 using tax ratios established in the 2019 Property Tax Ratios Report. Table 1 summarizes the revenue neutral tax ratios and the 2019 proposed tax rates.

**Table 1**  
**2019 Proposed Revenue Neutral Tax Ratios and 2019 Proposed Tax Rates**

<b>Property Class</b>	<b>2019 Proposed Revenue Neutral Ratios</b>	<b>Proposed 2019 Tax Rates %</b>
Residential	1.0000	0.336549
Multi-Residential	1.0000	0.336549
Commercial	1.2794	0.430581
Industrial	1.5704	0.528517
Pipelines	0.9190	0.309289
Farmland	0.2500	0.084137
Managed Forests	0.2500	0.084137

In addition, the Minister of Finance has prescribed discounted tax rates for certain property subclasses, to ensure that the special nature of these properties is recognized.

**Table 2**

**Prescribed Subclass Discounts for Property Classes**

<b>Applicable Property Class</b>	<b>Subclass</b>	<b>Discount</b>
Residential, Multi-Residential, Commercial and Industrial	Farmland Awaiting Development 1	75% of the residential tax rate
Commercial and Industrial	Excess Land	30% of the commercial rate and 35% of the industrial rate
Commercial and Industrial	Vacant Land	30% of the commercial rate and 35% of the industrial rate

Currently the Region provides discounts for vacant and excess land for commercial and industrial properties of 30% and 35% respectively. Beginning 2018 taxation year, the Province provided municipalities flexibility to modify their business vacancy programs. As such, the Region has opted out of the business vacant unit rebate program, effective January 1, 2018. In April 2019, the Province announced that the education portion of business vacant and excess land tax discounts would be phased out over a two year period. The Region has the option to phase-out or eliminate the discount program. Staff are in the process of evaluating options with local municipal staff and will need to complete consultation before reporting back to Council with a recommendation for future taxation years.

Attachment 1 shows the distribution of Regional revenues by the various property classes and subclasses. The table includes linear properties for which the Province has prescribed a charge per acre. It also includes payments-in-lieu, which are payments made to compensate a municipality for some or all of the tax revenues that are foregone from tax-exempt properties. The most common payments-in-lieu in York Region are for federally-owned properties such as Canada Post, municipal utilities and crown corporations.

## 5. Financial

### **Tax rates are declining because property assessment values are growing faster than the Region's tax levy needs**

Table 3 shows the historical relationship between the average assessed value of a single-family detached home in York Region and the tax rate for the residential property class. Tax rates are adjusted each year to raise the amount needed to fund the Region's approved operating budget. As a result of the annual increase in the Region's spending being proportionately lower than the average increase in single-family detached assessment value, the tax rates shown on Table 3 have declined each year since 2013.

**Table 3**  
**Comparison of Residential Assessment to Residential Tax Rates**

	<b>Average Single-Family Detached Assessment</b>	<b>Tax Rates (%)</b>
2019	883,328	0.336549
2018	809,104	0.350606
2017	740,630	0.371903
2016	667,714	0.397157
2015	629,000	0.406421
2014	591,000	0.416733
2013	553,000	0.434762

## 6. Local Impact

Subsection 311(11) of the Act requires that an upper-tier tax rating bylaw estimate the amount of upper-tier tax revenue to be raised in each of the local municipalities. The estimate is shown in Table 4.

**Table 4**  
**2019 Regional Tax Revenue to be Raised by Local Municipalities**

Municipality	2018 Tax Requirement (\$)	2018 Share (%)	2019 Tax Requirement (\$)	2019 Share (%)
<b>Aurora</b>	51,388,882	4.81	55,023,497	4.85
<b>East Gwillimbury</b>	21,223,927	1.98	24,969,287	2.20
<b>Georgina</b>	25,782,552	2.41	27,018,737	2.38
<b>King</b>	29,211,616	2.73	31,073,438	2.74
<b>Markham</b>	308,886,015	28.88	327,903,264	28.90
<b>Newmarket</b>	61,626,756	5.76	65,083,695	5.74
<b>Richmond Hill</b>	195,244,933	18.26	208,460,650	18.37
<b>Vaughan</b>	336,309,832	31.45	352,609,688	31.08
<b>Whitchurch-Stouffville</b>	39,764,765	3.72	42,452,556	3.74
<b>Sub-Total</b>	<b>1,069,439,278</b>	<b>100.00</b>	<b>1,134,594,811</b>	<b>100.00</b>
Payments-in-Lieu	3,079,722		3,416,189	
<b>Total Tax Requirement</b>	<b>1,072,519,000</b>		<b>1,138,011,000</b>	

**The Municipal Act permits upper-tier municipalities to collect their portion of the property tax payments from local municipalities on or before specified dates**

Subsection 311(12) of the Act provides that an upper-tier rating bylaw may require specified portions of the estimated taxes to be paid by the local municipalities on or before specified dates. At its meeting of January 31, 2019, Council adopted the interim levy payment dates of April 30, 2019 and June 28, 2019. It is recommended that the Regional Treasurer request that the remaining two instalments for the property tax levy be paid on or before September 30, 2019 and December 13, 2019.

## 7. Conclusion

The proposed 2019 tax rates will raise the property tax levy requirement that was approved by Council in February 2019. As well, the report provides the dates for the remittance of the remaining instalment payments from local municipalities.

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For more information on this report, please contact Edward Hankins, Director, Treasury Office, at 1-877-464-9675 ext. 71644.

Recommended by:

**Laura Mirabella, FCPA, FCA**  
Commissioner of Finance and Regional Treasurer

Approved for Submission:

**Bruce Macgregor**  
Chief Administrative Officer

May 6, 2019  
Attachments (1)  
9096296

### 2019 Proposed Regional Revenues and Tax Rates by Class

Property Assessment Class and Subclass	Tax Rates (%)	Revenue Generated (\$)
<b>Residential</b>		
Residential	0.336549	930,366,798
Residential Taxable (Shared as Payment in Lieu)	0.336549	31,934
Residential – Farmland Awaiting Development Phase 1	0.084137	4,352
Residential Taxable (Upper Tier and Education Only)	0.336549	0
<b>Multi-Residential</b>		
New Multi-Residential	0.336549	0
Multi-Residential	0.336549	8,944,680
<b>Commercial</b>		
Commercial (Occupied)	0.430581	83,579,789
Shopping Centre	0.430581	27,299,493
New Commercial (Occupied)	0.430581	18,135,674
Office Building	0.430581	9,876,054
Shopping Centre (New Construction)	0.430581	5,113,531
Commercial Vacant Land	0.301407	2,424,510
Office Building Occupied (New Construction)	0.430581	2,423,009
Commercial Excess Land	0.301407	1,131,555
Commercial Excess Land (New Construction)	0.301407	217,763
Parking Lot (Full)	0.430581	715,784
Commercial (previously Ontario Hydro)	0.430581	136,554

<b>Property Assessment Class and Subclass</b>	<b>Tax Rates (%)</b>	<b>Revenue Generated (\$)</b>
Shopping Centre Excess Land (New Construction)	0.301407	155,526
Office Building Vacant Units and Excess Land	0.301407	101,758
Shopping Centre Vacant Units and Excess Land	0.301407	95,710
Commercial – Farmland Awaiting Development Phase 1	0.084137	87,334
Commercial Vacant Land (Shared as Payment in Lieu)	0.301407	11,858
Office Building Excess Land (New Construction)	0.301407	9,824
Commercial Excess Land (Shared as Payment in Lieu)	0.301407	2,124
<b>Industrial</b>		
Industrial (Occupied)	0.528517	26,163,943
Large Industrial	0.528517	5,747,383
Industrial Vacant Land	0.343536	3,817,512
New Industrial (Occupied)	0.528517	2,335,920
Industrial (previous Ontario Hydro)	0.528517	613,176
Industrial Excess Land	0.343536	177,198
Industrial Excess Land (previously Ontario Hydro)	0.343536	151,233
Industrial Farmland Awaiting Development Phase 1	0.084137	101,543
New Large Industrial Occupied	0.528517	216,794
New Large Industrial Excess Land	0.343536	34,803
Large Industrial Vacant Units and Excess Land	0.343536	50,343



<b>Property Assessment Class and Subclass</b>	<b>Tax Rates (%)</b>	<b>Revenue Generated (\$)</b>
Industrial (New Construction)	0.528517	24,192
Industrial Excess Land (New Construction)	0.343536	14,970
Industrial Vacant Land (Shared as Payment in Lieu)	0.343536	4,424
Pipeline	0.309289	1,205,324
Farmlands	0.084137	1,450,610
Managed Forest	0.084137	59,995
Railway Right-Of-Way (Estimated)		592,286
Utility Transmission (Estimated)		967,549
Sub-Total (Estimated)		1,134,594,811
Payment-in-Lieu	N/A	3,416,189

May 17, 2019

Ms. Lisa Lyons  
Director of Legislative Services/Town Clerk  
Town of Newmarket  
395 Mulock Drive, P.O. Box 328  
Newmarket, ON L3Y 4X7

Dear Ms. Lyons:

**Re: 2019 Property Tax Capping**

On May 16, 2019 Regional Council adopted the following recommendations:

1. The Regional Treasurer be authorized to determine the percentage of property tax decreases to be withheld to fund the cost of capping reassessment-related tax increases in the commercial and industrial classes for the 2019 taxation year.
2. Should the amount of property tax decreases available from any of the property classes be insufficient to fund the capping requirement, the Regional Treasurer be authorized to fund the Region's share of the resulting shortfall from the Tax Stabilization Reserve.
3. The Regional Clerk circulate the report to the local municipalities.

The original staff report is enclosed for your information.

Please contact Edward Hankins, Director, Treasury Office, at 1-877-464-9675 ext. 71644 if you have any questions with respect to this matter.

Sincerely,



Christopher Raynor  
Regional Clerk

Attachment

# The Regional Municipality of York

Committee of the Whole  
Finance and Administration  
May 9, 2019

Report of the Commissioner of Finance

## 2019 Property Tax Capping

### 1. Recommendations

1. The Regional Treasurer be authorized to determine the percentage of property tax decreases to be withheld to fund the cost of capping reassessment-related tax increases in the commercial and industrial classes for the 2019 taxation year.
2. Should the amount of property tax decreases available from any of the property classes be insufficient to fund the capping requirement, the Regional Treasurer be authorized to fund the Region's share of the resulting shortfall from the Tax Stabilization Reserve.
3. The Regional Clerk circulate the report to the local municipalities.

### 2. Summary

This report seeks authorization for the Regional Treasurer to determine the percentage of tax decreases for properties in the commercial and industrial classes that must be withheld for the 2019 taxation year in order to fund shortfalls for properties whose taxes have been capped.

### 3. Background

#### **The Province originally introduced the capping program to alleviate the impact of Current Value Assessment on the business property classes**

The Province of Ontario introduced Current Value Assessment (CVA) in 1998 with the goal of improving the consistency and equity of the assessment process across Ontario. At that time, there was concern that taxpayers in the business property classes would have to absorb extraordinarily high property tax increases due to the change in their assessment valuation. To alleviate that impact, the Province enacted a number of transitional provisions through the *Fairness for Property Taxpayers Act*, the *Continued Protection for Property Taxpayers Act*, and various legislative amendments and regulatory provisions under the *Municipal Act* ('the Act').

## **Council has historically funded capping through clawback rates**

Council has a long-standing policy of funding the cost of capping protection by clawing back a percentage of the property tax decreases available within each of the protected classes. The clawback rates must be set prior to the issuance of the final 2019 property tax bills by the local municipalities. The Act also requires that the Region ensure the amount of decreases and increases is equalized across all lower tier municipalities through a process called banking. Banking is the inter-municipal transfer of additional tax levy funds raised from clawbacked properties to offset the underfunding received from the capped properties.

## **The capping and clawback program results in inequities among business properties**

Since 1998, there has been a significant movement of the properties within the business classes toward their Current Value Assessment level taxes. Notwithstanding, it is estimated that in 2019 there will still be 28 commercial properties in the Region that will pay more than their Current Value Assessment level of taxes, in order to fund the cost of providing capping protection for eleven other business properties.

Council has previously advocated for ending property tax capping as it results in inequities among taxpayers. York Region has also adopted all of the options available from the Province to accelerate the movement of properties to their Current Value Assessment. The adoption of revenue neutral tax ratios for 2017 to 2020 may have slowed down the phase-out of capping, as a result of tax burden being shifted from residential homeowners onto commercial and industrial property owners. It is currently estimated that tax capping should be fully phased out by 2021.

## **4. Analysis**

### **Setting clawback rates requires delegation of authority**

To allow local municipalities to proceed with their property tax billings in a timely manner, staff are requesting that Council delegate the authority to determine the final clawback rates to the Regional Treasurer. These clawback rates determine the level of property tax decreases that will need to be withheld in order to fund the cost of capping protection in the commercial and industrial property classes for the 2019 taxation year.

Table 1 illustrates the clawback percentages from 2012 to 2019.

**Table 1**  
**Clawback Percentages, 2012 to 2019**

<b>Year</b>	<b>Commercial Clawback Percentage</b>	<b>Industrial Clawback Percentage</b>	<b>Multi-residential Clawback Percentage</b>
2019*	3.48	0.00	0.00
2018	10.26	5.82	0.00
2017	16.64	19.07	0.00
2016	26.03	39.51	0.00
2015	45.64	54.17	0.00
2014	48.28	50.60	0.00
2013	49.67	62.72	0.00
2012	63.80	68.80	0.00

\*2019 percentages are estimated and are subject to change pending finalization of upper and lower tier tax rates

The multi-residential clawback percentage is zero since all properties in that class reached their Current Value Assessment level taxes in 2010. Beginning 2019, the industrial clawback percentage is also expected to be zero, as preliminary analysis indicates that all of the properties in that class will have moved to their full CVA level.

Table 2 shows the distribution of capped, clawed back and at Current Value Assessment level properties as of May 3, 2019.

**Table 2**  
**Property Tax Capping Protection Summary, 2019**  
**Estimated Number of Properties\***

	<b>Multi- Residential</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Total</b>
At CVA Level Taxes	289	23,309	2,540	<b>26,138</b>
Capped	0	11	0	<b>11</b>
Clawed Back	0	28	0	<b>28</b>
New construction/ class	0	42	16	<b>58</b>
Total	289	23,390	2,556	<b>26,235</b>

\*As of May 3, 2019

### **The Online Property Tax Analysis system provides the basis for determining clawback percentages**

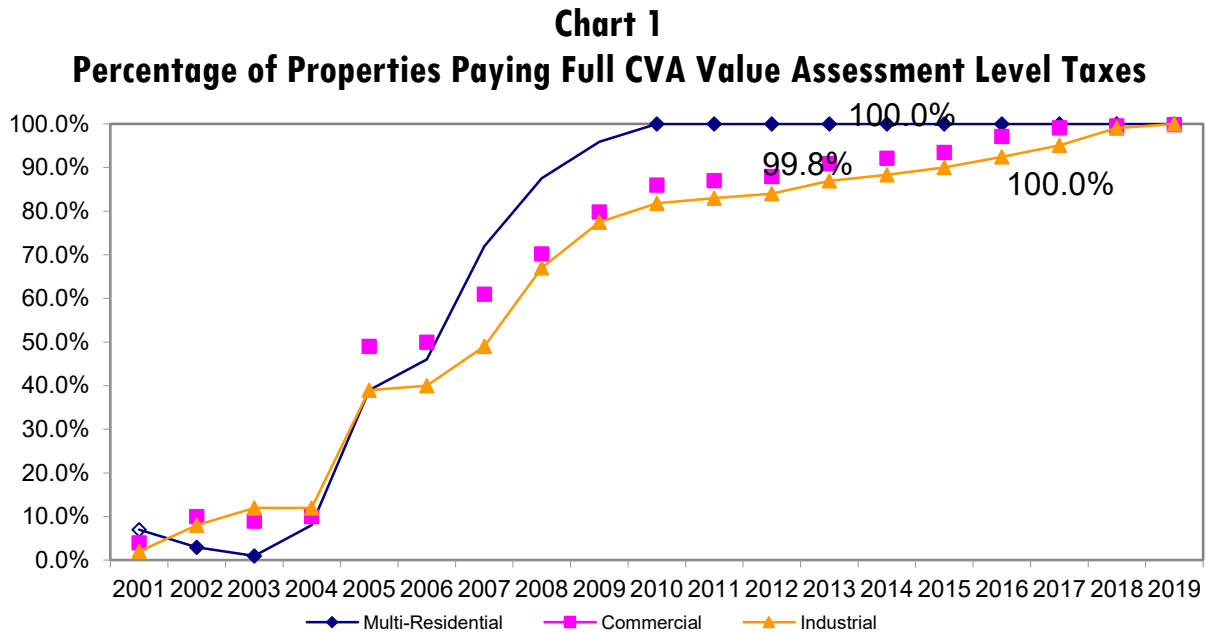
The Region uses the Online Property Tax Analysis (OPTA) system to calculate the appropriate clawback percentages. Local municipalities also use the Online Property Tax Analysis system to prepare property tax billings for the capped properties.

The Region and its local municipalities have agreed to request that the Ontario Property Tax Analysis system use an assessment update cut-off of February 1, 2019. Changes to the

percentages may still occur until both the Region and the local municipalities finalize their tax rates and enter them into the Online Property Tax Analysis system.

## Using all capping options has maximized the number of properties moving to Current Value Assessment level taxes

Chart 1 displays the percentage of properties at Current Value Assessment level taxes each year since 2001. It is estimated that over 99 percent of all business properties in the Region will be paying Current Value Assessment level taxes in 2019.



Note: 2019 percentages are estimates of the Current Value Assessment level taxes for the commercial and industrial classes at the time of authoring the report

## Capping options approved by Council helped move industrial properties to their full CVA level

In 2016, Council approved the following additional options to accelerate the movement of business properties to their Current Value Assessment level taxes:

1. Increased the maximum annual increase for capped properties from 5 per cent of the previous year's Current Value Assessment taxes to a new maximum of 10 per cent.
2. Properties for which tax increases have been capped (protected) but are within \$500 of their full Current Value Assessment taxes will be moved to the Current Value Assessment tax level within the current taxation year (raised from a \$250 threshold).
3. Properties for which tax decreases have been clawed back (retained) but are within \$500 of their full Current Value Assessment taxes will be moved to the Current Value Assessment tax level within the current taxation year (raised from a \$250 threshold).

4. For property classes with no capped properties that are under 50 per cent of their Current Value Assessment level taxes, all properties within that class will be eligible for a four-year phase-out of capping and clawback.

These options adopted helped facilitate a four year phase-out of the industrial class starting in 2017. The phase-out continued with the other options shown are expected to result in all properties in this class paying their full CVA taxes by 2019.

### **Further options adopted in 2017 will result in the phase-out of commercial capping by 2021**

In 2017, Council also adopted the following new provincial options to further accelerate the movement of properties out of the capping program

1. Municipalities may exclude vacant properties from the phase-out eligibility criteria
2. Municipalities may limit capping protection only to reassessment-related changes prior to 2017

The provincial options adopted by Council have accelerated the movement of the commercial class out of the capping program. The commercial class began capping phase out in 2018 and should be fully phased-out by 2021 or sooner.

## **5. Financial**

In recent years there has been no shortfall resulting from capping. Should a shortfall materialize from the banking mechanism (see below section), staff recommend that the Region's share be funded from the Tax Stabilization Reserve.

## **6. Local Impact**

### **The Region acts as a banker to balance out any shortfalls in the business classes**

The Act also requires the Region to distribute the impact of capping and clawback among local municipalities. Taxpayers eligible for tax reductions in a municipality may need to give up a portion of this reduction to fund tax protection for capped properties in other municipalities. The Region acts as a banker to facilitate the transfer of funds among the local municipalities. Table 3 shows the commercial and industrial banking impact estimated for 2019.

**Table 3**  
**Estimated Bankering Adjustments for 2019**

	Commercial Net Cap Impact (\$)
Vaughan	1,980
Newmarket	0
Aurora	0
Richmond Hill	(3,722)
East Gwillimbury	0
Whitchurch-Stouffville	0
Georgina	(860)
King	0
Markham	2,601
York Region	
<b>Total*</b>	<b>0</b>

\*The total does not sum due to rounding.

**An overall shortfall would be funded by the Region and local municipalities proportionately**

Should a shortfall occur, local municipalities and the Region are required to fund the shortfall in the same proportion that they receive taxes for the property class(es) in which the shortfall occurs. The Province does not participate in the funding of any shortfall.

**7. Conclusion**

It is recommended that, consistent with past practice, Council authorize the Regional Treasurer to determine the percentage of the decreases to be withheld.



For more information on this report, please contact Edward Hankins, Director, Treasury Office, at 1-877-464-9675 ext. 71644. Accessible formats or communication supports are available upon request.

Recommended by:

**Laura Mirabella, FCPA, FCA**  
Commissioner of Finance and Regional Treasurer

Approved for Submission:

**Bruce Macgregor**  
Chief Administrative Officer

May 3, 2019  
9230950

May 17, 2019

Ms. Lisa Lyons  
Director of Legislative Services/Town Clerk  
Town of Newmarket  
395 Mulock Drive, P.O. Box 328  
Newmarket, ON L3Y 4X7

Dear Ms. Lyons:

**Re: Planning for Employment Background Report**

On May 16, 2019 Regional Council adopted the following recommendations:

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.

The original staff report is enclosed for your information.

Please contact Paul Bottomley, Manager, Policy, Research and Forecasting at 1-877-464-9675 ext. 71530 if you have any questions with respect to this matter.

Sincerely,



Christopher Raynor  
Regional Clerk

Attachments

# The Regional Municipality of York

Committee of the Whole  
Planning and Economic Development  
May 9, 2019

Report of the Commissioner of Corporate Services and Chief Planner

## Planning for Employment Background Report

### 1. Recommendations

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.

### 2. Summary

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) requires municipalities to plan for employment by ensuring availability of land in appropriate locations to accommodate the employment forecast and by designating and setting density targets for employment areas in the Regional Official Plan. This report along with attachments provides background analysis and forms the basis for consultation on a proposed employment framework as part of the Municipal Comprehensive Review (MCR).

Key Points:

- York Region has become a top destination for business across a number of economic sectors. The employment growth outlook is for stable growth in manufacturing and rapid growth in services including jobs in knowledge and creative industries.
- Despite 24% of the Region's labour force being at risk of automation, York Region is well positioned to withstand the impacts of automation and Artificial Intelligence (AI) with an economy increasingly focused on higher skilled activities. The impacts are anticipated to be gradual, with automation likely to create more jobs in the long run.
- Amenity rich and transit accessible work environments are increasingly important to employers to attract talent. Regional Centres and Corridors are well positioned to attract highly skilled, knowledge-based jobs.
- Maintaining an appropriate supply of employment areas will be critical for providing flexibility for employers in high quality locations over the long term.
- Staff will continue to consult with local municipalities, the public, and other stakeholders in developing the Employment Strategy as part of the MCR.

### 3. Background

#### **Business and job growth are fundamental to the economic vitality and long term livability of York Region**

York Region is in competition with municipalities around the world to retain and grow existing businesses, attract new employers, skilled employees, and good paying jobs. The attraction of new businesses and growth or expansion of existing business operations are the generators of wealth and job creation. A region that can attract and keep high quality jobs across a range of sectors will increase economic stability for the entire community, improve resiliency, and raise the overall standard of living.

Providing residents with access to a full range of employment opportunities contributes toward the overarching goal of the Growth Plan of building complete communities. Complete communities provide opportunities for residents to work close to where they live, reducing impacts on the environment and reliance on the automobile. Communities that offer a mix of land uses and a range of commuting alternatives offer optimal conditions to support knowledge based employment growth and to attract highly skilled and talented employees.

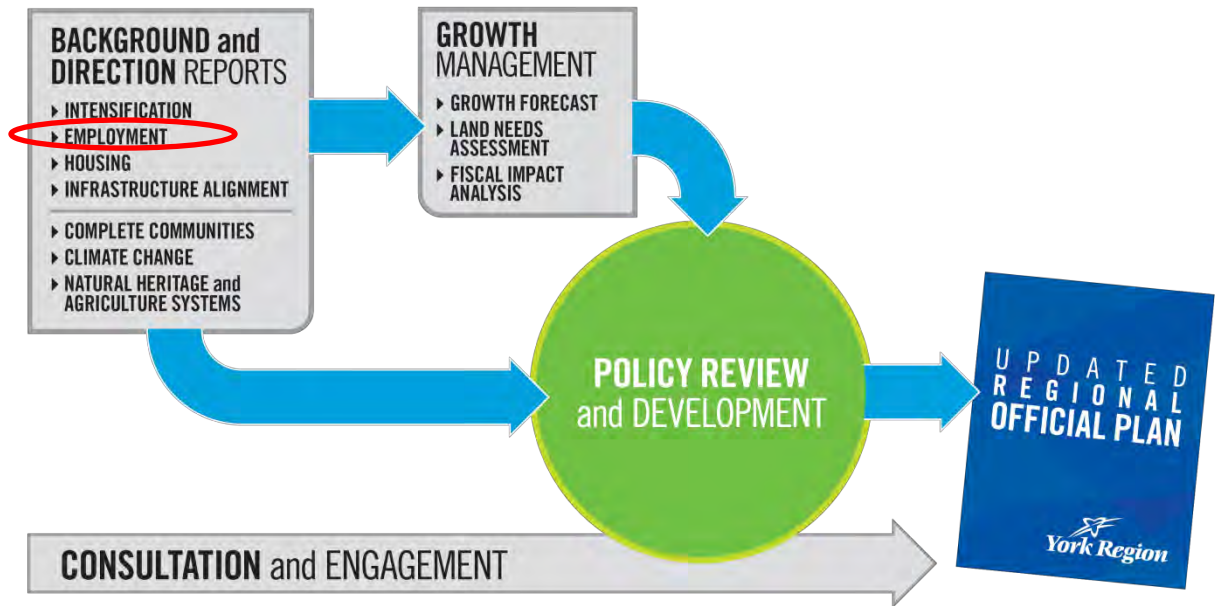
#### **This is one of a series of reports to support planning for employment through the Regional Municipal Comprehensive Review**

Through the MCR, York Region will be updating employment policies and the employment forecast in the Regional Official Plan (ROP). The Region is forecast to grow to 900,000 jobs by 2041, growth of approximately 264,000 jobs from 2018. To plan for this employment growth, a number of employment related reports are being presented to Council:

1. [Proposed Employment Area Conversion Criteria](#) and [York Region 2018 Employment and Industry](#) reports presented to Regional Council in March 2019
2. Planning for Employment Background Report
3. Employment forecast (by employment type) and land needs assessment to 2041, incorporating staff recommendations on employment area conversions
4. Draft policies and mapping of employment areas for the York Region Official Plan

These reports will form part of a broader series of reports and studies summarized in Figure 1 associated with the Region's Municipal Comprehensive Review.

**Figure 1**  
**Municipal Comprehensive Review Components**



Source: York Region Planning and Economic Development

**The report provides an overview of recent and anticipated employment trends and key findings from a global jurisdictional scan on planning for employment**

For forecasting and land needs assessment purposes, employment is categorized into four types:

1. Employment area: employment within designated employment areas, excluding major office, and typically including manufacturing, warehousing, and ancillary retail uses
2. Major office: employment in free standing office buildings of 20,000 square feet or greater
3. Population-related: jobs serving the local population such as retail and services, including those working from home
4. Rural: primary and agricultural jobs dispersed throughout rural areas

This report is a summary of the content contained in Attachment 1 and provides an overview of recent and anticipated employment trends in the Region as well as key themes from a global jurisdictional scan of municipalities planning for the changing nature of employment. To inform the analysis on anticipated employment trends, York Region retained Hemson Consulting to prepare a [York Region Future Employment Trends Study](#).

Understanding employment trends will be a critical input to the Region’s employment forecast and policy update as well as the designation of employment areas in the Regional Official Plan, a responsibility that was uploaded to the Region by the 2017 Growth Plan.

## **Local municipalities, Regional programs, and a number of industry partners play important roles in achieving the Region’s long term employment goals**

Through its updated forecast to 2041, York Region will be responsible for distributing employment growth to each of the nine local municipalities. Local municipalities will then be required to update their official plans to conform to the Regional Official Plan and plan to achieve the employment forecast. While the trends work presented in this report is important to inform the forecast, close collaboration between regional and local municipal staff will continue in order to ensure that regional policy directions align with local municipal planning objectives. Regional staff have been meeting with local municipal staff on a regular basis to discuss specific local issues.

Business attraction and economic growth in the Region is highly dependent on Regional plans, studies, and programs that recognize the importance of economic vitality as well as collaborative efforts of a number of public and private partners such as the Building Industry, local Chambers of Commerce, Boards of Trade, and institutions such as colleges, universities, and hospitals. Planning for employment through the MCR is also being coordinated with the update of York Region’s Economic Development Action Plan, which sets out a strategic course of action for the economic growth and prosperity of the Region over the four year Council term.

## **4. Analysis**

### **TRENDS ANALYSIS**

#### **The globalization of markets, automation, and the ‘digital economy’ are key drivers reshaping the Greater Golden Horseshoe economy**

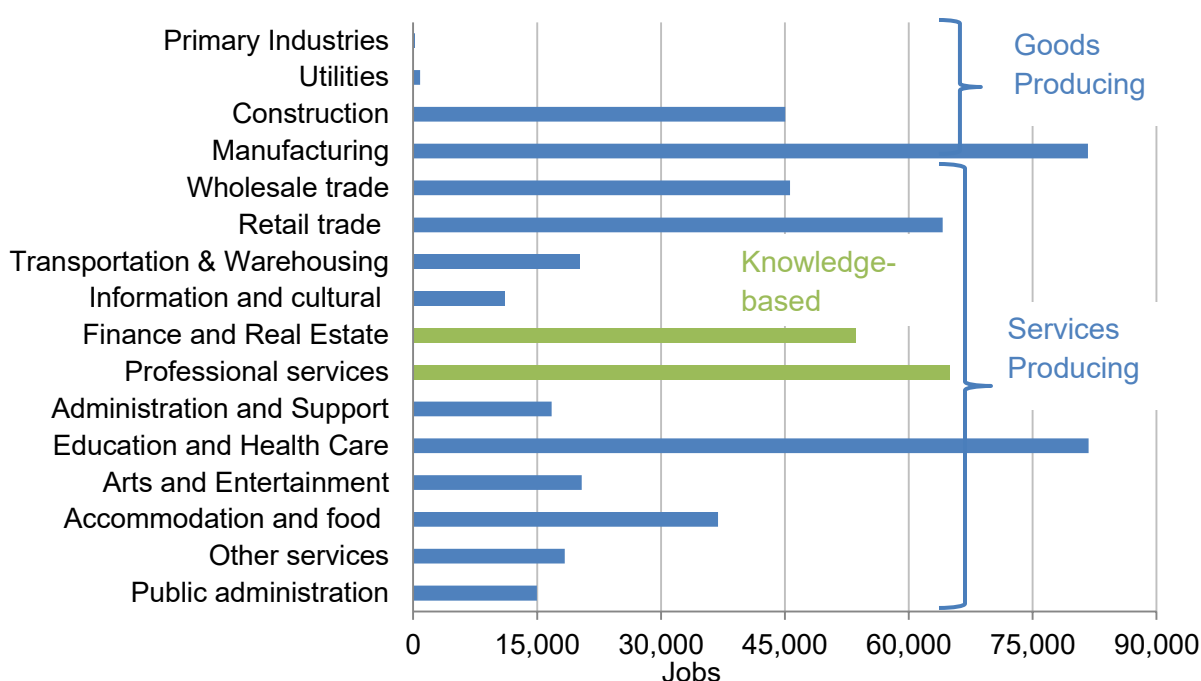
The economic landscape of the Greater Golden Horseshoe (GGH) has undergone economic transformation over the past several decades. According to recent studies, innovation, automation, and globalization are the main drivers of this economic change. The shift towards automation is resulting in less demand for lower skill and routine-based work and fostering growth in high skilled and knowledge-intensive industries such as business services, professional, scientific and technical services, finance, and insurance. Office space is being re-defined as a result of computer and digital technologies, and the emergence of e-Commerce has resulted in significant growth in the distribution and logistics sector and impacted traditional retail operations.

This shift is having an impact on locational preferences and the nature of work. There has been a growing concentration of employment in Downtown Toronto due to a number of factors including employee preferences of the millennial workforce, downtown transit connections, and access to a range of amenities. There has also been an increase in self-employment and the number of people working at home or with no fixed workplace address, and in contract or part-time capacity.

## The outlook for employment growth in York Region remains favourable, driven by rapid growth in higher skilled and knowledge-based jobs

Within broader economic trends, the growth outlook for the GTHA and York Region remains positive. Since 1971, employment growth in the Region has outpaced population growth, growing at an average rate of 5.8 per cent per year, compared to population growth of 4.3 per cent. York Region has evolved into a top destination in the GGH and Canada for businesses across a number of industries and key economic clusters. As shown in Figure 2, the diversity of the Region's employment base promotes resiliency in the face of potential disruptions. The Region is home to the highest technology sector concentration in Canada relative to population and the second largest financial services cluster in Ontario. Some of the world's biggest companies are located in the Region, many of which are leaders in their industries. A sample of these companies includes IBM, Allstate, Honda, Johnson & Johnson, Oracle, FedEx, and General Motors.

**Figure 2**  
**Distribution of York Region Employment by Sector, 2018**



Source: York Region Planning and Economic Development, 2018

The outlook for employment growth in York Region is for relative stability in the manufacturing sector with continued rapid growth in professional and service-based industries. With an economy increasingly focused on higher-skilled activities, including knowledge-based and creative industries, York Region is well positioned to compete for new business investment in the years to come. Over the past decade, employment in knowledge-based sectors (industries premised on their intensive use of technology and/or human capital) grew by 40 per cent compared to employment Region-wide at 32 per cent. Investment from Regional Council in key business supportive initiatives such as the recent introduction of Region-wide bandwidth (YorkNet) and commitment to a York Region

University Campus in Markham is important in supporting existing and new businesses in these rapidly growing sectors.

## **York Region is well positioned to withstand impacts of automation**

The impacts of automation and AI by economic sector are related to several factors including overall susceptibility to automation, level of employment, and concentration of certain industries within the economy as well as the ability for displaced workers to transition to comparable jobs. According to Hemson, the impacts of automation and AI will occur gradually and likely create more jobs in the long run. This is consistent with broader historical trends that have seen technological advancements create jobs that did not exist in the past.

As shown in Table 1, based on the analytical framework developed by the Brookfield Institute and analysis from Hemson, an estimated 24 per cent of York Region’s 2016 employed labour force, or 133,200 jobs, is at risk of automation over the next 10-20 years. A similar analysis for jobs located within the Region indicates that 143,000 jobs, or 25 per cent of 2018 surveyed employment, are at risk of being automated. Automation has the potential to impact all economic sectors; however, relatively lower-skilled and routine-based occupations such as manufacturing are particularly susceptible. Compared to the national average of 42 per cent, the share of occupations at risk is much lower in York Region as a result of its diverse economy and strength in high-skilled knowledge based sectors less susceptible to automation.

**Table 1**  
**Jobs at risk of Automation in the York Region Employed Labour Force**

<b>Occupation</b>	<b>Potential for Automation</b>	<b>Potential Jobs Lost</b>
Manufacturing and Utilities	62%	12,800
Trades and Transport	39%	22,400
Business, Finance, and Admin	39%	41,600
Sales and Service	35%	43,300
Natural Resources and Agriculture	16%	800
Health Occupations	7%	2,300
Arts, Culture, Recreation & Sport	5%	900
Natural and Applied Sciences	7%	3,800
Management Occupations	4%	3,000
Education, Law, & Government	4%	2,300
<b>York Region Total</b>	<b>24%</b>	<b>133,200</b>

Note: Reflects jobs held by York Region residents, does not represent actual jobs in the Region.

Source: Hemson Consulting based on methodology from Brookfield



## **Automation has the potential to increase demand or create jobs in higher-skilled industries**

Automation and other technologies have the potential not only to replace existing jobs, but to result in increased demand in others, or create entirely new ones. The adoption of technology has led to increased productivity and demand for human skills, judgement, cognitive, and interactive tasks. Many significant sectors in the economy such as website and application designers did not exist a few decades ago. As computer and information technologies continue to expand and evolve, knowledge-based industries such as software engineering and data analysis are likely to grow and compensate for losses in other industries.

## **The Region's urban structure supports a range of employment opportunities**

As the backbone of the Region's urban structure, Regional Centres and Corridors are planned to achieve the highest population and employment densities in the Region and become mixed-use economic hubs with a range of live-work opportunities for York Region residents. The Growth Plan requires municipalities to direct major office employment to these areas. Clustering of economic activities, compact community design, and access to transit enhances the attractiveness of Centres and Corridors for businesses to cluster and gain access to a highly skilled and talented workforce.

## **Strategically located throughout the Region, employment areas continue to be major drivers of economic activity**

Employment areas offer sites for small and large businesses at lower costs than elsewhere in the Region. Although traditionally home to industrial business uses, employment areas have evolved over time to support a wide range of business uses. Among the Region's employment areas are three key nodes (shown in Attachment 2) that play important, but distinct roles in the Regional economy:

- The high-tech node in Richmond Hill and Markham forms part of the Tor-East megazone identified by the Neptis Foundation and has been identified by Hemson as one of only three major office nodes outside of Downtown Toronto
- The node in Central and West Vaughan includes lands in the Tor-West megazone and is strategically located around major rail and highway infrastructure such as the 400 and 427 and home to a large number of traditional/industrial type jobs
- Emerging employment areas along the 404 north provide attractive vacant sites to support significant employment growth moving forward

Outside of the Region's Centres and Corridors and employment areas are community and residential areas. Driven by population growth, employment in these areas is largely population-related and includes a number of people working at home (an estimated 51,100, or 8 per cent of total employment in 2018). Local retail and personal services such as schools, hospitals, and medical clinics in these areas are key components to mixed-use

communities as they allow residents, workers, and visitors to purchase goods locally. Shopping locally promotes active lifestyles, reduces travel times and congestion, and supports the Region's economy.

There are also 14,700 jobs (or 2 per cent of total 2018 employment) in the Region's rural areas outside the urban boundary that support primary and agricultural-related employment.

### **Driven by rapid growth in Centres and Corridors, major office employment is anticipated to continue to outpace growth in all other employment types**

As of 2018, one out of every five surveyed jobs (22 per cent) in the Region was located in Centres and Corridors, accounting for approximately 22,400 new jobs over the past decade. Approximately 72 per cent of the jobs created in Centres and Corridors since 2008 have been in the major office employment category. Region-wide, major office employment has outpaced employment growth overall, growing by over 33,400 jobs, or 48 per cent since 2008 to an estimated total of 102,300 jobs in 2018.

As the knowledge economy continues to evolve, the concentration of major office growth in Toronto is likely to continue which presents both challenges and opportunities for the Region. The challenge is that the overall demand for new office buildings outside Toronto has been reduced and is compounded by the increasing prevalence of office employment in non-office forms such as multi-unit industrial buildings. The opportunity will likely arise from the growing costs and other dis-benefits associated with Downtown Toronto such as congestion and crowding on transit which may drive employers to consider locations outside the City. Since 2010, the Region has attracted companies such as Aviva, Celestica, and Lenovo that were previously located in Toronto.

Outside of the City of Toronto, York Region is positioned better than most to compete for office development. Over the past ten years, York Region has accommodated 25 per cent of new major office jobs created in the GTHA. As of 2018, there were 21.6 million square feet of major office space in the Region with an additional 640,000 square feet (8 buildings) under construction and 3.9 million square feet (38 buildings) within proposed applications.

### **Amenity rich and transit accessible work environments will be critical to attract and retain talent**

Key factors for knowledge and creative industries are access to talent and amenity-rich office space and work environments. The competition for talent is driving companies to locate in areas well served by transit with access to services such as restaurants and retail that cater to younger workers.

Attracting talent and business growth to York Region is supported by the Region's commitment to infrastructure investments and transportation expansion. Viva bus rapid transit and the Spadina Subway extension into Vaughan have supported significant office and residential construction. Working with the Province on the Yonge subway extension and all day two-way GO service will further support new business opportunities.

Increasing the attractiveness of Centres and Corridors for businesses and the broader GGH labour force will be dependent on prioritizing development of a high-quality, sustainable, and walkable public realm. As the urban structure evolves and Regional Centres and Corridors mature, these core attributes will promote the continued competitiveness of the Region as a top business location in the GTHA.

## **Protection of employment areas is essential as the demand for employment land is anticipated to remain strong**

Employment areas are vital to the Regional economy. As of 2018, 53 per cent of York Region jobs were located in employment areas, including 76 per cent of the Region's largest employers. As of 2017 there were 2,600 ha of vacant employment land in the Region, protection of these areas to 2041 and beyond will be critical to ensure that choice is available to prospective businesses. More detail on each of the Region's employment areas can be found in Attachment 2.

Future demand for employment area development in York Region is anticipated to remain strong. Growth in e-Commerce has driven a surge in demand for distribution space close to major urban centres. Manufacturing will continue to play an important role with fewer workers and more automation. Mixed-use employment areas are not appropriate to support growth in these sectors because of higher land costs and because businesses in these industries often have specific location requirements that are often incompatible with sensitive uses such as residential and institutional.

Growth in employment areas will be driven by increasing demand for large sites with superior transportation access and evolving trends towards office uses in industrial flex space and older multi-unit industrial buildings. An appropriate land supply will be required for all types of industry to provide flexibility for employers over the long-term. The Region's strategically located employment areas, particularly along major highways and near intermodal facilities, will be important assets as these industries grow. While the composition of jobs is likely to shift toward more advanced forms of manufacturing, protection of employment areas will be important to accommodate employment growth in this export-based sector.

The Province is contemplating the introduction of Provincially Significant Employment Zones through proposed Amendment 1 to the Growth Plan but no amendments have been finalized at this time. It is staff's opinion that the identification of these zones, and Council's recommendations to the Province on Amendment 1, does not impact this background report. Future MCR related reports will address any applicable Growth Plan amendments once finalized.

## **Increasing office uses and intensification will contribute to higher densities in employment areas**

While the Region encourages office development in Centres and Corridors, recent trends show that increases in employment area employment have been driven primarily by growth in service and knowledge-based sectors. These office-based sectors are being accommodated in a range of building types, specifically flex-office space and older industrial

buildings that have been re-purposed to accommodate higher density uses. The impact of this trend has been a “blurring of the lines” between traditional employment area employment such as manufacturing and industrial uses, and office employment. Approximately 54 per cent of “office type” jobs in employment areas are accommodated outside of major office buildings, a trend likely to continue as service sector and knowledge based uses are accommodated in employment areas. Flex-office and multi-unit industrial building types in employment areas will play an important role moving forward by providing space at a lower cost than other areas of the Region, particularly for small businesses and technology-related start-ups.

Intensification in employment areas is another factor contributing to increased densities. Since 2011, over 60 per cent of employment area growth has been accommodated through employment intensification of existing built parcels and buildings. Despite part of this growth being attributed to re-occupancy of vacant space following the 2008/2009 recession, considerable job growth is anticipated to be accommodated through intensification moving forward.

These trends have resulted in an overall decrease in floor space per worker and a corresponding increase in employment area density over the past five years from 65 jobs per hectare in 2013 to 70 jobs per hectare in 2018. Largely due to location and the sector makeup of employment areas, densities vary across the Region. In West Vaughan where there are a large number of warehouse and distribution facilities, densities are as low as 15 to 25 jobs per hectare compared to densities of 290 jobs per hectare in employment areas such as the Commerce Valley business park in Markham where there is a large concentration of professional service employment in office and multi-unit industrial buildings.

### **Retail locations remain important as their role evolves to incorporate different types of retail delivery and support online retailers**

Along with growth in e-Commerce and demand for industrial distribution there has been a shift in the pattern of retail development, as evidenced by recent closures of major large North American brick and mortar stores. While this trend may continue, it is being moderated by the establishment of retail stores by major online retailers, notably Amazon, to create a physical footprint for the sale and delivery of goods. Other related trends are growth in stand-alone pick up locations and the ability to order items online and pick up in stores (“click and collect”).

The likely impact will be a reduced need for new retail space combined with the continued repurposing of existing stores to accommodate a wider range of uses. At a local scale, needs of residents still need to be met, and at a regional scale, there is still demand for space in regional malls because of the enduring appeal of the shopping experience. Most of the change will be in mid-scale developments such as community shopping centres as traditional anchor tenant’s move their business online.

These shifts are likely to result in a reduction in employment in the retail sector due to the continued automation of routine-oriented service tasks.

## **EMPLOYMENT AREA PLANNING**

### **Municipalities in Canada and around the world are changing the way in which they plan employment areas**

The employment trends presented in this analysis are reflective of broader national and global economic trends that relate to employment policy planning. To better understand and address these trends and plan for the changing nature of employment, municipalities worldwide have completed studies to review employment areas. In Canada, Toronto, Waterloo, Milton, Victoria, British Columbia, and Surrey, British Columbia and others such as Sydney, London, Stockholm, and Anaheim have created new policy direction to help prepare and plan for future change. Common findings from these studies are summarized below, and Attachment 3 provides additional detail on each study.

### **Increasing flexibility along corridors and improving built form are two common approaches to increase attractiveness of employment areas**

While the overarching theme in all municipalities studied was an emphasis on protecting and preserving employment areas, there was a focus on improving the attractiveness of these areas for businesses and improving live-work relationships for residents. To accomplish this, two inter-related policy directions emerged: the need for increased flexibility in employment area designations along corridors and the need to improve built-form and the pedestrian environment.

Jurisdictions studied are amending existing policies to both limit the number of employment area designations and introduce designations that permit a broader range of employment uses in strategic locations. Locations identified include areas adjacent to major arterial roads or within broader community centres. Through the introduction of increased flexibility, municipalities are hoping to better align these targeted areas with other city building initiatives to capitalize on investments in infrastructure, better integrate employment and non-employment uses, and provide for a broader mix of employment uses and amenities. While increasing flexibility in strategic locations, municipalities are stressing the importance of protecting inner and core areas for traditional employment uses such as manufacturing and industrial uses.

Municipalities are also developing implementation plans, guidelines, programs and incentives to improve the built form of employment areas to make these areas more attractive to employers and employees. Municipalities cited use of landscape and urban design guidelines to improve pedestrian environments and encourage mobility and connectivity to support multi-modal uses in employment areas.

### **Municipalities are developing creative solutions to rejuvenate employment areas and stimulate economic growth**

Municipalities are recognizing older employment areas that may be in transition and are developing strategies and policies to support redevelopment where appropriate. This may

include use of Community Improvement Plans and/or identification of Business Improvement Areas to revitalize sites previously occupied by heavy industry or rail yards. In some cases, financial incentives are being used to encourage office development in “innovation or creative districts”.

### **Analysis will inform the Region’s employment forecast and policy considerations**

This report, along with Attachments, provide background analysis for the Region’s employment forecast and policy update which forms part of the Municipal Comprehensive Review and update of the Regional Official Plan. The following are examples of policy considerations that will be explored with local municipalities and the public in development of the Region’s policy framework:

- Planning for the changing nature of employment by promoting transit supportive high quality urban environments attractive to office development as the knowledge economy evolves
- Protecting employment areas over the long term for a broad range of employment uses, including growth in transportation, logistics, and warehouse facilities
- Appropriate land use flexibility in suitable employment area locations
- Developing strategies to support redevelopment and rejuvenation of employment areas

### **Further analysis is required to designate employment areas in the Regional Official Plan and derive employment area density targets**

Preserving employment areas is an important planning tool for securing the Region’s economic future. Over the coming months, Regional staff will be working with local municipalities to ensure the unique needs of each local municipality are considered when delineating and designating employment areas in the Region Official Plan. The work will incorporate the following:

1. Findings from the historical and future trends analysis and jurisdictional scan
2. Results of the assessment of site specific conversion requests
3. A broader review of the Region’s employment areas in the context of the evolving urban structure, infrastructure investments, and the changing nature of employment

A key input to this work will be a Council Workshop which has yet to be scheduled.

## **5. Financial**

Work related to analysis of employment data is completed by internal resources and all costs are addressed in the approved Planning and Economic Development budget. Consideration

of the findings and observations through the review and update of the Regional Official Plan will occur within the existing staff complement and necessary consultant services through the approved budget.

## **6. Local Impact**

York Region staff have met with local municipal planning staff to discuss employment planning. Extensive consultation with local municipal staff will continue to occur when developing the Region's employment forecast, policy update and when designating employment areas in the ROP, including assessment of employment area conversion requests. Local municipalities are key partners in planning for employment in the Region.

## **7. Conclusion**

York Region has a diverse employment base with a range of industries and key economic clusters that continue to grow and prosper. Moving forward, consistent with broader economic trends, knowledge-based sectors are expected to be among the fastest growing sectors in the Region. The Region's strengths in these industries will contribute towards a more resilient economy to withstand impacts of automation.

In planning for future employment growth through the employment forecast and policy update, protection of employment areas will continue to be important to accommodate an increasing demand for warehouse and distribution facilities as well as flex-office space uses. Increasing flexibility in strategic locations and improving built form of employment areas through creative solutions will also be an important policy consideration.

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For more information on this report, please contact Paul Bottomley, Manager, Policy, Research and Forecasting at 1-877-464-9675 ext. 71530. Accessible formats or communication supports are available upon request.

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April 25, 2019  
Attachments (3)  
eDOCS #: 9313516



# 2019 **PLANNING** FOR **EMPLOYMENT** **BACKGROUND REPORT**

YORK REGION'S MUNICIPAL COMPREHENSIVE REVIEW

MAY 2019





## 1.0 SUMMARY

The Growth Plan for the Greater Golden Horseshoe, 2017 (Growth Plan) requires the Region to plan for employment as part of the Regional Municipal Comprehensive Review (MCR). This report provides the background analysis to support development of the Region's Employment Strategy. This Planning for Employment report:

- Summarizes the Provincial, Regional and local municipal policy context for employment
- Assesses historic employment trends in the Greater Toronto and Hamilton Area and York Region
- Provides an overview of anticipated employment trends in the Region based on a "York Region Future Employment Trends Study" produced by Hemson Consulting
- Summarizes a jurisdictional scan on how municipalities are planning for the changing nature of employment
- Identifies key policy considerations, directions, and next steps for the forthcoming York Region Employment Strategy

The report includes the following key findings:

- Since the Region was created in 1971, employment growth has outpaced population growth, increasing at an average rate of 5.8 per cent per year compared to 4.3 per cent per year, for population.
- York Region's economy has evolved into a top destination for business across a number of industries and key economic clusters such as information and communications technology (ICT), finance and business services, distribution and logistics, as well as manufacturing.
- The structure of employment in York Region is well-established through Regional Centres and Corridors which are attractive for office development and related services and amenities and accommodate one in every five jobs in the Region.
- Employment areas contain 53 per cent of the Region's employment base including 76 per cent of the Region's largest employers.
- Residential community areas provide retail and service jobs that are important for serving the needs of local communities.
- According to Hemson Consulting, the employment growth outlook for York Region is favourable and is anticipated to be characterized by stable growth in manufacturing and rapid growth in services-producing industries including high-skilled jobs in knowledge and creative industries.
- Despite 24 per cent of the Region's labour force being at risk of automation, York Region is well positioned to withstand the impacts of automation and Artificial Intelligence (AI)

with an economy increasingly focused on higher skilled activities. The impacts are anticipated to be gradual, with automation likely to create more jobs in the long run.

- Amenity rich and transit accessible work environments are increasingly important location decisions for employers to attract talent. Regional Centres and Corridors are well positioned to attract highly skilled, knowledge-based jobs.
- Demand for employment areas is anticipated to remain strong and be driven by land-extensive logistics and warehouse facilities as the role of e-Commerce continues to expand as well as increasing shares of service sector employment in small offices and multi-unit industrial buildings. Maintaining an appropriate supply of employment areas will be important for all types of industry to provide flexibility for employers in high quality locations over the long term.
- To plan for the changing nature of employment, municipalities around the world are increasing flexibility in employment area designations in strategic locations, implementing strategies to improve built-form, and introducing plans to redevelop and rejuvenate older employment areas.

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## 1.0 INTRODUCTION

The Growth Plan, 2017 requires that all municipalities develop and implement, through their official plans and other supporting documents, an employment strategy.

This report provides the foundation for developing the York Region Employment Strategy by presenting background work completed to date and providing direction for the Region's employment forecast to 2041 and regional official plan policy updates.

The report:

- discusses historical and current employment trends in York Region and the GTHA
- discusses the potential impacts of automation, artificial intelligence, and other disruptors on the future of employment
- assesses existing densities and the potential for intensification in employment areas
- summarizes a jurisdictional scan on how municipalities are planning for the changing nature of employment
- identifies preliminary policy considerations and next steps

The final York Region 2041 Employment Strategy will inform the York Region Official Plan update to bring it into conformity with the Growth Plan and the Provincial Policy Statement, 2014 (PPS) by:

- demonstrating the Region's ability to achieve the employment forecast
- presenting the Region's employment area density target
- identifying opportunities for intensification of employment areas
- providing the framework for updating employment policies in the York Region Official Plan, including mapping and designating employment areas

## 2.0 BACKGROUND

### 2.1 Provincial Policy Context

#### **The Planning Act and Provincial Policy Statement recognize the importance of employment and economic vitality**

A number of provincial planning documents recognize the importance of planning for employment in building complete communities. The Planning Act declares that the adequate provision of employment opportunities is of provincial interest. The PPS recognizes the need to protect and preserve employment areas for current and future uses, especially in prime locations along 400-series highways and other major goods movement corridors.

Stressing the importance of employment areas to the vitality of a Region, the PPS allows planning authorities to plan beyond a 20-year horizon for the long term protection of employment areas.

### **A guiding principle of the Growth Plan is to allow flexibility to capitalize on new economic opportunities while providing certainty for traditional industries**

The Growth Plan strives to support the achievement of complete communities designed to support healthy and active living and meet peoples needs through an entire lifetime. Ensuring that employment opportunities are available for residents is a key component of building complete communities. Policy direction in the Growth Plan, therefore, aims to align land use planning with economic development goals and strategies to retain and attract investment and employment by:

- Directing major office and major institutional development to urban growth centres, major transit station areas and other strategic growth areas
- Better connecting areas with high employment densities to transit
- Directing retail and office uses to locations that support active transportation
- Planning for a transit-supportive and compact built form by encouraging the integration of retail and office uses with other land uses
- Supporting office parks by improving connectivity with transit and active transportation
- Providing for an appropriate mix of amenities and open space to serve the workforce

### **The Growth Plan has strengthened protection of employment areas**

The Growth Plan directs municipalities to protect employment areas and ensure the availability of sufficient land, in appropriate locations, for a variety of employment types. Employment areas are defined in the PPS 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”.

New policy direction in the Growth Plan, 2017 requires upper- and single-tier municipalities to:

- Delineate and designate employment areas in the Regional Official Plan
- Consider identifying employment areas located near goods-movement facilities and corridors as prime employment
- Establish a minimum density target for employment areas that incorporates opportunities for intensification of employment uses

In planning for employment areas, updates to the Growth Plan require municipalities to prohibit or establish a size or scale threshold for major retail uses. Any new or expanded permissions for major retail in an employment area can only occur through a Regional MCR.

The Growth Plan only allows for the conversion of employment areas to non-employment uses at the time of a Regional MCR based on a set of criteria. Additionally, provincial policies prevent appeals of conversions and conversion polices in Regional Official Plans, once approved by the Province.



### **Proposed Amendment 1 to the Growth Plan, if approved, will not have a significant impact on how the Region plans for employment**

On January 15<sup>th</sup>, 2019, the Province released proposed Amendment 1 to the Growth Plan and a Proposed Framework for Provincially Significant Employment Zones. Changes related to employment policies include:

1. Provincially Significant Employment Zones – 29 areas across the Greater Golden Horseshoe (GGH) that are important to the provincial economy and should not be converted outside of an MCR. Five of these zones include land within York Region
2. A policy that would allow consideration of employment area conversions in advance of the next MCR, outside of Provincially Significant Employment Zones
3. A requirement to establish minimum density targets for all employment areas, rather than an overall target
4. Removal of the consideration for prime employment areas

[Staff's and Council's position](#) on these aspects of proposed Amendment 1 is that all requests for employment area conversions only be considered comprehensively through the MCR process. The Province is contemplating the introduction of Provincially Significant Employment Zones through proposed Amendment 1 to the Growth Plan but no amendments have been finalized at this time. It is staff's opinion that the identification these zones, and Council's recommendations to the Province on Amendment 1, do not impact this background report. Future MCR related reports will address any applicable Growth Plan amendments once finalized.

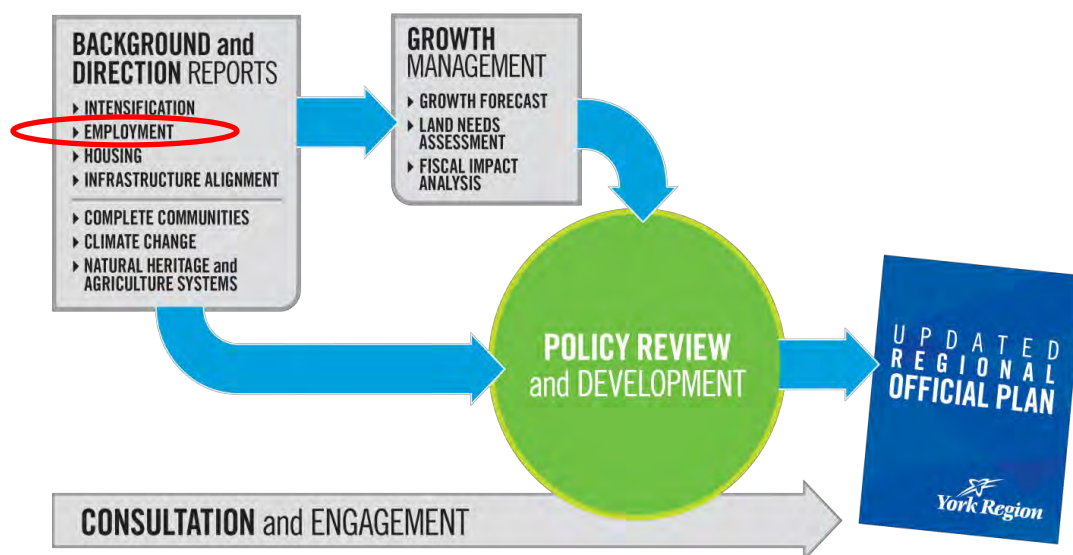
## **2.2 Regional Context**

### **The Region is forecast to grow to 900,000 jobs by 2041**

The Growth Plan forecasts York Region to grow to 1.79 million people and 900,000 jobs by 2041. The 2018 employment survey estimates that there were approximately 636,600 jobs in the Region as of mid-2018, requiring growth of 263,400 jobs by 2041 in order to meet the forecast. Updates to the employment forecast will be informed by the directions provided in this report. The historical and future employment trends analysis discussed in this report will be particularly important in planning for growth of this magnitude.

Planning for employment will form part of the Region's MCR. Figure 1 summarizes the various components of the MCR.

**Figure 1: Municipal Comprehensive Review Components**



Source: York Region Planning and Economic Development

**Changes to the Growth Plan have uploadded the designation of employment areas and assessment of requests for employment area conversions to the Region**

Changes to employment policies in the Growth Plan have resulted in an uploading of the following responsibilities to the Region previously undertaken at the local municipal level: designating employment areas and assessing requests for employment area conversions. Despite now being the responsibility of the Region, this work will continue to be done in close consultation with local municipalities throughout the MCR process.

**The Region monitors employment trends in order to respond to changing industry needs**

The employment trends data presented in this report is closely tied to data portrayed in other regional reports and studies. The Region undertakes a considerable amount of research and analysis on the regional economy and employment, including:

- An in-depth analysis of employment growth by sector through an annual Employment and Industry Report. Data is gathered through a region-wide Employment Survey
- An annual Economic Development Year in Review which highlights economic activity in the Region and the impact of York Region programs on business and job growth
- An annual Growth and Development Review that provides updates on key development and population indicators in the Region and reports on the competitiveness of York Region's economy within the GTHA and Canada
- Annual Regional Centres and Corridors reports which provide updates on development activity and transit investments within Regional centres and corridors

- A Vacant Employment Land Inventory which provides an overview of the supply and characteristics of vacant employment lands in the York Region. The inventory was last updated in 2017.

### **Employment is categorized into four main categories**

For forecasting and land needs purposes, the Region organizes employment into four main employment categories:

1. Major office: Employment occurring in free standing buildings of 20,000 square feet or larger (excluding city or town halls, hospitals or school board offices and other local serving office uses)
2. Employment area: Refers to employment within the Region's designated employment areas and business parks, excluding major office employment, and includes activities such as manufacturing, research and development, warehousing and ancillary retail, office, and service uses
3. Population-related: Employment serving the local population such as retail, services, education, municipal government, institutions, and community services. This type of employment tends to increase with population growth and also includes home-based businesses.
4. Rural: Jobs dispersed throughout rural areas (i.e. agriculture, primary industries)

### **Employment area land need will be assessed through the land needs assessment**

Employment area employment is an important component of the land needs assessment exercise which staff will be undertaking later in the MCR process, informed by this report. Through this process, it will be determined if additional employment area land is required to accommodate the 2041 employment forecast. Findings in this report will also support the designation of employment areas in the Regional Official Plan. A map of the Region's employment areas can be found in the [York Region 2017 Vacant Employment Land Inventory](#), presented to Council in March of 2018.

## **2.3 Local Municipal Context**

### **Local municipalities are important partners in achieving long term employment goals of the Region and meeting the 2041 employment forecast**

Local municipalities play a key role in attracting and supporting business growth in the Region. Aligning updates to employment area policies in the Regional Official Plan with local municipal planning and economic development goals will be critical in continuing to provide York Region residents with access to good quality, high paying jobs.

Through its updated employment forecast, the Region will be responsible for allocating employment growth to 2041 to each of the nine local municipalities. Local municipalities will then be required to update their official plans to conform to the Regional Official Plan and plan to achieve their 2041 employment forecasts. Local municipal official plan conformity is to occur

within one year of the Regional Official Plan being approved by the Province. This has reinforced the need for continued collaboration between regional and local municipal staff to ensure that regional policy directions align with local municipal planning objectives. Regional staff meet with local municipal staff on a regular basis to discuss local specific issues.

### **3.0 EMPLOYMENT AND ECONOMIC VITALITY IN YORK REGION**

#### **Business growth, job growth, and the creation of wealth are fundamental to the economic vitality and long term livability of York Region**

Aligning planning and growth management policies with economic development goals is critical for the economic viability. York Region is in competition with jurisdictions around the world to retain and grow existing businesses, attract new employers, skilled employees, and good paying jobs. The attraction of new businesses and growth or expansion of existing business operations are the generators of wealth and job creation. A region that can attract and keep high quality jobs across a range of sectors will increase economic stability for the entire community and raise the overall standard of living. Business growth leads to investment and supports the regional economy by providing residents with access to good paying jobs. Providing opportunities to work close to home reduces congestion and commuting times and provides more family time and opportunities for workers to both live and work in their own community.

#### **There is a strong connection between the physical and social quality of place and economic growth**

Providing residents with access to a full range of employment opportunities in proximity to where they live contributes toward an overarching Growth Plan objective of building complete communities. Complete communities provide opportunities to live, work, learn, and play locally, improve health outcomes, reduce impacts on the environment and reduce reliance on personal vehicle use by offering the potential for improved transit access and greater active transportation. In turn, communities that offer a mix of land uses and alternatives to the automobile offer optimal conditions to support knowledge-based employment growth and to attract highly skilled and talented employees. Communities catering to business growth also play a key role in achieving fundamental planning objectives related to the efficient use of infrastructure, sustainable transportation, and a livable region.

#### **The Regional Official Plan provides a strong foundation for planning for employment growth in the Region**

It is a goal of the York Region Official Plan to provide one job for every two York Region residents by creating a competitive and flexible economic environment that encourages investment and a diversity of employment opportunities. This is to be achieved through a policy framework that ensures:

- support for the Regional Centres and Corridors as the focus of economic activity and culture in York Region
- the long term supply and effective planning and design of employment areas

- that retail is well-designed and appropriately integrated into communities in a manner that encourages active transportation
- that growth is financially responsible

The Official Plan recognizes employment areas as strategic and vital to the Regional economy and aims to protect them over the long term by prohibiting conversions to non-employment uses, prohibiting major retail uses and limiting ancillary retail uses to 15 per cent of the employment area defined in the local official plan.

The 2041 conformity update of the Regional Official Plan aims to build upon and strengthen the existing policy framework. Updates will address changes to the Growth Plan and reflect the changing nature of employment in the Region as a result of historical and future trends.

### **A number of competitive advantages position the Region as a top business destination**

Its location in one of the most attractive and vibrant economic areas in North America position the Region to capitalize on opportunities in the economy.

1. The Region benefits from core underlying economic attributes of strong population and employment growth, a highly educated labour force, and a high quality of living. In addition to being Ontario's fastest growing large municipality and third largest business hub, York Region's median household income ranks second among all municipalities in Ontario.
2. The Region's location in the GTHA is also strategic from a goods movement perspective. York Region is within a one day drive to the United States market with over 140 million people and a one hour flight to global markets like New York, Philadelphia, Boston, Chicago and Detroit. It is located in close proximity to Toronto Pearson Airport, is home to both the CP intermodal facility and the CN MacMillan rail yard, and has a strong network of 400-series highways which connect the Region to both the broader provincial and national markets as well as the United States border.
3. The Region has recently committed to key business supports such as consistent high-level bandwidth, the Ontario Research and Innovation Optical Network in Newmarket, and a York University campus to Markham Centre.

### **Council has endorsed a number of strategic plans and capital investments to support and attract employment growth**

To support business attraction and job growth, Regional Council has made significant investments in infrastructure and endorsed a number of strategic plans, studies, and programs that recognize the importance of economic vitality.

- Vision 2051 has links to economic growth in all eight goal areas
- The 2019-2023 Strategic Plan provide high level policy objectives related to business growth, job creation, and maintaining a resilient economy
- The Economic Development Action Plan 2016-2019, including a Broadband Strategy, Post-Secondary Investment Attraction Strategy, and the York Link Investment and Marketing plan targeting office development in the Region

- The York Region Office Attraction Study (2015) identified the importance of clustering and access to amenities in office location decisions and confirmed that Centres and corridors should be developed as economic hubs with a high concentration of major office uses
- The Retail Trends Study (2015) presented an analysis of retail in the Region and a potential outlook for the retail market moving forward
- Long term infrastructure planning ensures that services will be provided in appropriate locations to support population and employment growth over the 2041 planning horizon

### **Continued transit investment in Regional Centres and Corridors is a catalyst for economic growth**

Business and job growth is supported by transit investments in the Region, particularly in the Region's Centres and Corridors. The Regional Official Plan establishes the Regional Centres and Corridors as the backbone of the Region's urban structure and city building initiatives. Regional Centres and Corridors are planned to achieve the most intensive and greatest mix of development in the Region and are supported by over \$3 billion in transit infrastructure investment.

Transit investment helps connect people and jobs more efficiently and increases employers access to a talented workforce. Transportation infrastructure such as the Viva bus rapid transit and Spadina Subway extension into Vaughan support significant office and residential construction and business attraction. The new subway to the Vaughan Metropolitan Centre (VMC), the anticipated arrival of two-way all day GO transit service and continued construction on Bus Rapid Transit corridors will be a catalyst for office development in the Region's Centres and Corridors, realizing the vision of mixed use centres. As the Region's urban structure continues to evolve and the Regional Centres and Corridors mature, these core attributes help maintain and promote continued competitiveness as a top business location in the Greater Toronto Area.

### **Regional economic development plans and programs support growth of local businesses**

The Economic Development Action Plan 2016 to 2019 was endorsed by Council in 2016 and sets out a strategic course of action for economic growth and prosperity of York Region. The Plan guides economic development activities of the Region and outlines programs that explore the Region's economy and business needs, connect businesses into a network that promotes innovation and growth, and share success stories with audiences to generate interest and excitement both within and outside York Region. York Region's Economic Development Action Plan addresses key economic challenges and opportunities facing York Region, and translates them into economic action areas for programs.

In collaboration with local municipalities and a network of business partners, York Region provides services in the areas of business advisory, economic research, innovation, and investment attraction marketing and sales. Innovation and business expansion/attraction are supported region-wide by York Link, the Region's Investment and Marketing platform and the

Strategic Economic Initiatives programs. Entrepreneurship support is delivered in York Region's northern six municipalities by the York Small Business Enterprise Centre (YSBEC).

In March of 2016 Regional Council authorized staff to enter into an agreement with Toronto Global to undertake global investment attraction on behalf of Greater Toronto Area municipalities. Toronto Global's mandate is to identify and attract new investments from foreign companies into the Greater Toronto Area (GTA).

### **The Region collaborates with a number of public and private sector partners to support and grow the economic base**

Business attraction and economic growth in the Region is highly dependent on the collaborative efforts of a number of public and private sector partners. Some key partners are listed below:

- Federal and provincial government
- Local Municipalities
- Building Industry and Land Development Association
- Local chambers of commerce and boards of trade
- Venture LAB
- York University and Seneca College
- Greater Golden Horseshoe Agricultural Alliance

Together with the Region, these partners have provided York Region residents with access to high quality employment opportunities. Continuing to foster these relationships will be important in sustaining and growing the economic base.

### **York Region is home to a number of global companies across a range of industry clusters**

An industry cluster is a geographic concentration of interconnected businesses and institutions in a common industry that both compete and cooperate. Industry clusters advance regional economic growth through the benefits that can be realized as a result of firms in related industries locating in close proximity to one another. Industry clustering provides a number of key economic benefits including encouraging networking, innovation and facilitating the incubation of new businesses. New firms and workers are drawn to the cluster which further contributes to overall productivity and efficiency.

York Region is a top destination in the Toronto area and Canada for businesses across a number of industry clusters. The Region is home to:

- the highest technology sector concentration in Canada relative to population
- the second largest financial services cluster in Ontario
- the second largest consulting engineering, building and construction cluster in the GTA
- the top automotive cluster in the GTA and Canada's fifth largest manufacturing cluster

York Region businesses also play a role on the global stage by delivering goods and services around the world and attracting international investment. Over 2,000 businesses in the Region rely on exporting as their primary source of revenue collectively generating \$19 billion annually.

The Region is attractive for international investment and home to major global research and development centres for some of the world's biggest companies. Foreign companies account for close to 10 per cent of local jobs and business investment in the Region. There are an estimated 500 foreign companies operating in York Region providing over 50,000 local jobs. A sample of these companies includes IBM, Allstate, Aviva, Honda, Johnson & Johnson, Oracle, FedEx and General Motors. These companies typically provide high paying knowledge-based jobs and export goods and services around the world.

### **More is required to continue to attract employment growth in York Region**

The Region's investment and strategic planning initiatives to fostering job growth and economic development has been significant but needs to continue due to the following threats that may restrict economic growth moving forward:

1. Strong competition for business investment and attracting talent within the GTHA, Ontario and around the world. Recent economic restructuring has brought about the hyper-concentration of economic activity in and around downtown Toronto
2. Continuing traffic congestion as a result of the Region's rapid growth has the potential to make the Region and its strategic location less attractive to prospective businesses
3. Housing in the Region becoming increasingly less affordable. Many people that work in the Region can't afford to live in the Region, resulting in long commute times, further impacts on congestion, and the risk that these employees will find jobs elsewhere

## **4.0 HISTORICAL AND CURRENT TRENDS ANALYSIS**

### **A more detailed understanding of employment trends will inform updated forecasts and policy review**

The following section outlines key economic and employment trends in York Region and the broader GTHA, including:

1. A high level overview of the changing nature of employment growth in the GTHA and York Region's role in the broader regional economy
2. An overview of how the York Region economy has evolved since the Region was created in 1971
3. A detailed review of employment trends over the most recent ten year period (2008-2018)
4. A detailed analysis of the structure of employment in York Region with a specific focus on major office and employment area employment trends in the past 10 years



The analysis is intended to provide insight into the nature of future employment growth with respect to the rate and location of development, employment density and built form, and the mix of employment uses. Unless otherwise stated, the analysis below has been conducted using surveyed employment data for 2008 and 2018. It does not include estimates for businesses that were unable to contact, home based, or agriculture/farm based operations.

## **4.1 Employment Growth in the Greater Toronto and Hamilton Area**

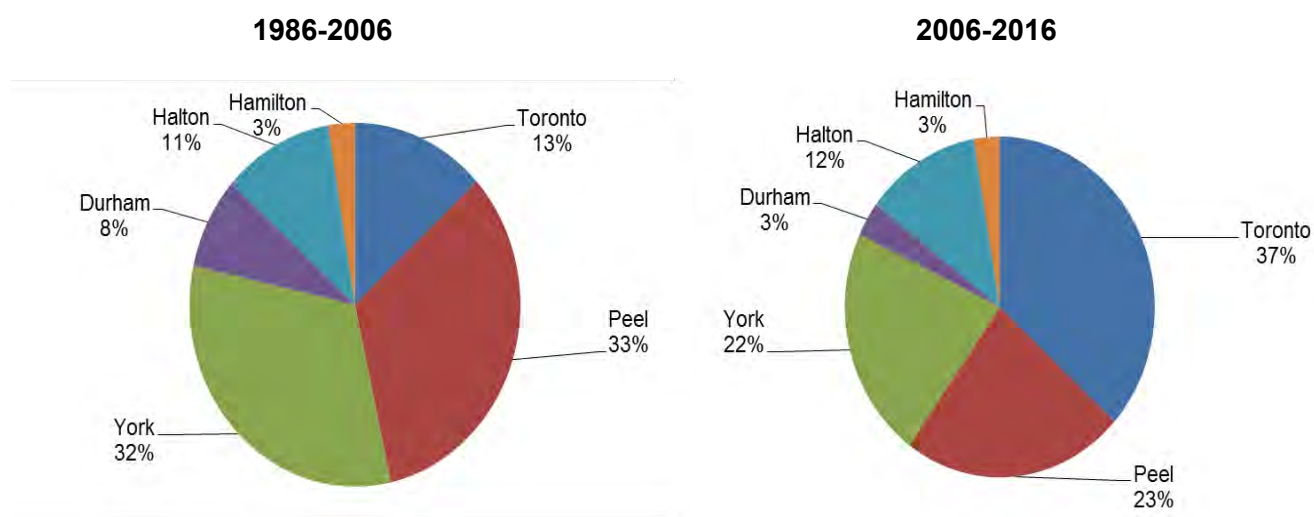
### **The economic landscape of the GTHA has undergone significant transformation over the past several decades as the broader regional economy continues to evolve**

York Region is not an isolated economy, and local business and employment growth are closely tied to external economic conditions, trends, and government policies. For the past 30 years, the GTHA has been one of the fastest growing urban areas in Canada and the United States, reaching over 3.5 million jobs in 2016. Similar to national and provincial trends, the composition of GTHA employment has gradually shifted from a goods-producing economy to a services-producing economy over the past several decades. This has been led by a decline in industrial and manufacturing employment in favour of growth in services-producing sectors such as business services, financial services, health care and social assistance, professional, scientific, and technical services, and retail trade.

More recently, innovation, automation and globalization have been main drivers of economic change and are reshaping the economic makeup of the GTHA. The shift is resulting in a lower demand for low skill and routine-based work, and fostering growth in skilled, tech-related and knowledge – intensive industries such as professional scientific and technical services as well as finance and insurance. Office growth is being re-defined as a result of computer and digital technologies, and the emergence of e-Commerce has resulted in significant growth in the distribution and logistics sector and continues to impact traditional retail operations.

The shift is having an impact on the makeup of employment within the GTHA. As shown in Figure 2, the distribution of Census employment growth more heavily weighted towards York and Peel Regions in the 20-year period between 1986 and 2006 has given way to significant employment growth in downtown Toronto and lower shares of growth in the “905” between 2006 and 2016.

**Figure 2: GTHA Employment Growth by Municipality, 1986-2016**



Source: York Region Planning and Economic Development based on Statistics Canada

**York Region is an important contributor to the GTHA economy and home to regionally-significant employment nodes**

York Region is centrally located within the GTHA and has experienced some of the fastest employment growth within the broader economic region. Between 2006 and 2016, over 1 in every 5 (22 per cent) new jobs created in the GTHA were accommodated in York Region. Within the GTHA, the Neptis foundation has identified three regionally, provincially, and nationally significant employment zones. These zones are large, continuous multijurisdictional areas focused on “core”, or traded or tradeable industries that bring revenue and income into the region to drive its growth. Two of these three zones (shown in Attachment 2), have significant portions within York Region, each playing a different role in the regional economy.

The Tor-York East megazone surrounds the interchange of Highways 404 and 407, including parts of the cities of Markham and Richmond Hill, and represents a significant regional concentration of finance and business services, manufacturing, and the information and technology cluster.

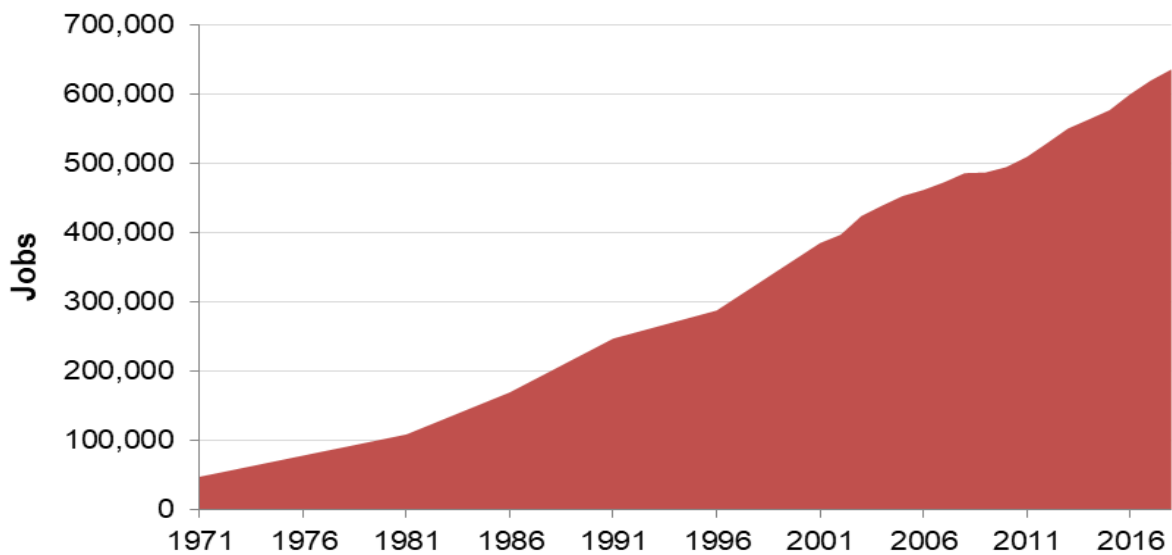
The Tor-York West megazone covers a large area in the City of Vaughan, including the CN MacMillan facility. This megazone has a significant concentration of manufacturing, construction, and wholesale trade and transportation jobs. Although this megazone has experienced recent declines in manufacturing employment, these declines have been largely compensated for with employment growth in construction, business services, higher education and personal services. This area is experiencing significant transition, with new office development in the VMC driven by major transit investments in the extension of the Spadina Subway and the addition of bus rapid transit on the Highway 7 corridor.

## 4.2 The History of Employment in York Region

### Employment in York Region has grown by 588,800 jobs since the Region was created in 1971

When York Region was created in 1971, it was considered a bedroom community with most of the existing development being residential in nature and workers commuting outside of the Region for work. The Region had a population of 169,200 and 47,800 jobs. As shown in Figure 3, since 1971 the Region has increased its employment base by over 13 times to an estimated 636,600 total jobs in 2018, increasing its share of GTHA employment from 4 per cent in 1971 to 15 per cent in 2016.

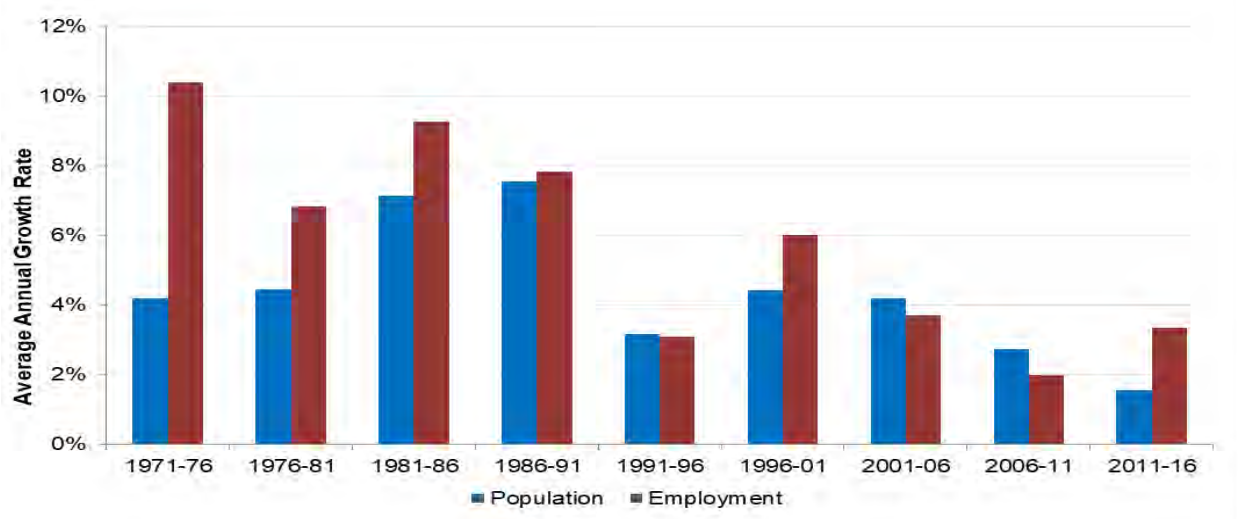
**Figure 3: York Region Total Employment, 1971-2018**



Source: York Region Planning and Economic Development

Despite economic recessions over the 45-year period, the Region has experienced strong overall employment growth, outpacing population in terms of average annual growth during most five year periods as well as overall (Figure 4). Since 1971, employment growth has averaged 5.8 per cent per year compared to population growth at 4.3 per cent per year resulting in a better balance between jobs and residents.

**Figure 4: Average Annual Population & Employment Growth by 5-Year Period, 1971-2018**



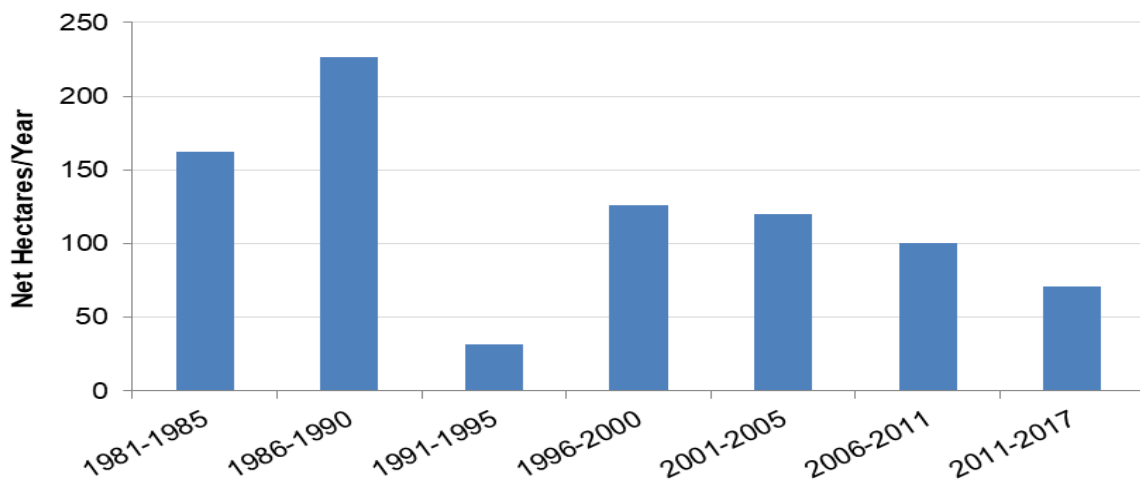
Source: York Region Planning and Economic Development

**Employment growth in York Region peaked in the 1980s**

After its creation in 1971, the Region grew quickly during the 1970s, but less so than some other GTHA locations, particularly the Region of Peel. Growth was constrained until completion of the York-Durham water and sewer-servicing scheme in the late 1970s. This led to significant levels of growth in York Region during the 1980s, a period of overall strong population and employment growth in the GTHA.

Total employment in the Region almost doubled during the 1980s, growing from 103,000 jobs to 232,000 jobs, or at a rate of 8.5 per cent per year over the ten-year period. As shown in Figure 5, the 1980s were also a peak for employment land absorption in the Region, averaging 195 ha per year.

**Figure 5: Average Annual Employment Land Absorption, 1981-2017**



Note: 1981-2006 are full year; 2007-2017 are mid-year to mid-year  
 Source: York Region Planning and Economic Development

Largely due to a recession toward the beginning of the decade, the nineties averaged steady, but slower employment growth than the 1980s. Employment growth in the 1990s averaged 13,400 jobs per year, or a growth rate of approximately 4.7 per cent per year. Despite another economic recession in 2008/2009, total employment has continued to grow at an average of 15,000 jobs per year between 2000 and 2018.

### **The economy underwent significant diversification in the 1980s and 90s as the Region's goods movement network and high tech office cluster began to take shape**

With the completion of a number of key infrastructure projects including the York-Durham servicing scheme, Highway 404, and the CP intermodal facility in Vaughan, York Region's economy experienced not only rapid growth, but significant diversification in the 1980s and 1990s.

The strengthening of the goods movement network in the 80s and 90s perpetuated strong growth in the manufacturing sector but also facilitated the beginning of the warehouse and logistics market in Vaughan as well growth in the office sector. The opening of Highway 404 and the intermodal terminal allowed Vaughan and Aurora to develop strong employment bases in the auto parts industry while the intersection of Highway 404 with Highways 7 and 407 in Markham and Richmond Hill enabled the development of a high-tech manufacturing and office centre.

Through the 90s and early 2000s, the continued diversification of the Region's economy can be attributed to the beginning stages of the Region's Centres and Corridors and the development of three unique large scale employment nodes. These three zones consist of the office/high tech employment growth in Markham/Richmond Hill (Tor-York East megazone), manufacturing, transportation and logistics jobs in Central and West Vaughan (Tor-York West megazone), as well as employment growth in emerging employment areas in Aurora and Newmarket.

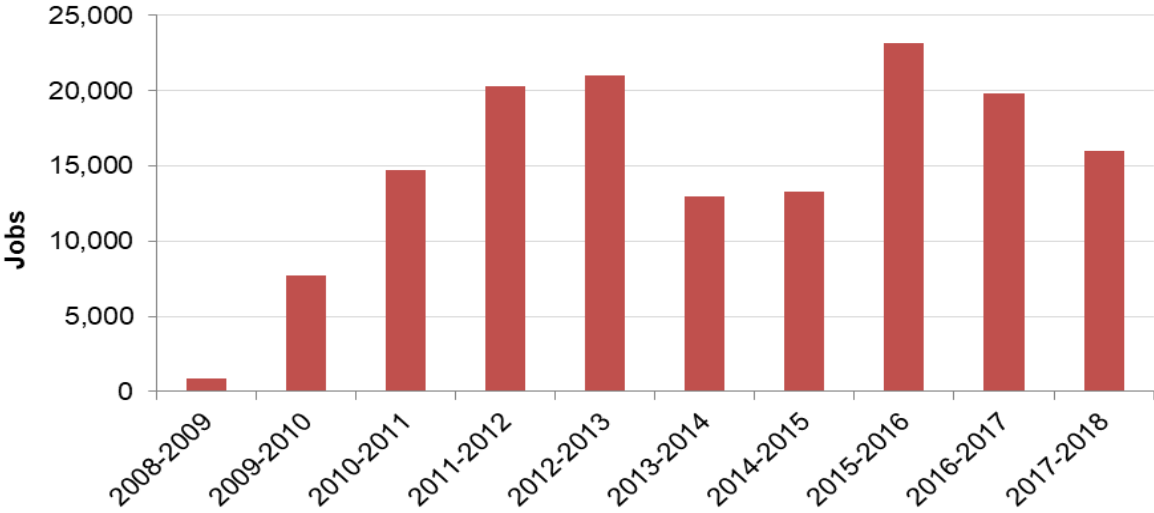
## **4.3 Employment and Industry Trends since 2008**

Similar to the GTHA, following the 2008/2009 recession the regional economy has continued to shift from goods to services-producing sectors, with a profound shift occurring towards knowledge-based industries. This shift and the impacts to employment growth, land use and built form, are explored in detail in the following section.

### **Employment growth continues to outpace population growth in the Region**

As shown in Figure 6, since 2008, total employment in York Region has grown by 149,900 jobs, representing a strong average annual growth rate of 2.7 per cent over the ten-year period. While population growth has also been strong over this period at 1.8 per cent per year, employment growth continues to outpace population growth in the Region.

**Figure 6: York Region Annual Employment Growth, 2008-2018**

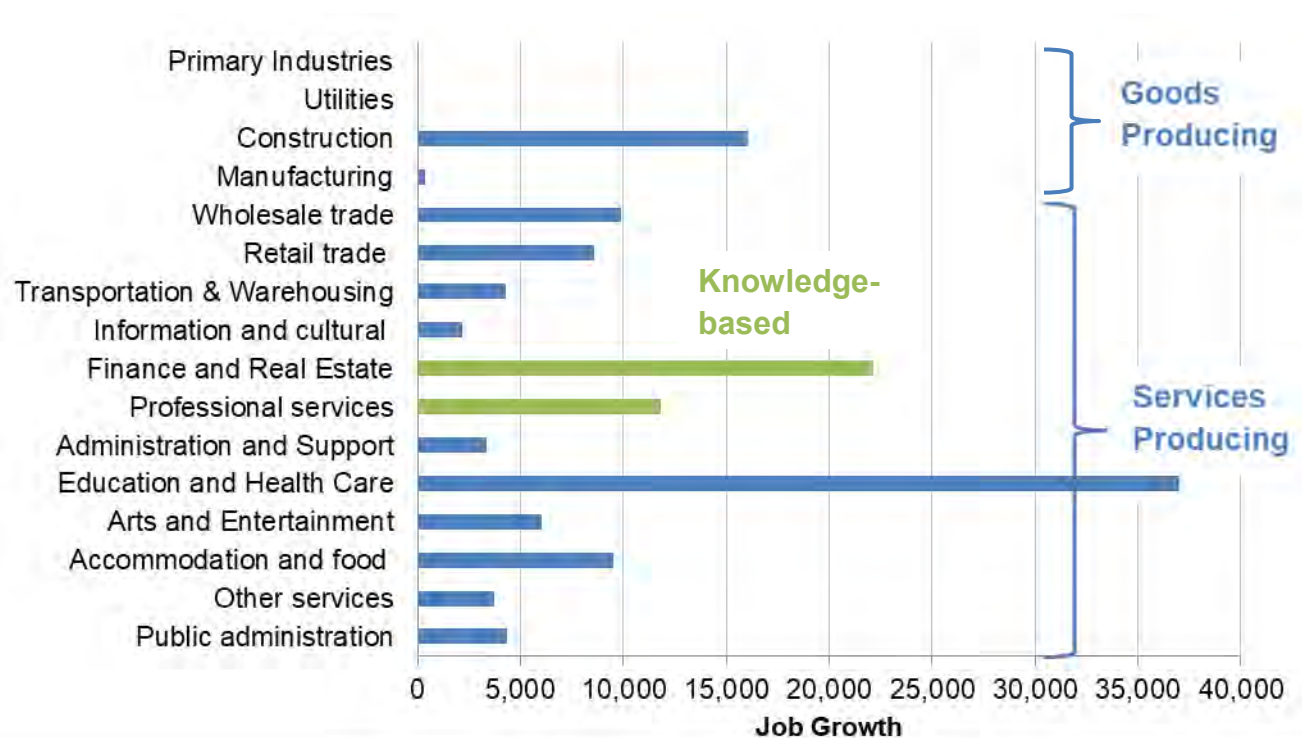


Source: York Region Planning and Economic Development

**Knowledge-based sectors are among the fastest growing sectors in the Region**

Employment growth since 2008 has been largely in services-producing sectors. As shown in Figure 7, over the past 10 years, 88 per cent of jobs created in the Region have been in services-producing sectors, increasing its overall share of jobs in 2018 to 78 per cent compared to 75 per cent in 2008. Services-producing industries include technology support, financial services, research and development as well as the sale of goods. Businesses in the goods-producing industries make tangible products and are primarily found in the manufacturing and construction sectors.

**Figure 7: York Region Employment Growth by Sector, 2008-2018**



Source: York Region Planning and Economic Development

The high growth in service-based industries can be attributed to rapid growth in a subset of service based industries that are generally accepted as being knowledge-based. These industries are those which, based on their intensive use of technology and/or human capital, include sectors such as finance and insurance, real estate, and professional and scientific services. Over the past ten years, knowledge-based jobs grew by 40 per cent compared to employment Region-wide at 32 per cent.

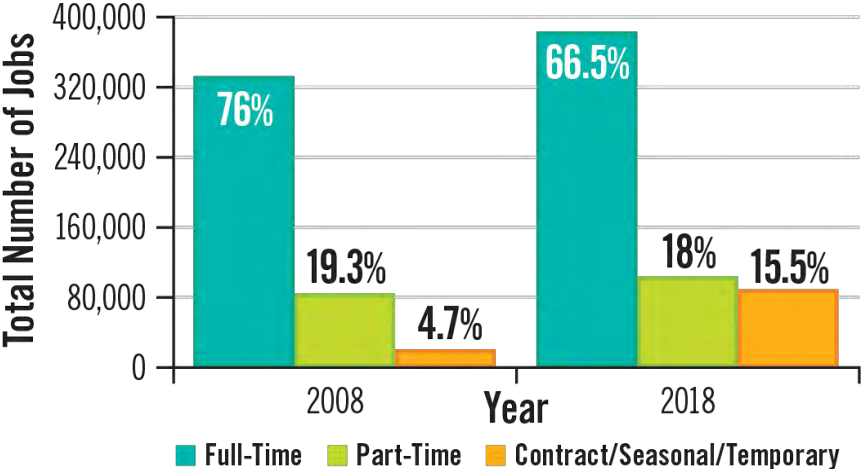
Employment in knowledge-based sectors such as finance and insurance and management of companies increased by over 50 per cent since 2008, while jobs in the real estate sector more than doubled over the past decade.

**Growth in York Region residents who are self-employed, working at home, or with no fixed workplace address has outpaced employment growth for those with a usual place of work**

Globalization, advances in technology, and strong growth in knowledge-based sectors have had an impact on the type of work in the Region. Statistics Canada Census data illustrates that the growth in York Region residents who were self-employed, working at home, or with no fixed workplace address has outpaced growth in those with a usual place of work. No fixed workplace employment has grown the fastest since 2006, experiencing a 36 per cent increase while work at home employment increased by 32 per cent. Both of these have outpaced growth in residents with a usual place of employment, which has grown by 16 per cent.

Part time and contract/seasonal work has increased dramatically over the past ten years. As shown in Figure 8 below, contract/seasonal employment accounts for 15.5 per cent of the 2018 jobs in the Region compared to 4.7 per cent in 2008, while full time employment has decreased from 76 per cent to 66.5 per cent. The decreasing share of full time employment is part of a global trend. Many business leaders indicate this trend is likely to continue as more people are employed in contract/temporary employment positions. Many of these jobs are highly skilled professions as workers prefer the flexibility that contract/temporary employment provides.

**Figure 8: York Region Employment by Type of Worker, 2008 and 2018**



Source: York Region Planning and Economic Development

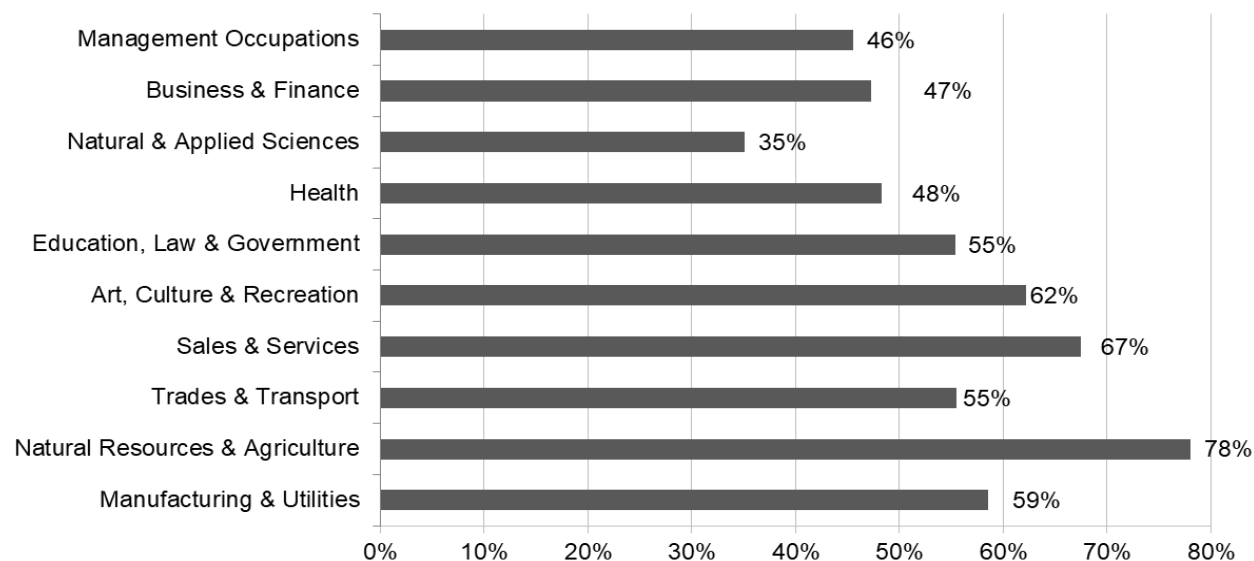
**York Region has a highly educated labour force with training in knowledge-based occupations**

Live work percentage (percentage of residents who live and work within the Region) provides a measure of how well the resident labour force is served from an employment standpoint in the Region. A higher live-work percentage is positive for the economy as it generally means shorter commute times, less traffic congestion, and more quality time for workers to spend with their families.

Over the past decade, the live-work percentage in York Region has increased from 56 per cent in 2006 to 58 per cent in 2016. As shown in Figure 9, there is significant variation in the live-work percentage by occupation in the Region. While the percentage of residents finding jobs in the Region in natural resource and sales and service occupations are high, only 1 in every 3 residents trained in natural and applied sciences are working within the Region.



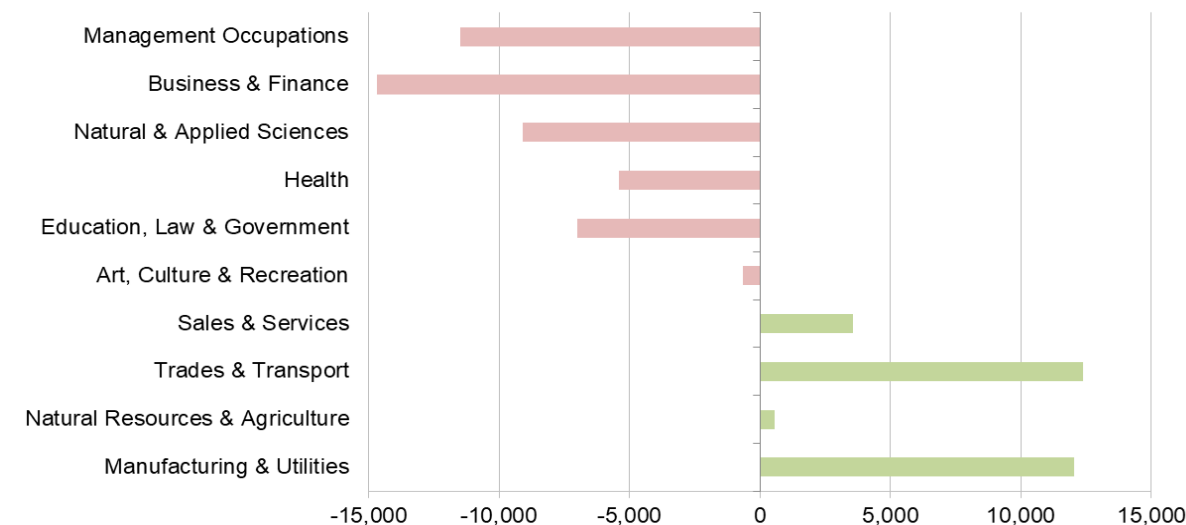
**Figure 9: Live-work percentage by occupation, 2016**



Note: Based on York Region residents with a usual place of work (excludes work at home and no fixed workplace address).  
 Source: York Region Planning and Economic Development based on Statistics Canada

Related to the Figure above, York Region’s resident labour force is trained in high skilled occupations without corresponding jobs in the Region. As shown in Figure 10, there are significantly more York Region residents trained in business and finance occupations than there are job opportunities in the Region. On the other hand, there are more manufacturing and utilities occupations in the Region than York Region residents working in those occupations. Putting this simply, York Region residents who are trained in business and finance are more likely to look for employment opportunities outside the Region, while others in the GTHA and beyond are commuting into the Region to fill jobs in manufacturing.

**Figure 10: Labour Force Demands vs Availability of Jobs in the Region, 2016**



Source: York Region Planning and Economic Development based on Statistics Canada

## 4.4 The Structure of Employment in York Region

### **Regional Centres and Corridors, Employment Areas, and Community Areas are important to provide a range of employment opportunities**

As the backbone of the Region's urban structure, Regional Centres and Corridors are a focal point of commerce, businesses, and cultural activities. These areas are planned to achieve the highest population and employment densities in the Region and to become mixed-use economic hubs with live-work opportunities for York Region residents. The clustering of economic activities, compact community design, and accessibility of these areas from transit will enhance their attractiveness to the talented GTHA labour pool.

Strategically located throughout the Region, employment areas continue to be major drivers of economic activity. These areas offer sites for small and large businesses at lower cost than elsewhere in the Region where a broader range of uses are permitted. Although traditionally home to primarily industrial uses, employment areas have evolved over time to support a wide range of employment activities.

Among the Region's employment areas are three key nodes that play important, but distinct roles in the Regional economy. A map of these nodes is provided in Attachment 2.

- the high-tech node in Richmond Hill and Markham is within the Tor-York East megazone identified by the Neptis Foundation and is as one of only three major office nodes outside of Downtown Toronto
- the traditional manufacturing / industrial node in Central and West Vaughan (Tor-York West megazone) is home to a significant number of jobs and a wide range of industries. Its strategic location around the CP intermodal facility, the CN rail yard, and a network of 400-series highways, such as the 400 and 427, makes this area attractive for growth, particularly in the distribution and logistics sector
- emerging employment areas along the 404 north provide attractive sites with significant vacant capacity to support employment growth, including land extensive employers, moving forward

Integrated into the urban structure are the Region's community areas. Employment in these areas is generally tied to population growth and includes a growing number of people working at home. Local retail and personal service jobs in community areas are key components to mixed-use communities as they allow residents, workers, and visitors to purchase goods locally. Shopping locally reduces travel times and congestion, and support's the Region's economy.

### **4.4.1 Centres and Corridors**

#### **One in every five jobs in the Region is located in Centres and Corridors**

As of 2018, an estimated 22 per cent of the Region's employment was located in Centres and Corridors. Over the past decade, over 22,400 jobs have been created in these areas. During the same period, Centers and Corridors have also supported growth of 18,400 new residential units accommodating an estimated 40,000 people. Since 2008, employment growth in Centres and

Corridors has been almost exclusively in service-based sectors (97 per cent), with almost 1 in 2 jobs (49 per cent) created being in knowledge-based industries.

A significant driver of growth in the Regional Centres and Corridors has been in the major office employment category. The extension of the Spadina subway to the VMC and developing Bus Rapid Transit along Highway 7 has been a catalyst for major office growth in the Region. Over the past decade, major office employment in York Region grew by over 33,400 jobs to an estimated total of 102,300 jobs in 2018. Just under half of this growth (16,200) was in Centres and Corridors, accounting for 72 per cent of total employment growth in these areas.

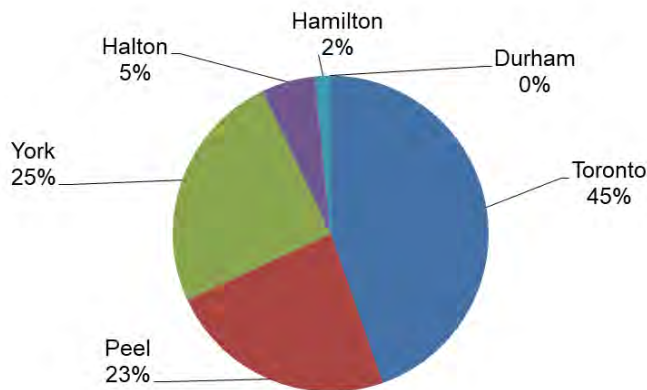
#### 4.4.2 Major Office Employment

##### Despite the City of Toronto being the focal point for new office development, York Region’s share of the GTHA major office market is increasing

One of the major outcomes of the economic and demographic trends discussed so far has been the recent concentration of office growth in the City of Toronto and corresponding high vacancy rates in the GTHA that have only recently started to decline. According to Hemson Consulting and shown Figure 11, over the most recent 10-year period, 45 per cent of major office employment growth in the GTHA has been in the City of Toronto. The concentration of new office growth in Toronto is well documented, and is driven by a number of factors including access to an extremely large labour pool via the multi-modal transportation network converging at Union Station.

Although not immune to the new realities of the current competitive environment, York Region has been more successful than other “905” GTHA municipalities in competing for office development outside Toronto. Major Office employment growth in York Region is outpacing growth in other “905” municipalities and between 2006 and 2016, major office employment in the Region grew almost three times faster than major office employment growth GTHA-wide. As shown in Figure 11, over the 10-year period, one in four new major office jobs created in the GTHA was accommodated in York Region, bringing the Region’s share of the GTHA major office employment to 10 per cent compared to 8 per cent in 2006.

**Figure 11: Distribution of 2006-2016 GTHA Major Office Employment Growth**



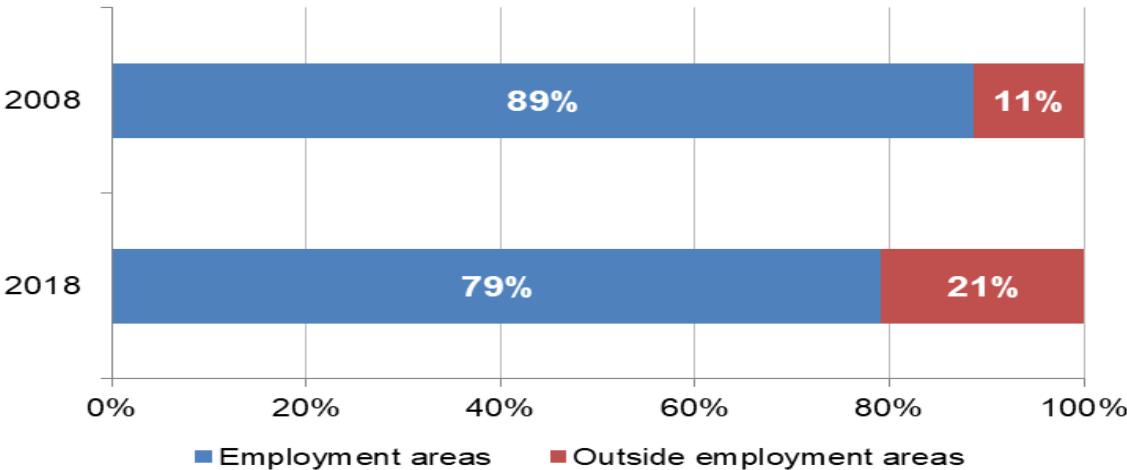
Source: Hemson Consulting based on Statistics Canada

**Driven by rapid growth in Centres and Corridors, growth in major office is outpacing employment growth region-wide**

The strength of the Region’s major office category is further illustrated by its pace of growth relative to employment growth overall. Over the past decade, major office employment grew at an average annual rate of 4.0 per cent, faster than employment growth overall which grew by approximately 2.8 per cent per year. Of the Region’s major office employment growth between 2008 and 2018, 61 per cent was in knowledge-based sectors. The finance and insurance sector in particular accounted for 22 per cent of major office employment growth over the last decade.

As shown in Figure 12, major office employment is still primarily located in employment areas, has seen a shift towards Centres and Corridors. This supports the Growth Plan objective of directing major office growth towards areas supported by higher order transit. It should be noted that some of the Region’s major office employment is located within employment areas that overlap Centres and Corridors.

**Figure 12: Distribution of York Region Major Office Employment by Location**



**Densities in Major Office buildings are increasing**

The major office market in the GTHA is exhibiting a trend of decreased floor space per worker (an increase in density) especially in newer buildings. The average space per worker has been declining for decades, particularly since the early 2000s when, according to the Financial Post, average densities across North America were 250 sqft per employee compared to an estimated 150 sqft per employee in 2017. A declining floor space per worker means that more jobs can be accommodated within the standing inventory as well as in new buildings.

This trend is a result of many factors including demographic change, changing workplace practices, more efficient space design, and the preference of employees to reduce commuting time and/or have ready access to an attractive live-work environment. To partially illustrate this trend in York Region, Table 1 compares the share of onsite and offsite employment in major office buildings in 2008 and 2018. Between 2008 and 2018, the share of offsite employment within the major office category increased to 20 per cent of all jobs, compared to per cent in

2008. York Region specific major office density trends will be determined through the updated employment forecast.

**Table 1: York Region Major Office Employment Onsite vs Offsite, 2008 and 2018**

	Onsite Jobs	Offsite Jobs
2008	89%	11%
2018	80%	20%

Source: York Region Planning and Economic Development

### The outlook for Major Office growth remains positive

The major office market in York Region is expected to continue to experience strong growth moving forward. As of 2018, there were 21.6 million square feet of existing major office space in the Region with an additional 640,000 square feet (8 new buildings) under construction and 3.9 million square feet (38 new buildings) within proposed applications. This equates to an estimated 16,600 new major office jobs. As shown in Table 2, over half of new major office space is expected to locate in employment areas compared to a third in Centres and Corridors.

**Table 2: Proposed Major Office developments in York Region**

	Under Construction sq.ft. (# buildings)	Proposed sq.ft. (# buildings)	Share of total sq.ft.
Centres and Corridors	0.2 M (1)	1.3 M (8)	33%
Employment Areas	0.3 M (4)	2.2 M (24)	56%
Other	0.1 M (3)	0.4 M (6)	11%
<b>Total</b>	<b>0.6 M (8)</b>	<b>3.9 M (38)</b>	<b>100%</b>

Source: York Region Planning and Economic Development

### 4.4.3 Employment Area Employment

The following presents the current state of employment areas in the Region, as well as a detailed analysis of growth trends since 2008. More detail on each of the Region's employment areas as well as a summary of employment area employment in each of the nine municipalities can be found in Attachment 2.

#### Employment areas are vital to the Regional economy

Employment areas play an important role in York Region's economy and are fundamental to job growth and business attraction. These areas are often the only viable home for businesses that require sites close to goods movement corridors such as 400 series highways, intermodal facilities, and rail yards at lower development costs. Examples of these businesses include land-extensive distribution and logistics facilities and manufacturing based businesses that are often incompatible with sensitive land uses such as residential. York Region provides prospective employers with flexibility and choice in employment areas with approximately one third (2,600 net ha) of the close to 7,800 net ha of employment land in the Region being vacant and available for future development.

#### Employment areas accommodate over half of the Region's employment base

As of 2018, the Region's employment areas accommodated 53 per cent of total employment and have accounted for 76,000 or 55 per cent of surveyed employment growth in the Region

over the past decade. Employment areas are also home to 76 per cent of the Region’s largest employers. TD, Desjardins, and Honda are recent examples of large scale employers arriving into the Region’s employment areas.

Continuing to protect employment areas is essential to accommodating a diverse range of industries in a variety of building types. In addition to a significant number of traditional manufacturing and industrial uses, the Region’s employment areas are home to a significant number of major office and retail and personal services jobs. As referred to above, 79 per cent or 81,000 of the Region’s 102,300 major office jobs are located within employment areas and approximately 10,100, or 12 per cent, of employment area jobs are within the retail and personal services category.

**Employment areas continue to accommodate a broader mix of employment uses**

There has been a trend in recent years toward an increasing number of offices, commercial, retail and mixed use employment in employment areas. Similar to overall employment trends, jobs created in employment areas have been driven by growth in service-based sectors. As illustrated in Table 3, between 2008 and 2018, 79 per cent of employment area employment growth was in service-based sectors. Breaking this down further, knowledge-based jobs accounted for 30 per cent of employment growth in employment areas over the past decade.

**Table 3: Employment Area Employment in Goods- vs Services-Producing Sectors**

	2008	2018	2008-2018
Goods Producing	39%	35%	21%
Services Producing	61%	65%	79%

Source: York Region Planning and Economic Development

While access and exposure to 400-series highways and major arterial roads are still critical for many industries, the general decline in goods-producing towards more service and knowledge-based jobs is increasing the demand for other more compact building types close to amenities and supported by transit. Space to accommodate this type of growth is still required, with smaller office and industrial condominium building types in employment areas being attractive for these types of industries. Employment areas are particularly important to support many of the Region’s entrepreneurs and smaller businesses because of the lower land costs and rental rates in these areas. It is important that the Region protect these areas from conversion to other uses that will drive up land costs.

**Employment area densities have been increasing as a higher share of employment is being accommodated through intensification**

While employment area employment growth has remained strong, employment area absorption has been declining since 2011. An average of 71 ha per year was absorbed for greenfield construction between 2011 and 2017 with total absorption between 2011 and 2016 being lower than the single year peak of 361 ha in 1985. Demand for employment areas in recent years has begun to increase, with building permits showing approximately 4.2 million square feet of industrial/commercial space constructed or under construction in the Region’s employment areas between 2017 and year end 2018.

The slower absorption of employment land in the Region’s employment areas can be partially attributed to the shift from a manufacturing and goods-producing to a service and knowledge-based economy. The economic recession of 2008-2009 also resulted in some buildings becoming vacant, many of which have since been re-occupied. The result has been significant job growth without a corresponding uptake of land and an increase in employment area density from 65 jobs/Ha in 2013 to 70 jobs/Ha in 2018 (Table 4). Largely due to location and the sector makeup of employment areas, densities vary across the Region. In West Vaughan where there are a large number of warehouse and distribution facilities densities are as low as 5-10 jobs per hectare compared to densities of 290 jobs per hectare in employment areas like Commerce Valley with large concentrations of professional services employment in office and multi-unit industrial building types. For a list of 2017 employment area densities by employment area, please see Appendix A.

**Table 4: Employment Area Density, 2013-2018**

	2013 (jobs/Ha)	2018 (jobs/Ha)
Density (including major office)	65	70
Density (excluding major office)	55	58

Source: York Region Planning and Economic Development

Intensification in employment areas is one factor driving increasing densities in employment areas. Intensification in employment areas can occur in two main categories: Intensification on existing built parcels and intensification within existing space. For a more detailed methodology on defining and quantifying intensification potential, please see Appendix B.

1. 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. 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.
2. Intensification within existing space refers to new jobs that are accommodated within the existing floor space of a building.

Over the 2011 to 2017 period, an estimated 60 per cent of employment area employment growth has been accommodated through intensification of existing built parcels or growth in existing buildings.

The trend towards intensification in employment areas is likely to continue. As of 2017, there were 328 ha of intensification potential identified in the Region’s inventory.

### **Office jobs in employment areas are increasingly occurring in building types other than major office**

Contributing to increasing densities in employment areas and driven by an increase in knowledge-based jobs, a continuing trend in York Region has been for growth in office-oriented uses to occupy built-forms other than major office building types, notably ‘flex space’ and smaller co-working spaces in employment areas. Although office work activities occurring in

non-office spaces has long been a feature of the York Region space market, the prevalence of this has become much more widespread in recent years.

Increasingly, new industrial type buildings are being marketed as flex office space for initial tenancies. In many ways, these office uses represent a different part of the market demand for lower-cost and high amenity work environments. Demand for more flexible space continues to grow as employers cater to the millennial workforce, both in downtown and suburban locations with amenities nearby including transit access. Examples in York Region include the IBM Innovation Space in Markham, a tech-based co-working space offering access to IBM resources and joint education, marketing and promotion as well as the TechConnex HUB, also in Markham.

In York Region, 54 per cent of traditional “office type” employment in employment areas is accommodated in non-office forms. This refers to employment in sectors that have traditionally located in office-type buildings. Within designated employment areas, roughly half of the total office employment is accommodated outside of major office buildings, as shown in Table 5 below:

**Table 5: Office Employment in Employment Areas, 2018**

Sector	"Office" Sector Employment in Major Office	"Office" Sector Employment Outside of Major Office	Total "Office" Sector Employment	Proportion outside major office
Information and Cultural	3,300	5,800	9,100	64%
Finance and Insurance	15,100	8,000	23,100	35%
Real estate and rental	4,200	8,200	12,400	66%
Professional and Scientific	24,100	21,800	45,900	47%
Management of Companies	4,100	4,400	8,500	52%
Administrative and support	2,200	10,100	12,300	82%
Public Administration	1,200	4,300	5,500	78%
Health Care - doctor and dentist office	2,000	2,200	4,200	52%
<b>Total</b>	<b>56,200</b>	<b>64,800</b>	<b>121,000</b>	<b>54%</b>

Source: York Region Planning and Economic Development

### **Employment areas have experienced an uptake in large scale industrial building types with low employment densities**

Although the trend is towards more mixed use development and higher overall employment area densities Region-wide, there has been an increase in land intensive warehouses in west Vaughan. This shift has increased desirability of large serviced, freight supportive vacant parcels of land in greenfield areas. New warehouse facilities in the Region include distributions centres for Costco and Fed Ex in West Vaughan. Unlike other employment area uses in the Region, the employment density in these facilities is very low, averaging 22 jobs/ha or 1,500 square feet per employee.

The GTHA is one of the largest industrial real estate markets in North America. According to Cushman and Wakefield, in the third quarter of 2018 industrial vacancy rates in the GTA



declined to an all-time low of 1.7 per cent, with a record high 9.4 million square feet of new space under construction; nearly 75 per cent of which is focused in the GTA west and north, including York Region.

**4.4.4 Community Based and Rural Employment**

**Population-related employment growth continues to grow at a similar pace to employment overall**

As stated above, population-related employment largely includes service type jobs including retail, commercial, personal services located in the Region’s community and mixed used areas. Growth in this employment category is closely tied to population growth. Work at home employment, a rapidly growing employment type in the Region, is also captured in this category with an estimated 51,100 jobs, or 8 per cent of total employment as of 2018.

Population-related employment growth shares over the past decade have remained relatively constant. Between 2008 and 2018, population-related employment grew at a similar pace to employment growth overall, growing by 31 per cent and 32 per cent, respectively. As a share of total employment, population-related employment has remained the same at approximately 40 per cent.

While the share of population related employment growth has remained relatively constant, the ratio of population to population-related employment has decreased over the 10-year period. This ratio provides an indicator of the number of population-related jobs that are required meet the needs of a growing population and is an important input to the Region’s employment forecast. Table 6 compares population-related employment ratios in 2008 and 2018.

**Table 6: York Region population-related employment ratios, 2008 and 2018**

	Population-related employment ratio
2008	5.2
2018	4.7

\*Measured by dividing population by population-related jobs.  
 Source: York Region Planning and Economic Development

**Rural employment growth has been modest**

Rural employment includes primary and agricultural jobs dispersed outside of the Region’s urban area. There were an estimated 14,700 rural jobs in the Region in 2018.

While rural-based and agricultural jobs are important to the Region’s economy, growth in this employment category represents the smallest share of employment by type in the Region. As a share of overall employment, rural employment grew slower (20 per cent) than all other employment types and the share of overall employment decreased from 3 per cent in 2008 to 2 per cent in 2018.

## 4.5 Key Observations

1. York Region's employment growth over the past decade has remained strong at approximately 2.7 per cent per year, outpacing population growth at 1.8 per cent per year.
2. The GTHA and York Region economy is transitioning to a knowledge economy where access to talent and skilled labour are becoming increasingly important.
3. Knowledge-based industries such as finance, real estate, and professional services have been among the fastest growing sectors in the Region over the past decade.
4. York Region plays an important role in the GTHA economy, accommodating 22 per cent of employment growth over the 2006 to 2016 period.
5. The Region has evolved into a top destination for business with strengths across a number of sectors and major economic clusters.
6. The structure of employment in the Region is already well established through Regional Centres and Corridors which are attractive for office development, employment areas which contain 53 per cent of the Region's employment base, and residential areas that provide retail and service jobs that serve the local economy.
7. The nature of work is changing – self-employment, part-time, work at home and no fixed workplace employment are increasing.
8. Driven by the strength of the Region's Centres and Corridors, Major Office employment growth is outpacing growth in all other categories.
9. Intensification of existing built space and low land absorption have contributed to higher employment area densities.
10. Growth in population related and rural employment categories have been in line with population growth.

## 5.0 FUTURE TRENDS ANALYSIS

In the fall of 2018, York Region retained Hemson Consulting to prepare a York Region Future Employment Trends Study (Study). The intent of the Study was to develop an in-depth understanding of emerging technological trends and their impact on planning for employment growth in York Region. Key findings from this study will provide direction for the Region's Employment Strategy and inform the employment forecast and policy update.

The Study explored potential short and long term trends in the sectoral composition of employment as well as changing location preferences of employers, built forms, and patterns of real estate development. The following provides a summary of the Hemson Study, with additional analysis from recent studies from the Neptis Foundation (Planning the Next GGH) and the Brookfield Institute. The entirety of the Hemson Study can be found at the following [link](#) on York.ca.

## **5.1 High level economic, demographic, and technological trends impacting employment growth**

### **Trends at the Global, National, Provincial and regional level (GGH) will continue to affect the employment growth outlook and demand for land in the Region**

Trends in the global, national, provincial and GGH economy will continue to impact employment growth in York Region. Examples of high level trends with the potential to impact employment growth moving forward include:

- a national economy that is anticipated to grow at a somewhat slower rate than the global economy with the strongest influence on the distribution of growth being international immigration
- market access issues in the energy sector and the decline in oil production
- tighter labour markets, the current housing market slowdown, recent tariffs imposed by the United States, and rising interest rates
- emerging trends in non-usual place of work, co-working and the 'gig' economy (short to medium term contracts)
- automation of work activities in a growing number of industries
- changing consumer behaviours and preferences driving rapid growth in e-commerce and just in time delivery
- an economy increasingly focused on professional services, including knowledge-based and creative industries

### **Innovation and access to talent are playing an increasingly important role in the evolving economic landscape**

Within the broader context of shifting employment composition, the key location factors for firms in professional services, especially knowledge and creative industries, is access to talent and amenities. The competition for talent is driving companies to locate in areas that are well served by transit and provide access to the infrastructure and services that cater to a younger working age cohort. This trend has underpinned the recent trend towards rapid population and employment growth in downtown Toronto.

Integration and co-location of workers with institution and research facilities has also been observed. There is an emerging trend in the development of employment spaces and facilities that integrate different functions including innovation, institutional, lab spaces, training, co-working, and production space.

## 5.2 Quantifying the potential for automation in York Region

### The proportion of York Region’s Labour Force at risk of automation is significantly lower than the national average

Based on the analytical framework developed by the Brookfield Institute, Hemson estimates that 24 per cent, or 133,200 residents, of the York Region employed labour force is at risk of having their jobs lost to automation over the next 10-20 years. Compared to the national average of 42 per cent, the share of occupations at risk is much lower in York Region as a result of its diverse economy and strength in high-skilled knowledge-based sectors that are less susceptible to automation. A similar analysis for jobs in York Region indicates that 143,000 York Region jobs, or 25 per cent of 2018 surveyed employment, are at risk of being automated.

From a timing perspective, there are a variety of views on long term impacts of automation. Hemson’s view is that future changes in employment are likely to occur slowly and gradually as a continuation of existing patterns rather than some sudden change. Both the Neptis and Brookfield work agree that the restructuring of employment as a result of automation is not likely to be a one-time event, but rather a continuous process evolving over time.

### Lower-skill work activities are particularly susceptible to automation

The potential for automation is likely to impact all economic sectors, to varying degrees. From an occupational perspective, the analysis shows that relatively lower-skill and more routine activities are particularly susceptible to automation (See Table 7). In particular, the occupations that show the greatest risk include:

1. Manufacturing (60 per cent of employed labour force)
2. Trades and transportation (40 per cent of employed labour force)
3. Routine business, finance, and administration (40 per cent of employed labour force)

Occupations with the lowest risk of automation are those which are more reliant on human judgement including professional services, education, and health care.

**Table 7: Risk of Automation to the Employed Labour Force, 2016**

Occupation	Potential for Automation	Potential Jobs Lost
Manufacturing and Utilities	62%	12,800
Trades and Transport	39%	22,400
Business, Finance, and Admin	39%	41,600
Sales and Service	35%	43,300
Natural Resources and Agriculture	16%	800
Health Occupations	7%	2,300
Arts, Culture, Recreation and Sport	5%	900
Natural and Applied Sciences	7%	3,800
Management Occupations	4%	3,000
Education, Law, Community & Government	4%	2,300
<b>York Region Total</b>	<b>24%</b>	<b>133,200</b>

Source: Hemson Consulting based on Brookfield Institute

### **Automation is anticipated to have less impact on jobs at the high end of the skills spectrum**

While automation does have the potential to impact jobs at the high end of the skills spectrum, these jobs are likely to be replaced than jobs at the low end. In an analysis comparing manufacturing and finance and insurance, two of the largest sectors in Ontario, it is apparent that jobs that have been lost to automation in the manufacturing sector have not been easily replaced while the finance and insurance sector continues to experience significant growth. This is likely due to the ability of workers to find jobs in similar occupations because of transferable skills as well as advances in automation and other evolving technologies actually creating new jobs in knowledge-based industries.

### **Automation is impacting employment growth in the Region's major employment clusters**

In partnership with York Region and neighbouring labour markets serving York Region employers, the Workforce Planning Board of York Region and Bradford-West Gwillimbury undertook a detailed study of York Region's three largest clusters, Information and Communication Technology (ICT), Manufacturing, and Financial Services that included engagement with over 50 York Region employers.

Universal among York Region employers surveyed were difficulties finding employees that have the "non-technical" skills, which appear to have become as important, or more important than technical skills. In fact, "soft" skills seemed to represent a bigger "gap" area than industry or subsector-specific skills shortages. Examples of these skills include: adaptability, problem solving and analysis, independence and pro-activity, and the ability to manage one's own work.

## **5.3 Implications on the structure of employment and demand for land**

### **The growth outlook for York Region remains positive**

Within these broader economic trends, the growth outlooks for the GTHA and York Region remain positive. With an economy increasingly focused on professional services, including knowledge-based and creative industries, the GTHA is very well positioned to compete for new business investment in years to come.

As part of this integrated and rapidly growing economic region, York Region's central location and large and diverse economic base makes the Region attractive within the broader GTHA and more resilient in the face of economic change. Rapidly growing industries such as information and communications technology (ICT), finance, higher order business services, life sciences, and healthcare technology are all expected to experience strong growth moving forward. The building and construction industry as well as transportation and logistics are also anticipated to perform very well.

According to Hemson Consulting, York Region is home to one of only three major office nodes in the GTHA outside central Toronto, which bodes well for attracting workers in occupations that require highly-skilled workers, are at low risk of being affected by automation, and are anticipated to grow more rapidly than the rest of the labour force. Further advantage can be

found in the clusters of economic activity located in the Region's major employment areas, along with a supply of vacant land to accommodate growth.

While concentration of office employment in Downtown Toronto is likely to continue, York Region is better positioned than many other GTHA municipalities to attract office growth. Major advantages include the existing cluster and critical mass of office development, an established role as a major office node in the GTHA, and a 'natural' location for future office development given superior highway and transit access. Current and pending transit infrastructure in the Region is likely to improve the competitiveness of many locations for new business investment. For example, the recent subway extension to VMC has been a catalyst for office growth, a trend that is expected to continue.

Over the long term, disbenefits in the form of congestion and inaccessibility to downtown Toronto may begin to shift some types of businesses to other locations, including York Region. Since 2010, significant companies such as Aviva, Celestica, and Lenovo have relocated to York Region from Toronto.

### **Higher skilled jobs will be the focus of employment growth going forward**

The outlook for employment growth in York Region is for relative stability in the manufacturing sector with continued rapid growth in services. The Regional economy will almost certainly undergo a continued evolution and transformation both within and between sectors, towards higher-skill activities. Recent trends have shown that highly skilled and more educated labour will be a significant driver of growth in the future. Since this effect will be felt across all economic sectors, workforce development will become an increasingly important issue over time.

Technology has the potential not only to replace existing types of economic activities and jobs, but also to result in increased demand for certain types of jobs, or even create entirely new ones. Many significant sectors in the economy simply did not exist a few decades ago, such as website and app designers. As the use of computer and information technologies continue to evolve, knowledge-based jobs such as software engineering and data analysis are likely to be created and may compensate for losses in other industries.

According to Hemson, occupations that are likely to grow are those that have relatively lower probabilities of automation and either represent a high share of the overall employment base or are anticipated to grow rapidly over the forecast period. For York Region, these occupations may include:

- Occupations in management and in natural and applied sciences
- Professional occupations in the health sector, including nursing and related life science and health care technology activities
- Occupations in education, law and government services, along with a range of occupations in art, culture, recreation and sport

### **Demand for office space is expected to increase in both major office and non-office forms**

The shifting office market dynamic has implications for the overall forecast by type (major office and employment area) as well as regional objectives for centres and corridors. As the knowledge economy continues to evolve and Centres and Corridors continue to develop, demand for major office space is expected to continue to increase.

An emerging trend is for growth in the service sector and office-oriented use in other built forms, notably 'flex space' and smaller co-working spaces throughout the community. Reasons for this include:

- The Region is well located with access to a network of 400 series highways as well as existing or planned transit routes
- Flexible industrial facilities tend to offer a larger and wider range of signage opportunities and more open work environments due to the lack of core building elements
- Units are frequently in large buildings that include warehousing capability which makes them attractive to a range of users including professional services, logistics, technology firms, medical/ pharmaceutical laboratories, and research and development firms

It is generally expected that the flex space market will continue to grow as tenants seek to reduce costs and maximize space efficiency, particularly in the context of the continued concentration of very intensive forms of development in Toronto and escalating disbenefits in terms of costs, among others.

As a result of continuing trends related to co-working and increasing numbers of employees working at home, office densities are likely to continue to increase.

### **High quality urban environments and continued investment in transit will be critical in attracting talent and supporting growth in knowledge-based industries**

Amenity rich and accessible work environments are increasingly important in the location decisions of employers, particularly in knowledge and creative industries. Access to transit along with high-quality urban environments is important to the attraction of new business investment in office-type uses as well as industrial development, which have been increasingly marketed with an emphasis on amenities to attract workers. One of the key competitive advantages driving the recent concentration of employment growth in Toronto has been the City's ability to provide access to a labour pool that is both wide and deep. As the economy continues its transition toward knowledge-intensive activities, developing high quality urban environments accessible by higher order transit will be critical in attracting and retaining the Region's talented labour force.

The Region's commitment to infrastructure investments and transportation expansion will increase the Region's competitiveness for economic development by improving access to talent. Viva bus rapid transit and the Spadina Subway extension into Vaughan support tremendous office and residential construction and business attraction. Regional Council continues to place

a priority on future infrastructure improvements such as the Yonge subway extension and two-way GO service that will support new business opportunities.

In addition to transit investment, it will be important for the Region to recognize the importance of other attributes of urban environments that contribute to business and talent attraction. Prioritizing the development of high-quality, walkable public realms with access to amenities in areas that are already served by higher order transit will help create attractive employment nodes that are accessible to the broader GTHA labour force.

### **Demand for employment areas expected to remain strong**

Future demand for employment area development in York Region is anticipated to remain strong. Growth in e-Commerce has driven a surge in demand for distribution space close to major urban centres such as the GTHA. Mixed-use areas are not appropriate to support growth in these sectors because of the higher land costs associated with these areas and because businesses in these industries often have specific location requirements that are incompatible with sensitive uses such as residential and institutional.

Manufacturing will continue to play an important role with fewer workers and more robots relative to the past. This new space demand is likely to be off-set by the simultaneous repurposing of older manufacturing space, as has been the case for many years, to accommodate other types of employment uses.

Growth in employment areas will be driven by increasing demand for large sites with superior transportation access and evolving trends towards office uses in non-office forms in employment areas closer to transit with access to amenities. An appropriate land supply will be required for all types of industry to provide flexibility for employers in high quality locations over the long-term.

While the increasing prevalence of office uses in employment areas is likely to continue to result in increasing employment areas densities overall, densities by employment area are likely to vary significantly as a result of their location within the Region as well as their sectoral composition.

### **The role of the Region's three employment nodes is expected to evolve and strengthen**

The three major employment nodes all play distinct roles in the regional economy in terms of the amount and types of employment, the occupied and vacant land supply, and growth expectations moving forward:

#### *1. Markham/Richmond Hill*

The employment node at Highway 404 and 407 has the highest employment density among employment areas in the GTHA, owing in part to the significant amount of office activities occurring in the industrial building stock in the area, including a number of major office buildings. Moving forward, this area is likely to continue to accommodate the highest employment area densities in the Region and will remain important for accommodating the existing employment base and new office development.



## *2. Central and West Vaughan*

Given current trends in e-Commerce and industrial land markets, strong demand for employment areas is likely to continue and the Region's ability to provide large parcels of development lands is a major competitive advantage. The West Vaughan Employment Area, for example, is one of the largest employment areas remaining in the GTHA and likely to be in very high demand, particularly for large distribution uses and transportation/logistics providers in close proximity to the CP intermodal yard. Retention of these lands will be critical. The key challenge from a Regional perspective will be to ensure that lands are brought to market in a timely and orderly fashion in order to take advantage of these opportunities.

## *3. 404 North*

The employment node in northern York Region along Highway 404 is characterized by a mixture of occupied and developing areas and demand for these areas is likely to be more long term. Given that many of these lands require servicing before they can be brought to market, the timing of development in these areas is tied in part to the timing of infrastructure delivery.

### **Retail locations anticipated to remain important as their role evolves to incorporate different types of retail delivery and support online retailers**

Along with growth in e-Commerce and demand for industrial distribution there has been a shift in the pattern of retail development, as evidenced by recent closures of major large North American brick and mortar stores. While this trend may continue, it is being moderated by the establishment of retail stores by major online retailers, notably Amazon, to create a physical footprint for the sale and delivery of goods. Other related trends are growth in stand-alone pick up locations and the ability to order items online and pick up in stores ("click and collect").

The likely impact will be a reduced need for new retail space combined with the continued repurposing of existing stores to accommodate a wider range of uses. At a local scale, needs of residents still need to be met, and at the regional scale, there is still demand for space in regional malls because of the enduring appeal of the shopping experience. Most of the change will be in mid-scale developments such as community shopping centres as traditional anchor tenants move their business online.

The continued automation of routine-oriented service tasks will drive a number of shifts in retail jobs, moving away from traditional retail outlets towards other sectors, including warehousing and logistics.

### **Planning and economic development initiatives should continue to be considered by the Region to support business growth and attraction**

Additional considerations and recommendations provided by Hemson include:

- Devoting the resources necessary to encourage expansion of the Regional innovation "ecosystem" (for example, initiatives such as ventureLab), particularly in regards to the commercialization of new products or processes.

- Proactively support and grow the regional office market through all available means, including planning tools, consideration of financial and other incentives, as well as ongoing economic development and investment attraction efforts
- Together with economic development, local municipalities, post-secondary institutions and other partners, support and advance current skills training initiatives and consider additional strategies to attract and retain local talent in sectors that are of strategic importance to the Region as well as those at high risk of automation
- Consider place based strategies to focus redevelopment and renewal initiatives on the locations with the best market prospects and development potential
- Carefully balancing opportunities for residential and non-residential development in Urban Growth Centres and Major Transit Station Areas

## 5.4 Key Observations

1. The employment growth outlook for York Region is favourable and is anticipated to be characterized by stable growth in manufacturing and rapid growth in services including high-skilled jobs in knowledge and creative industries
2. Despite 24 per cent of the Region's labour force being at risk of automation, York Region is well positioned to withstand the impacts of automation with an economy increasingly focused on higher skilled activities. Impacts of automation and AI are likely to be slow and gradual. Automation will impact all economic sectors and likely create more jobs in the long run.
3. Amenity rich and transit accessible work environments are increasingly important for the location decisions of employers to attract talent. Regional Centres and Corridors are well positioned to attract highly skilled, knowledge-based job
4. Demand for employment areas will remain strong and will be driven by land-extensive logistics and warehouse facilities as the role of e-Commerce continues to expand as well as increasing shares of service sector employment in small offices and industrial multiples. The overall impact is likely to be an increase in density in employment areas.
5. Investing in and supporting a highly skilled labour force will be critical in remaining competitive in the midst of the dramatic restructuring of the GTHA economy.

## 6.0 EMPLOYMENT AREA PLANNING

### 6.1 Designating Employment Areas in the Regional Official Plan

#### **Employment areas are those designated for employment uses in official plans**

The existing York Region Official Plan defines employment areas as lands that are designated for employment uses including land designated as industrial and business park in local municipal official plans.

From a regional standpoint, uses currently not permitted in employment areas include residential, major retail, and other non-ancillary retail and commercial. Local municipalities differentiate between types of employment areas with additional official plan designations. These designations are usually reflective of sectoral employment or location based categories. Local municipal Official Plan designations provide explicit direction on permitted uses for those lands.

### **The Growth Plan requires the Region to map and designate employment areas in the Regional Official Plan**

As previously mentioned in section 4.1 of this report, the economic landscape of the GTHA, including York Region, has undergone significant transformation over the past several decades as the regional economy continues to evolve. In response to the ever-changing economy, it is increasingly important to have employment policies in place that provide a supply of employment areas that allow flexibility for business location decisions and that protect and preserve employment areas over the long term.

The Growth Plan has reinforced the protection of employment areas by introducing new policy direction for employment area planning. One of the most significant changes of the 2017 Growth Plan was for upper tier municipalities to designate and map employment areas in their Official Plans, a responsibility previously assumed by local municipalities. While the existing Regional Official Plan does not map employment areas, the Region does have a high level policy framework for their planning and protection.

The Growth Plan requires upper-tier municipalities to set density targets for employment areas and encourages them to make more efficient use of employment areas by considering opportunities for intensification. Intensification and density assumptions for employment areas will be used when determining existing capacity in the Region's employment areas as input to the land needs assessment.

### **Existing Regional Official Plan policies are premised on the long term protection and high quality design of employment areas**

The employment area planning policy framework in the existing Regional Official Plan states that the ongoing viability of employment areas is contingent upon long term protection, effective planning and design, and a shift towards increasingly sustainable and innovative industrial processes. At a high level, policies aim to:

- Ensure a sufficient supply of employment areas
- Protect, maintain, and enhance the long term viability of employment areas by requiring that employment areas are designated and protected in local municipal official plans for employment area uses
- Limit ancillary uses (retail and commercial uses servicing the needs of the employment area) to a maximum of 15 per cent of an employment area
- Encourage intensification and higher density employment uses, particularly in centres and corridors

- Direct municipalities to establish criteria for conversion of employment areas to non-employment uses

### **There are currently 24 different employment area designations across the Region**

Prior to designating employment in the Regional Official Plan, it was important for staff to gain an understanding of existing employment designations across the Region, staff performed an analysis of employment designations in each of the nine local municipalities and organized them into four broad categories. The results of this analysis are provided in Appendix C.

The main conclusion of the analysis was that there were differences across the Region in the way in which local municipalities designate employment areas. There are 24 different employment designations across the Region, all with varying extents to which specific uses are permitted. While all nine municipalities have designations that allow for traditional industrial and manufacturing uses, there are differences in the extent to which retail and office uses are permitted employment designations. Additionally, only six municipalities have a specific designation that allows for a broad range of employment uses, including industrial, office, and retail.

## **6.2 Planning for employment areas**

### **Municipalities in Canada and around the world are changing the way in which they plan for employment areas**

The employment trends presented in this analysis are reflective of broader national and global economic trends that are challenging employment policy planning. To better understand and plan for the changing nature of employment, municipalities worldwide have recently completed studies and reviews of their employment areas. Through these reviews, jurisdictions in Canada such as Toronto, Waterloo, Milton, Victoria British Columbia, and Surrey, British Columbia and others around the world such as Sydney (Australia), London (England), Stockholm (Sweden), and Anaheim (California) have created new policy direction to help prepare and plan for change. The common findings of these studies are presented below while Attachment 3 provides a matrix with additional detail on each review.

### **There is continued emphasis on protecting “core” employment areas for traditional employment uses**

Despite an overall trend toward increasing flexibility in employment areas to accommodate a broader range of uses, jurisdictions identified the need to continue to protect and preserve employment areas, specifically inner and core areas, for more industrial, manufacturing, and land-intensive employment uses.

Municipalities recognize that these types of “traditional” employment area uses typically have lower employment densities, have specific location requirements adjacent to goods-movement corridors, and have the potential to create land use conflicts with sensitive uses such as residential. As a result, jurisdictions identified the need to protect employment areas that meet these criteria. An example of this is the Town of Milton, which has identified areas meeting these criteria as “historical industrial areas” and has provisions in its Official Plan to preserve them.

### **A broader range of employment uses are being permitted in strategic locations on the fringe of employment areas and within centres and nodes**

Several jurisdictions studied are recommending employment area designations that permit a wide range of employment uses in areas that are adjacent to major road arteries or within broader community nodes. In doing so, municipalities are aiming to better align these areas with other city building initiatives. The premise is that more flexibility will create a better integration of employment areas with adjacent non-employment uses and attract high density employment uses that could benefit from more mixed-use and amenity rich environments with access to transit.

The intent is also to provide amenities for businesses within or in close proximity to employment areas. For example, the City of Toronto has a provision in their Official Plan that states that “uses that support the prime economic function of employment areas, such as parks, small scale retail stores and services to meet the daily needs of businesses and employees, workplace daycare and restaurants, must also be readily accessible within employment areas.”

### **Guidelines and implementation plans are being developed to improve the built form and public realm in employment areas**

Aging built form has commonly been identified as a weakness of employment areas. In response, municipalities are developing guidelines, implementation plans, and programs to improve the built form and public realm of employment areas. In order to become more attractive to employers and more desirable to employees, studies identified the importance of improving the integration of urban design with natural features, improving connectivity between buildings, and creating an improved sense of community, place, and character. An example of this is the City of Anaheim with landscape design guidelines and a mobility and connectivity plan as part of a multi-faceted approach to improve the built form of employment areas and create a safer & healthier pedestrian environment.

### **Municipalities are developing creative solutions to rejuvenate employment areas and stimulate economic growth**

Municipalities are recognizing that older employment areas may be in transition and strategies and policies are being developed to support redevelopment where appropriate. Implementation techniques include the use of Community Improvement Plans and marketing strategies in Waterloo and the identification of Business Improvement Areas or Creative Districts supported by financial incentives to encourage office development in Victoria BC.

North Okanagan is taking this one step further and prioritizing parcels of land that would yield the most benefit in terms of employment area development and identifying these areas as Investment Zones. These areas were defined as having sufficient infrastructure, accessibility, visibility, and market (investor) attractiveness to attract new development.

## **7.0 PRELIMINARY POLICY CONSIDERATIONS**

The PPS, Growth Plan, and existing York Region Official Plan provide a policy framework for employment growth moving forward. The following provides a review of the existing employment policy framework as well as considerations for potential changes and/or additions in order to conform to the Growth Plan. A matrix providing a comparison between employment policies in the PPS, Growth Plan, existing Regional Official Plan, and the following policy considerations is attached in Appendix D.

### **7.1 Supporting and growing a resilient and diverse employment base**

York Region is located in one of the most attractive and vibrant economic areas in North America. Employment in the Region is distributed across a diverse economy within a broad range of industry sectors. Knowledge-based sectors are anticipated to play a more important role in the Region's economy, including information and communication technologies, health and life sciences, engineering and building, transportation and logistics, and advanced manufacturing. There are also a number of emerging sectors in York Region including green industries, such as sustainable agriculture and alternative energy. Attracting high quality jobs that match the skills in the labour force will generate good paying employment opportunities for York Region residents, increase live-work opportunities, and continue to foster the high standard of living in the Region.

Policy considerations may include:

- Continuing to provide York Region residents with access to high quality jobs by maintaining the 2:1 people to jobs target
- Continuing to emphasize the development of complete communities with access to transit to facilitate attracting talent and the skills of the York Region and GTHA labour force
- Improving coordination with the Region's Economic Development initiatives (including the 2019 update to the Economic Development Action Plan)
- Encouraging and strengthening public and private partnerships with local municipalities, York Region Boards of Trades, Chambers of Commerce, and Post-Secondary Institutions etc. to improve live-work opportunities and reduce commute times for York Region residents by focusing on attracting high quality jobs that match the skills in the Region's labour force
- Strengthening the Region's economic clusters by developing a built form that supports a better linking of talent to employers

### **7.2 Positioning Centres and Corridors as the primary location for office development**

Regional Centres and Corridors are a focal point of commerce, business, and cultural activities. The Region and local municipalities should continue to support the development of Regional Centres and Corridors by encouraging attractive, compact community design, and the clustering

of economic activities. This will promote creativity, the exchange of ideas, ease of business transactions and an increased opportunity for economic spin-offs.

Policy considerations may include:

- Continuing to plan Regional Centres and Corridors for the highest concentration of major office, mixed-use commercial, and high-density residential development
- Integrating employment areas in Centres and Corridors with Major Transit Station Areas and other intensification areas
- Further exploring the potential for financial incentives to attract new office development

### **7.3 Fostering innovation and attracting talent**

Both the Hemson and Neptis studies emphasize the growing importance of access to a large and talented workforce in the location decisions of employers. It will be important for the Region to develop a policy framework that is directed at attracting and retaining talent as well as growth in knowledge-based industries. Developing these areas as high quality urban environments where employees want to spend their time will also be important.

Policy considerations may include:

- Developing a policy framework that is tailored to support growth in knowledge-based industries, skills development, and investment in business supportive resources
- Strengthening relationships with higher education and post-secondary institutions and attracting investments supporting training, research, and higher education
- Continuing to promote high quality business resources such as the Regional broadband strategy
- Prioritizing high quality urban environments that are accessible by transit
- Recognizing that multi-modal transportation access is increasingly important
- Improving the competitiveness of major office nodes accessible by transit

### **7.4 Protecting employment areas over the long term**

York Region is committed to maintaining and enhancing the long term viability of employment areas. Employment areas are major drivers of economic activity and contain over 50 per cent of the Region's employment. These areas play a significant role in the Region's economy, primarily accommodating industrial and business uses. Employment areas are strategic to the Region and critical to maintaining an appropriate balance between population and employment growth over the long term, which exceeds the 20-year planning horizon.

The ongoing viability of these lands is contingent upon long term protection, effective planning and design, and a shift towards increasingly sustainable and innovative industrial processes. Employment areas located within close proximity to 400-series highways and other goods-movement corridors are particularly important as highway access continues to be important to export based businesses. These sites also provide access to labour as well as exposure.

Policy considerations may include:

- Protecting employment areas over the planning horizon and beyond for businesses with specific locational requirements
- Maintaining a sufficient supply of employment areas to accommodate the employment forecast, including continuing to monitor employment area supply on a regular basis to ensure an adequate supply of sites that provide choice in location, site size etc.
- Ensuring servicing and critical infrastructure are available in employment areas to attract investment
- Supporting the goods movement network by ensuring protection of employment areas adjacent to existing and future freight rail and highway corridors
- Ensuring an adequate supply of employment land in all three of the Region's major employment area nodes as well as in northern communities to promote live/work opportunities
- Protecting employment areas from conversion to non-employment uses through incorporating employment area conversion criteria into the Regional Official Plan
- Continuing to restrict major retail and limit retail uses in employment areas

## **7.5 Planning for and designating employment areas in the Regional Official Plan**

In light of the Growth Plan requirement to map and designate employment areas in the Regional Official Plan, further consideration should be given to increasing flexibility in employment area designations, where appropriate. The Region's trends analysis, literature from the Neptis Foundation, and the jurisdictional scan performed by regional staff have indicated that employment areas are continuing to see a broader range of uses than in the past. In response to this, some municipalities studied are recommending fewer, and more general designations in employment areas, while others are proposing to loosen permissions in fringe areas along corridors and in local nodes. The Growth Plan policy for integrating employment areas with adjacent non-employment areas and developing vibrant, mixed-use areas and innovation hubs, where appropriate, provides further justification for this policy direction.

Policy considerations may include:

- Increasing flexibility in select employment area designations, particularly along major arterial roads and nodes
- Focusing ancillary retail and office uses to locations that are transit-supportive and exhibit a compact built form
- Encouraging local municipal implementation plans and guidelines to improve built form, urban structure, and public realm
- Encouraging a safer, healthier, and more desirable built environment



- Encouraging high quality and sustainable urban design as well as a mix of amenities and open space to serve the workforce
- Planning for higher overall densities in employment areas while protecting for low employment densities uses in appropriate locations
- Strengthening policies for intensification in employment areas
- Exploring transit solutions for the workforce that address the “last mile” challenge in low density employment areas

## **7.6 Proactively planning for the changing nature of employment**

An aging labour force, changing consumer preferences, e-Commerce, the changing nature of employment, and the impacts of automation and AI have the potential to significantly change the landscape of employment in the Region. Proactively addressing these evolving macro-demographic and economic trends and their impacts on employment will be critical in maintaining a resilient economic base.

Policy considerations may include:

- Preserving employment areas for land-extensive uses to support stabilizing growth in manufacturing and rapid growth in transportation, logistics, and warehouse facilities
- Planning for the evolving nature of the retail landscape, particularly mid-scale developments such as community shopping centres that are experiencing decreasing demand as more and more companies move their business online
- Encouraging innovation in the manufacturing sector
- Supporting and promoting high quality, transit supportive, urban environments that are attractive to office-type development as the knowledge economy continues to evolve and outpace growth in other goods and service based industries

## **8.0 CONCLUSIONS AND NEXT STEPS**

The Planning for Employment Background report provides analysis and a draft framework for developing the Region’s Employment Strategy and satisfying the requirements of the Growth Plan. This work builds upon existing policies in the Regional Official Plan and incorporates key findings from a York Region Future Employment Trends Study undertaken for the Region by Hemson Consulting.

York Region is in competition with municipalities around the world to retain and grow its existing businesses, attract new employers, skilled employees, and good paying jobs. The attraction of new businesses and growth or expansion of existing business operations improves the overall quality of life for York Region residents by creating high quality, good paying jobs close to where they live. Providing residents with access to a full range of employment opportunities also contributes toward overarching goals of the Growth Plan of building complete communities and reducing the impacts of congestion.

York Region is well positioned to continue to attract employment growth. Transit investment in the Region's Centres and Corridors such as the extension of the Spadina Subway, Bus Rapid Transit, GO service improvements and planned future extension of the Yonge subway will support growth in knowledge-based and creative industries and be critical in the attraction and retention of talent.

Employment areas are vital to the Regional economy and will be in high demand moving forward, particularly for land extensive distribution and warehouse facilities as the role e-Commerce continues to expand, as well as smaller office and multi-unit industrial uses to support the increasing share of service sectors and knowledge-based jobs in employment areas. An adequate supply of employment areas will be important for all types of industry to provide flexibility for employers in high quality locations over the long term.

Finally, the Region's community and residential areas will continue to support local retail and personal services jobs to allow residents, workers, and visitors to purchase goods locally.

Over the coming months, Regional staff will be working with local municipalities to ensure the unique needs of each local municipality are considered when delineating and designating employment areas in the Region Official Plan. The work will incorporate the following:

1. Findings from the historical and future trends analysis and jurisdictional scan
2. Results of the assessment of site specific conversion requests
3. A broader review of the Region's employment areas in the context of the evolving urban structure, infrastructure investments, and the changing nature of employment

The work will also be coordinated with the update to the Economic Development Action Plan.

The Employment Strategy report, scheduled for the first quarter of 2020 will include the following components:

- Local municipal employment forecasts
- Delineation, designation, and density targets for the Region's employment areas
- Finalization of the employment framework including principles, key attributes, and the role of Centres and Corridors, employment areas, and community areas in attracting high quality jobs
- Employment policy recommendations
- Role of local municipalities in implementing the York Region Employment Strategy and recommended tools for implementation
- Framework for monitoring the progress in achieving the Employment Strategy
- How the York Region Employment Strategy conforms to the Growth Plan and PPS

## **APPENDIX A: Employment Area Density by Employment Area**



### Employment Area Densities

The following table is a summary of employment area densities in York Region. The 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.

<b>Municipality</b>	<b>Employment Area</b>	<b>Employment Area Density</b>
Aurora	AURORA 2C	-
Aurora	AURORA EAST	56
Aurora	INDUSTRIAL PARKWAY NORTH	68
Aurora	INDUSTRIAL PARKWAY SOUTH	48
Aurora	MAGNA/PRESERVE	50
Aurora	WELLINGTON/404	78
East Gwillimbury	BALES DRIVE	29
East Gwillimbury	GREEN LANE	47
East Gwillimbury	HIGHWAY 404/QUEENSVILLE	-
East Gwillimbury	HOLLAND LANDING	19
East Gwillimbury	MOUNT ALBERT	26
East Gwillimbury	ROPA 1	-
Georgina	KESWICK BUSINESS PARK	-
Georgina	PEFFERLAW	-
King	NOBLETON	-
King	KING CITY	29
King	SCHOMBERG	26
Markham	ROPA 3	-
Markham	407 LESLIE SOUTHWEST	-
Markham	ALLSTATE	97
Markham	ARMADALE	48
Markham	BOX GROVE	128
Markham	BULLOCK DRIVE	46
Markham	CACHET	72
Markham	CATHEDRAL	-
Markham	COCHRANE	144
Markham	COMMERCE VALLEY/LEITCHCROFT	289
Markham	CORNELL	-
Markham	DENISON STEELES	113
Markham	FOURTEENTH AVENUE	74
Markham	HIGHWAY 404 NORTH	20
Markham	LANGSTAFF - MARKHAM	-
Markham	MOUNT JOY BUSINESS PARK	45
Markham	RISEBOROUGH	93

<b>Municipality</b>	<b>Employment Area</b>	<b>Employment Area Density</b>
Markham	RODICK ROAD	49
Markham	THORNHILL	86
Markham	THORNLEA	41
Markham	TOWN CENTRE	123
Newmarket	BAYVIEW SOUTH	93
Newmarket	LESLIE DAVIS	65
Newmarket	LESLIE MULOCK	50
Newmarket	LESLIE NORTH	56
Newmarket	LESLIE SOUTH	76
Newmarket	MULOCK NORTH	42
Newmarket	MULOCK SOUTH	99
Newmarket	MULOCK SOUTHEAST	68
Richmond Hill	NORTH LESLIE	-
Richmond Hill	BARKER BUSINESS PARK	57
Richmond Hill	BEAVER CREEK	111
Richmond Hill	HEADFORD	84
Richmond Hill	NEWKIRK	70
Vaughan	HIGHWAY 400 NORTH - NORTHWEST	-
Vaughan	HIGHWAY 400 NORTH - TESTON EAST	-
Vaughan	HIGHWAY 400 NORTH - TESTON WEST	-
Vaughan	BEECHWOOD	15
Vaughan	EMERY CREEK	50
Vaughan	HIGHWAY 400 NORTH - NORTHEAST	-
Vaughan	HIGHWAY 427 EAST	60
Vaughan	HIGHWAY 427 WEST	27
Vaughan	JANE NORTH	58
Vaughan	JANE SOUTH	44
Vaughan	KEELE	51
Vaughan	LANGSTAFF - VAUGHAN	62
Vaughan	MAPLE	31
Vaughan	PINE VALLEY	89
Vaughan	STEELES CAMPUS	76
Vaughan	STEELES WEST	91
Vaughan	TUDOR EAST	83
Vaughan	TUDOR WEST	79
Vaughan	VAUGHAN 400	82
Vaughan	VAUGHAN 400 NORTH	85
Vaughan	VAUGHAN MILLS CENTRE	-
Vaughan	WEST VAUGHAN EMPLOYMENT AREA - ELDER MILLS	-

<b>Municipality</b>	<b>Employment Area</b>	<b>Employment Area Density</b>
Vaughan	WEST VAUGHAN EMPLOYMENT AREA - HUNTINGTON EAST	-
Vaughan	WEST VAUGHAN EMPLOYMENT AREA - HUNTINGTON WEST	30
Vaughan	WEST VAUGHAN EMPLOYMENT AREA - NASHVILLE	-
Vaughan	WEST WOODBRIDGE	54
Vaughan	WESTON 400	80
Vaughan	WESTON 400 NORTH	66
Vaughan	WESTON HIGHLANDS	93
Whitchurch-Stouffville	CARDICO DRIVE	26
Whitchurch-Stouffville	GORMLEY	20
Whitchurch-Stouffville	STOUFFVILLE EAST	-
Whitchurch-Stouffville	STOUFFVILLE NORTH	20
Whitchurch-Stouffville	STOUFFVILLE SOUTH	52
Whitchurch-Stouffville	VANDORF	46
York Region Total		71

Source: York Region Planning and Economic Development, 2019.





## **APPENDIX B: Intensification in Employment Areas**



## Measuring Intensification in Employment Areas

The Growth Plan requirement to identify opportunities for intensification on employment lands led staff to perform a detailed analysis of intensification trends over the 2011 to 2017 period. The analysis also identified further potential for intensification, for consideration in the development in the Region's draft forecast and land needs assessment.

### **A - Methodology:**

Intensification in employment areas was considered in two main categories: Intensification on existing built parcels and intensification within existing buildings. Parcels containing major office buildings were excluded.

1. Intensification on vacant portions of 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. 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.
2. Intensification within existing buildings refers to new jobs that are accommodated within the existing floor space of a building.

#### ***1. Intensification on existing parcels:***

- I. York Region's Employment Land Inventory has been tracking intensification potential on parcels with a "built" status since 2011. For the purposes of this analysis, criteria was expanded to consider intensification potential for parcels that were identified as "storage" or "parking" in the inventory.
- II. Intensification potential on built parcels was assessed in two ways:
  - i. Through new buildings: Parcels where the vacant portion(s) have road access and vacant portions are >0.5 ha in size parcels that are >50 per cent vacant
  - ii. Through expansion: Parcels where the vacant portion(s) does not have road access and vacant portions are >0.25 ha
- III. An analysis was completed to identify the rate at which intensification on employment parcels was occurring and at what densities.
- IV. Densities were estimated using surveyed employment growth in the year the parcel was considered to be fully occupied.

## **2. Intensification within existing buildings:**

- I. Analysis was conducted at a high-level (Region-wide) and in more detail using a sample employment area in the Region.
- II. Region-wide: Using only parcels that were built as of 2011 (excluding those which had been identified as having intensification potential in the analysis above), on an annual basis, the number of unoccupied parcels and total jobs accommodated by parcels that were built were assessed. The analysis was attempting to assess trends in region-wide employment area density within a fixed built space and the relationship between densities and the number of unoccupied parcels (if any).
- III. Sample employment area - More detailed analysis using parcels built as of 2011 in a specific employment area to measure year-over-year changes and on a parcel by parcel basis, assesses whether changes observed in Region-wide density trends were more likely due to re-occupancy of previously vacant buildings or through higher densities in occupied buildings.

## **B – Key Findings:**

### **1. Intensification vacant portions of existing parcels:**

- Between 2011 and 2017, 51 ha of employment land were intensified on 42 parcels, accommodating an estimated 1,300 jobs
- 29 intensified parcels (45 ha) were through expansion and 14 (6 ha) intensified parcels were through a new development
- Estimated densities for intensification were higher through expansion (38 jobs/ha) than through new development (31 jobs/ha)
- There was no significant re-development of parcels being used for parking or storage
- A further 330 ha of intensification potential was identified beyond 2017

### **2. Intensification within existing buildings:**

#### Region-wide:

- Density of 2011 built parcels increased from 52 jobs/ha in 2011 to 58 jobs/ha in 2017
- The number of unoccupied parcels declined from 390 in 2011 to 230 in 2017

#### Sample employment area:

- The number of jobs accommodated through re-occupied parcels peaked in 2013 and has since declined
- An estimated 50 per cent of jobs created in the employment area between 2011 and 2017 were within buildings that were built as of 2011

### **3. Overall Impact:**

- An estimated 60 per cent of jobs created in the employment area between 2011 and 2017 were within buildings that were built as of 2011

**APPENDIX C: Local Municipal Employment Area Designations**



**Municipal Employment Area Use Designations by Regional Employment Category:**

<b>Municipality</b>	<b>Traditional Employment</b>	<b>Traditional Employment with Office</b>	<b>Business Park</b>	<b>Mixed Employment – Industrial, Office &amp; Commercial</b>
<b>Aurora</b>		Existing Employment – General Industrial	Business Park Uses	Existing Employment – Light Industrial Service
<b>East Gwillimbury</b>		General Employment Areas  Prestige Employment Areas		
<b>Georgina</b> Keswick Business Park Secondary Plan  Pefferlaw Secondary Plan	Business Park III  Industrial	Business Park I (allows Institutional uses)		Business Park II
<b>King</b>				Employment Area
<b>Markham</b>	General Employment			Business Park Employment*  Business Park Office Priority Employment  Service Employment (with Commercial uses)
<b>Newmarket</b>		Business Park – General Employment		Business Park – Mixed Employment
<b>Richmond Hill</b>		Employment Area	Employment Corridor	
<b>Vaughan</b>	General Employment	Prestige Employment		Employment Commercial Mixed Use (Industrial uses not permitted)
<b>Whitchurch- Stouffville</b>	Prestige Industrial  Industrial			Business Park

\*Note that some employment area designations may fit within the definition of more than one regional employment category.

## **Category Definitions:**

### Traditional Employment:

- The majority of the permitted uses are industrial, such as: manufacturing, processing, assembly, warehousing, & fabrication
- Ancillary retail & service uses are permitted

### Traditional Employment – Office:

- The majority of the permitted uses are industrial, but with office uses also permitted
- Hotels & conference facilities are typically permitted where there is office uses
- Ancillary retail & service uses are permitted

### Business Park:

- Office, including high-density in multi-storey buildings, is the primary use
- Hotels and conference centres, and ancillary retail & service uses are permitted

### Mixed Employment:

- Wide range of permitted uses including: industrial, commercial, public & private recreational, retail, service, institutional, office & automobile related
- Note that Vaughan 'Employment Commercial Mixed Use' does not permit industrial uses



## **APPENDIX D: Policy Analysis**



## Employment Policy Analysis

Provincial Policy Statement, 2014	Growth Plan, 2017	Regional Official Plan, 2010	Preliminary Policy Considerations
<b>Employment Policy Theme: Supporting and Growing a Resilient and Diverse Employment Base</b>			
<p><b>1.3.1</b> Planning authorities shall promote economic development and competitiveness by:</p> <p>a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;</p> <p>b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;</p> <p>d) ensuring the necessary infrastructure is provided to support current and projected needs.</p>	<p><b>2.2.5.1</b> - Economic development and competitiveness in the GGH will be promoted by:</p> <p>(a) Making more efficient use of existing employment areas</p> <p>(b) ensuring the availability of sufficient land, in appropriate locations, to accommodate forecasted employment growth</p> <p>(c) Planning to better connect areas with high employment densities to transit;</p> <p>(d) aligning land use planning and economic development goals</p> <p><b>2.2.5.14</b> - Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, are encouraged to undertake a coordinated approach to planning for large areas with high concentrations of employment that cross municipal boundaries and are major trip generators</p> <p><b>2.2.5.15</b> - In recognition of the importance of cross-border trade with the United States, recognize a Gateway Economic Zone and Gateway Economic Centre near the Niagara-United States border and promote opportunities for cross-border trade.</p>	<p><b>4.1.2</b> - To create high-quality employment opportunities with the goal of 1 job for every 2 residents.</p> <p><b>4.1.3</b> - To create vibrant and healthy communities that attract and retain youth, a highly skilled labour force, and quality employers.</p> <p><b>4.1.4</b> - To annually monitor the location, type and characteristics of business and the supply of serviced employment lands.</p> <p><b>4.1.5</b> - To create a business friendly environment.</p> <p><b>4.1.6</b> - To promote the Region as a location for knowledge-based activities by leveraging existing clusters and the Region's highly diverse workforce, and establishing and maintaining strong links to educational and research institutions and companies.</p> <p><b>4.1.7</b> - Continue working with local municipalities and the agricultural community.</p> <p><b>4.1.8</b> - Encourage and support the development of a green industry.</p> <p><b>4.1.9</b> - To research and analyze the Region's economy, including conducting an annual comprehensive survey of York Region businesses</p> <p><b>4.1.10</b> - To work with local municipalities to encourage telecommuting where appropriate</p> <p><b>4.1.11</b> - To work with local municipalities to promote work-at-home through the adoption of enabling zoning provisions that allow for live-work units where appropriate.</p> <p><b>4.1.12</b> To work with local municipalities, the Province and Federal government to ensure that the Region is a high-priority location for major sporting, trade, and convention facilities.</p> <p><b>4.1.1</b> - To invest in infrastructure to support job creation, strengthen the Regional economy and ensure an equal integration between economic vitality, the natural environment and healthy communities.</p>	<ul style="list-style-type: none"> <li>• Continuing to provide York Region residents with access to high quality jobs by maintaining the 2:1 people to jobs target</li> <li>• Continuing to emphasize the development of complete communities with access to transit to facilitate attracting a talent and skilled labour force.</li> <li>• Encouraging partnerships with economic development, local municipalities, and public institutions to improve live-work opportunities and reduce commute times for York Region residents.</li> <li>• Improving coordination with the Region's Economic Development initiatives to develop and implement strategies to better match skills in the Region's labour force.</li> <li>• Maintaining and strengthening partnerships with York Region Boards of Trades, Chambers of Commerce, the Workforce Planning Board of York Region etc.</li> <li>• Strengthening the Region's economic clusters by promoting a built form that enhances the linking of talent to employers.</li> <li>• Continuing to promote high quality business resources like the recent regional broadband strategy</li> </ul> <p><b>Proactively planning for the changing nature of employment by:</b></p> <ul style="list-style-type: none"> <li>• Encouraging innovation in the manufacturing sector</li> <li>• Encouraging the education of York Region workers about the impacts of automation and promoting the retraining and skills development for those displaced by automation</li> </ul>

Provincial Policy Statement, 2014	Growth Plan, 2017	Regional Official Plan, 2010	Preliminary Policy Considerations
<b>Employment Policy Themes: Positioning Centres and Corridors as the primary location for office growth and Fostering Innovation and access to talent</b>			
1.3.1 Planning authorities shall promote economic development and competitiveness by: c) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities	<b>2.2.5.2</b> - Major office and appropriate major institutional development will be directed to urban growth centres, major transit station areas or other strategic growth areas with existing or planned frequent transit service.	<b>4.2.1</b> To recognize Regional Centres and Corridors as hubs of commerce, business and entertainment activities. <b>4.2.2</b> To recognize Regional Centres and Corridors as the preferred location for major office uses and to develop incentives to attract major office uses to these locations. <b>4.2.3</b> To encourage the Province and Federal government to provide incentives to attract major office, institutional, educational, cultural and entertainment facilities to Regional Centres and Corridors. <b>4.2.5</b> That government, educational, institutional, major office, cultural, entertainment and other commercial uses be located and designed to support the Regional Centres and Corridors structure of this Plan.	<ul style="list-style-type: none"> <li>• Developing a policy framework that is tailored to support growth in knowledge-based industries and skills development, investment in business supportive resources</li> <li>• Continuing to plan Regional Centres and Corridors for the highest concentration of major office, mixed-use commercial and high-density residential development</li> <li>• Integrating employment areas in Centres and Corridors with Major Transit Station Areas and other intensification areas</li> <li>• Further exploring the potential for financial incentives to attract new office development</li> <li>• Strengthening relationships with higher education and post-secondary institutions</li> <li>• Prioritizing high quality urban environments that are accessible by transit</li> </ul>
	<b>2.2.5.3</b> - Retail and office uses will be directed to locations that support active transportation and have existing or planned transit.  <b>2.2.5.4</b> - In planning for employment, surface parking will be minimized and the development of active transportation networks and transit-supportive built form will be facilitated.	<b>4.4.4</b> - To direct a significant amount of mixed-uses, including street-related retail, to Regional Centres and Corridors.  <b>4.2.6</b> - To work with local municipalities to ensure that Regional Centres and Corridors include a significant amount of mixed-use, pedestrian-oriented, and street-related uses, including retail.	<ul style="list-style-type: none"> <li>• Recognizing that multi-modal transportation access is increasingly important</li> <li>• Improving the competitiveness of major office nodes accessible by transit</li> </ul> <p><b>Proactively planning for the changing nature of employment by:</b></p> <ul style="list-style-type: none"> <li>• Supporting and promoting high quality, transit supportive, urban environments that are attractive to office-type development for knowledge and creative industries</li> </ul>

Provincial Policy Statement, 2014	Growth Plan, 2017	Regional Official Plan, 2010	Preliminary Policy Considerations
<b>Employment Policy Themes: Protecting Employment Areas over the long term and Designating employment areas in the Regional Official Plan</b>			
<p><b>1.3.2.1</b> Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.</p> <p><b>1.3.2.3</b> Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.</p> <p><b>1.3.2.4</b> Planning authorities may plan beyond 20 years for the long-term protection of employment areas provided lands are not designated.</p>	<p><b>2.2.5.6</b> - Upper- and single-tier municipalities, in consultation with lower-tier municipalities designate all employment areas, in official plans and protect them for appropriate employment uses over the long-term.</p> <p><b>2.2.5.7</b> - Municipalities will plan for all employment areas within settlement areas, with the exception of any prime employment areas, by:  a) prohibiting residential uses and limiting other sensitive land uses that are not ancillary  b) prohibiting major retail uses or establishing a threshold for any major retail uses  c) integrating employment areas with adjacent non-employment areas and developing vibrant, mixed use, areas and innovation hubs, where appropriate.</p> <p><b>2.2.5.8</b> - Municipalities may identify employment areas near major goods movement corridors, as prime employment areas and plan for their protection over the long-term by:  a) prohibiting residential, institutional, other sensitive uses  b) prohibiting retail and office uses that are not associated with or ancillary  c) planning for freight-supportive land use patterns</p>	<p><b>4.3.1</b> - That the employment forecasts be used as the basis for planning for employment lands.  <b>4.3.2</b> - That a sufficient supply of employment lands based on the applicable municipal comprehensive review will be maintained to accommodate the employment growth forecasts.  <b>4.3.4</b> - To require local municipalities to designate and protect employment lands in local municipal official plans.  <b>4.3.5</b>- To protect, maintain and enhance the long term viability of all employment lands designated in local municipal official plans for employment land uses.  <b>4.3.6</b> - To protect strategic employment lands, including lands identified in Figure 2. These lands are identified based on their proximity to existing or planned 400-series highways and shall be designated for employment land uses in local municipal official plans.  <b>4.3.7</b> - To require local municipalities to give priority to the strategic employment lands identified in Figure 2 when considering additional employment land designations.  <b>4.3.15</b> - That employment land development be designed to be both walkable and transit accessible where possible.  <b>4.3.23</b> - That the employment land designation policies and transportation corridor policies in ROPA 52 continue to apply to these lands.  <b>4.3.24</b> - Lands located in the vicinity of Highway 48, Donald Cousens Parkway and the GO commuter rail line may have the potential to support future employment uses.</p>	<ul style="list-style-type: none"> <li>• Continuing to protect employment areas over the planning horizon and beyond for businesses with specific locational requirements.</li> <li>• Maintaining a sufficient supply of employment lands to accommodate the employment forecast, including continuing to monitor employment area supply on a regular basis to ensure an adequate supply of sites that provide choice in location, site size etc.</li> <li>• Ensuring servicing and critical infrastructure are available in employment areas to attract investment.</li> <li>• Continuing to support the goods movement network by ensuring protection of employment areas adjacent to existing and future freight rail and highway corridors.</li> <li>• Ensuring an adequate supply of employment land in all three of the Region’s major employment land nodes.</li> <li>• Continuing to restrict major retail and limit retail uses in employment areas</li> <li>• Encouraging high quality and sustainable urban design as well as a mix of amenities and open space to serve the workforce</li> <li>• Planning for higher overall densities in employment areas while protecting for low densities uses in appropriate locations</li> <li>• Strengthening policies for intensification in employment areas</li> </ul>

Provincial Policy Statement, 2014	Growth Plan, 2017	Regional Official Plan, 2010	Preliminary Policy Considerations
<p><b>1.3.2.2</b> Planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.</p>	<p><b>2.2.5.9</b> -The conversion of lands within employment areas or prime employment areas to non-employment uses may be permitted only through a municipal comprehensive review where it is demonstrated that</p> <p>a) there is a need for the conversion;</p> <p>b) the lands are not required over the horizon of this Plan for the employment purposes for which they are designated;</p> <p>c) the municipality will maintain sufficient employment lands to accommodate forecasted employment growth;</p> <p>d) the proposed uses would not adversely affect the overall viability of the employment area or the achievement of targets</p> <p>e) there are existing or planned infrastructure and public service facilities to accommodate the proposed uses</p> <p><b>2.2.5.10</b> - The re-designation of an employment area to a designation that permits non-employment uses is considered a conversion and may occur only through a municipal comprehensive review</p> <p><b>2.2.5.11</b> - Any change to an official plan to permit new or expanded opportunities for major retail in an employment area may occur only through a municipal comprehensive review</p>	<p><b>4.3.3</b> - To recognize that employment lands are strategic and vital to the Regional economy and are major drivers of economic activity in the Region</p> <p><b>4.3.8</b> - That the conversion of employment lands to non-employment land uses is not permitted. For the purposes of this policy:</p> <p>a. employment lands are lands that are designated for employment uses including land designated as industrial and business park in local official plans;</p> <p>b. uses not permitted on employment lands include residential, major retail and other retail and commercial non ancillary uses</p> <p><b>4.3.9</b> - The conversion of employment lands to non-employment land uses may only be considered, at the time of a municipal comprehensive review in accordance with the applicable policies and population/employment forecasts of the Region.</p> <p><b>4.3.10</b> - To require local municipalities to include employment land conversion policies within local official plans and secondary plans that are consistent with the employment land conversion policies of the Province and the Region.</p> <p><b>4.3.11</b> - Provided that the proposed uses are intended to primarily service businesses in the employment lands, that ancillary uses collectively do not exceed 15 per cent of an employment area as defined in the local official plan.</p> <p><b>4.3.12</b> - To require local municipalities, through local official plan policies, to determine the location, amount and size of ancillary uses on employment lands based on the planned function, size and scale of the overall employment land area.</p> <p><b>4.3.13</b> - That local municipalities include official plan and secondary plan policies and zoning provisions to allow only employment and ancillary uses on Local Corridors and major streets within employment lands.</p> <p><b>4.3.17</b> - To work with local municipalities to provide a diverse mix of lot sizes on employment lands.</p> <p><b>4.4.6</b> - That major retail is not permitted on designated or strategic employment lands.</p>	<p><b>Proactively planning for the changing nature of employment by:</b></p> <ul style="list-style-type: none"> <li>• Preserving employment areas for land-extensive uses to support growth in manufacturing and rapid growth in transportation, logistics, and warehouse facilities</li> <li>• Protecting employment areas from conversion to non-employment uses through incorporating employment land conversion criteria into the Regional Official Plan.</li> <li>• Exploring transit solutions for the workforce that address the “last mile” challenge in low density employment areas</li> <li>• Improving the competitiveness of major office nodes accessible by transit</li> <li>• Encouraging a safer, healthier and desirable built environment</li> <li>• Developing implementation plans and guidelines to improve built form, urban structure and public realm.</li> <li>• Increasing flexibility in specific employment area designations, particularly along major arterial roads and nodes.</li> <li>• Encouraging targeted redevelopment and rejuvenation of employment areas through marketing strategies and incentives</li> </ul>

Provincial Policy Statement, 2014	Growth Plan, 2017	Regional Official Plan, 2010	Preliminary Policy Considerations
	<p><b>2.2.5.5</b> - Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will each develop an employment strategy that:</p> <ul style="list-style-type: none"> <li>a) establishes a minimum density target for all employment areas, measured in jobs per hectare, that reflects the current and anticipated type and scale of employment that characterizes the employment areas and aligns with policy 2.2.5.1;</li> <li>b) identifies opportunities for the intensification of employment areas on sites that support active transportation and served by existing or planned transit;</li> <li>c) will be implemented through a municipal comprehensive review, including official plan policies and designations and zoning by-laws.</li> </ul>	<p><b>4.3.14</b> - That local municipalities, in consultation with York Region, prepare comprehensive secondary plans for new employment lands.</p> <p><b>4.3.16</b> - That development on fully serviced employment lands be compact and achieve a region-wide average minimum density of 40 jobs per hectare in the developable area. This target is expected to be higher for lands adjacent to centres and corridors.</p> <p><b>4.3.18</b> - To require flexible and adaptable employment lands that include street patterns and building design and siting that allow for redevelopment and intensification.</p> <p><b>4.3.19</b> - To work with local municipalities to review and monitor opportunities for employment land intensification.</p> <p><b>4.3.20</b> - To require local municipalities to conduct 5-year reviews of employment lands to accommodate employment intensification.</p> <p><b>4.3.21</b> - To encourage employment intensification and higher density employment uses in Regional Centres and Corridors.</p>	
	<p><b>2.2.5.13</b> - Existing office parks will be supported by:</p> <ul style="list-style-type: none"> <li>a) improving connectivity with transit and active transportation networks;</li> <li>b) providing for an appropriate mix of amenities and open space to serve the workforce;</li> <li>c) planning for intensification of employment uses;</li> <li>d) approaches to transportation demand management that reduce single-occupancy vehicle use</li> </ul>	<p><b>4.2.4</b> - To require a mixed-use pedestrian environment in Regional Centres and Corridors that promotes transit use and enhances these areas as destinations for business, entertainment and recreation.</p>	

Provincial Policy Statement, 2014	Growth Plan, 2017	Regional Official Plan, 2010	Preliminary Policy Considerations
<b>Employment Policy Theme: Supporting the retail sector</b>			
	<p><b>2.2.5.12</b> - The retail sector will be supported by promoting compact built form and intensification of retail and service uses and areas and encouraging the integration of those uses with other land uses to support the achievement of complete communities</p>	<p><b>4.4.1</b> - To require that retail be designed to be walkable, transit-supportive, and integrated into communities and pedestrian and cycling networks, with high-quality urban design.</p> <p><b>4.4.2</b> - To work with local municipalities to improve urban design in new retail developments and to identify opportunities for the intensification and revitalization of existing retail.</p> <p><b>4.4.5</b> - To require local municipalities to define major retail uses within the context of the local commercial hierarchy.</p> <p><b>4.4.7</b> - That major retail sites should be designed to support redevelopment or retrofitting.</p> <p><b>4.4.8</b> - To work with local municipalities to plan comprehensively for all retail uses, including major retail uses, that are integrated and provided for within the community. Planning should include the identification and designation of lands to accommodate these uses.</p> <p><b>4.4.9</b> - That new retail facilities in excess of 30,000 gross leasable square metres shall require a Regional impact analysis.</p> <p><b>4.4.10</b> - To undertake a study of the Region's retail sector.</p>	<ul style="list-style-type: none"> <li>• Continuing to work with local municipalities ensure that retail is designed to be walkable, transit-supportive, and integrated into communities and pedestrian and cycling networks, with high-quality urban design.</li> <li>• Continuing to work with local municipalities to improve urban design in new retail developments and to identify opportunities for the intensification and revitalization of existing retail.</li> </ul> <p><b>Proactively planning for the changing nature of employment by:</b></p> <ul style="list-style-type: none"> <li>• Planning for the evolving nature of the retail landscape</li> </ul>



# 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

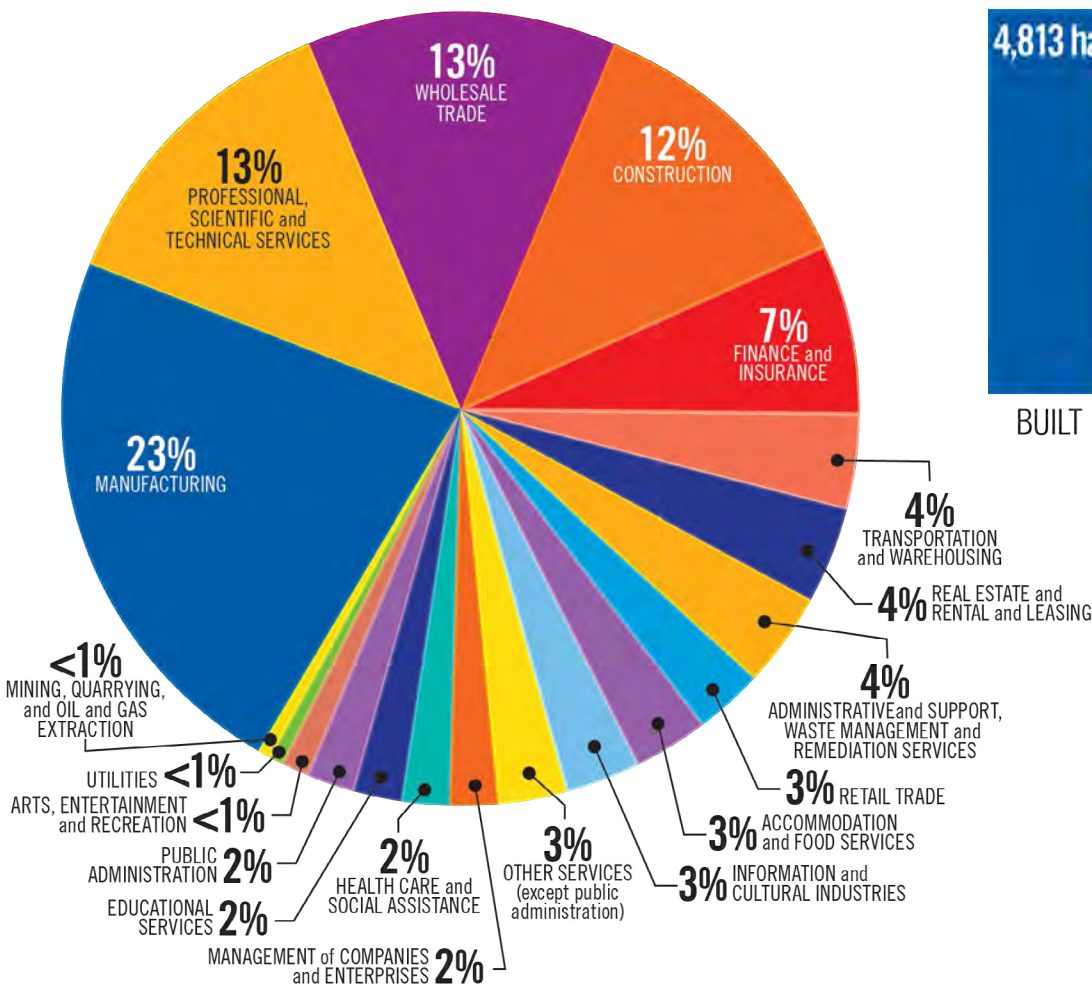
**65%** SERVICES PRODUCING    **35%** GOODS PRODUCING

**80%** ONSITE    **20%** OFFSITE

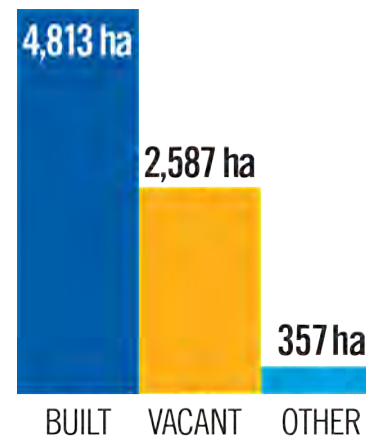
**12%** RETAIL and PERSONAL SERVICES

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

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



## 7,757 TOTAL HECTARES 2017



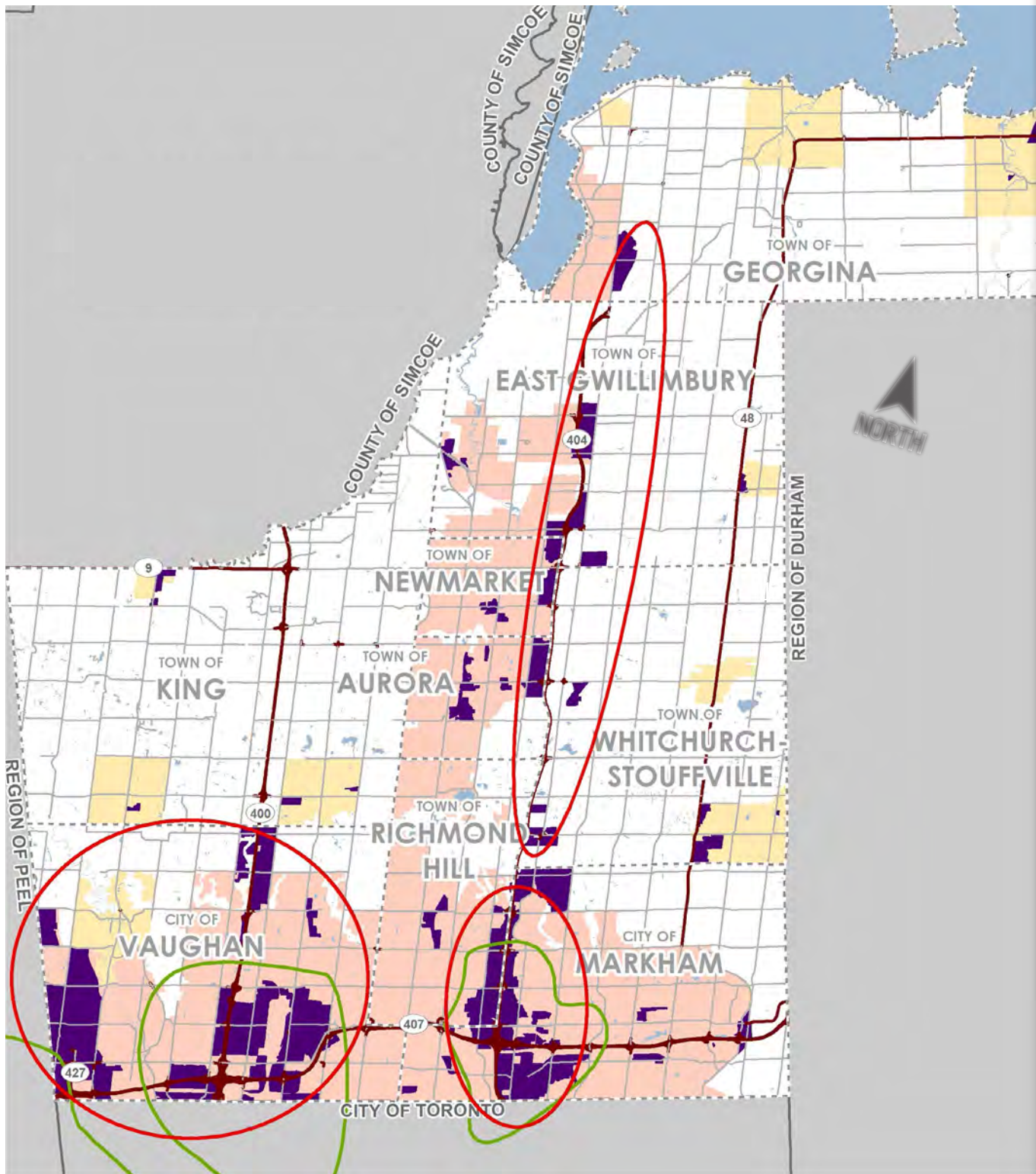
**EXISTING EMPLOYMENT AREA DENSITY 71 JOBS per HECTARE**












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

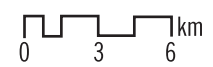


# YORK REGION

## 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



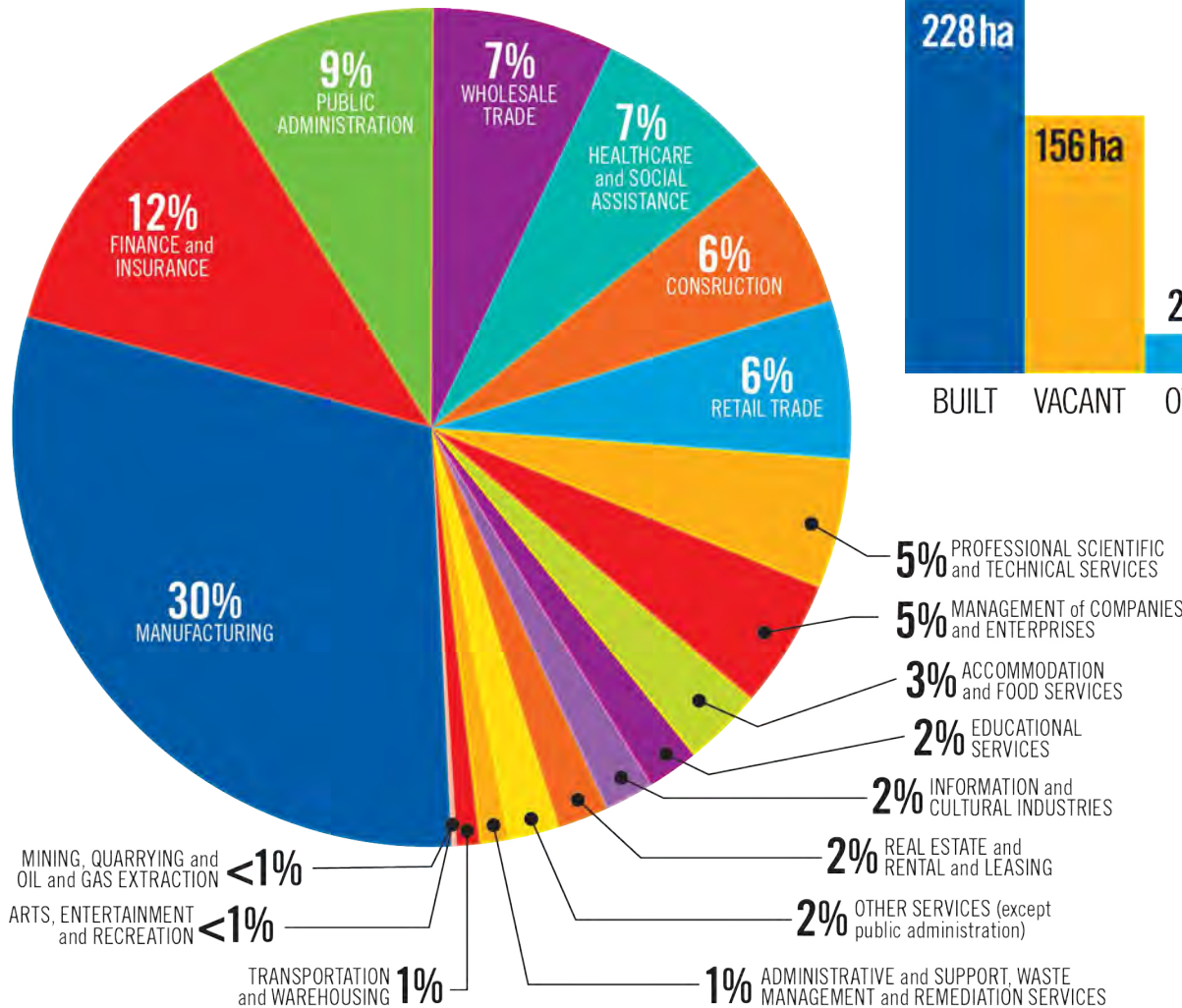
Produced by: The Regional Municipality of York,  
 Planning and Economic Development, Corporate Services  
 April 2019  
 Data: © Queen's Printer for Ontario 2003-2019

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

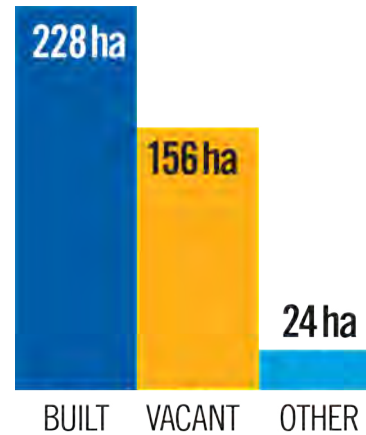


- ▶ Town of Aurora's employment areas account for 54 per cent of the Town's 2018 surveyed employment and are home to some of Region's top employers such as Magna, Desjardins Insurance and TC Transcontinental.
- ▶ Employment area employment in Aurora has grown by 71 per cent since 2008, over two times 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**

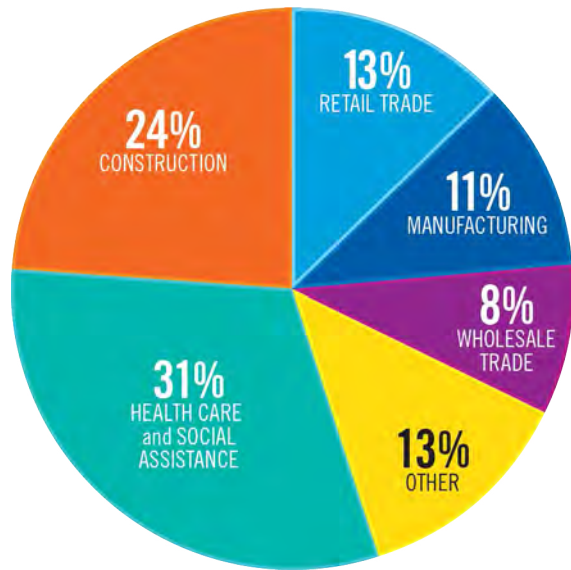
**22 SITES** [23 ha TOTAL AREA]  
with INTENSIFICATION POTENTIAL



# 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

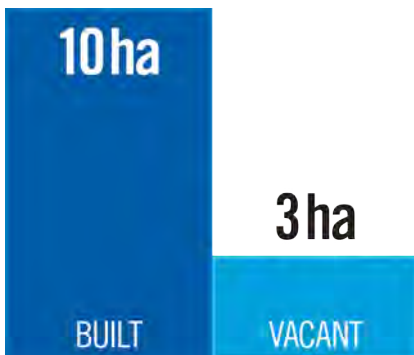
**135% INCREASE** (310 JOBS) SINCE 2008

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

**96%** ONSITE    **4%** OFFSITE

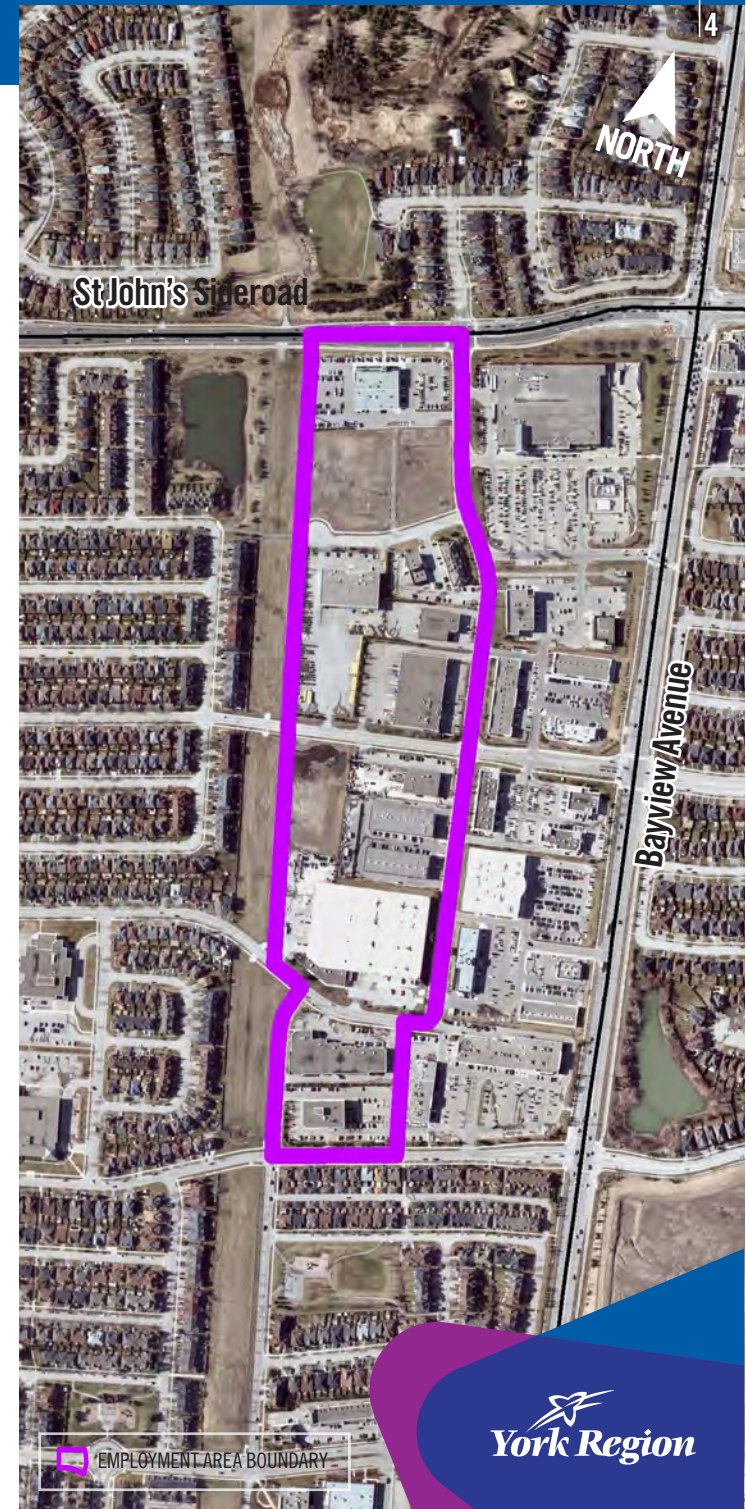
**14%** RETAIL and PERSONAL SERVICES

**13 TOTAL HECTARES** 2017



**MAJOR OFFICE**  
110 JOBS 1 BUILDING

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

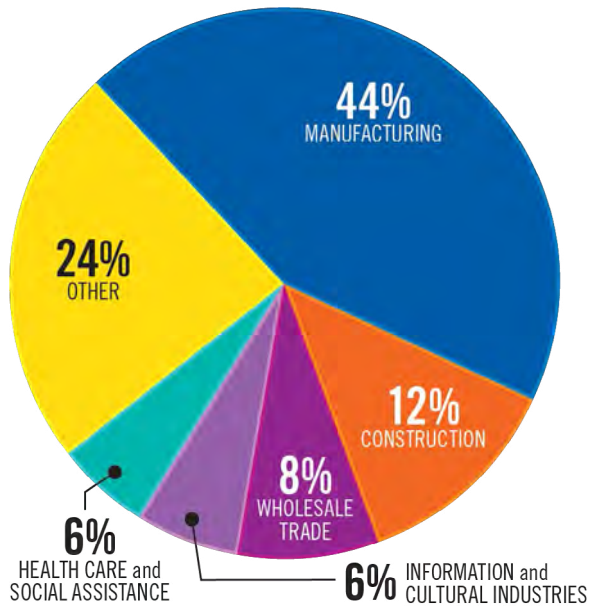


EMPLOYMENT AREA BOUNDARY

# 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

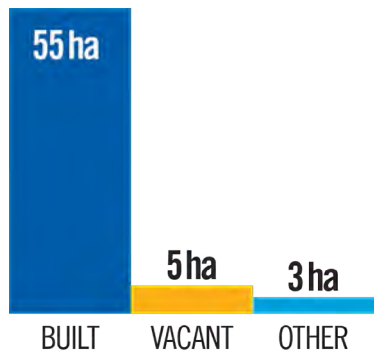
**12%** RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
 210 JOBS 2 BUILDINGS

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

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

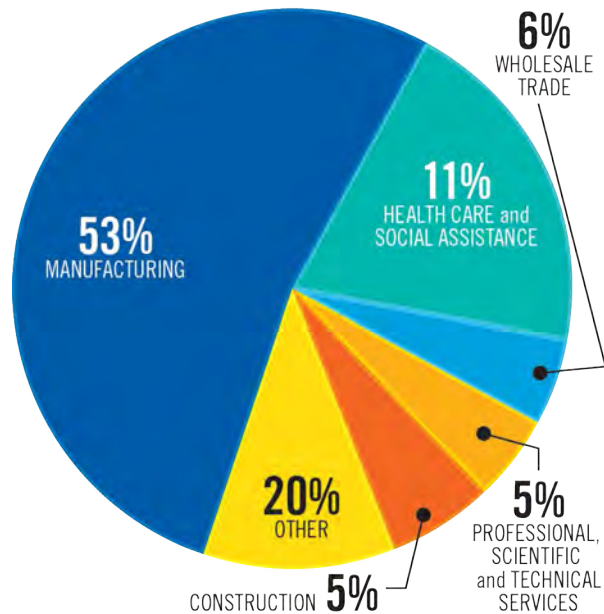
## 63 TOTAL HECTARES 2017



# 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

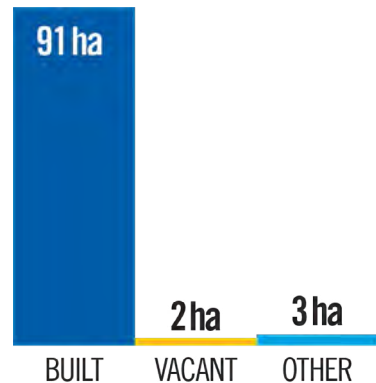
**23% INCREASE** (800 JOBS) SINCE 2008

**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

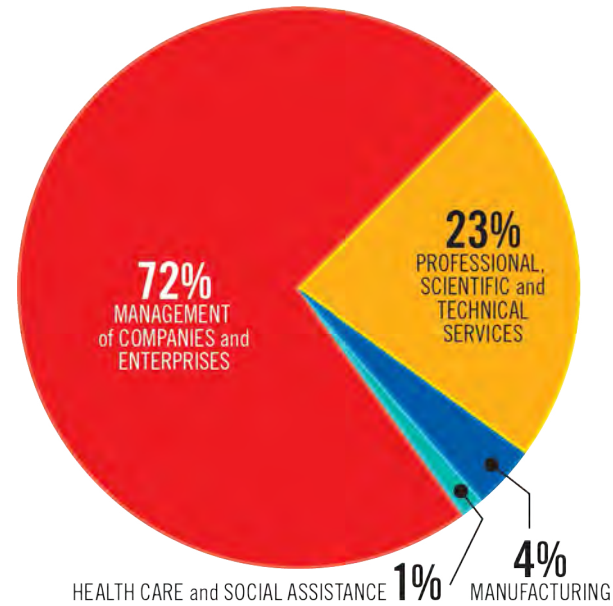


● MAJOR TRANSIT STATION AREA  
 □ EMPLOYMENT AREA BOUNDARY

# 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

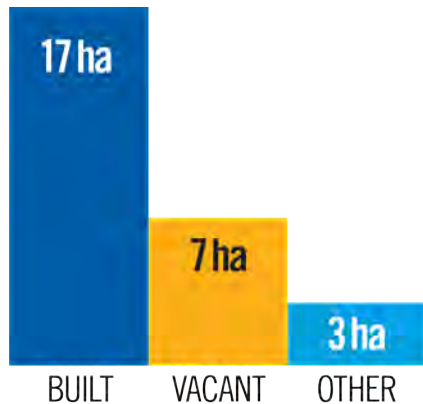
**332% INCREASE** (640 JOBS) SINCE 2008

**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**

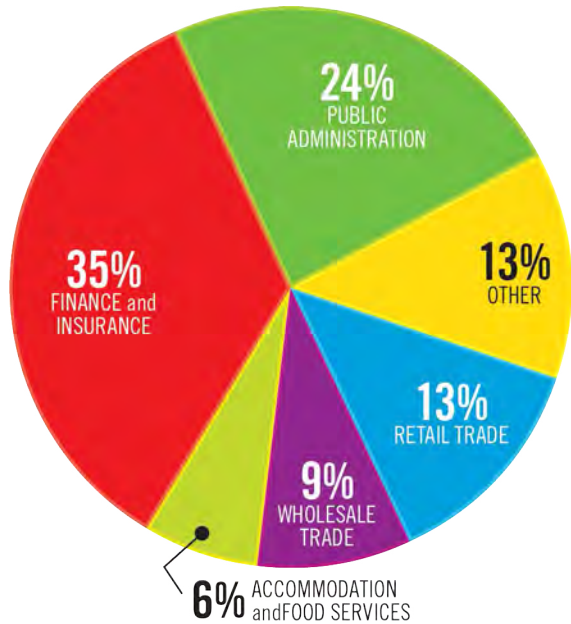




# WELLINGTON/HIGHWAY 404 AURORA

- ▶ 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

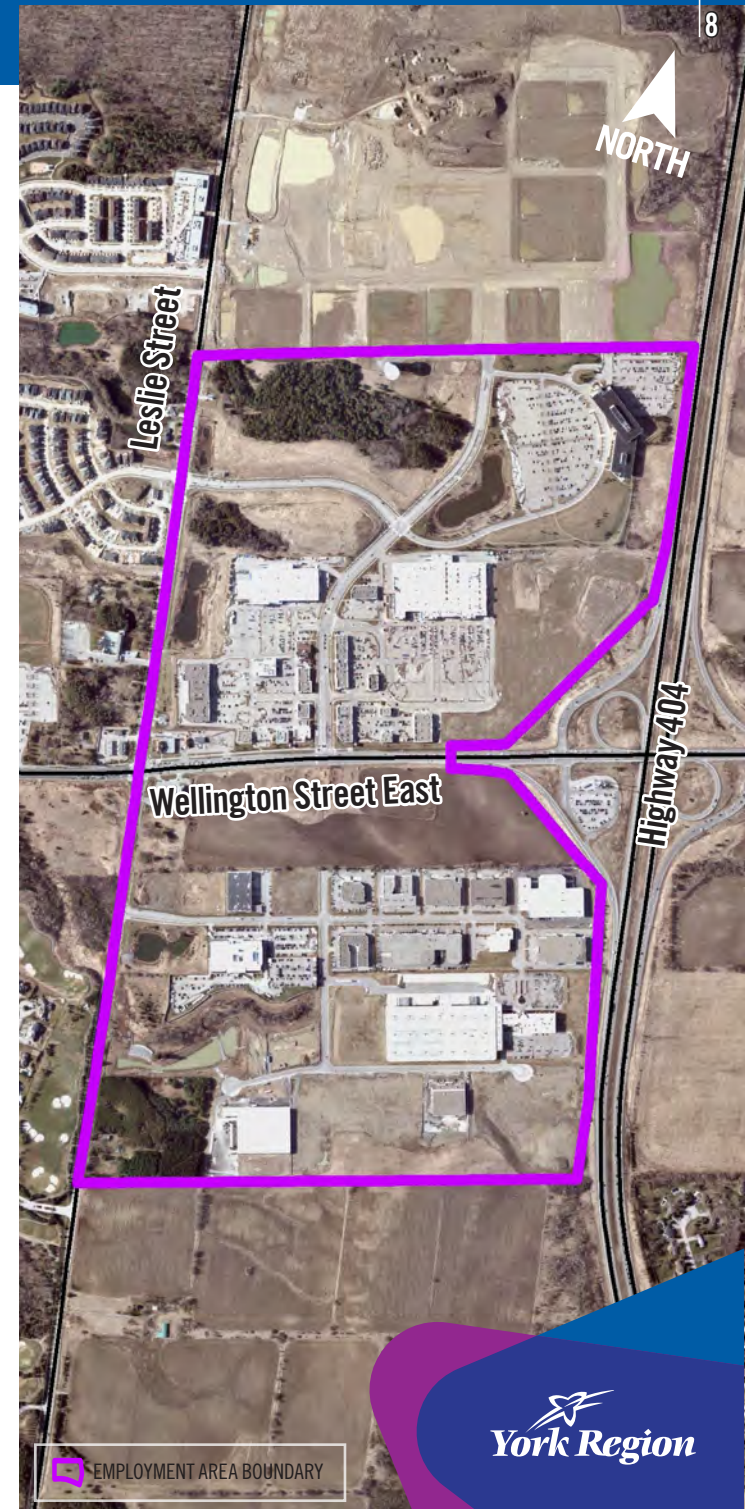
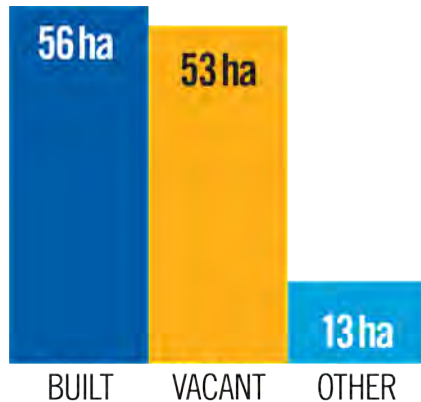
**21%** RETAIL and PERSONAL SERVICES

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

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

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

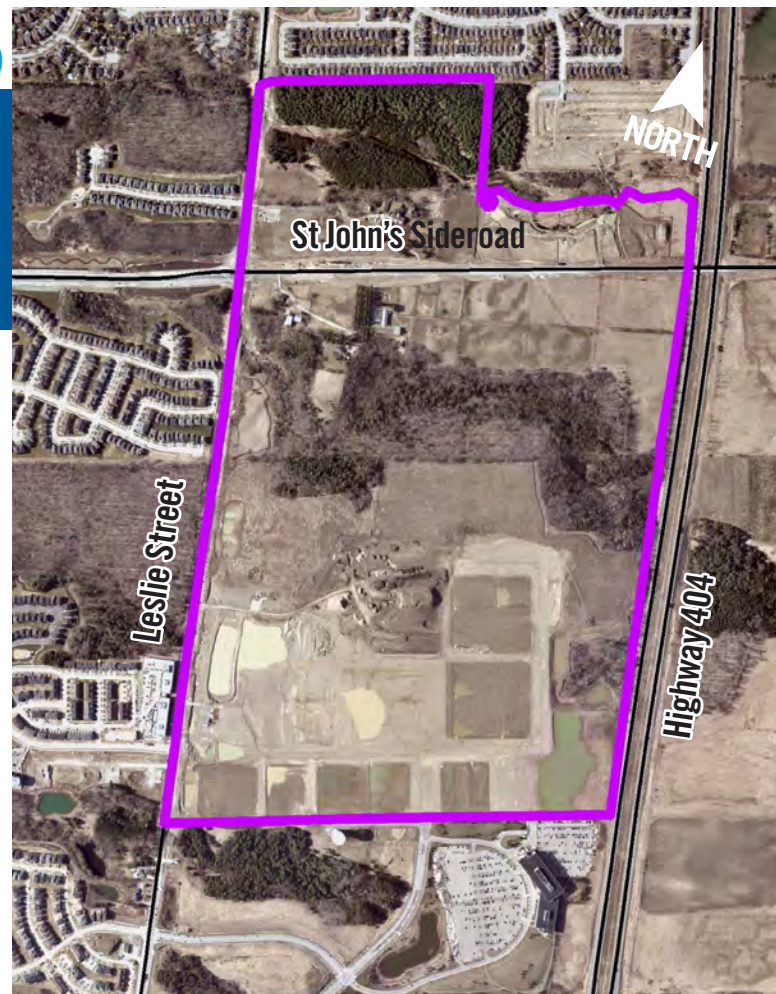
## 122 TOTAL HECTARES 2017



EMPLOYMENT AREA BOUNDARY

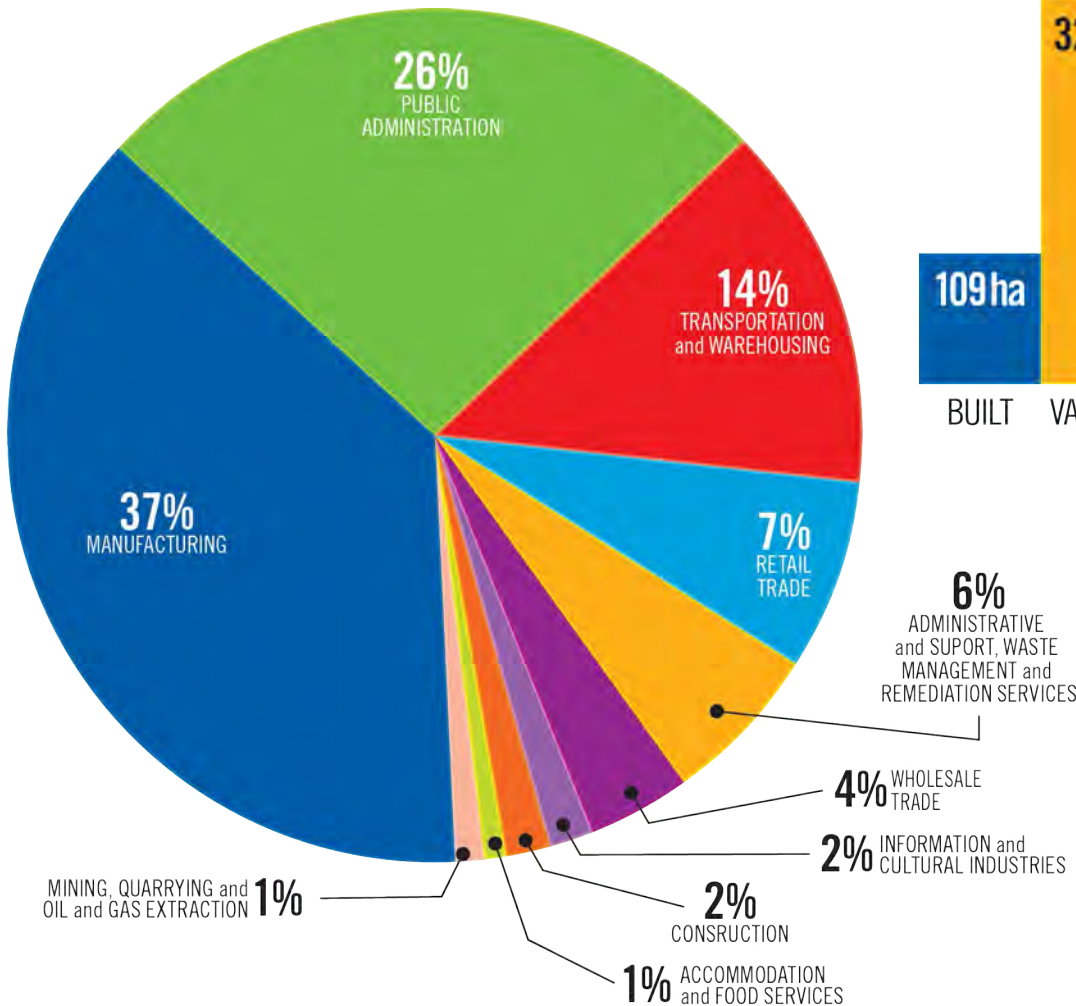
## HIGHWAY 404/ST JOHN'S SIDEROAD (AURORA 2C) (VACANT)

- ▶ 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

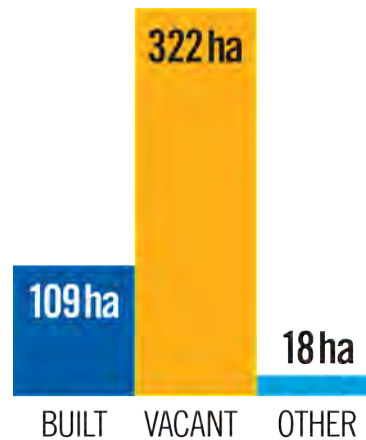


- ▶ 42 per cent of East Gwillimbury's 2018 surveyed employment is located in employment areas
- ▶ Employment in employment areas has more than doubled over the past ten years, adding close to 2,000 jobs
- ▶ Much of the growth experienced was in the public administration, manufacturing and transportation/warehousing 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**

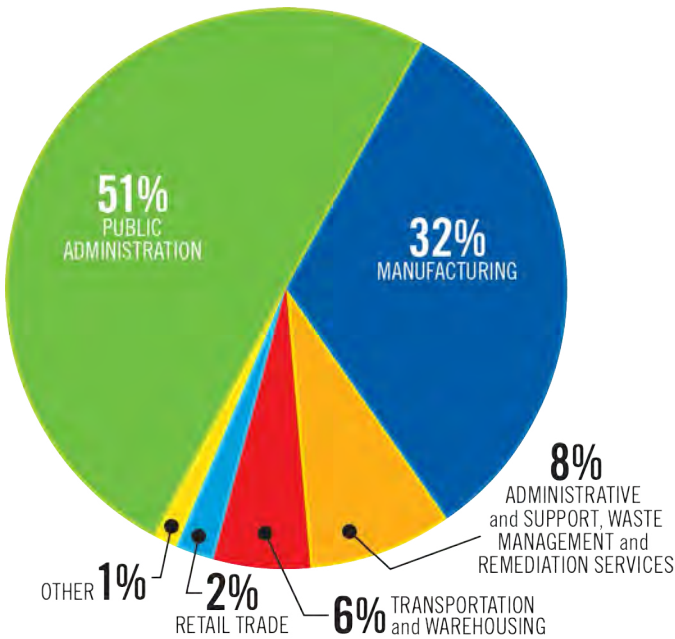
**12 SITES** [27 ha TOTAL AREA] with INTENSIFICATION POTENTIAL



# 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



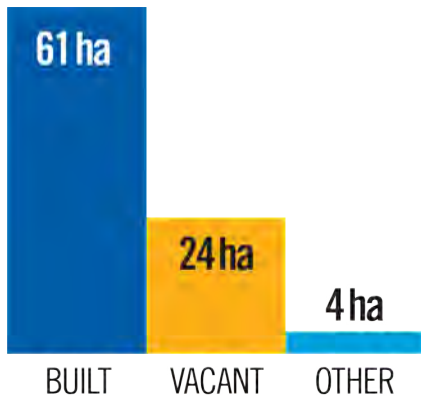
**1,750 JOBS** in 2018  
**270% INCREASE** (1,270 JOBS) SINCE 2008

**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



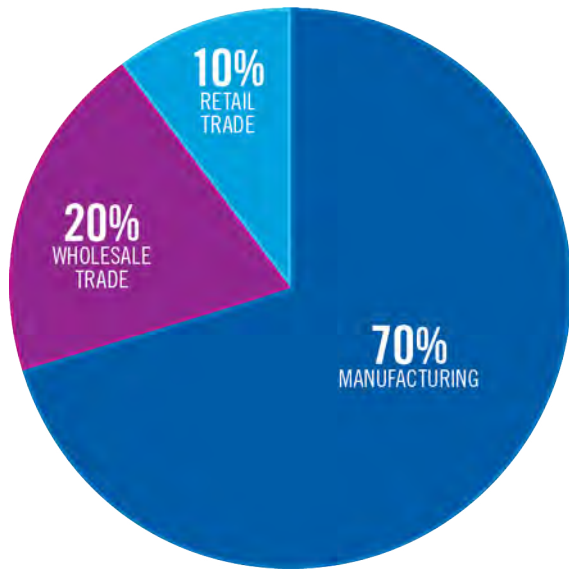
EMPLOYMENT AREA BOUNDARY



# 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

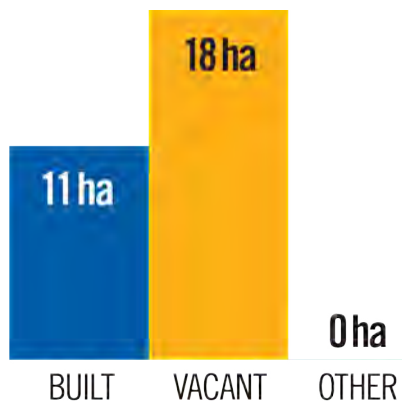
**261% INCREASE** (360 JOBS) SINCE 2008

**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

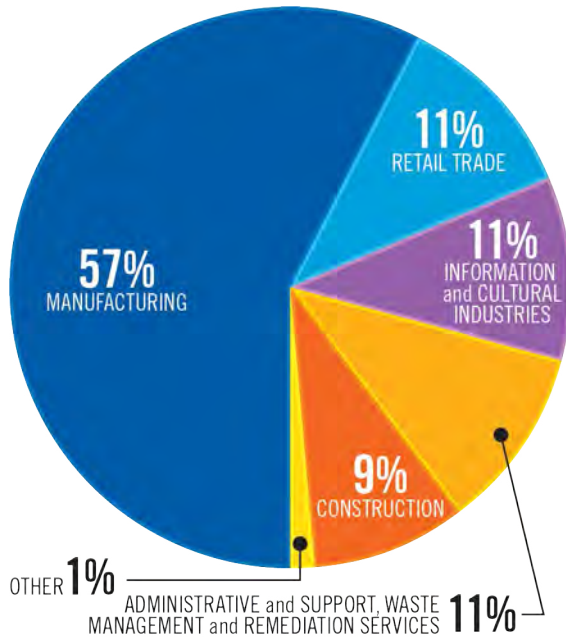
**1 SITE** [2.0 ha TOTAL AREA] with INTENSIFICATION POTENTIAL



# 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

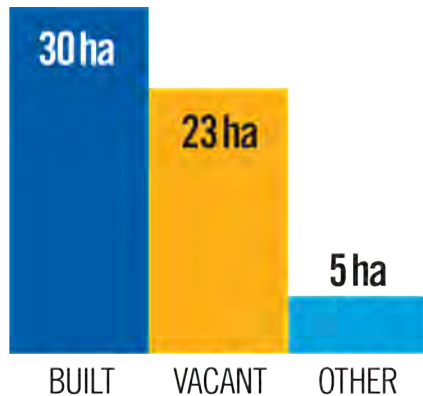
**3% DECREASE** (-20 JOBS) SINCE 2008

**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**

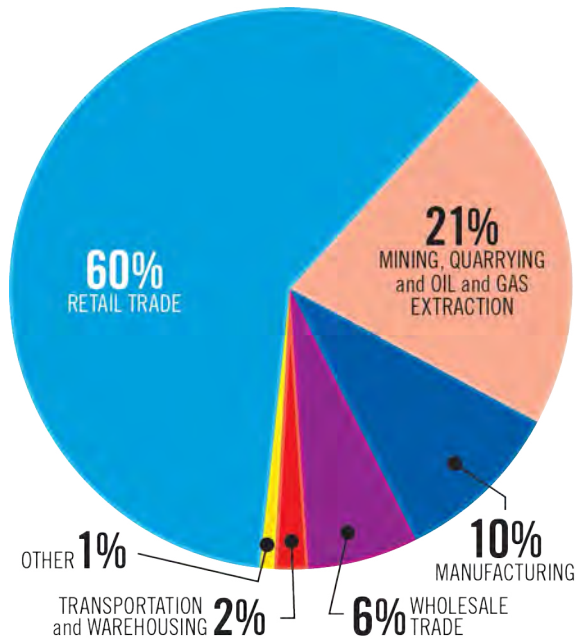
**2 SITES** [3.0ha TOTAL AREA] with INTENSIFICATION POTENTIAL



# 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

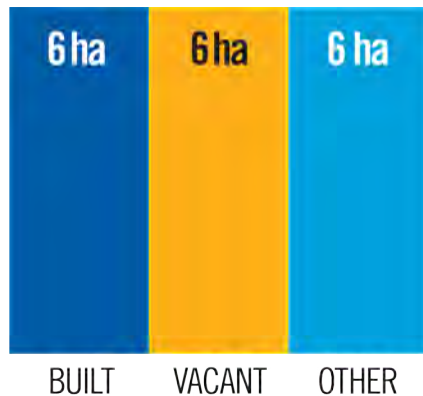
**7% DECREASE** (-11 JOBS) SINCE 2008

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

**85%** ONSITE    **15%** OFFSITE

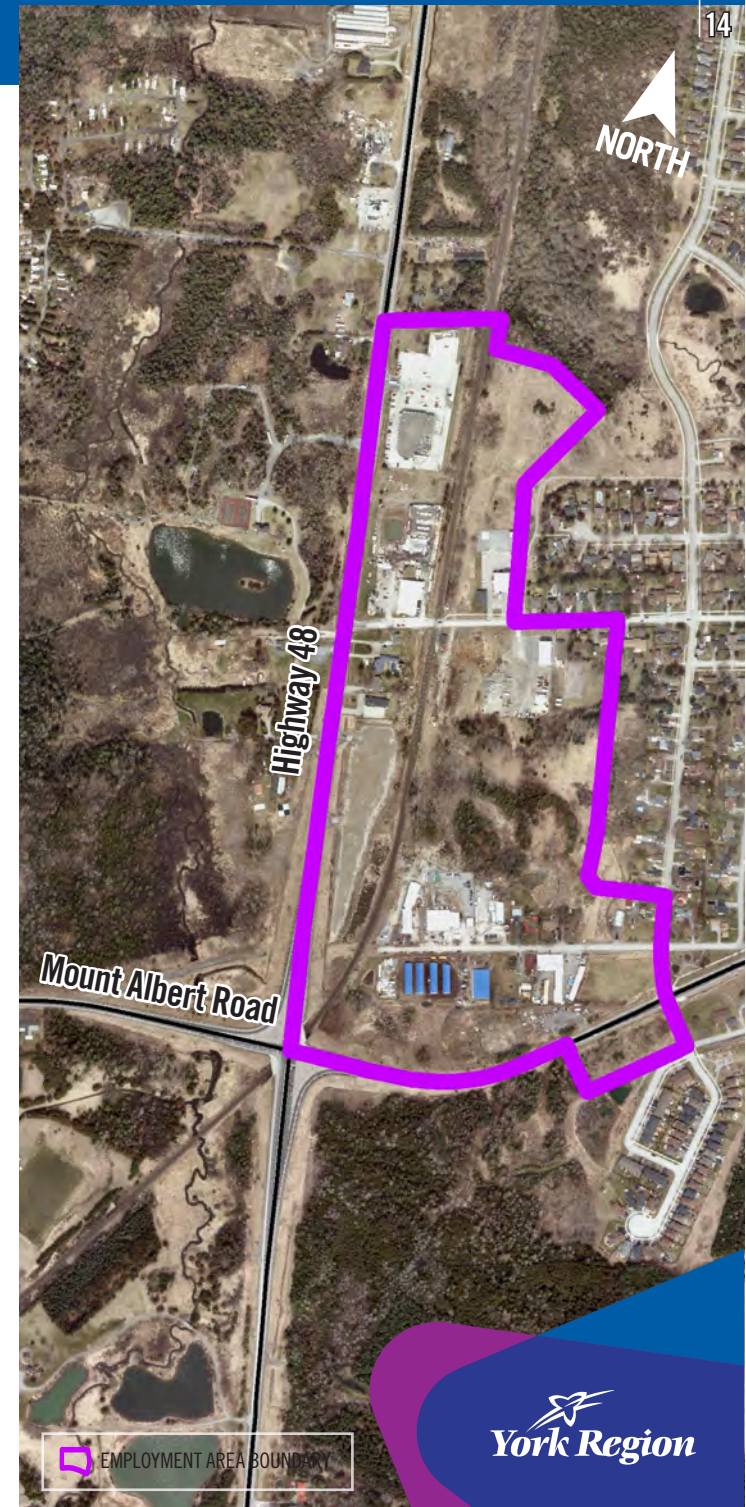
**60%** RETAIL and PERSONAL SERVICES

**18 TOTAL HECTARES** 2017



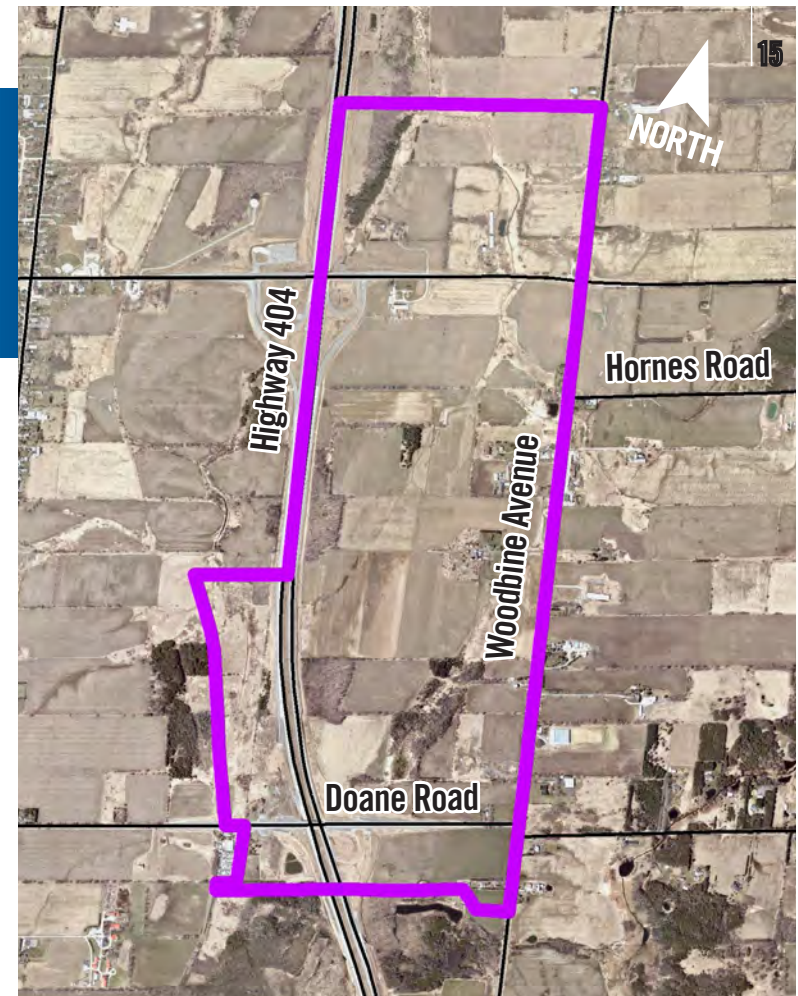
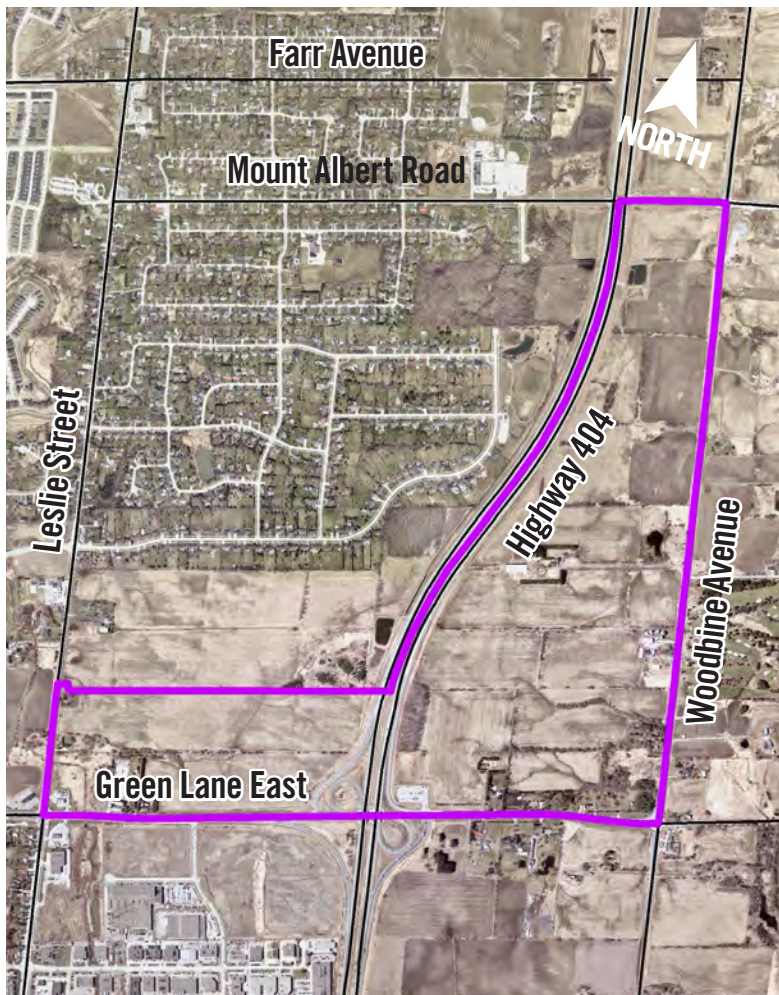
EXISTING EMPLOYMENT AREA  
**DENSITY 26** JOBS per HECTARE

**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



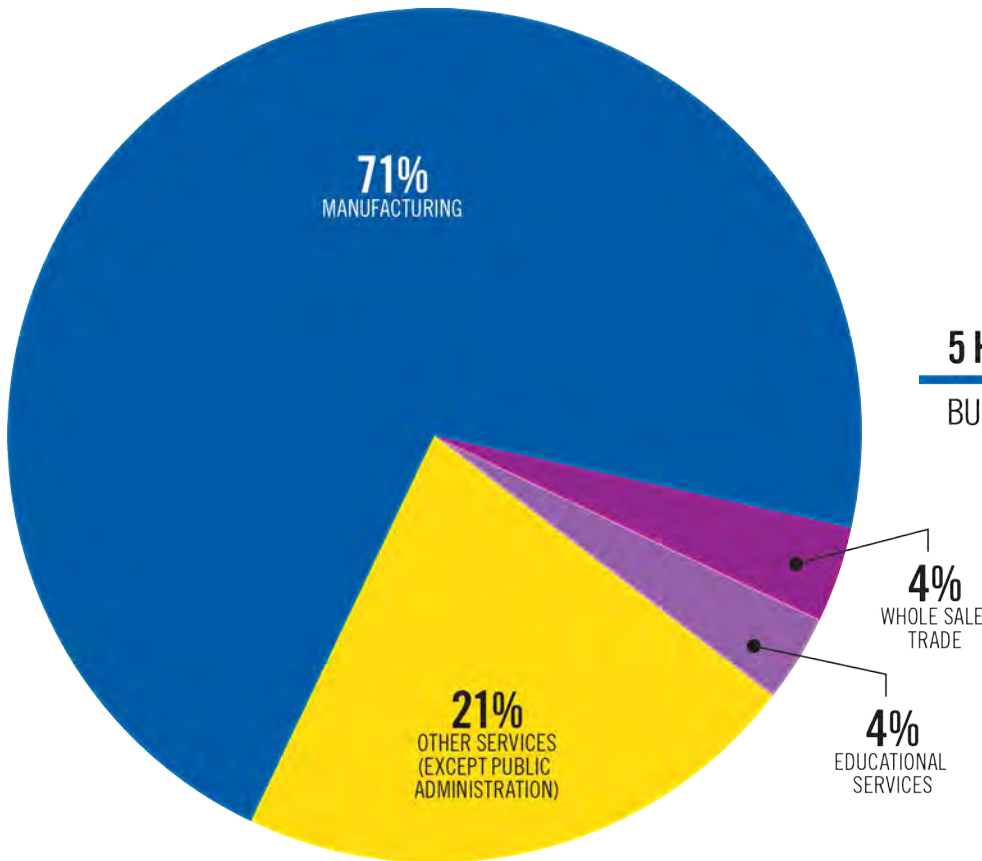
## ROPA 1 (VACANT)

- ▶ 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

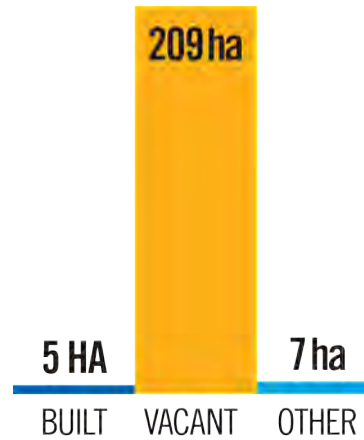


- ▶ Employment areas in Georgina, including Keswick business park and Pefferlaw, remained largely vacant (94 per cent) in 2018
- ▶ The extension of Highway 404 in 2014 is likely to make Georgina's employment areas more attractive to prospective employers

## 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

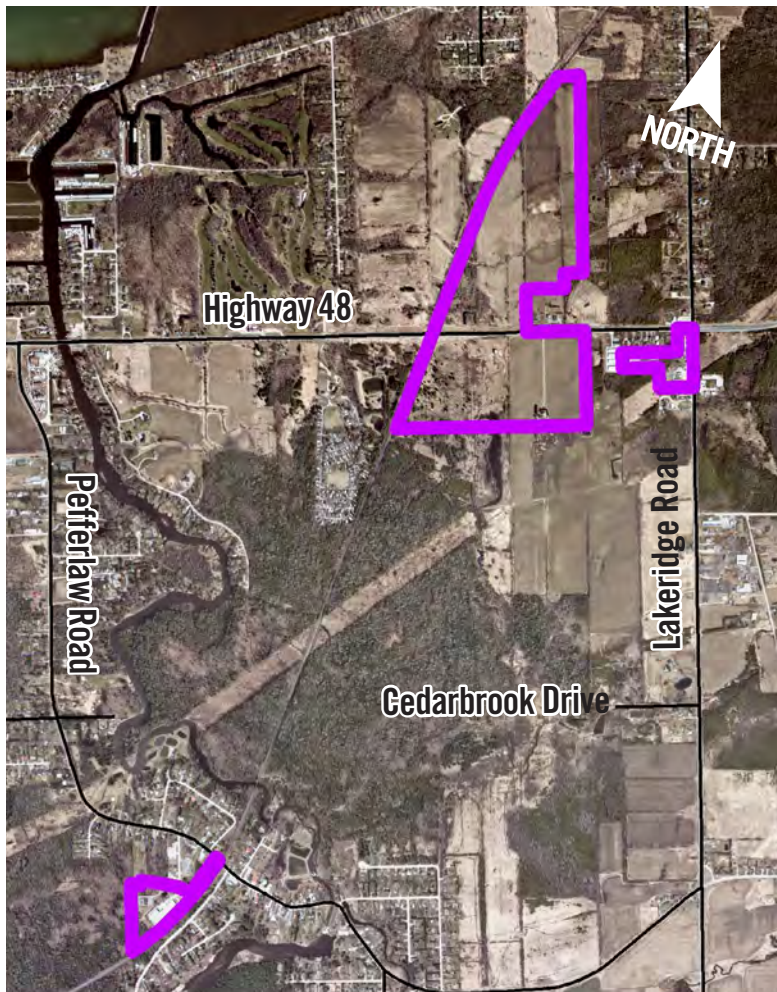
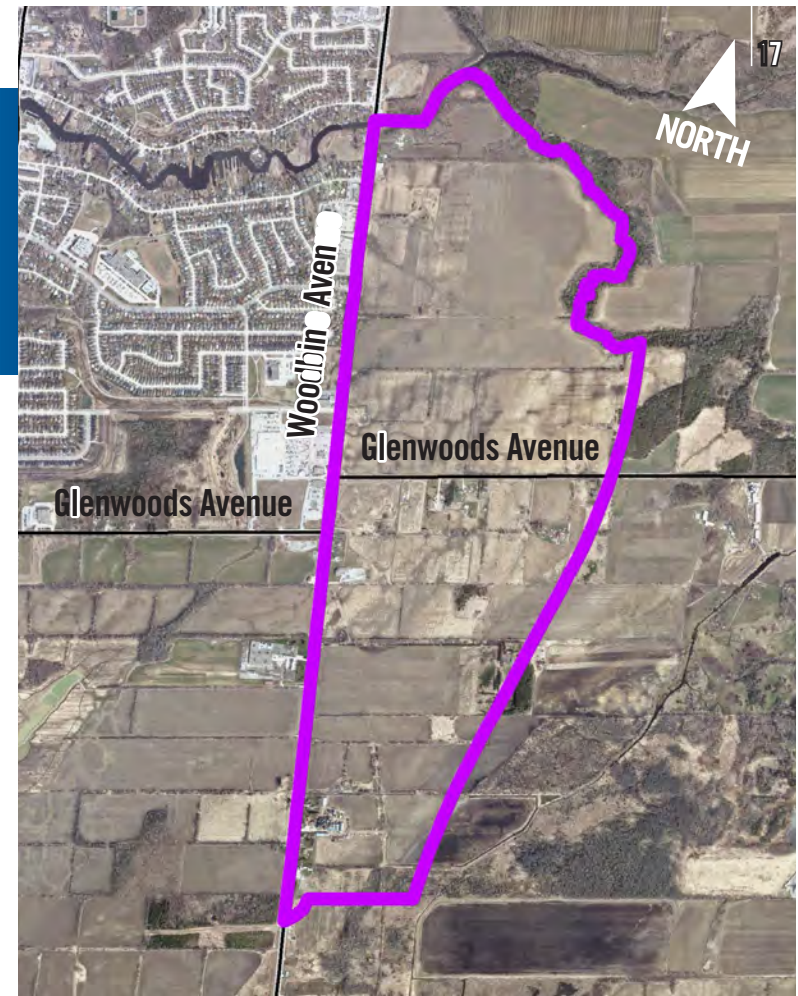
EXISTING EMPLOYMENT AREA DENSITY 6 JOBS per HECTARE

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)

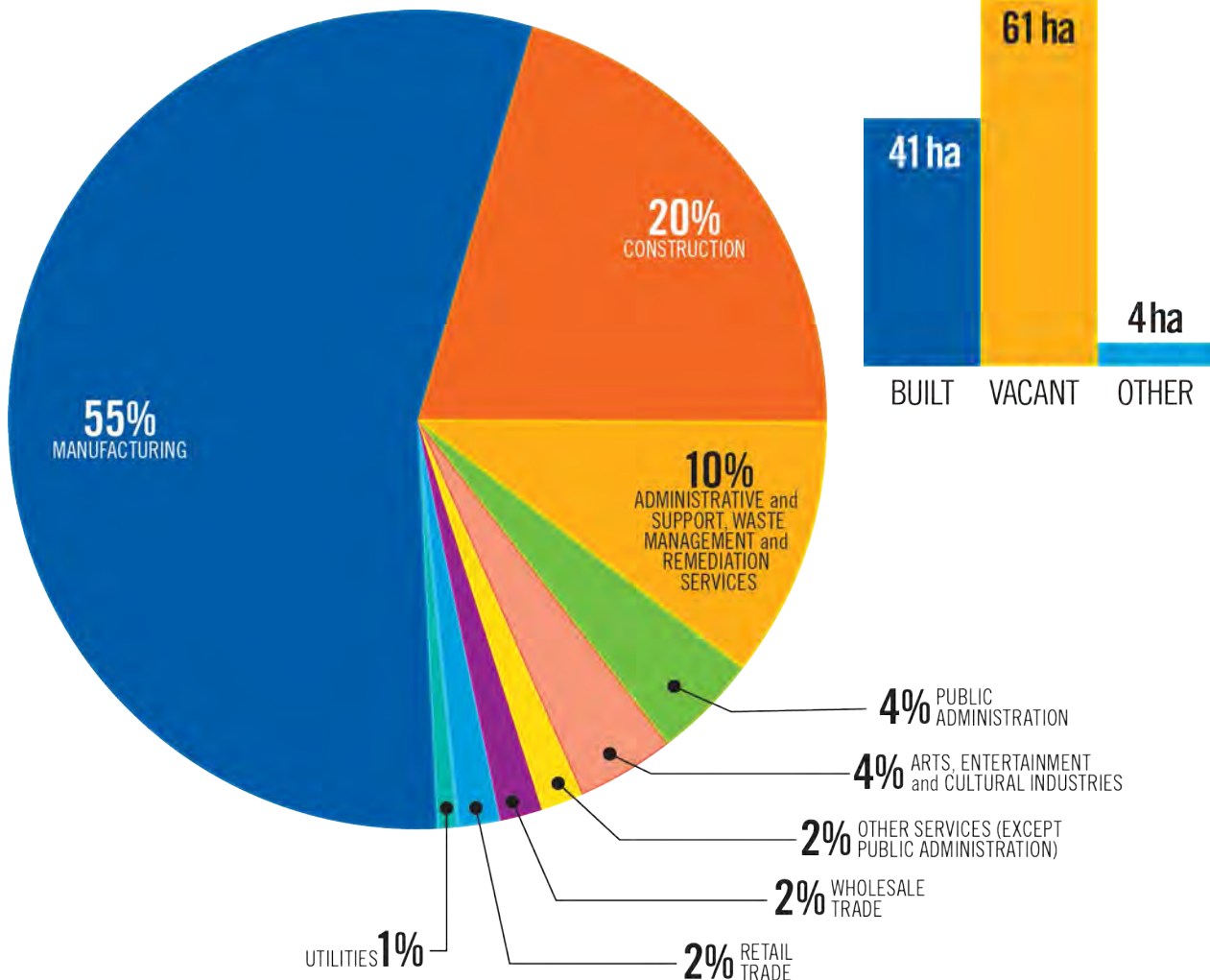
- The Pefferlaw employment area has a total area of 34 net Ha  
30 net Ha were vacant in 2017
- There were 20 jobs in the employment area in 2018, 95% of which were in the manufacturing sector

- ▶ 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**

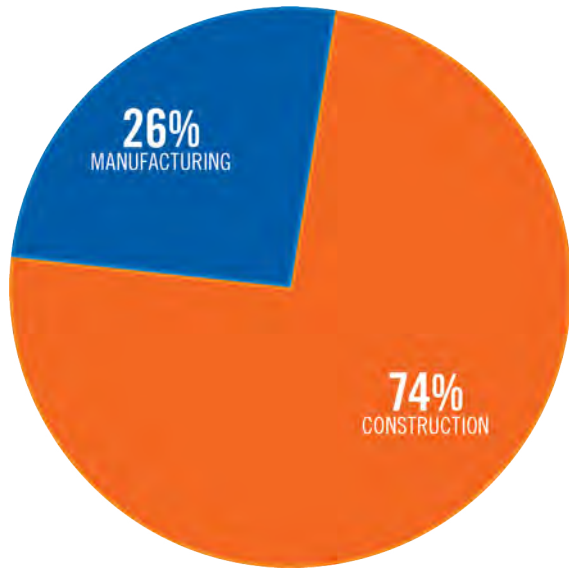
**7 SITES [14 ha TOTAL AREA]**  
 with INTENSIFICATION POTENTIAL



# 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



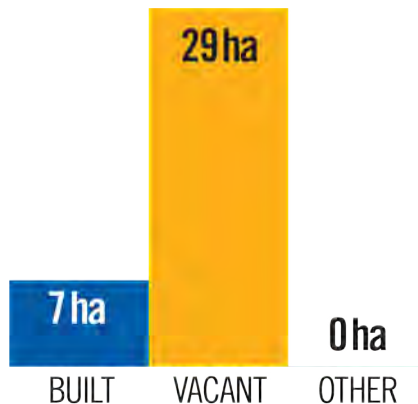
**211 JOBS** in 2018

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

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

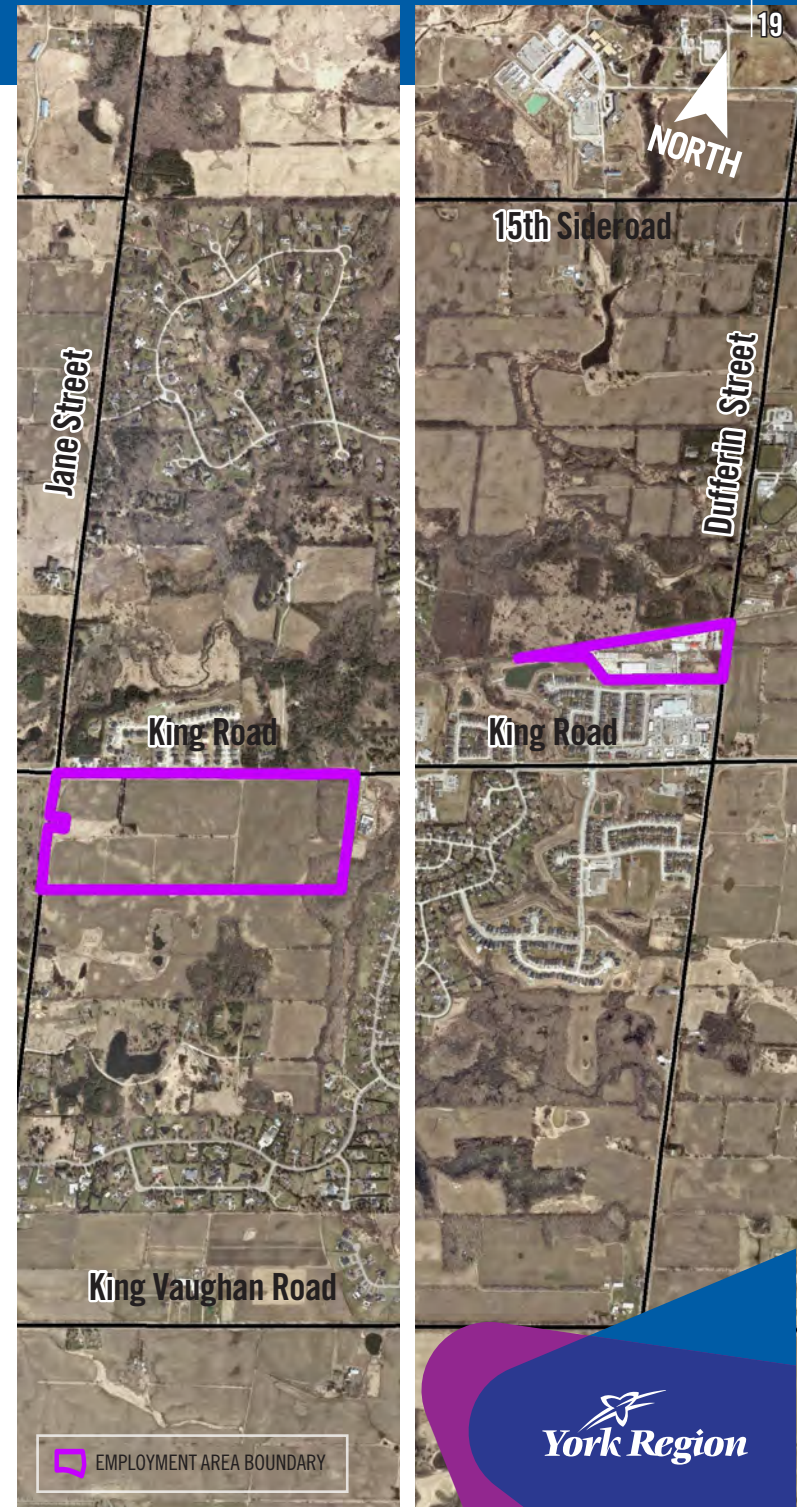
**53% ONSITE**      **47% OFFSITE**

## 36 TOTAL HECTARES 2017



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

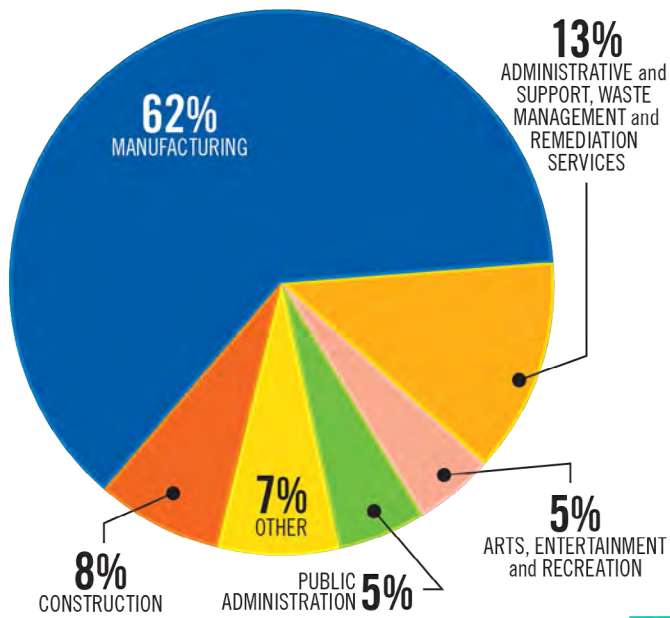
**1 SITE** [1.0 ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL



# 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



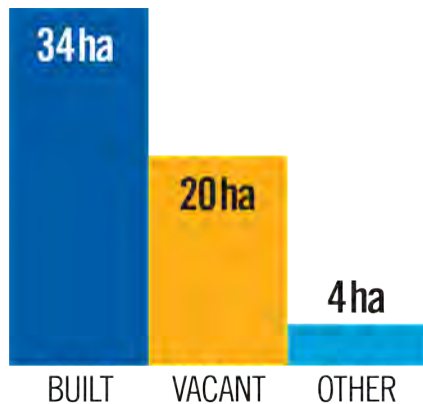
**870 JOBS** in 2018  
**38% INCREASE** (240 JOBS) SINCE 2008

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

**93% ONSITE**    **7% OFFSITE**

**9% RETAIL and PERSONAL SERVICES**

## 58 TOTAL HECTARES 2017



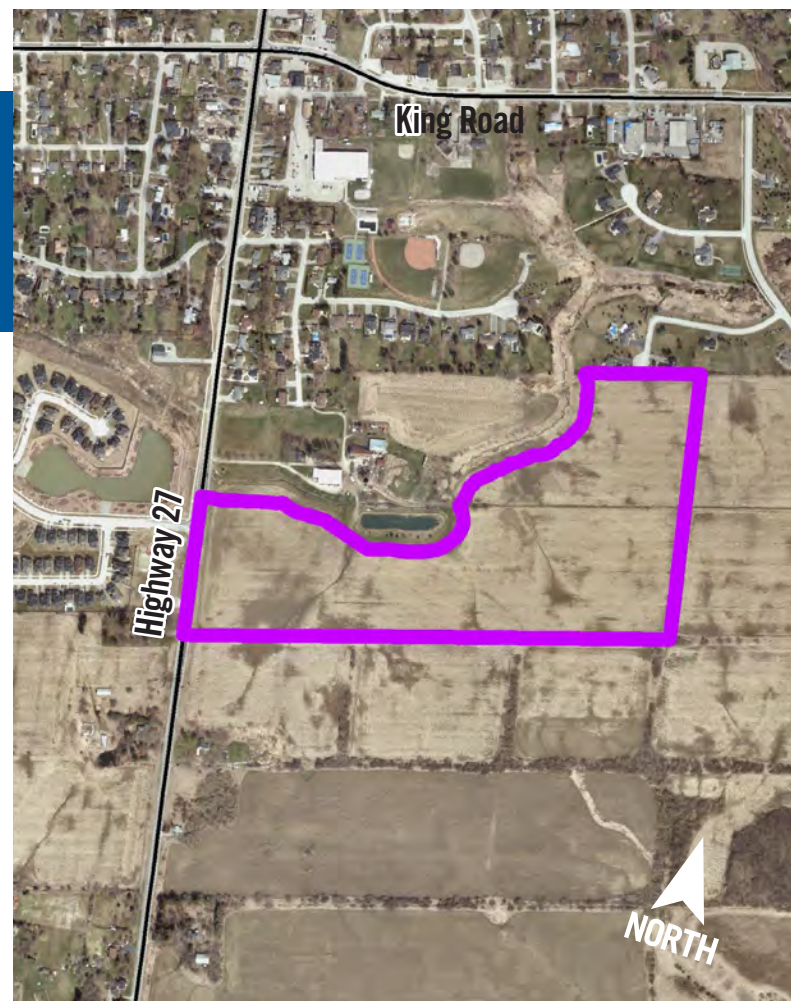
EXISTING EMPLOYMENT AREA DENSITY **26** JOBS per HECTARE

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



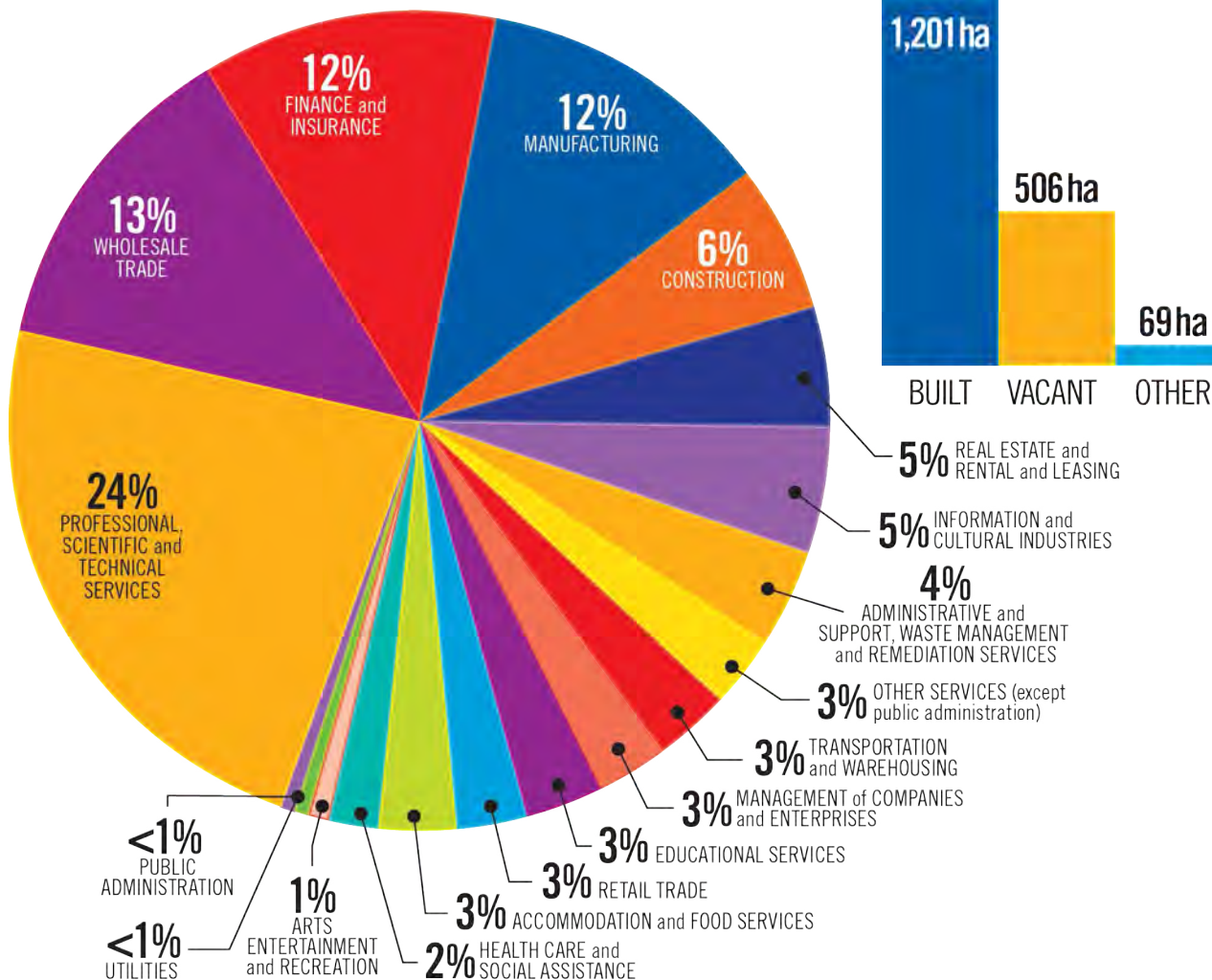
## NOBLETON (VACANT)

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

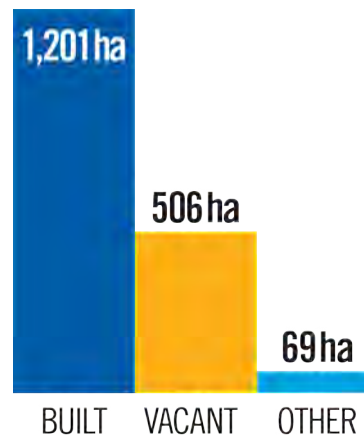


- ▶ The City of Markham's employment areas account for 66 per cent of the City's total surveyed employment
- ▶ Employment areas in the City are an attractive place to do business as they are well located along highway corridors and are in close proximity to higher order transit stations
- ▶ With 506 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

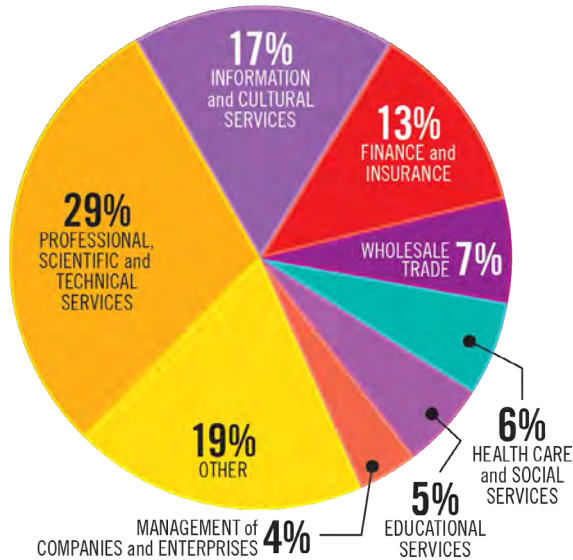
EXISTING EMPLOYMENT AREA DENSITY **97** JOBS per HECTARE

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

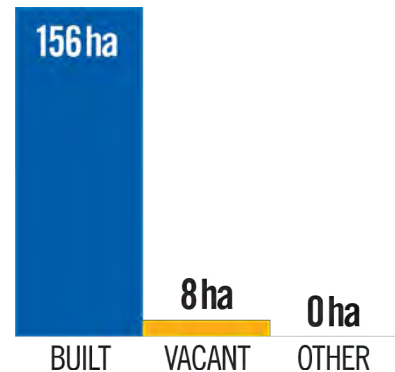


- ▶ The Allstate employment area accounts for the second largest share of employment land employment in the City of Markham and is home to a number of the Region's top employers including Huawei Technologies and Allstate Insurance
- ▶ This business park is home to a number of prestige office and industrial 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

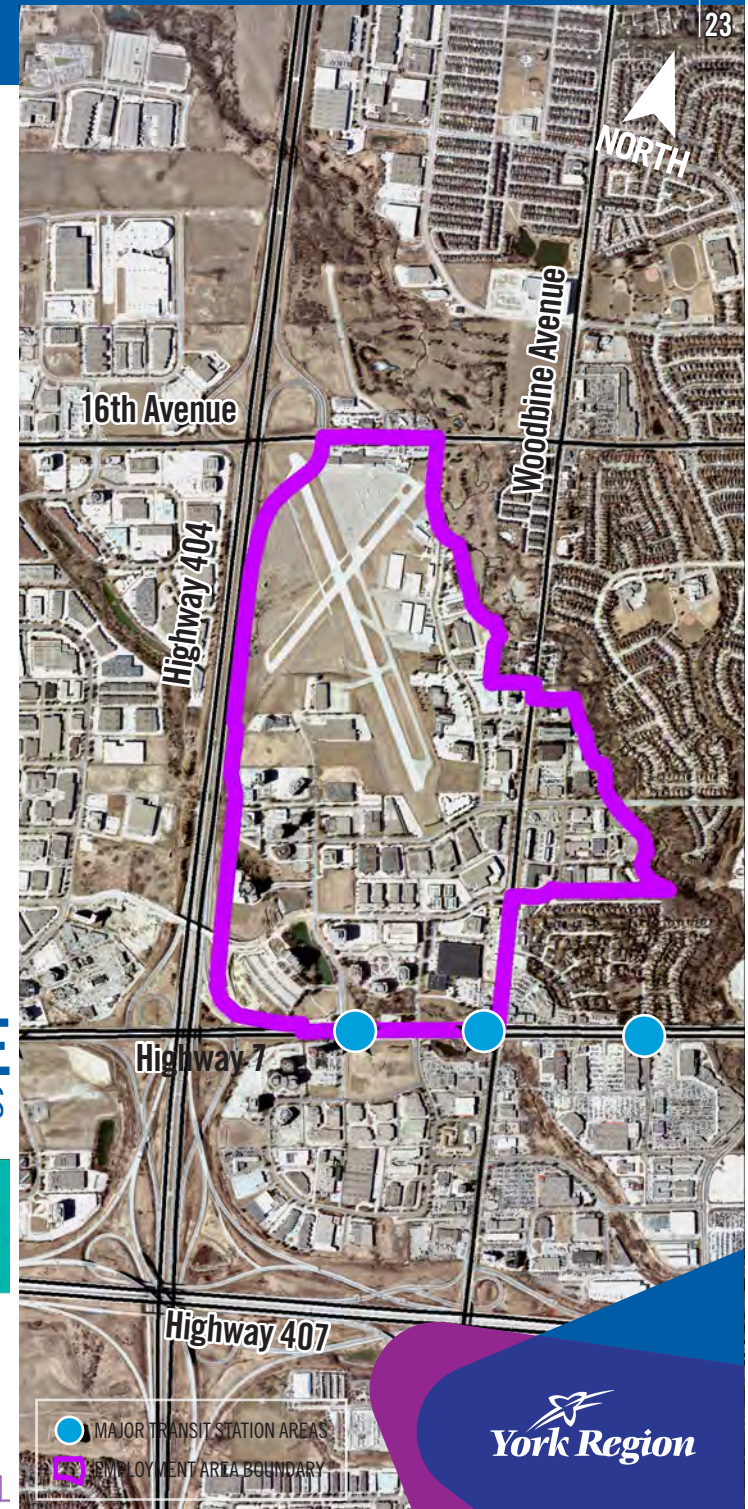
82% ONSITE      18% OFFSITE

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

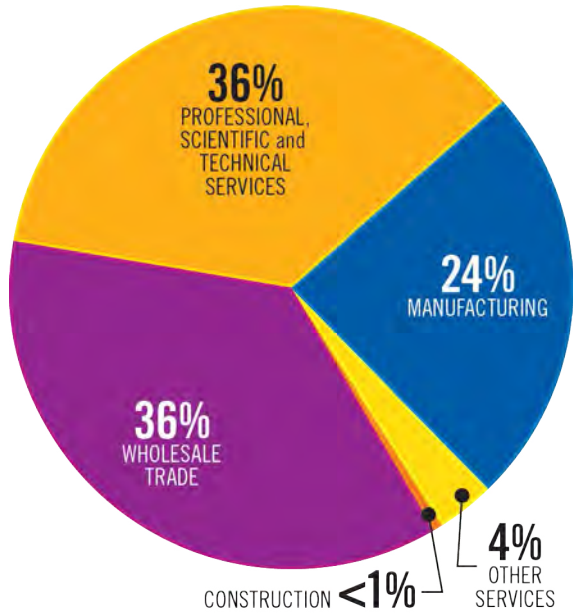




# ARMDALE CITY of MARKHAM

- ▶ 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

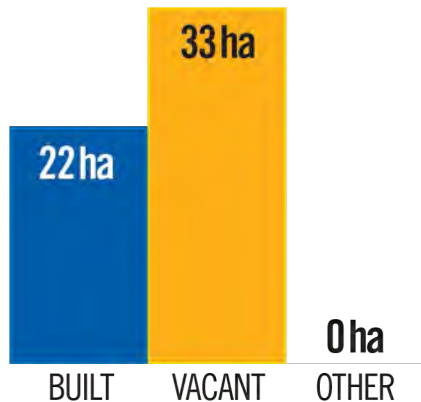
6% INCREASE (60 JOBS) SINCE 2008

76% SERVICES PRODUCING    24% GOODS PRODUCING

98% ONSITE    2% OFFSITE

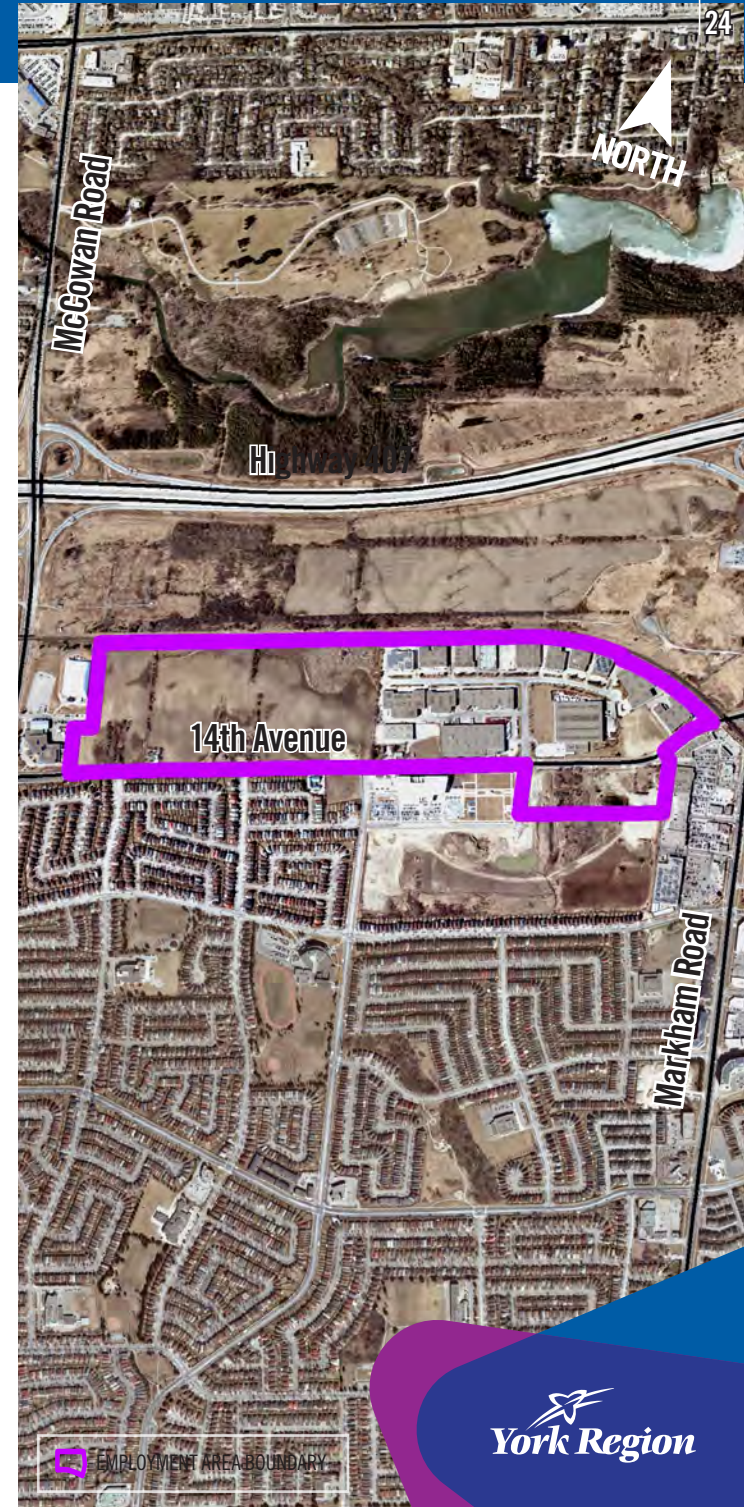
3% RETAIL and PERSONAL SERVICES

## 55 TOTAL HECTARES 2017



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

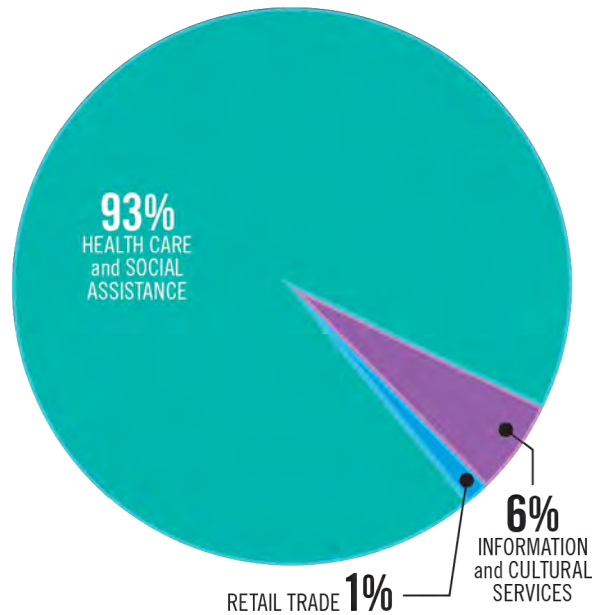
**2 SITES** [2.0ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL



# 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

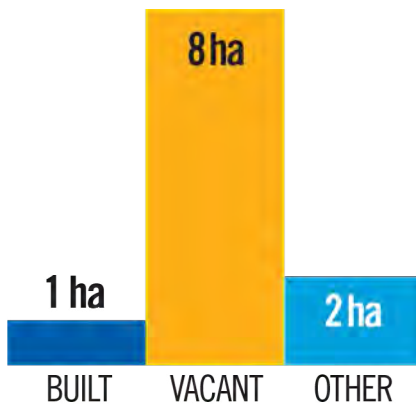
INCREASE of 160 JOBS SINCE 2008

100% SERVICES PRODUCING    0% GOODS PRODUCING

90% ONSITE    10% OFFSITE

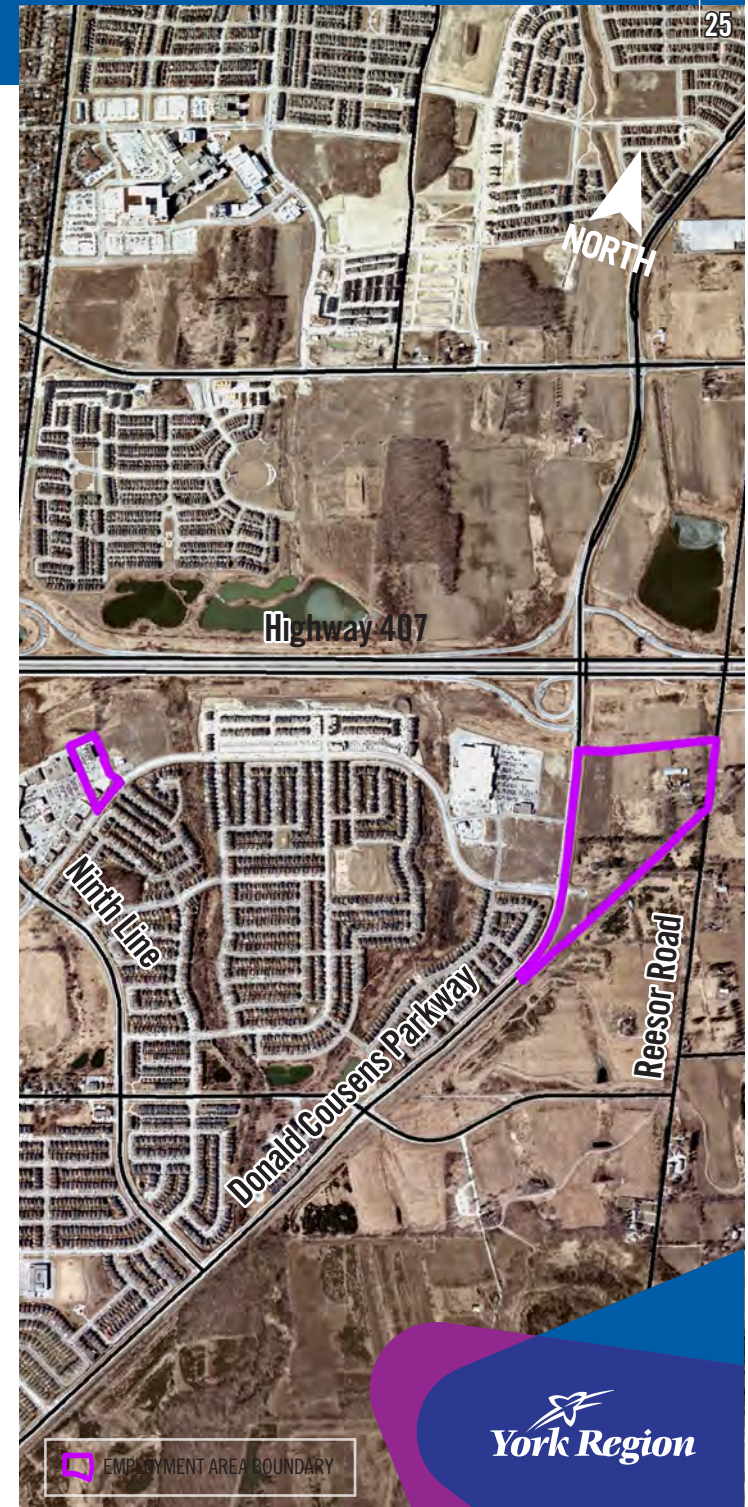
7% RETAIL and PERSONAL SERVICES

## 11 TOTAL HECTARES 2017



**MAJOR OFFICE**  
160 JOBS 1 BUILDING

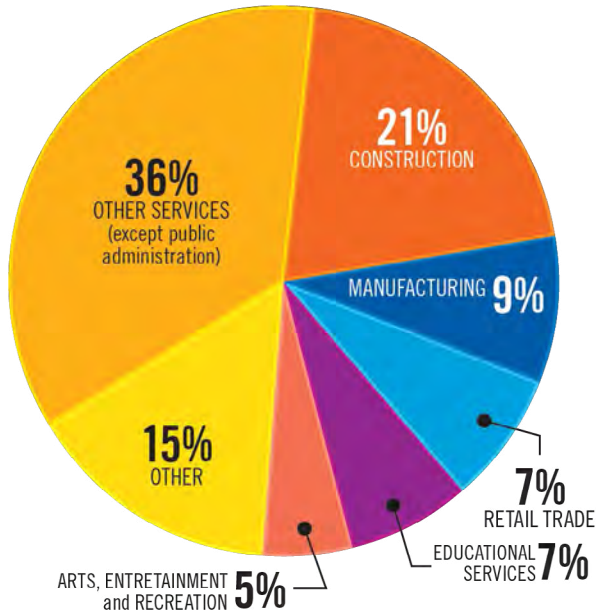
EXISTING EMPLOYMENT AREA DENSITY **128** JOBS per HECTARE



# 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

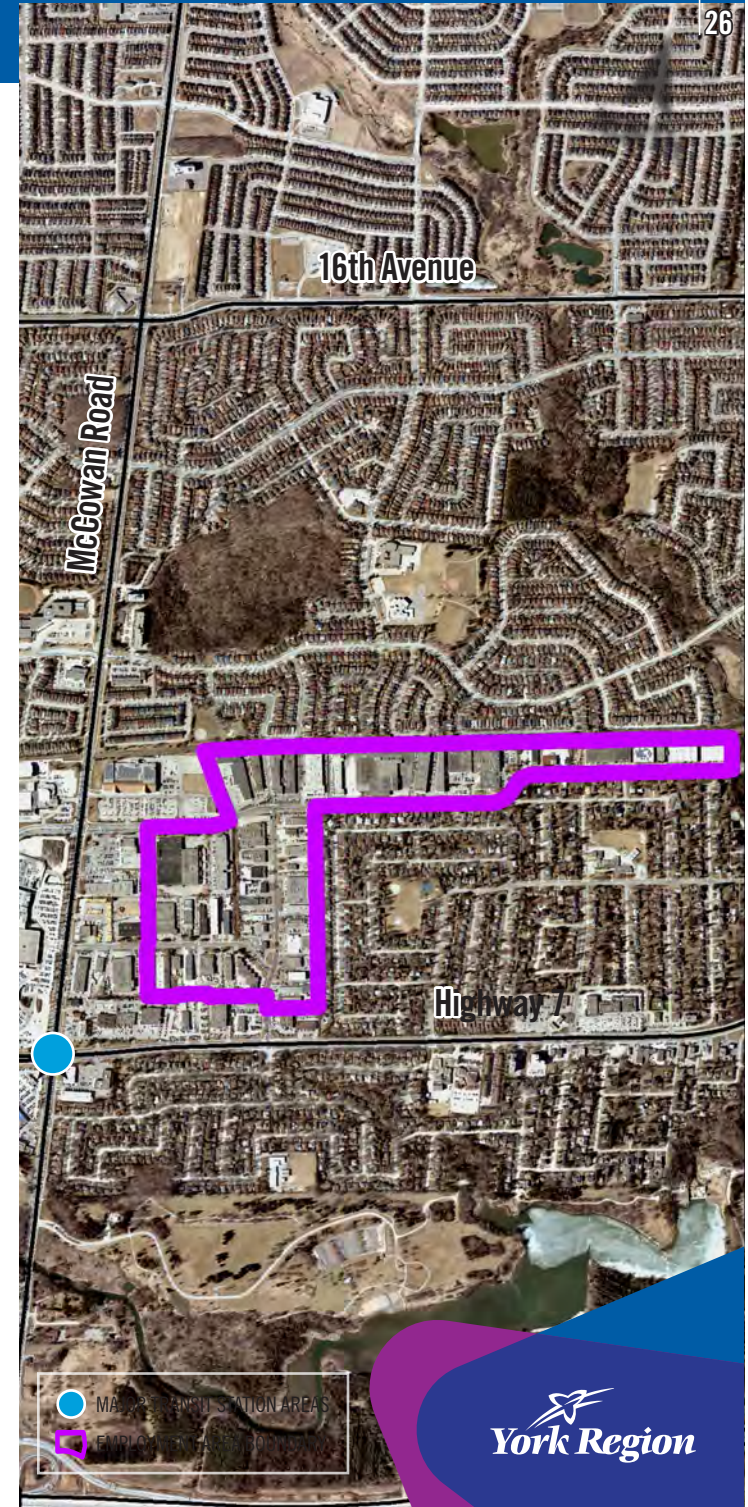
**50%** RETAIL and PERSONAL SERVICES

**36 TOTAL HECTARES** 2017

**36 ha**

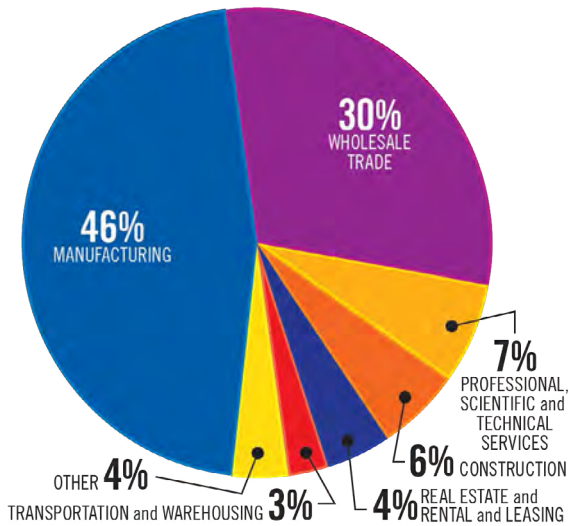
<b>0ha</b>	<b>0ha</b>
BUILT	OTHER
VACANT	

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



- ▶ 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**

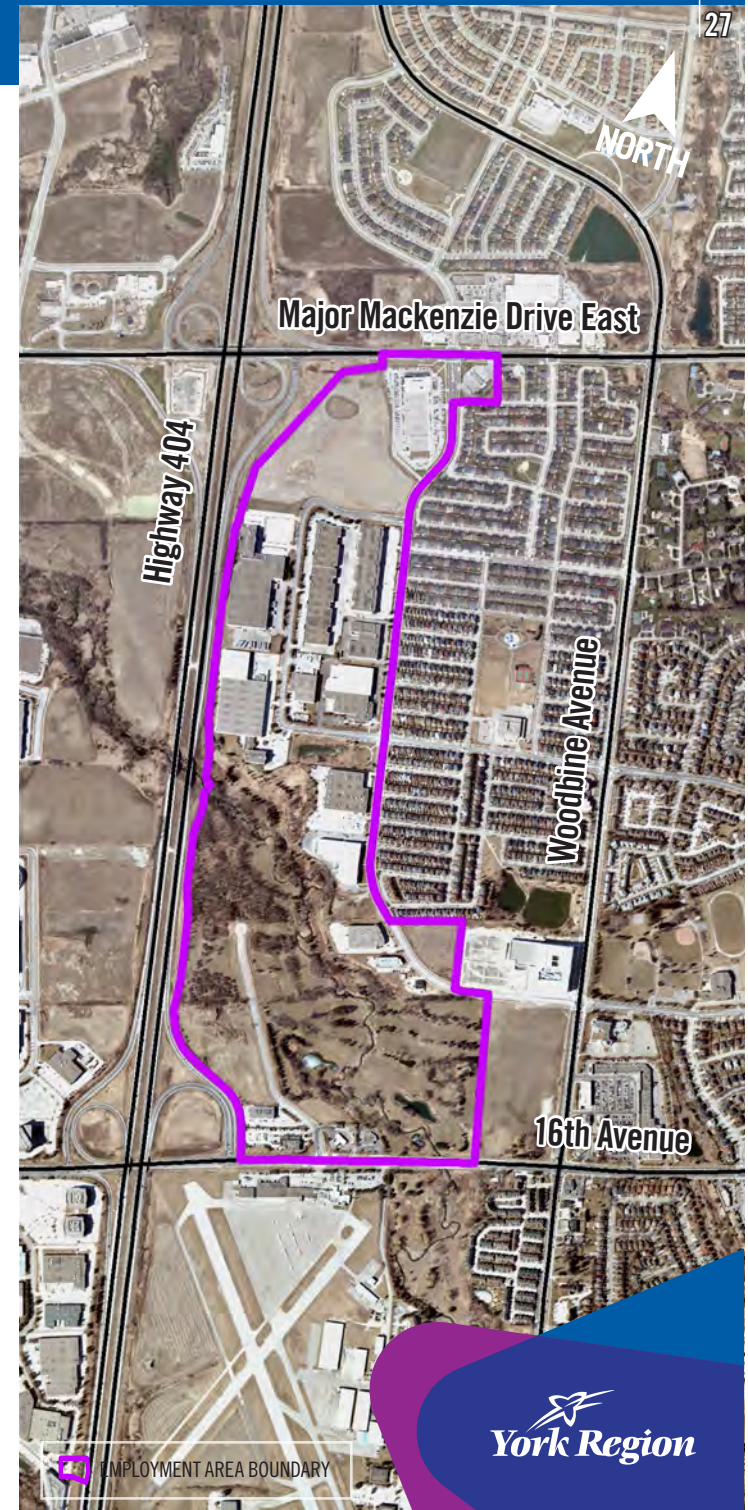
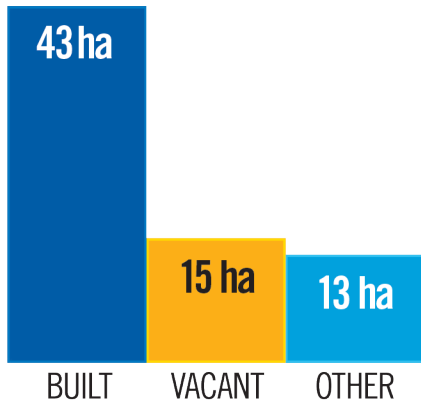
**3% RETAIL and PERSONAL SERVICES**

**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

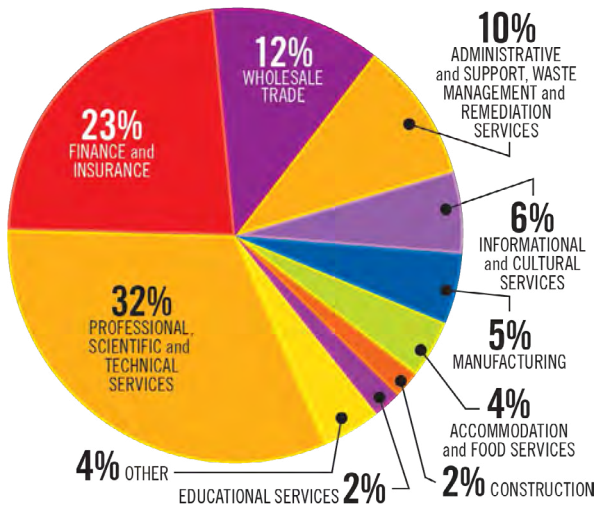
## 71 TOTAL HECTARES 2017



# COCHRANE CITY of MARKHAM

- ▶ 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

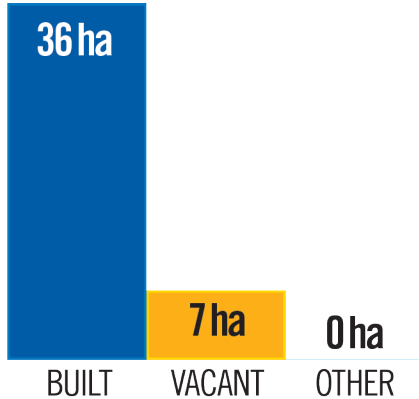
## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**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**

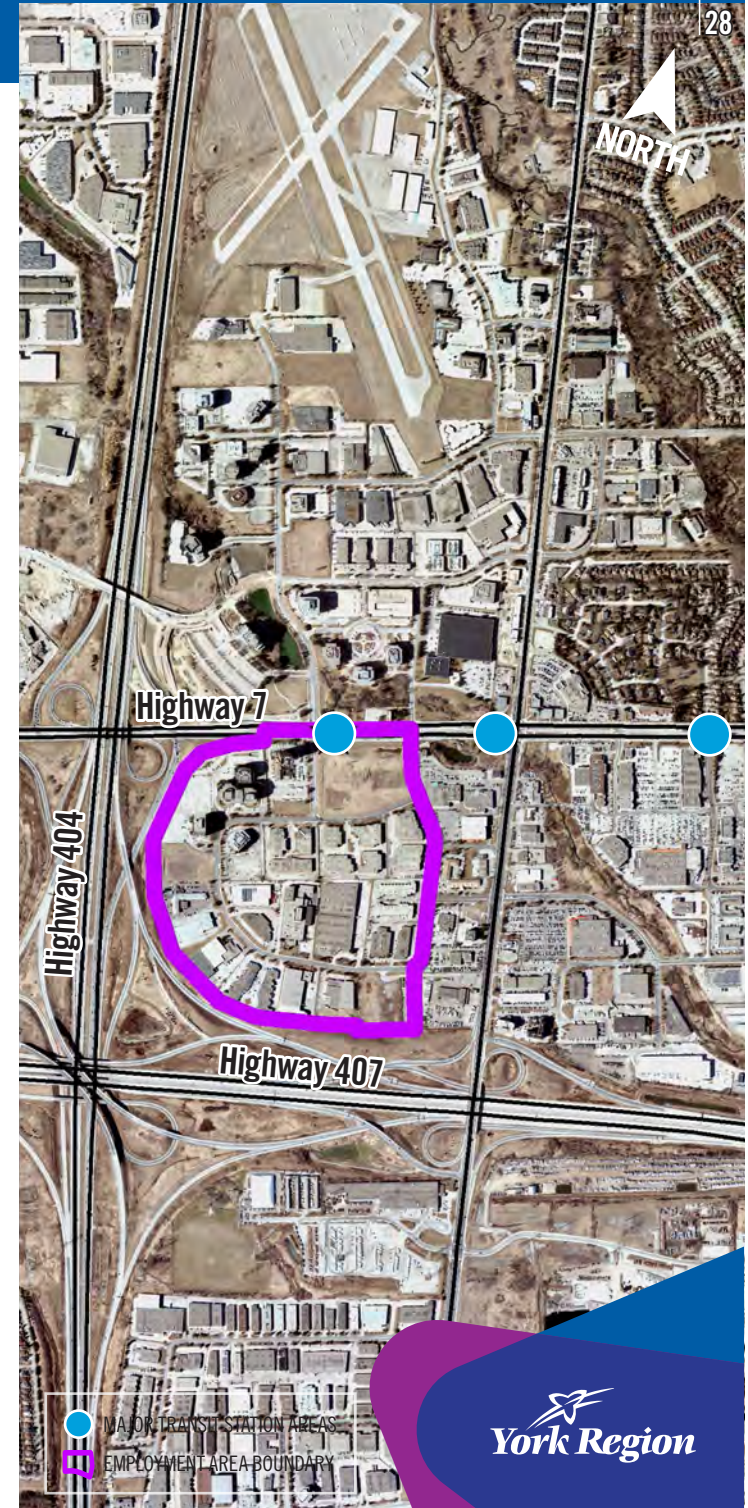
## 43 TOTAL HECTARES 2017



**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

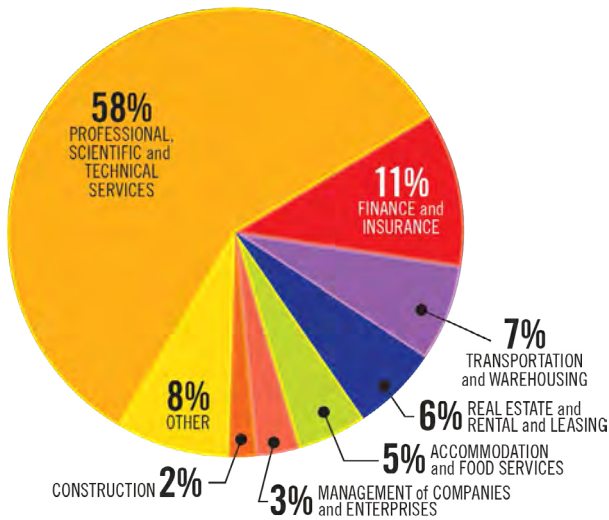


● MAJOR TRANSIT STATION AREAS  
□ EMPLOYMENT AREA BOUNDARY

# 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

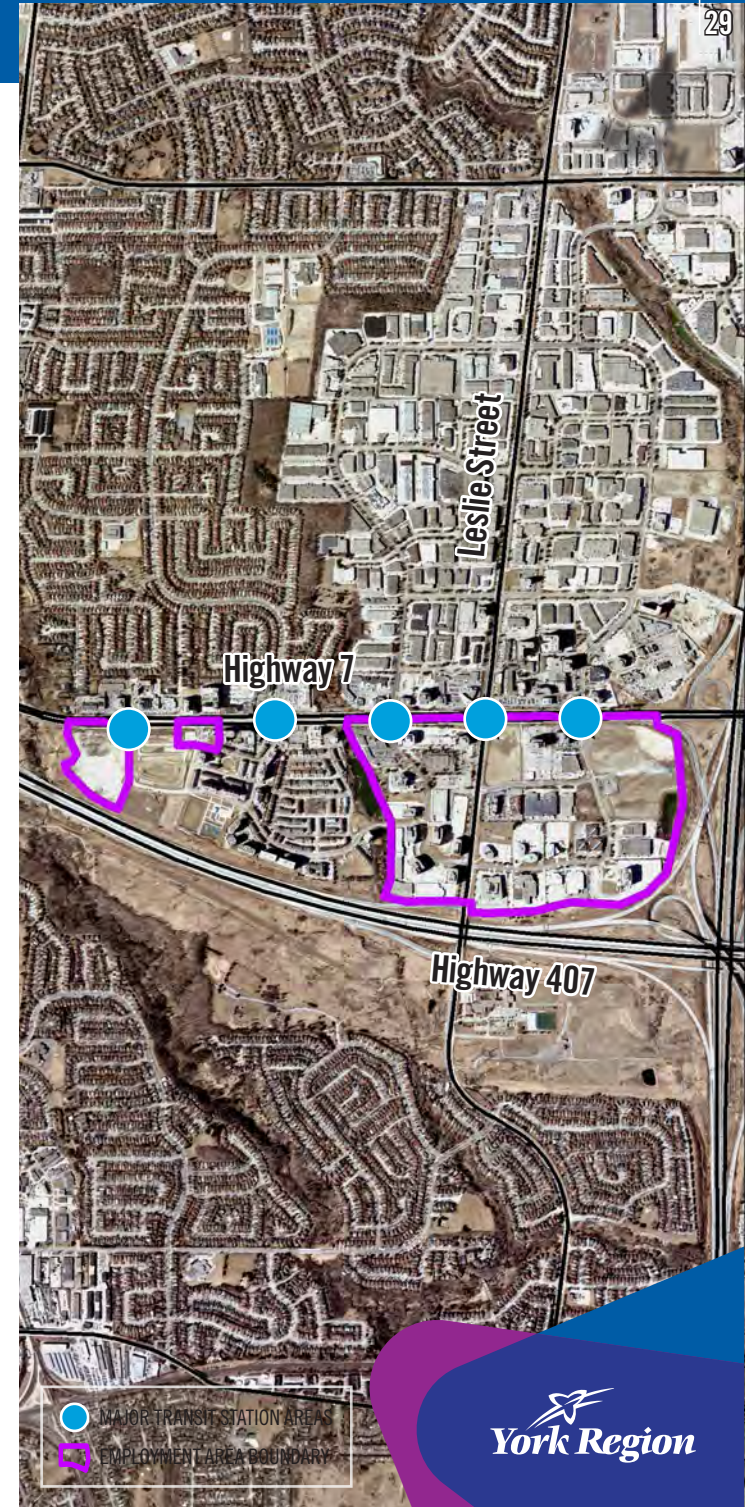
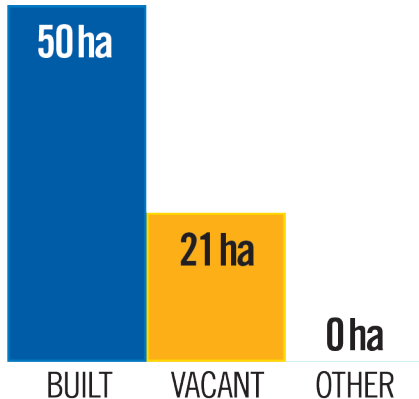
7% RETAIL and PERSONAL SERVICES

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

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

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

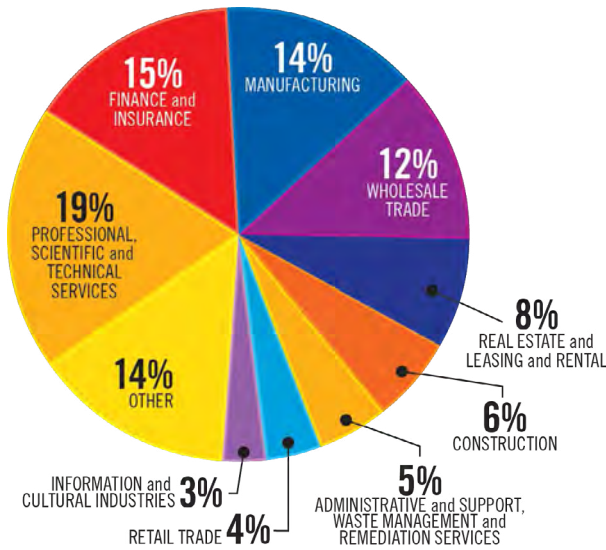
## 71 TOTAL HECTARES 2017



# 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

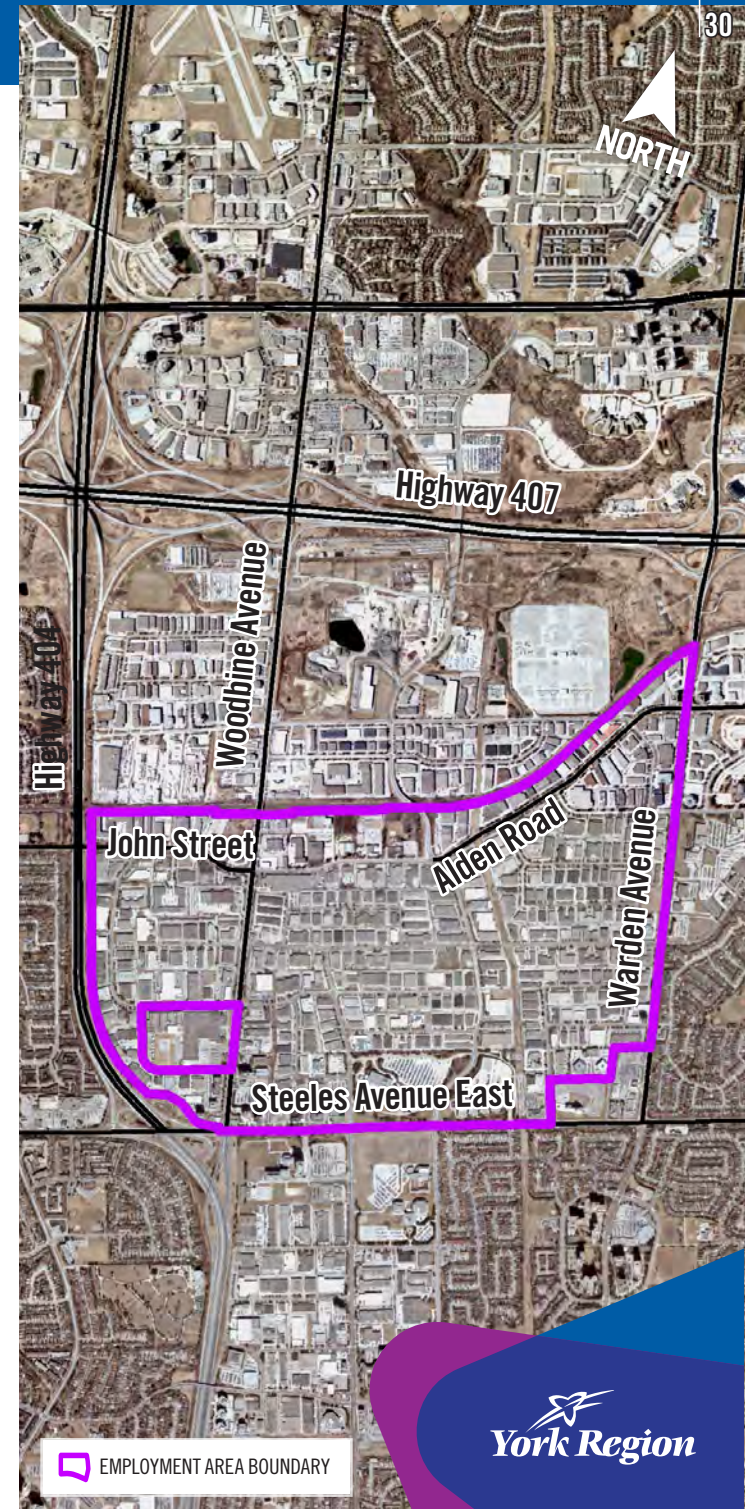
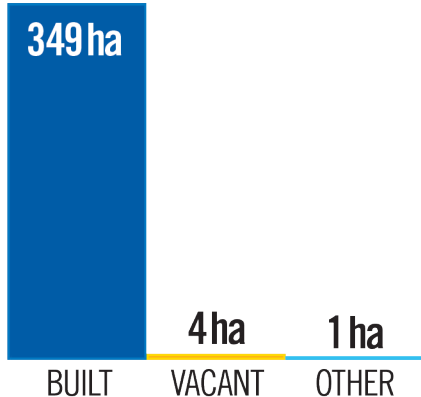
14% RETAIL and PERSONAL SERVICES

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

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

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

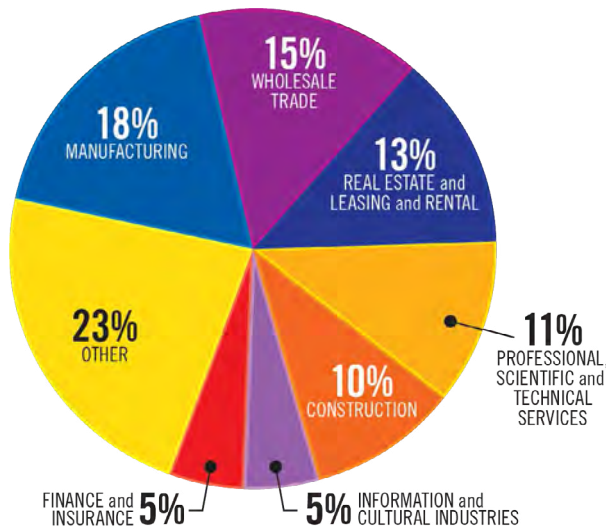
354 TOTAL HECTARES 2017



# 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

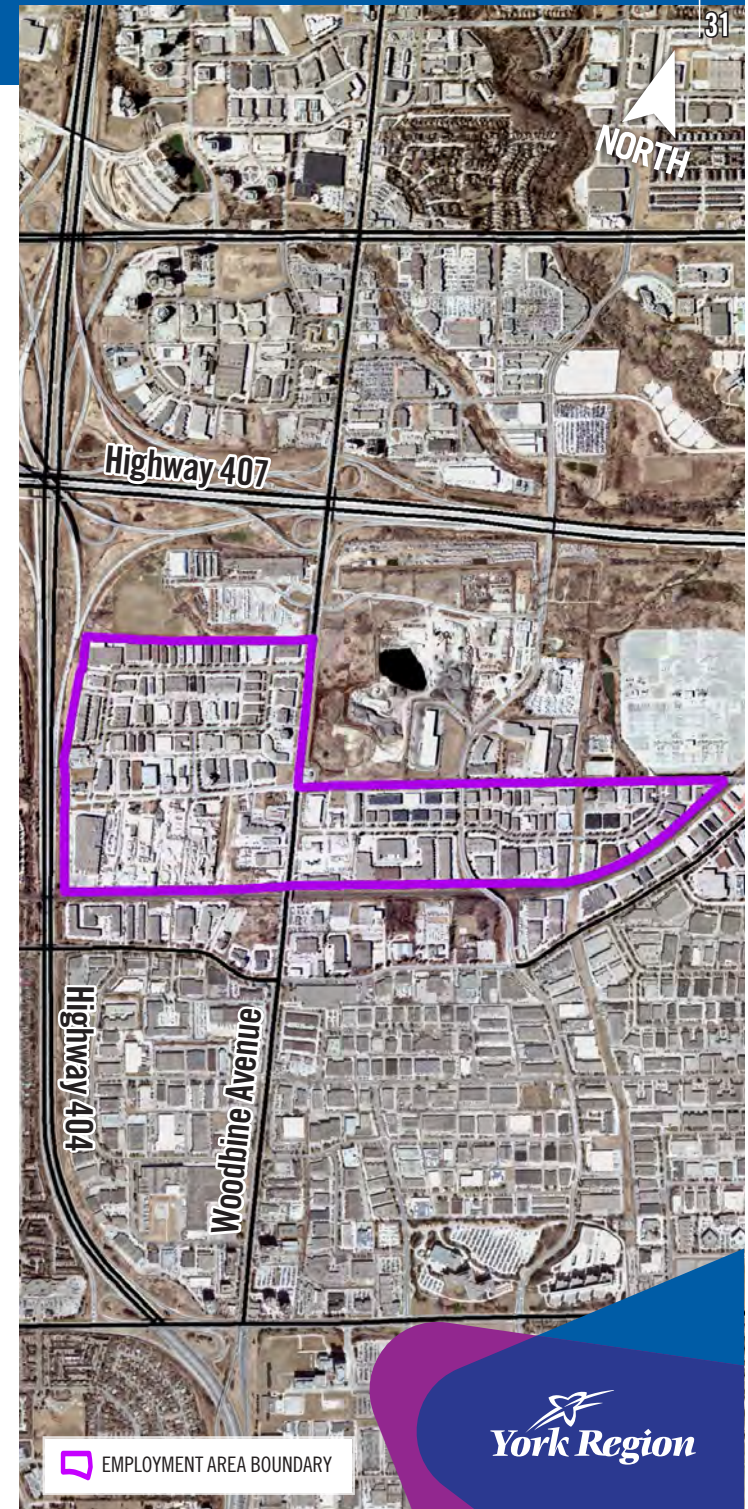
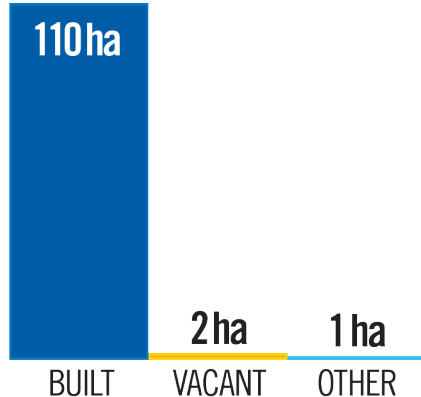
13% RETAIL and PERSONAL SERVICES

**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

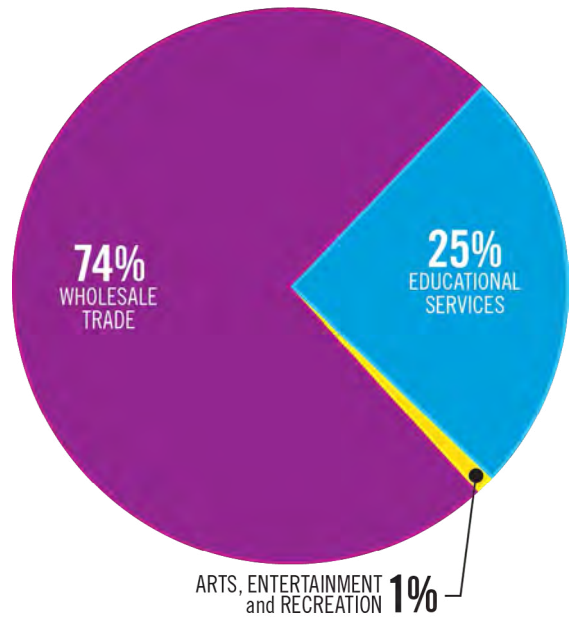
York Region



# 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

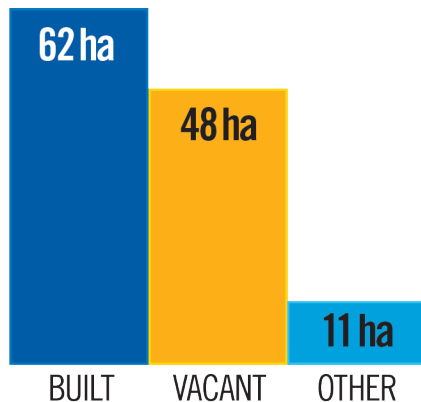
**10,083% INCREASE** (1,210 JOBS) SINCE 2008

**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

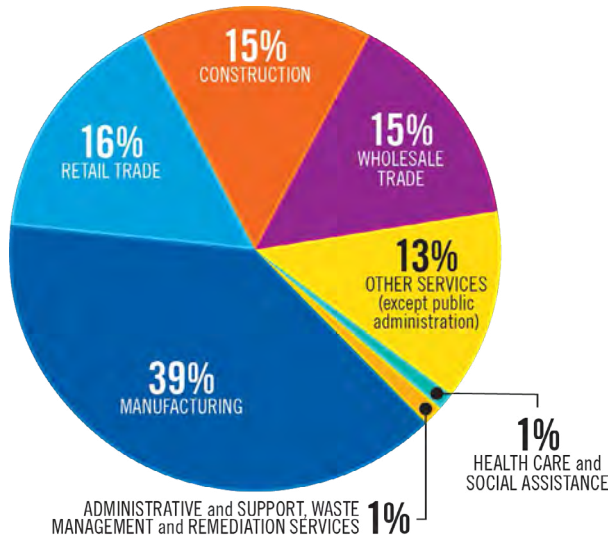
**EXISTING EMPLOYMENT AREA DENSITY 20 JOBS per HECTARE**



# 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

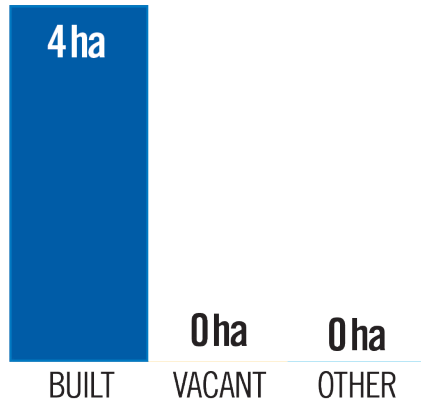
14% INCREASE (20 JOBS) SINCE 2008

46% SERVICES PRODUCING    54% GOODS PRODUCING

93% ONSITE    7% OFFSITE

29% RETAIL and PERSONAL SERVICES

## 4 TOTAL HECTARES 2017



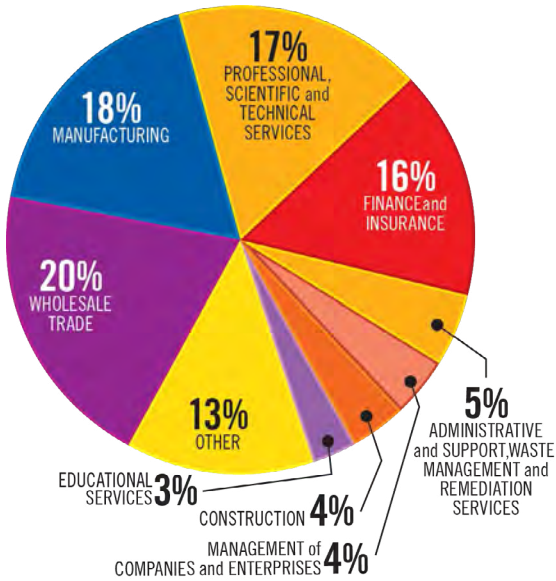
EXISTING EMPLOYMENT AREA DENSITY **45** JOBS per HECTARE



# 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

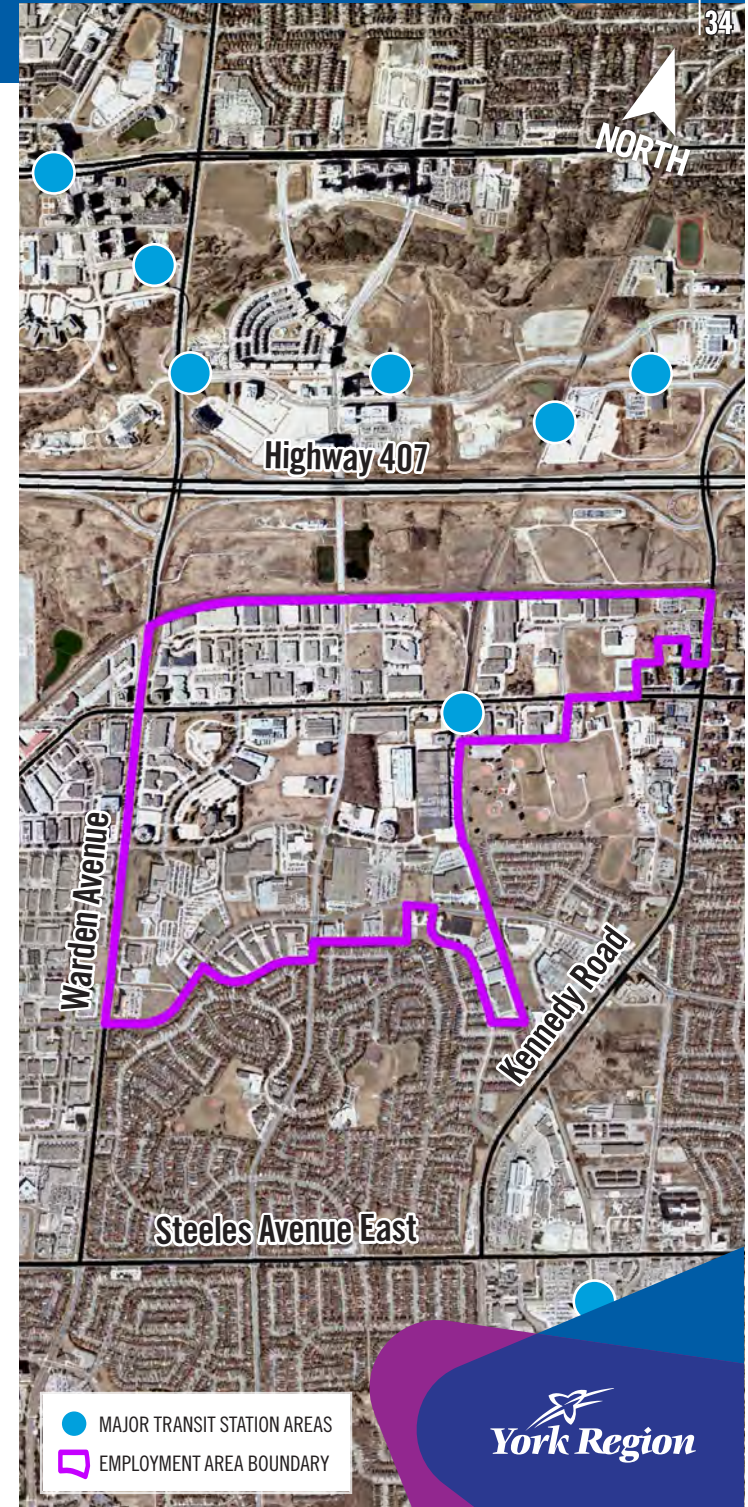
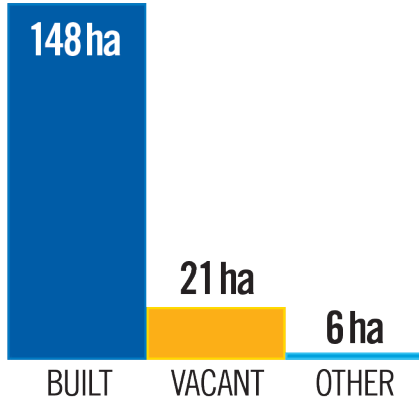
6% RETAIL and PERSONAL SERVICES

**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



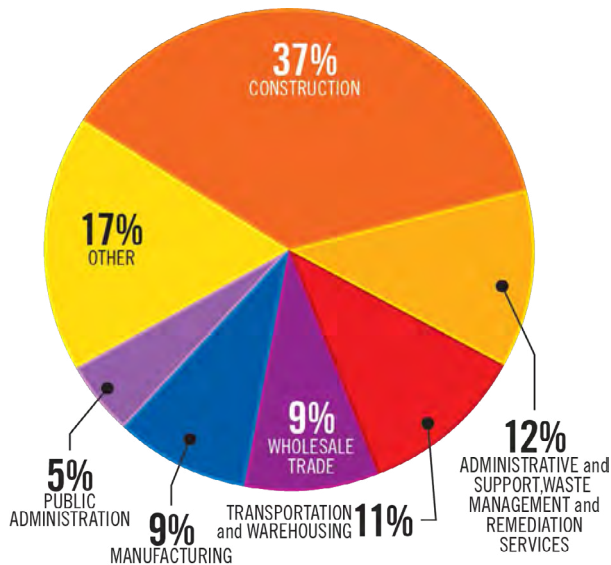
● MAJOR TRANSIT STATION AREAS  
□ EMPLOYMENT AREA BOUNDARY



# 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



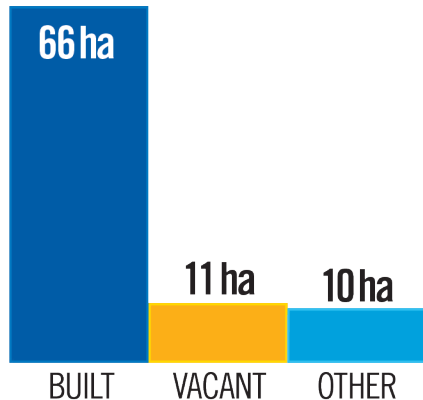
**3,210 JOBS** in 2018  
**180% INCREASE** (2,060 JOBS) SINCE 2008

**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



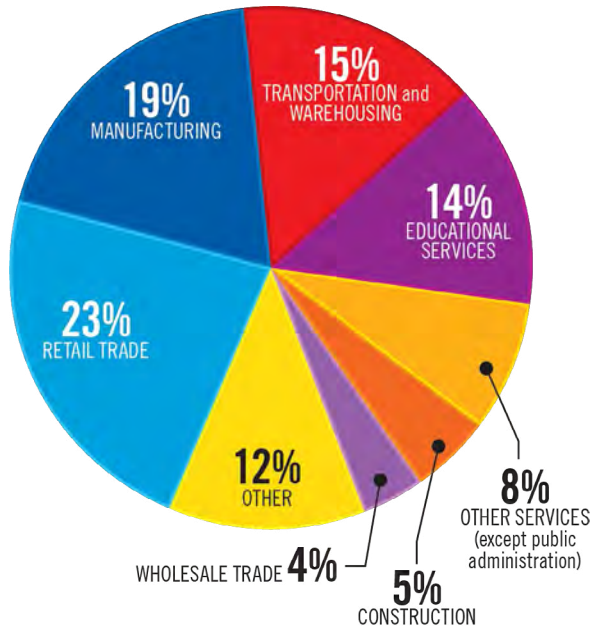
● MAJOR TRANSIT STATION AREAS  
 □ EMPLOYMENT AREA BOUNDARY



# 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

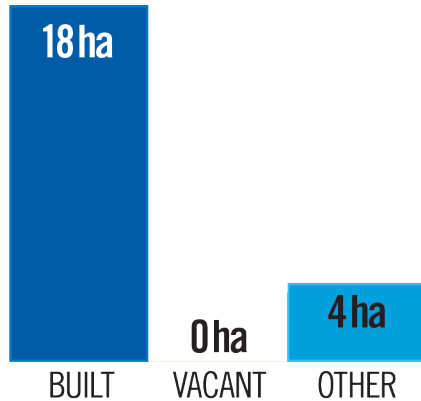
## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



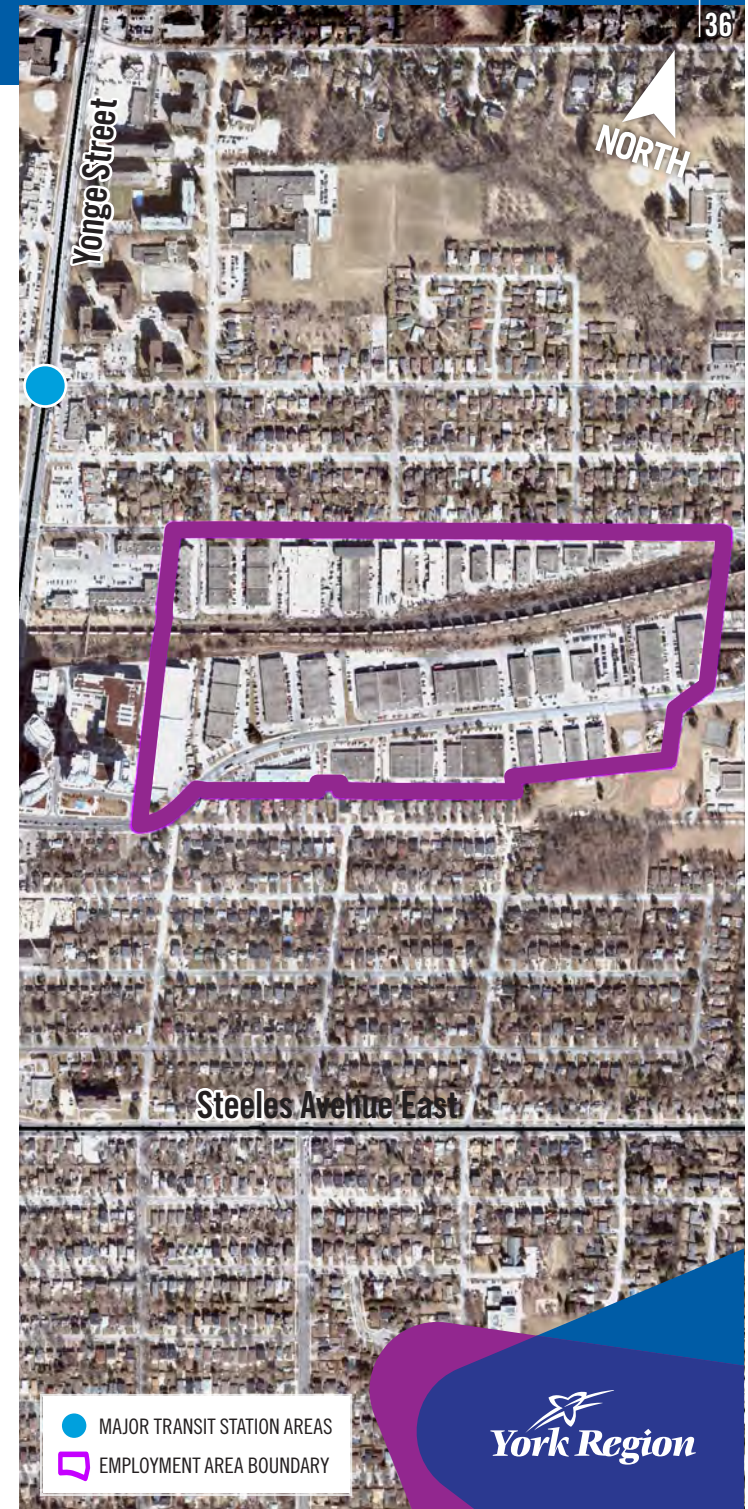
**1,530 JOBS** in 2018  
**6% INCREASE** (80 JOBS) SINCE 2008

**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



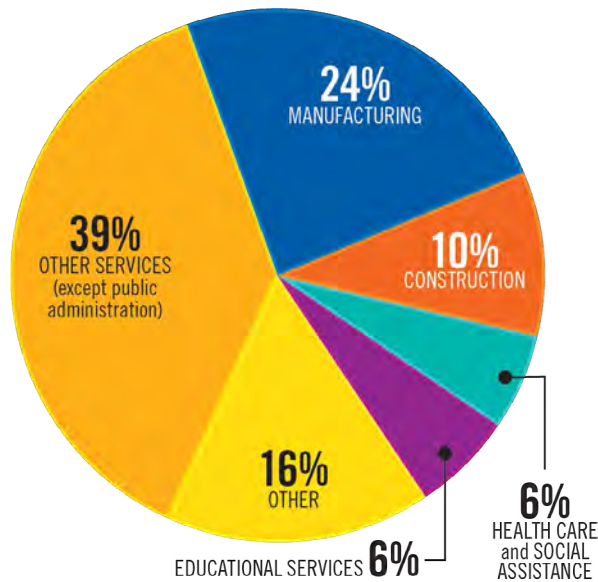
● MAJOR TRANSIT STATION AREAS  
 □ EMPLOYMENT AREA BOUNDARY



# 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

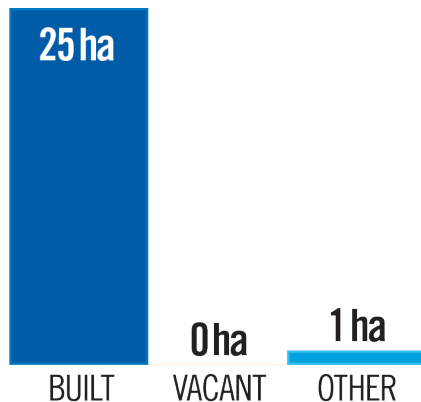
6% DECREASE (-60 JOBS) SINCE 2008

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

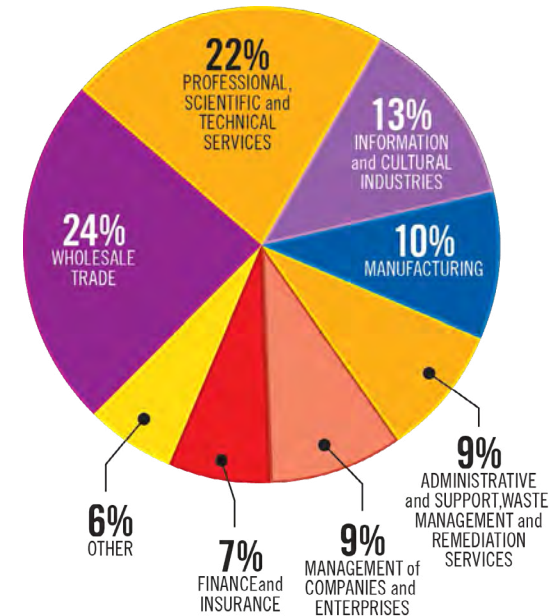


● MAJOR TRANSIT STATION AREAS  
 ◻ EMPLOYMENT AREA BOUNDARY

# 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

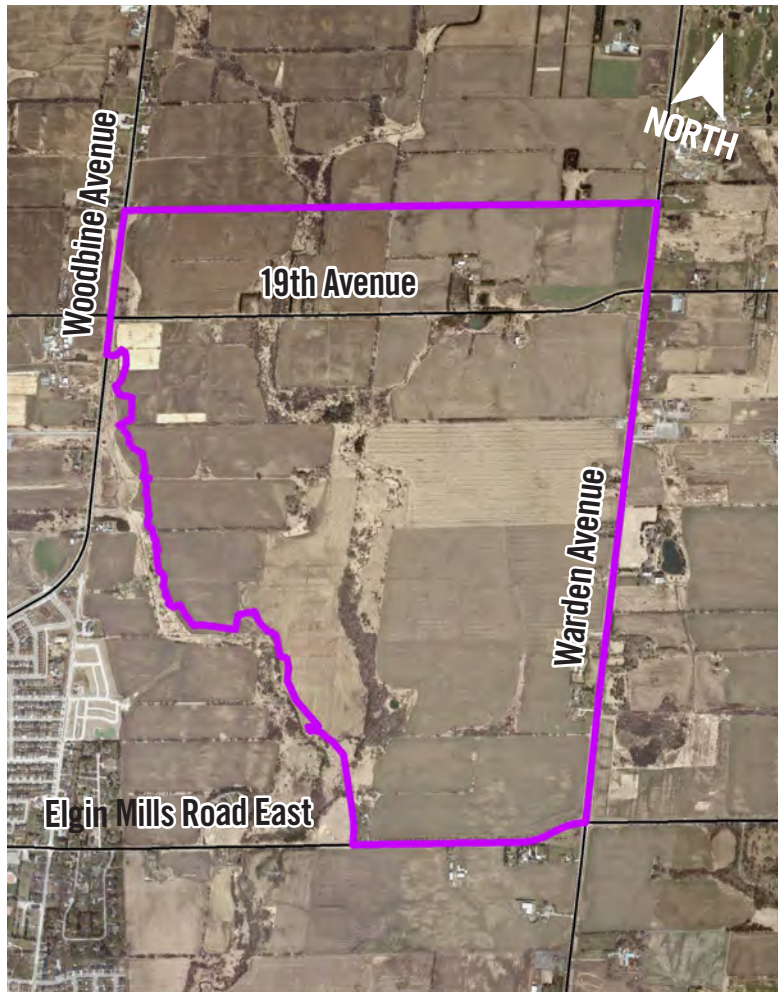


## LANGSTAFF (VACANT)

- ▶ 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



40



## 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

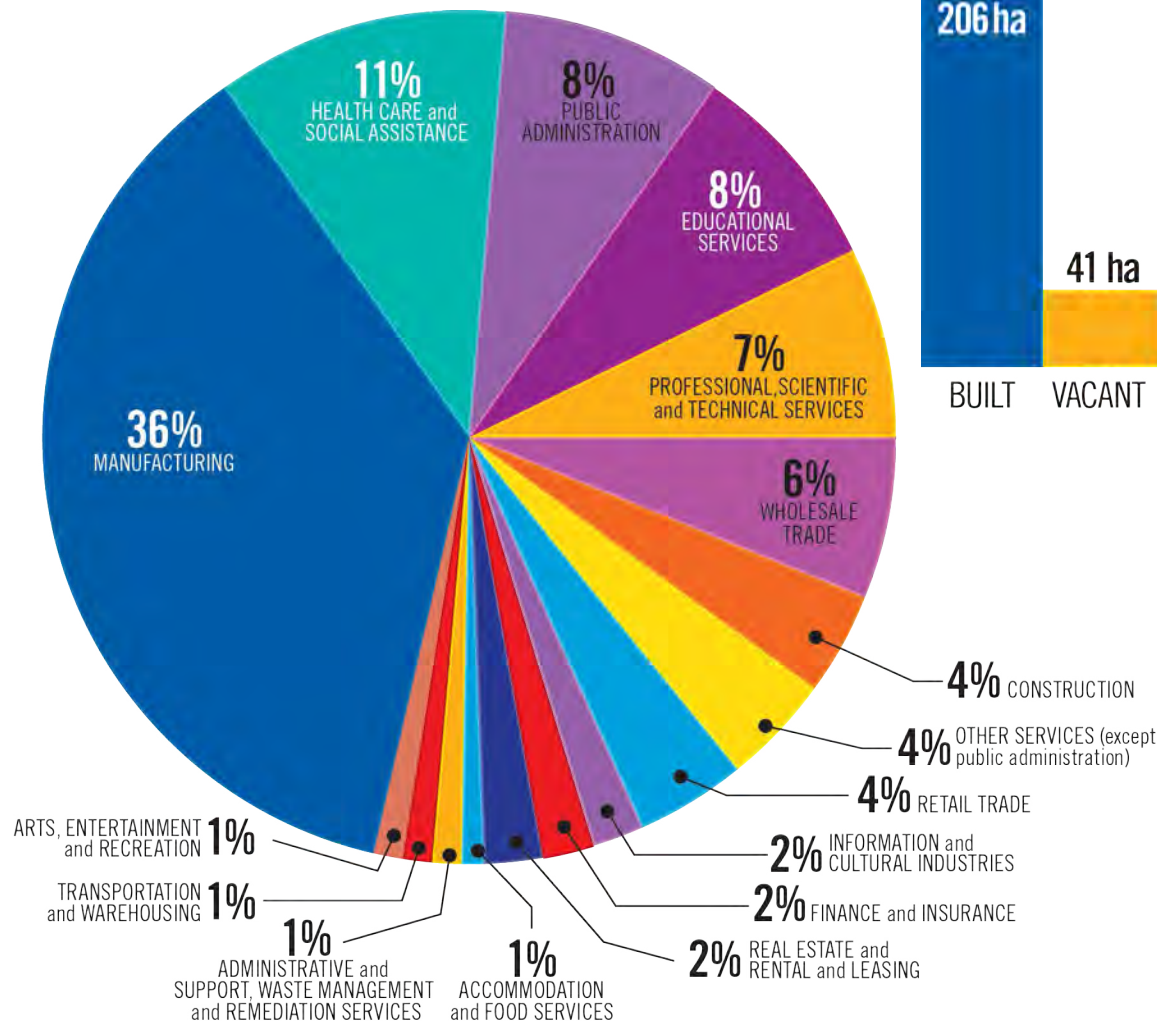
## HIGHWAY 407 LESLIE SOUTHWEST (VACANT)

- ▶ 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

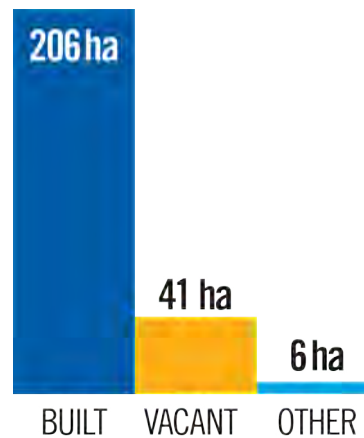


- ▶ The Town of Newmarket's employment areas account for 33 per cent of the Town's total surveyed employment and are well situated along highway 404
- ▶ Over the past ten years, job growth has been driven by the health care and social assistance, educational services and professional, scientific and 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

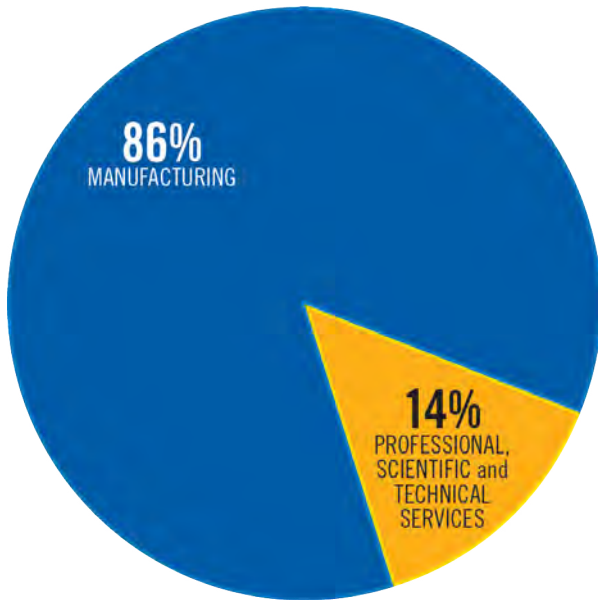
**14 SITES** [22 ha TOTAL AREA] with INTENSIFICATION POTENTIAL



# 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

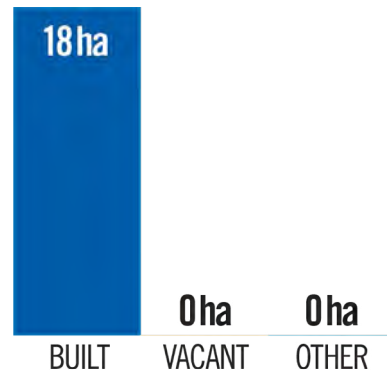
**42% INCREASE** (520 JOBS) SINCE 2008

**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**

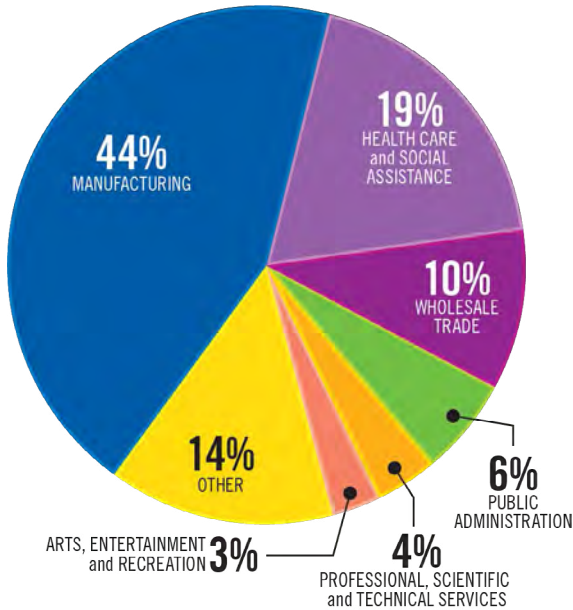
**3 SITES** [2.0ha TOTAL AREA] with **INTENSIFICATION POTENTIAL**



# 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



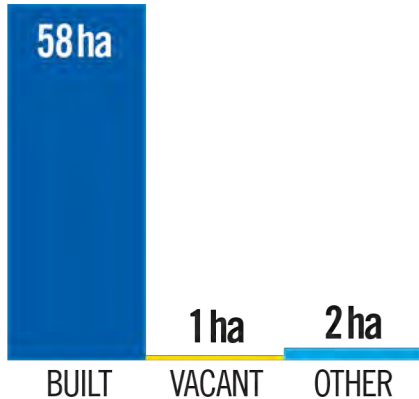
**3,790 JOBS** in 2018  
**11% INCREASE** (380 JOBS) SINCE 2008

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

**85% ONSITE**    **15% OFFSITE**

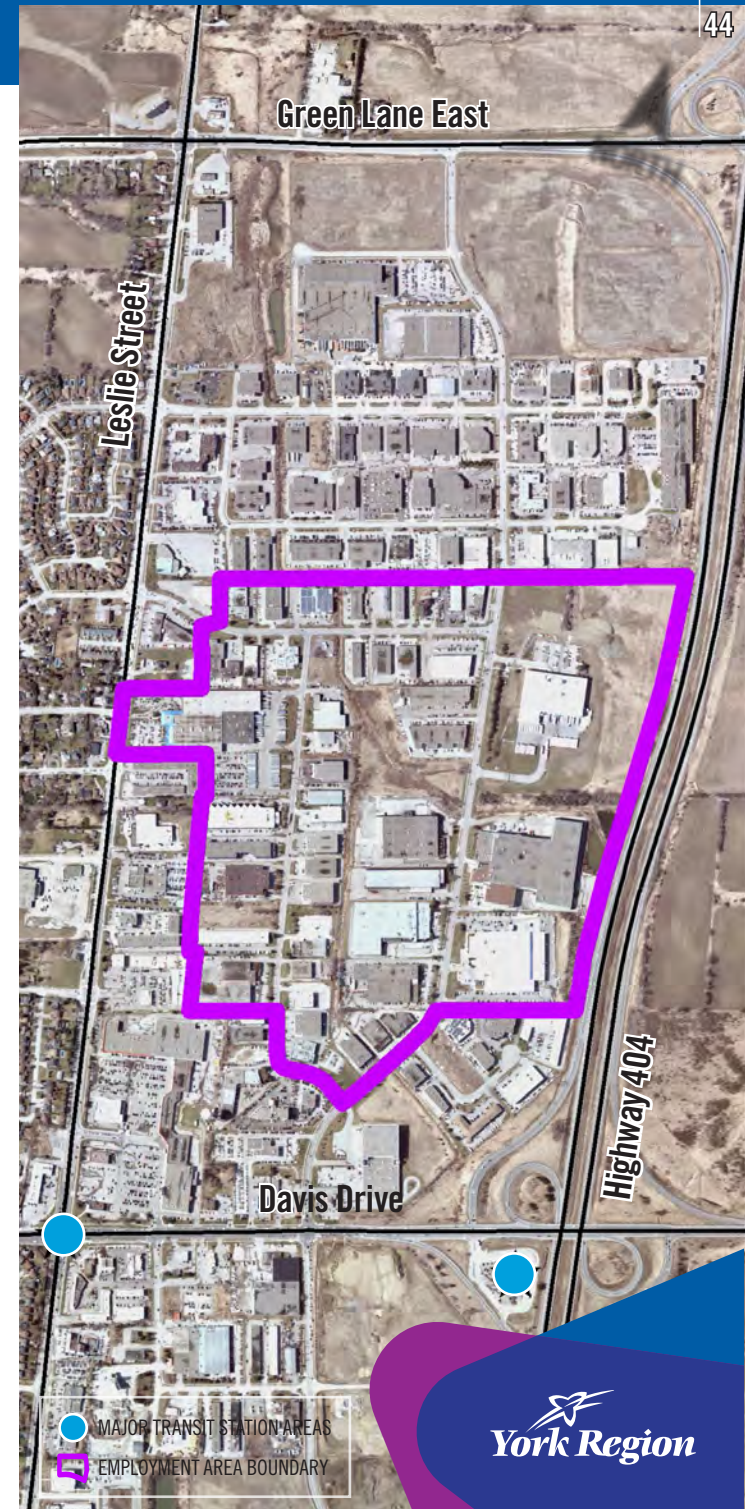
**6% RETAIL and PERSONAL SERVICES**

## 61 TOTAL HECTARES 2017



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

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

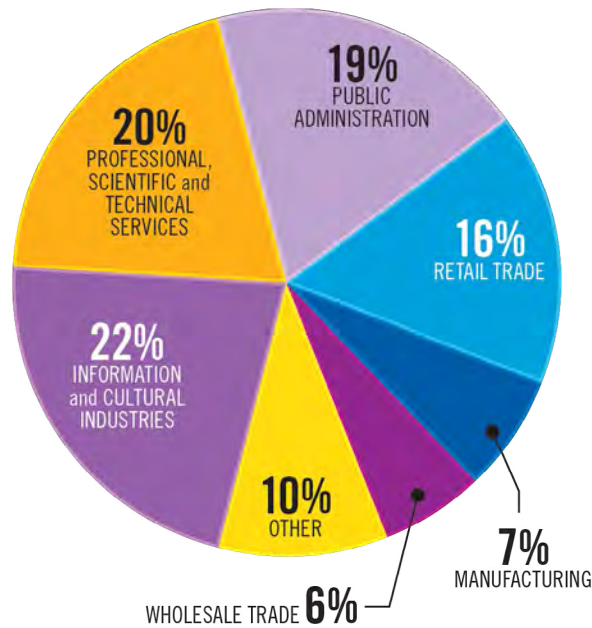


● MAJOR TRANSIT STATION AREAS  
 □ EMPLOYMENT AREA BOUNDARY

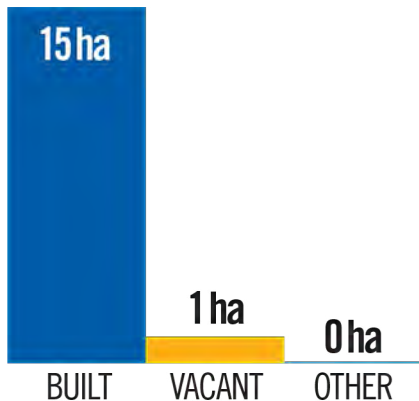
# LESLIE MULOCK TOWN of NEWMARKET

- ▶ 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

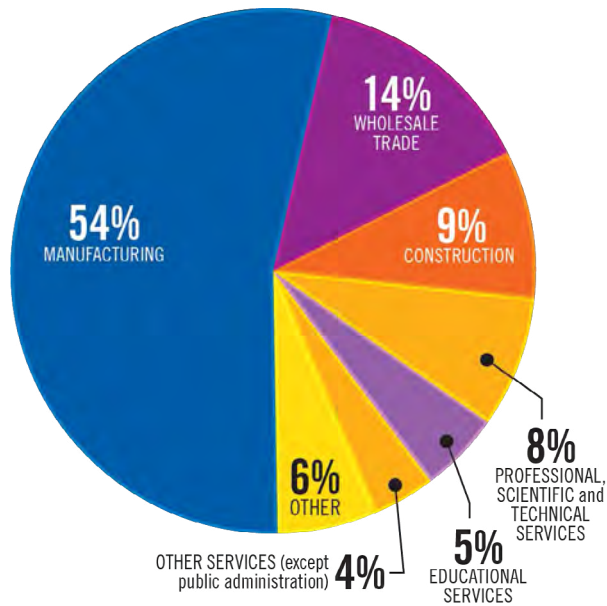
1 SITE [3.0ha] TOTAL AREA with INTENSIFICATION POTENTIAL



# 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

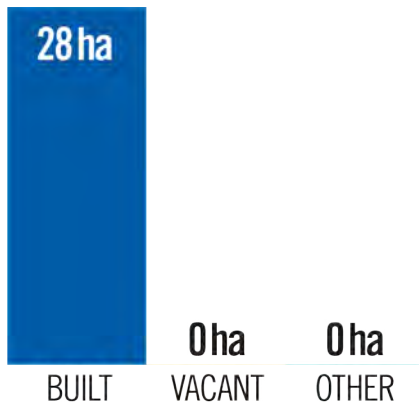
**29% INCREASE** (360 JOBS) SINCE 2008

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

**90%** ONSITE    **10%** OFFSITE

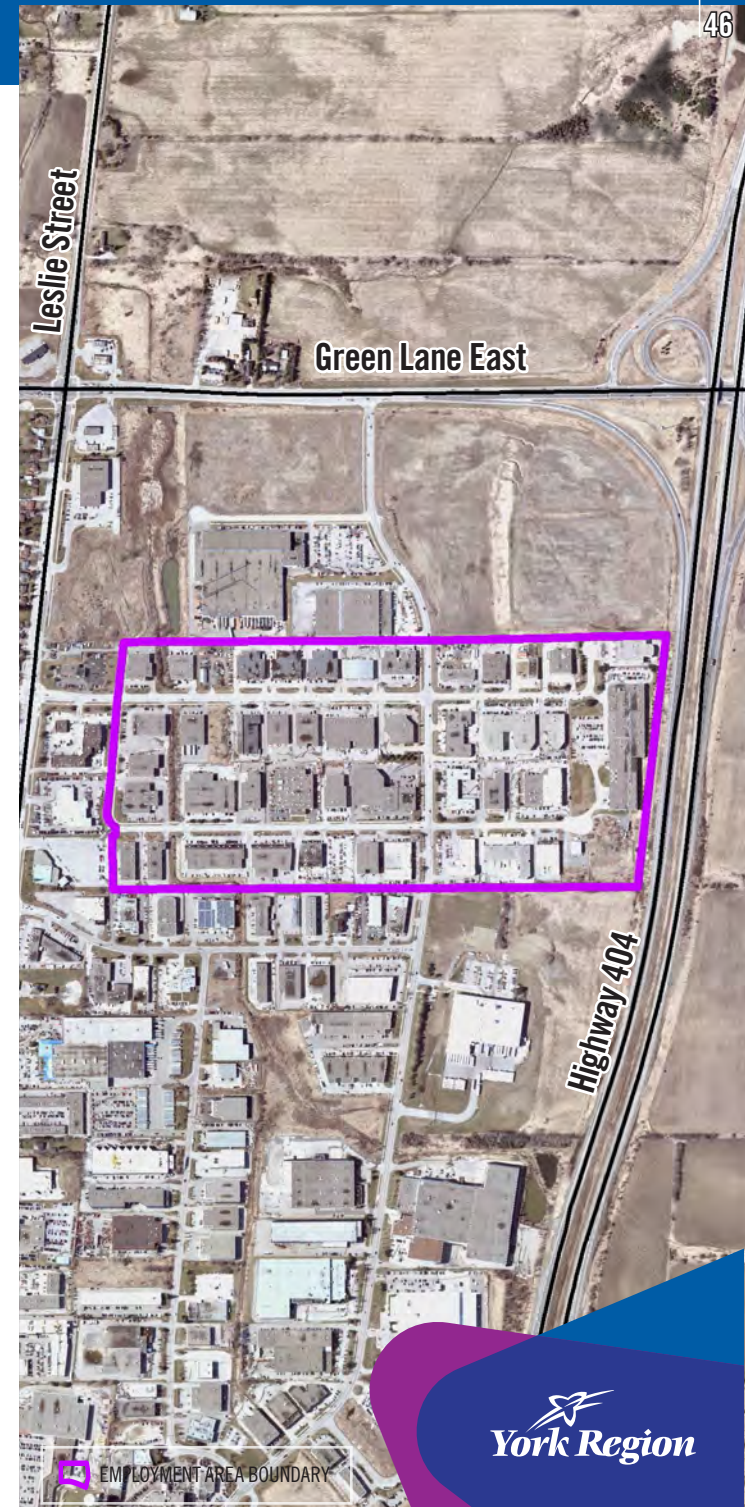
**8%** RETAIL and PERSONAL SERVICES

## 28 TOTAL HECTARES 2017



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

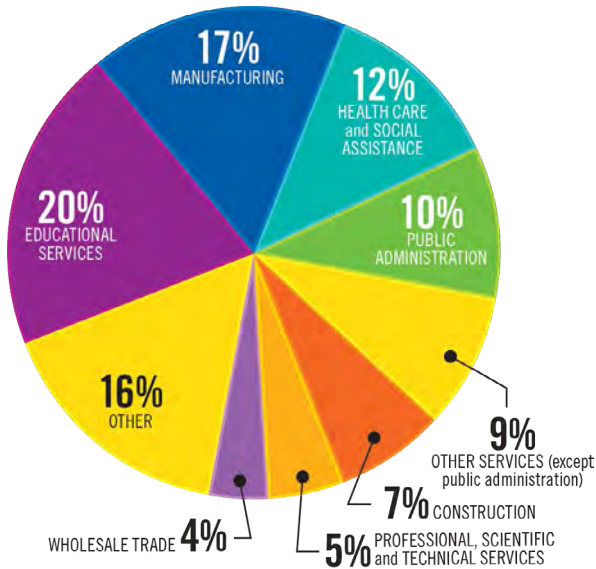
**1 SITE** [1.0ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL



# 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**

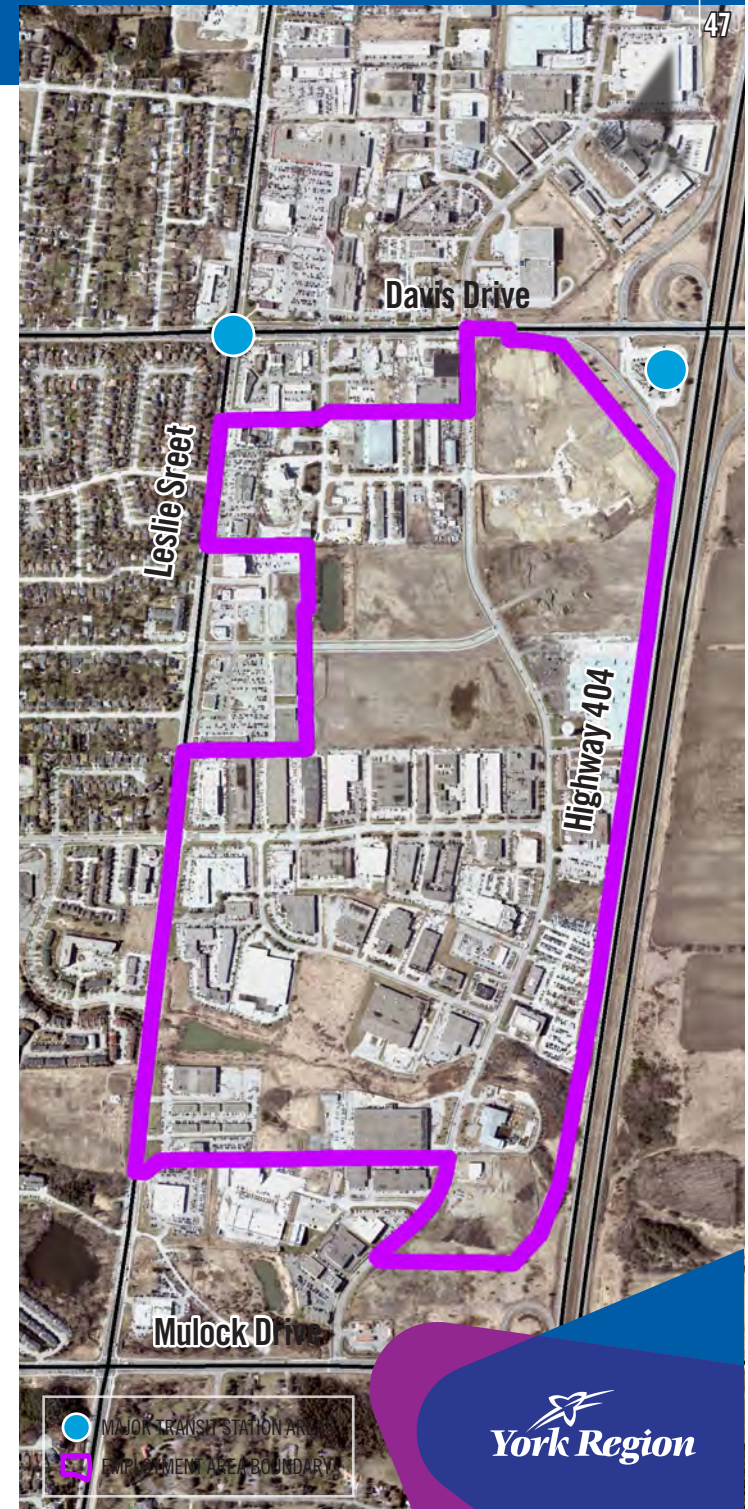
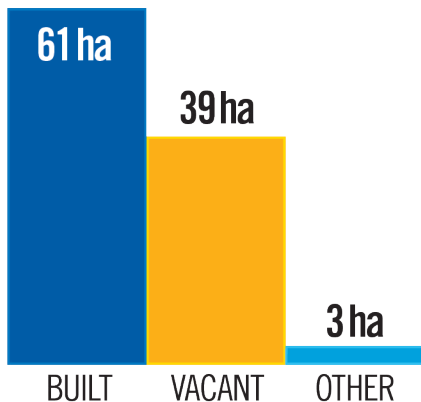
**14% RETAIL and PERSONAL SERVICES**

**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

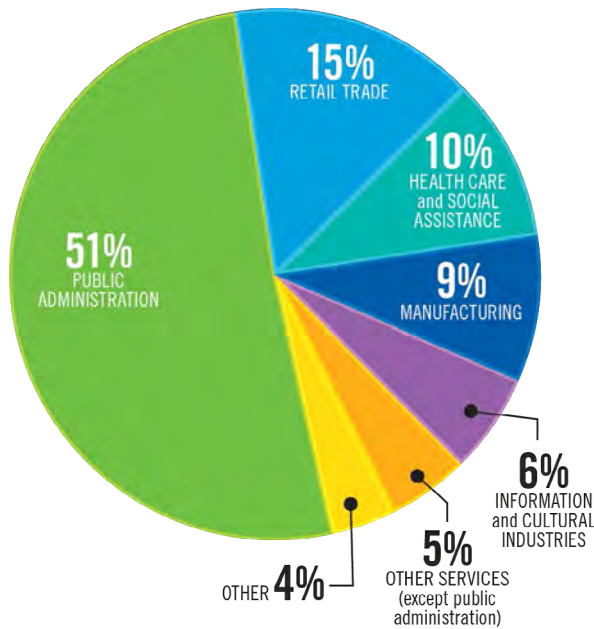




# MULOCK NORTH TOWN of NEWMARKET

- ▶ 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

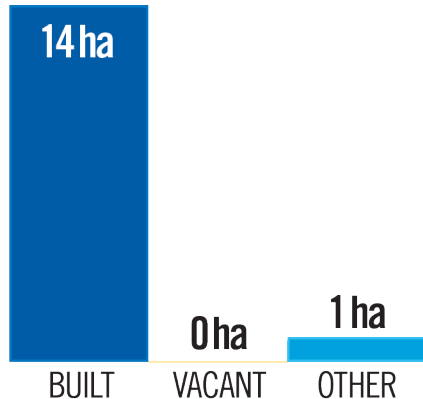
**29% DECREASE** (-240 JOBS) SINCE 2008

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

**99%** ONSITE    **1%** OFFSITE

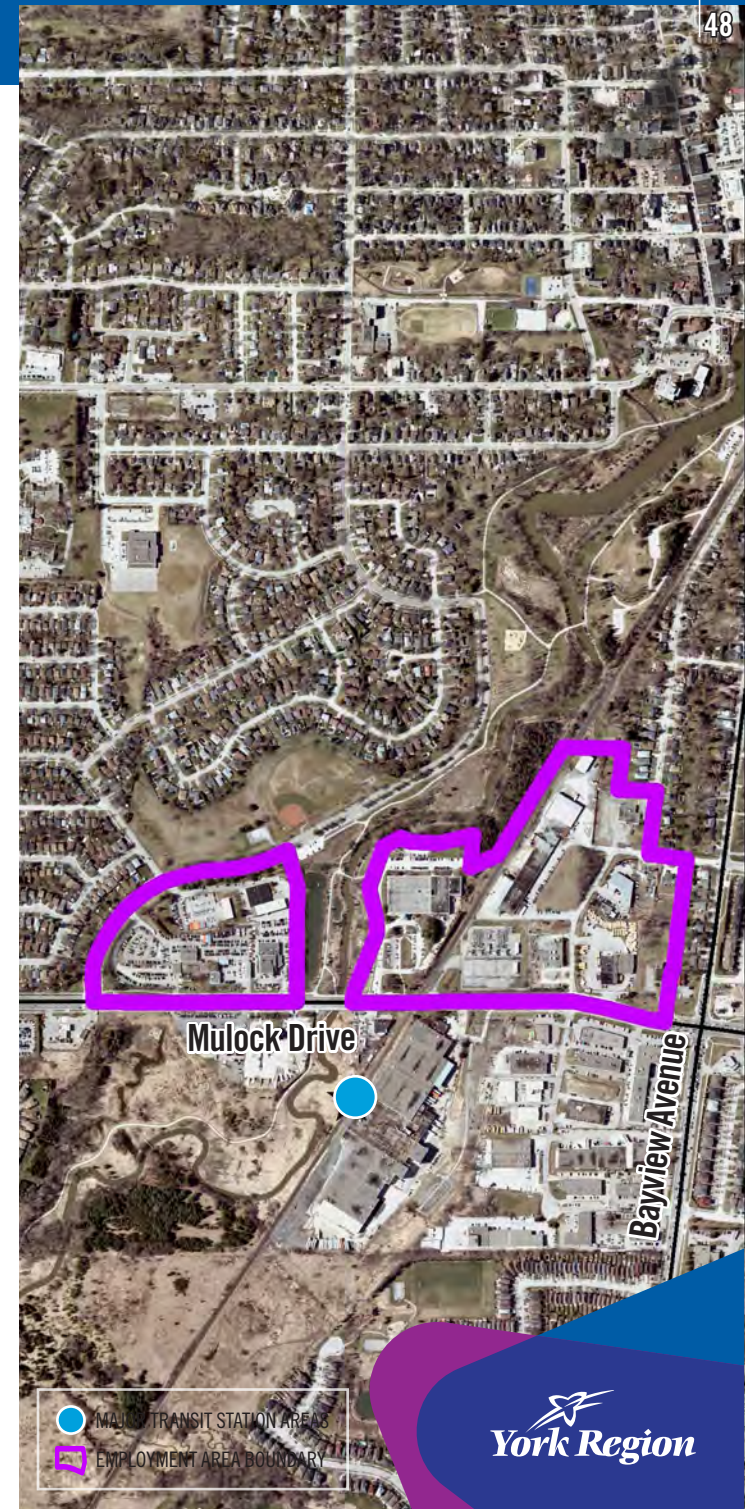
**26%** RETAIL and PERSONAL SERVICES

## 15 TOTAL HECTARES 2017



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

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

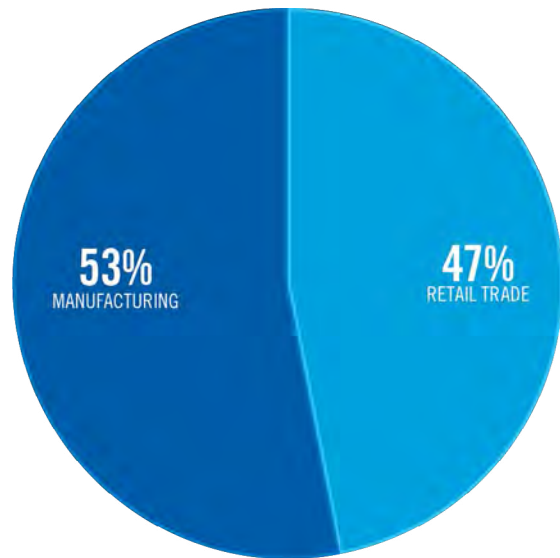


● MAIN TRANSIT STATION AREAS  
□ EMPLOYMENT AREA BOUNDARY

# 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

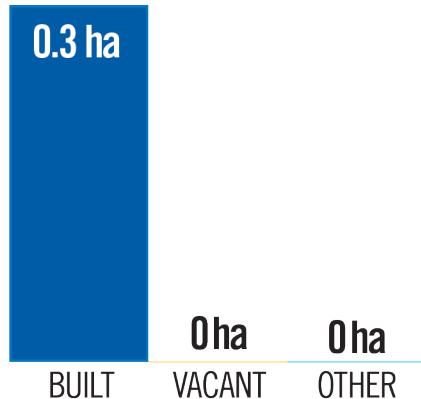
**53% INCREASE** (10 JOBS) SINCE 2008

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

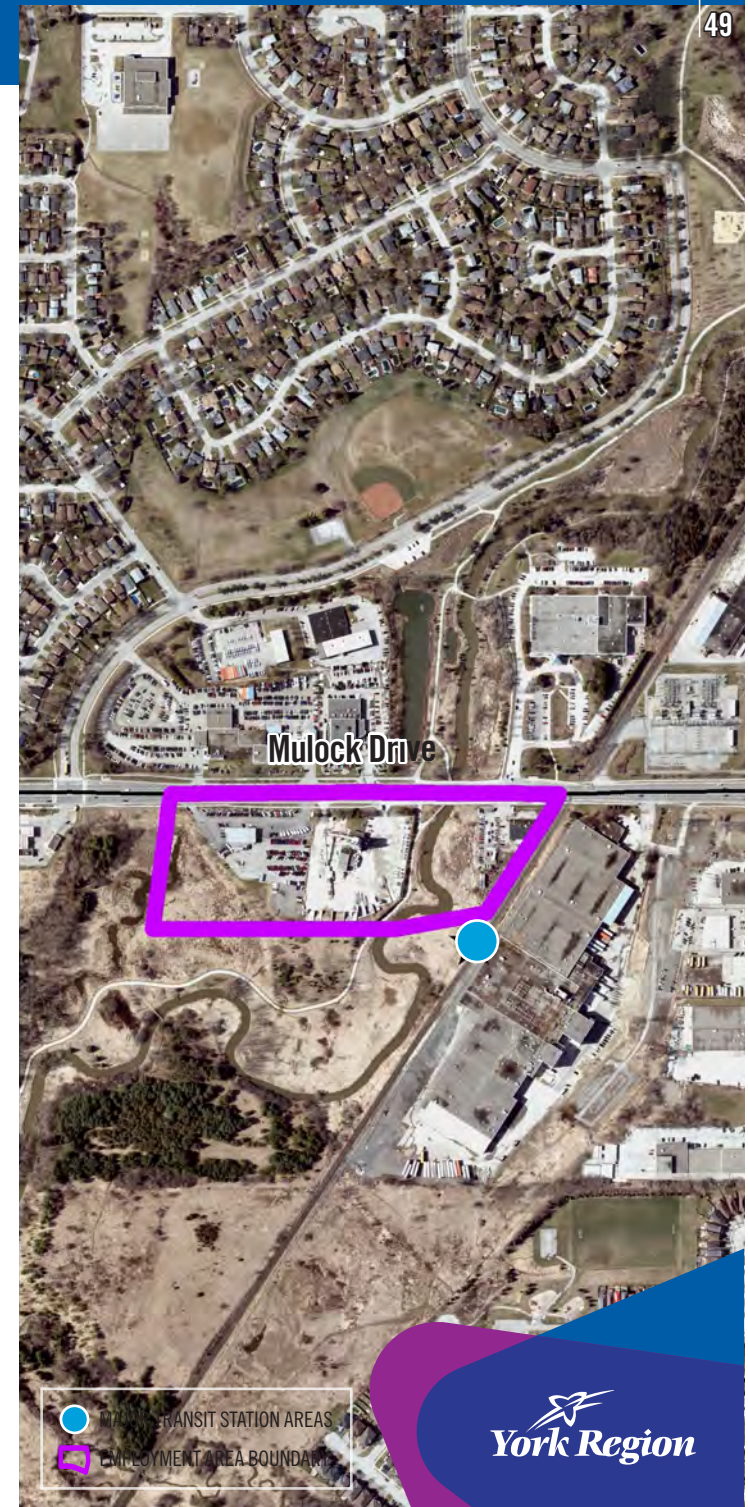
**67% ONSITE**    **33% OFFSITE**

**47% RETAIL and PERSONAL SERVICES**

## 0.3 TOTAL HECTARES 2017



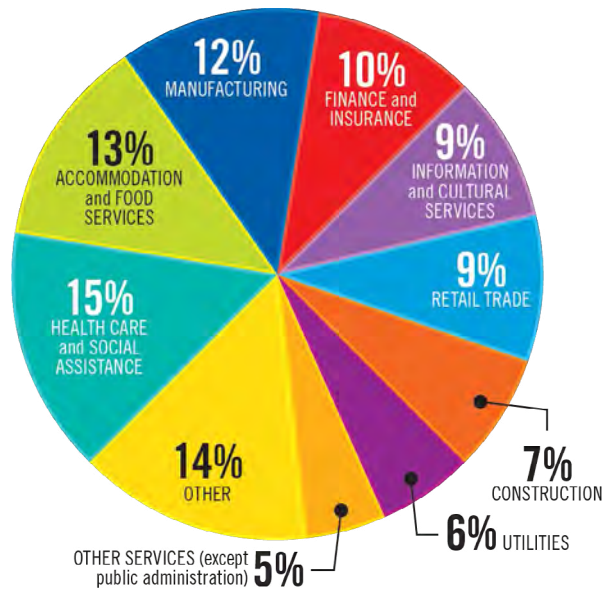
**EXISTING EMPLOYMENT AREA DENSITY 99 JOBS per HECTARE**



# 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

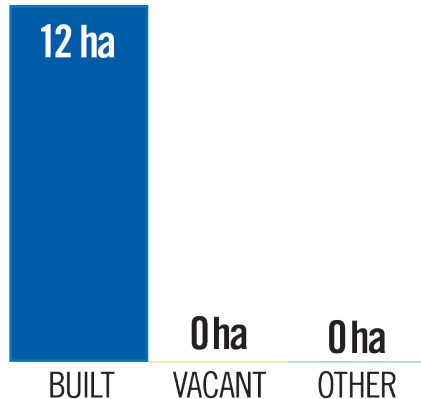
**91%** ONSITE    **9%** OFFSITE

**39%** RETAIL and PERSONAL SERVICES

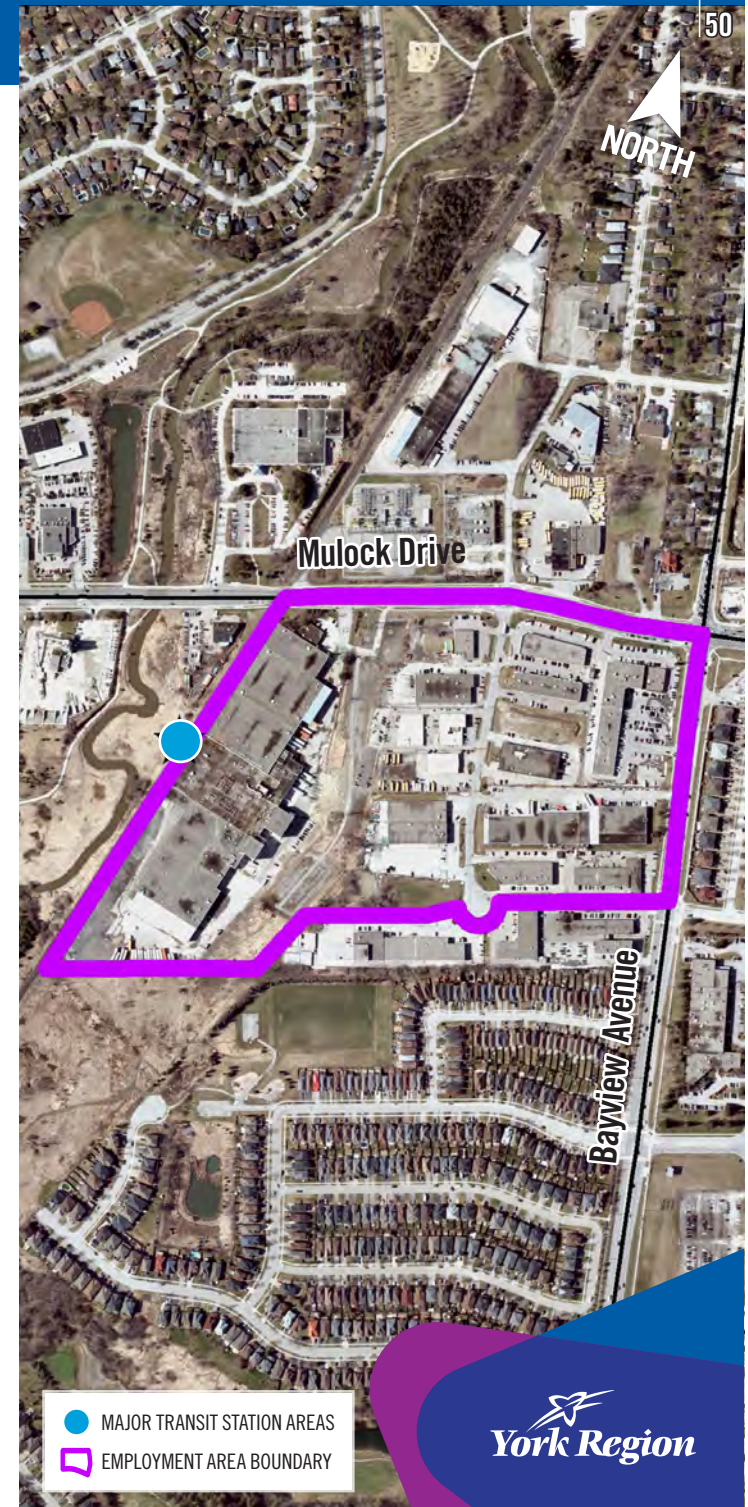
**MAJOR OFFICE**  
70 JOBS 1 BUILDING

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

## 12 TOTAL HECTARES 2017



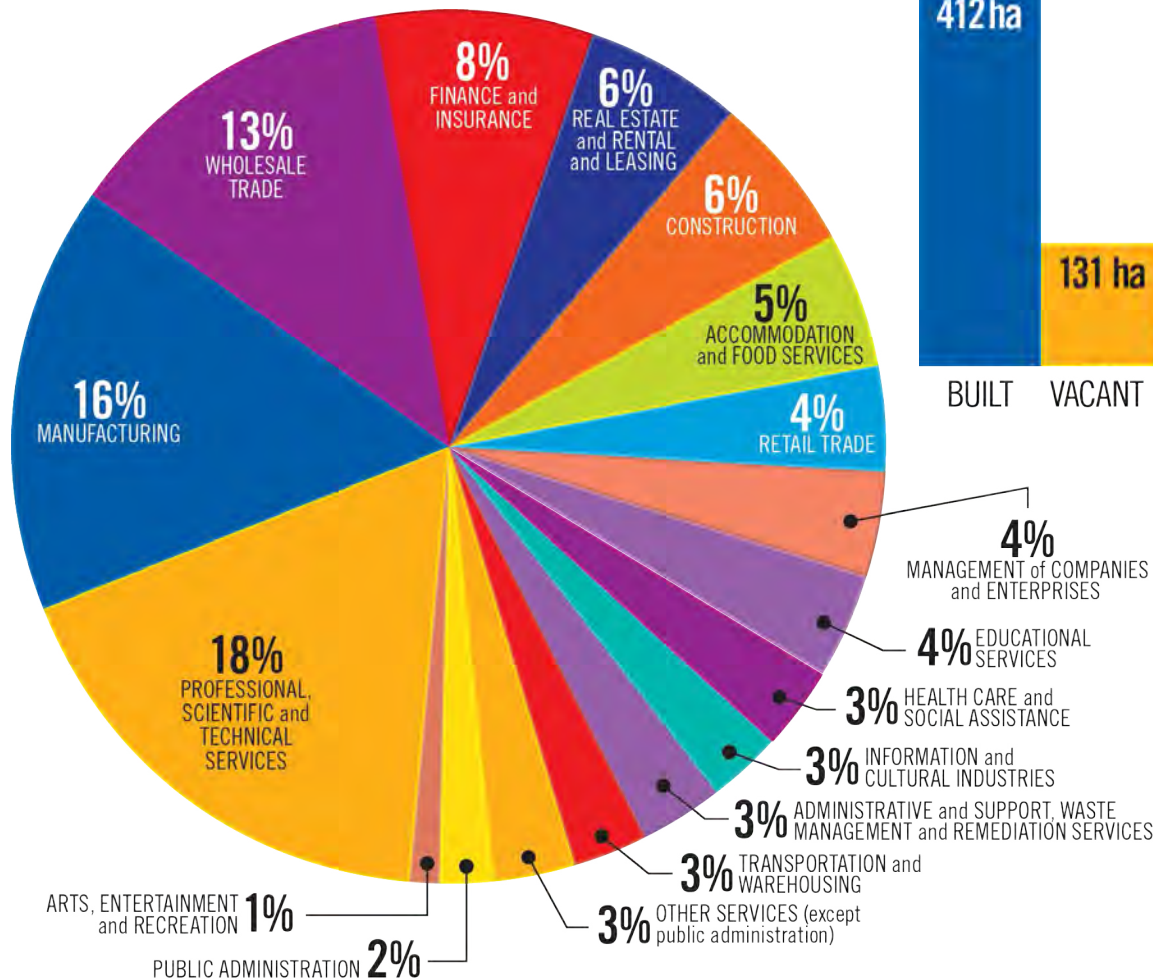
**2 SITES** [1.0ha TOTAL AREA]  
with INTENSIFICATION POTENTIAL



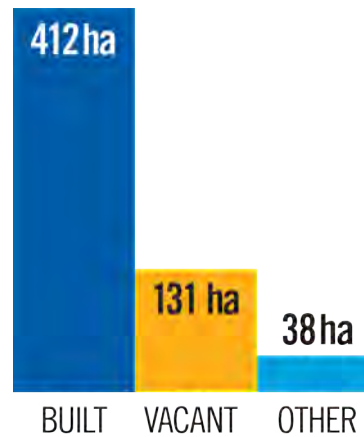
● MAJOR TRANSIT STATION AREAS  
□ EMPLOYMENT AREA BOUNDARY

- ▶ 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

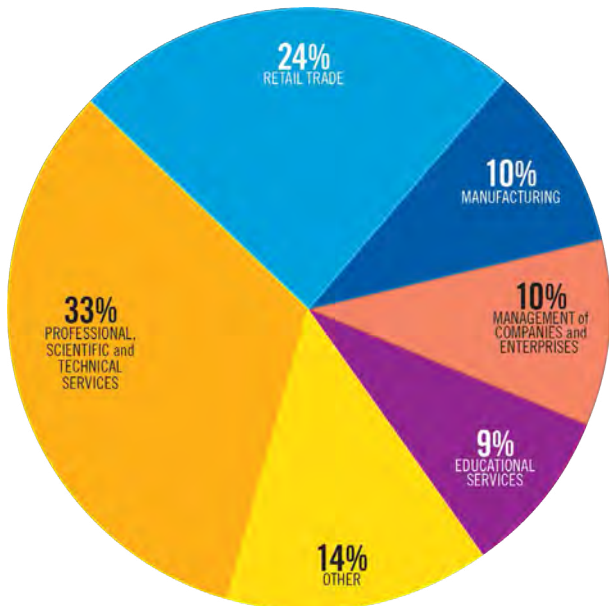
**14 SITES** [20 ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL



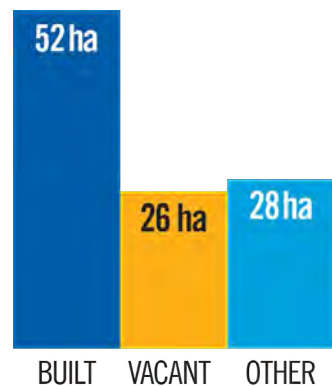
# BARKER BUSINESS PARK CITY of RICHMOND HILL

- ▶ 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

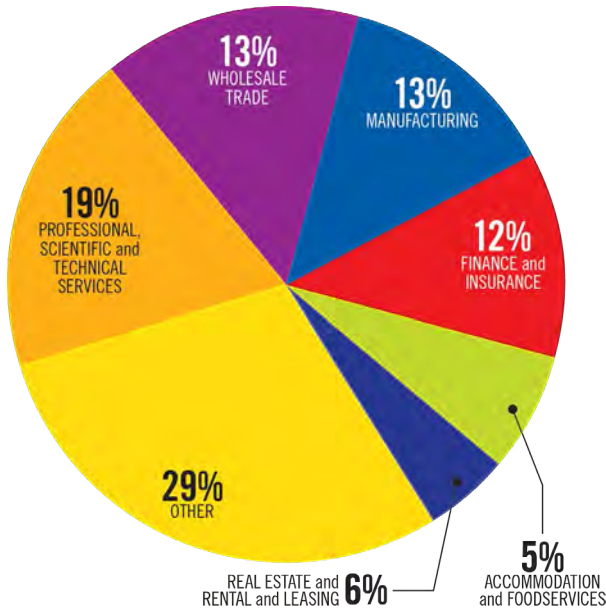
**2 SITES** [12 ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL



# 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

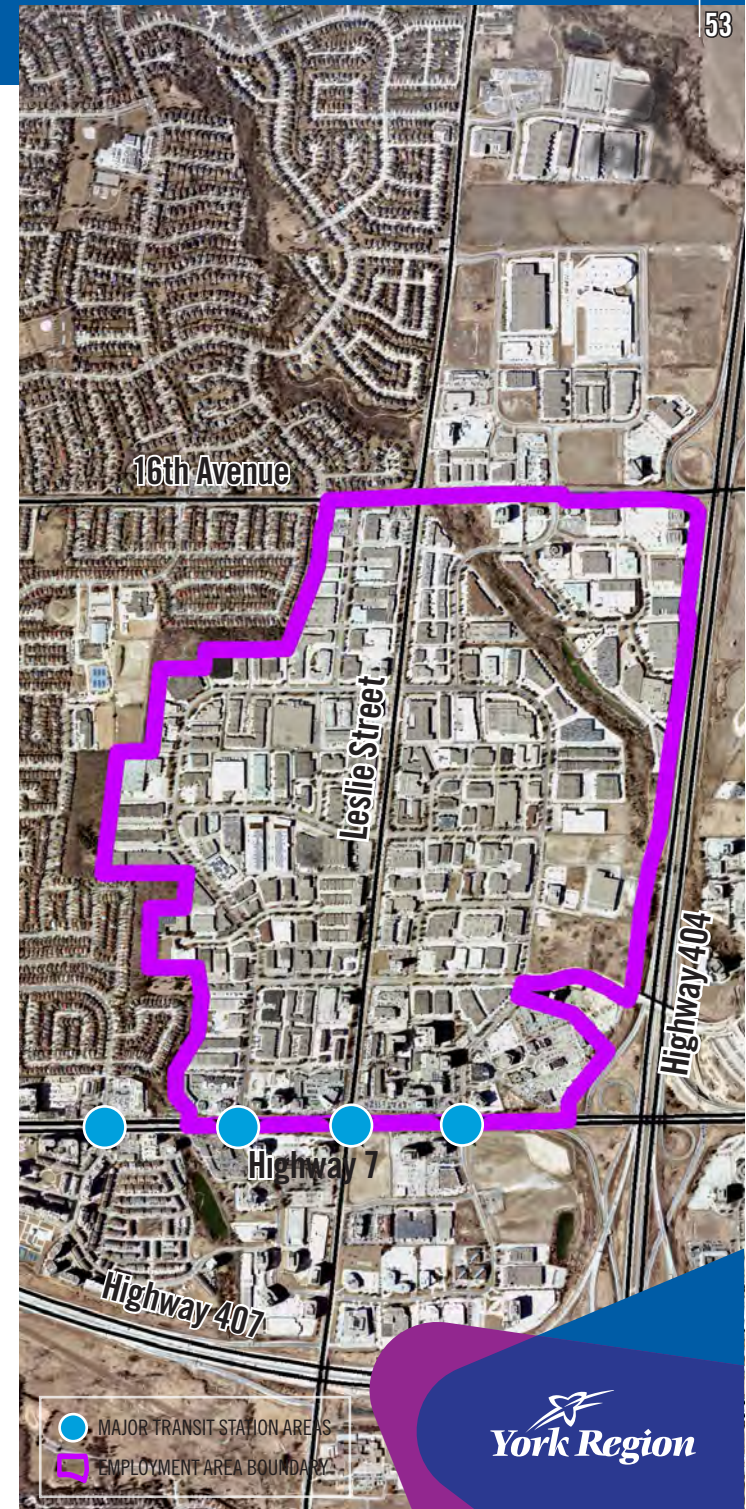
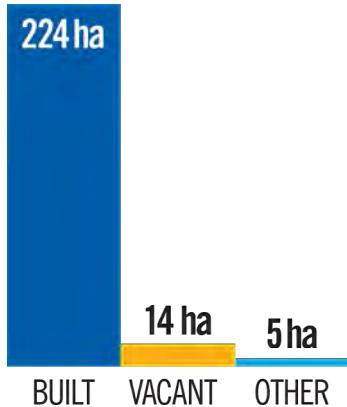
15% RETAIL and PERSONAL SERVICES

**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

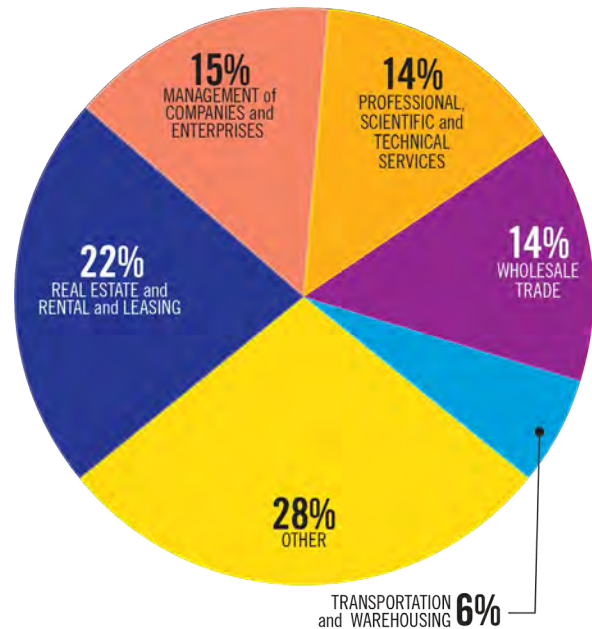
243 TOTAL HECTARES 2017



# 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

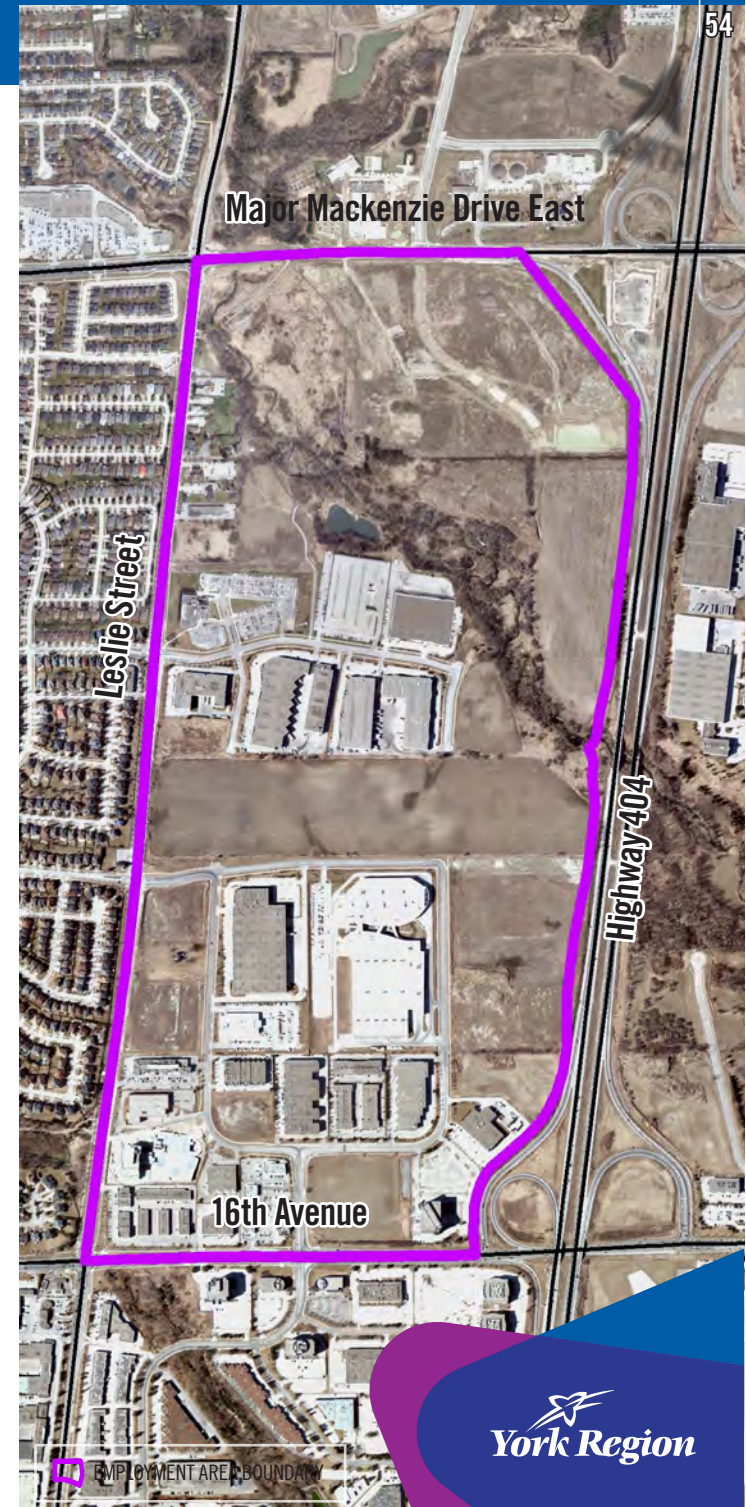
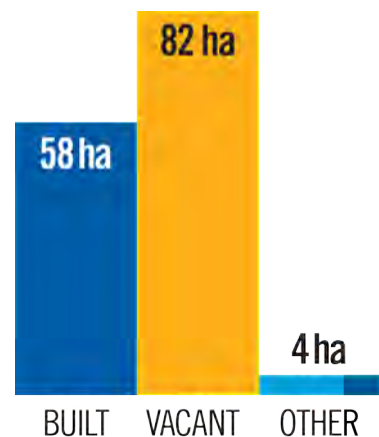
10% RETAIL and PERSONAL SERVICES

**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

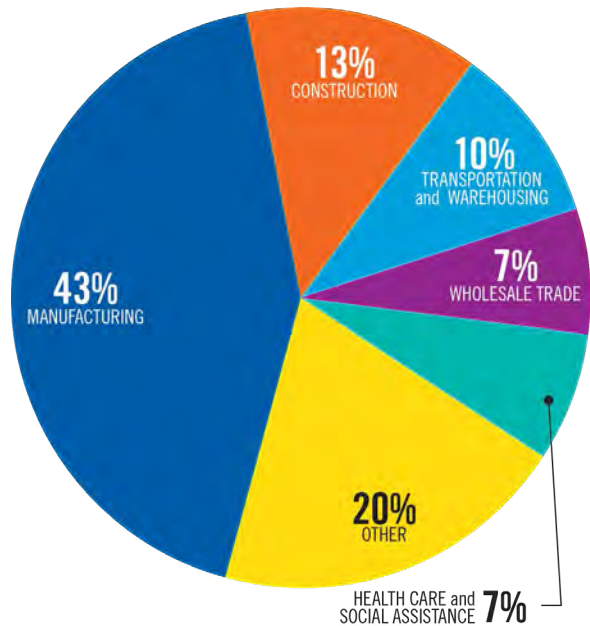
## 144 TOTAL HECTARES 2017



# 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

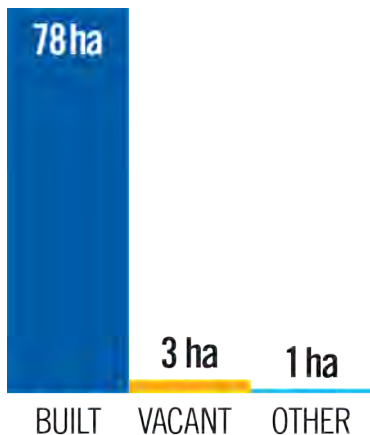
**4% INCREASE** (210 JOBS) SINCE 2008

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

**73% ONSITE**    **27% OFFSITE**

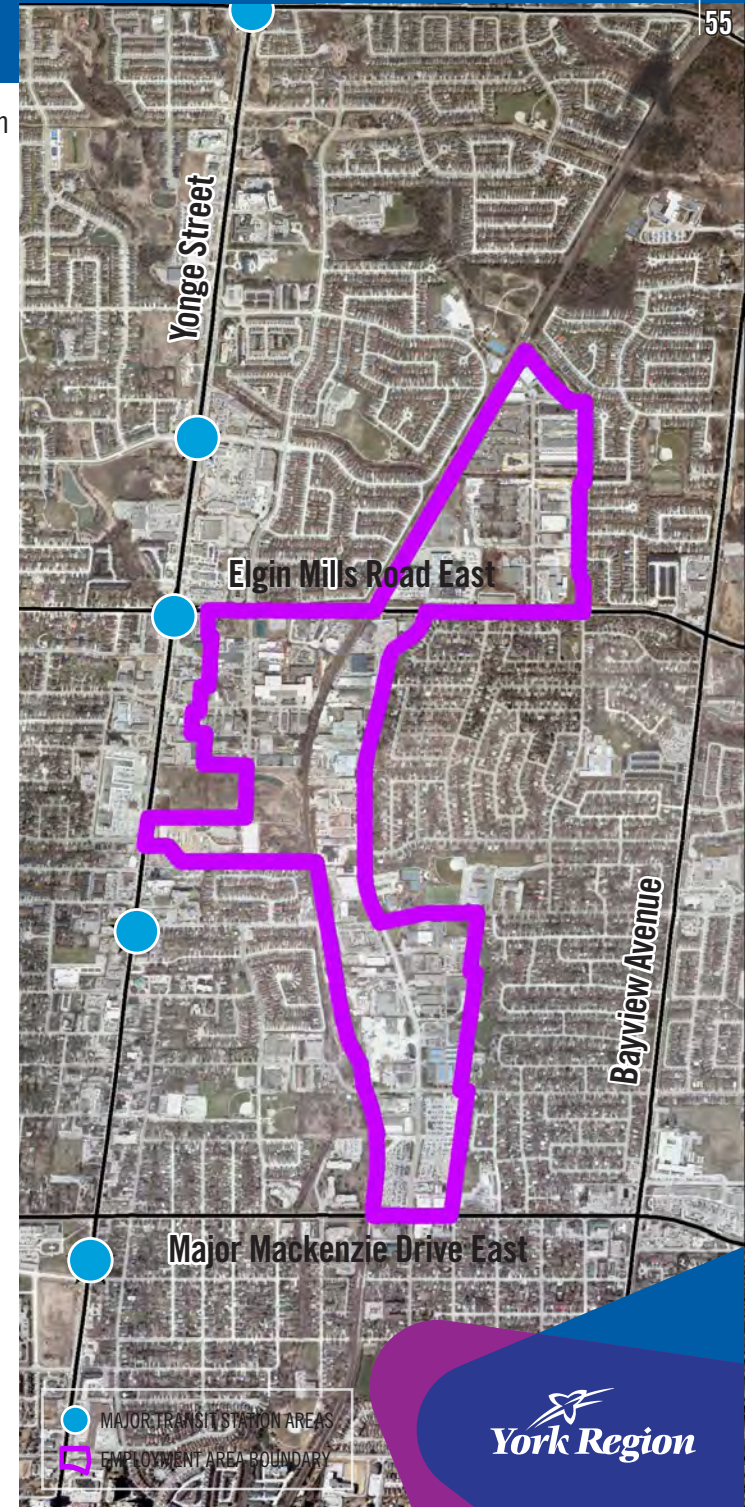
**12% RETAIL and PERSONAL SERVICES**

## 82 TOTAL HECTARES 2017



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

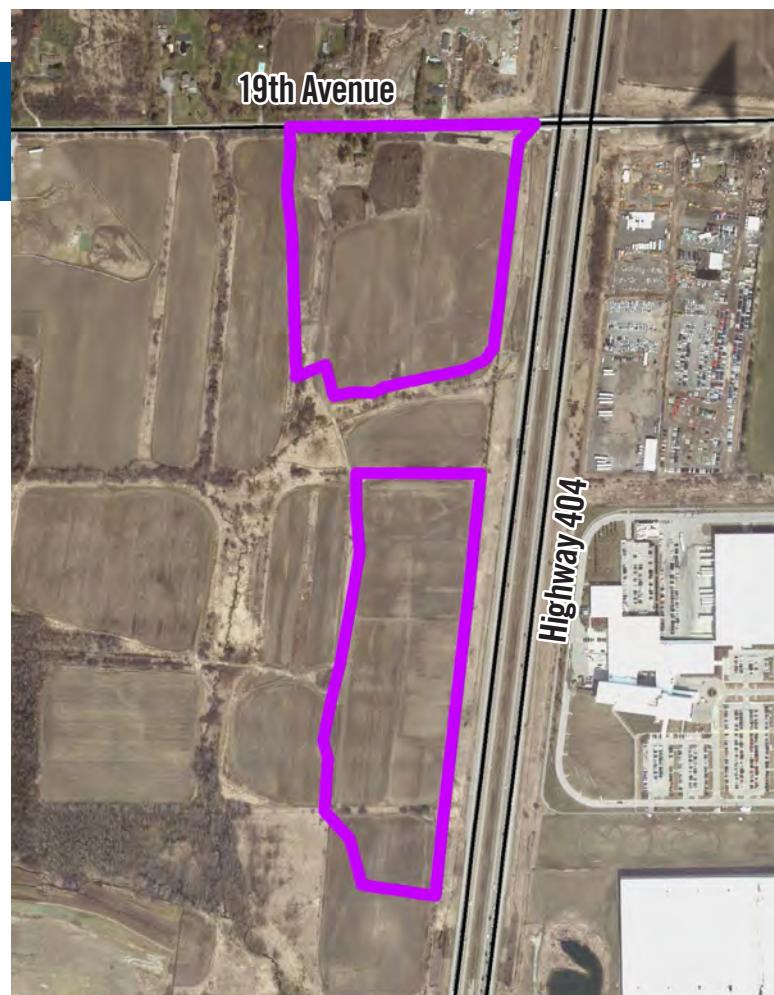
**6 SITES** [3.0 ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL





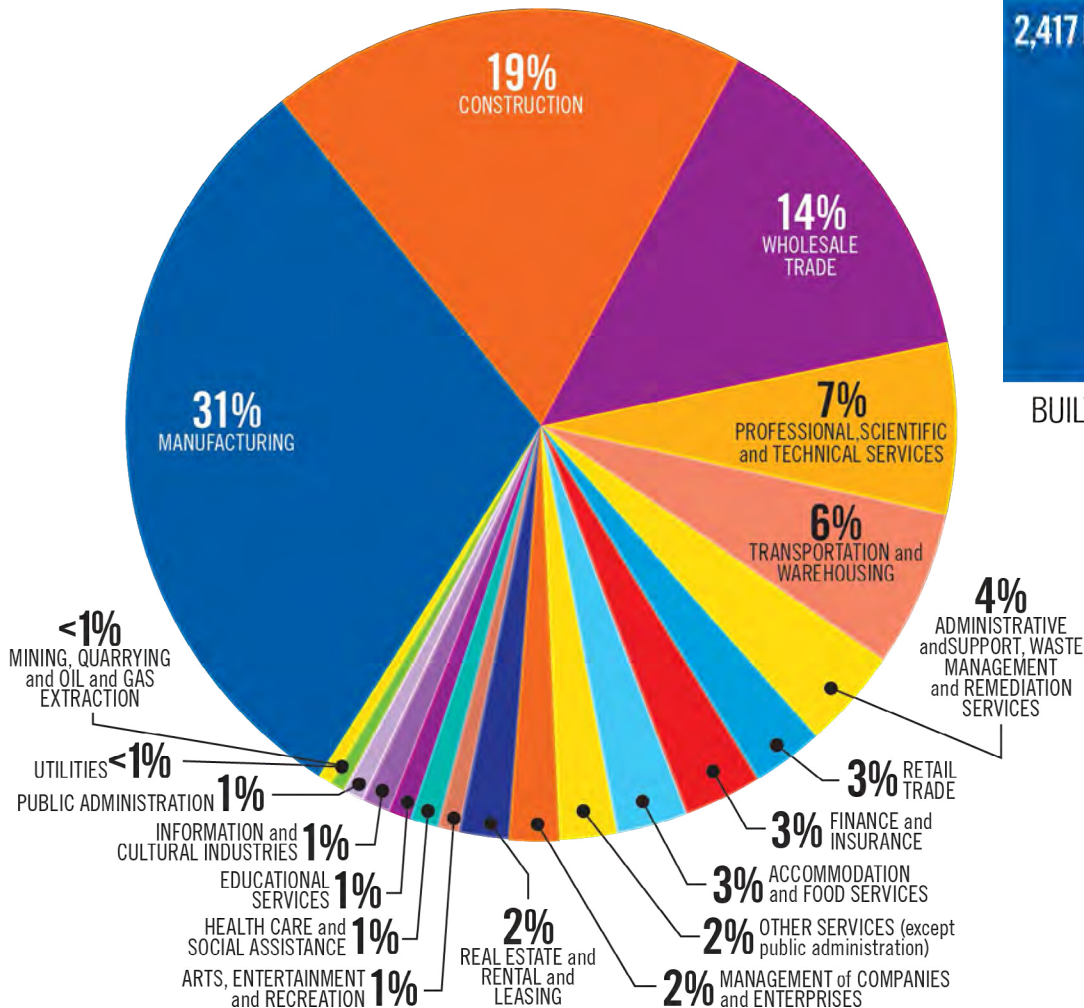
## NORTH LESLIE (VACANT)

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

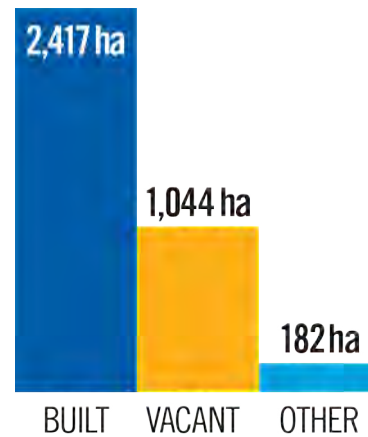


- ▶ The City of Vaughan's 3,643 ha of employment areas account for 66 per cent of the City's total surveyed employment
- ▶ Employment areas in the City are well situated with access and exposure to transportation corridors and gateways including two national rail networks, the TTC subway, 400-series 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

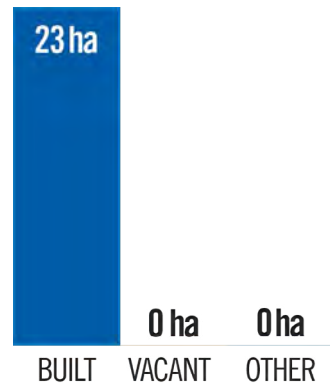
**128% INCREASE** (190 JOBS) SINCE 2008

**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**

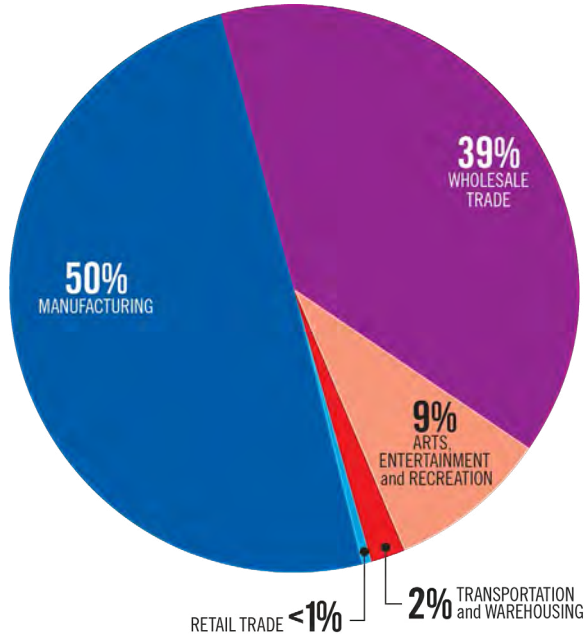


EMPLOYMENT AREA BOUNDARY

# 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

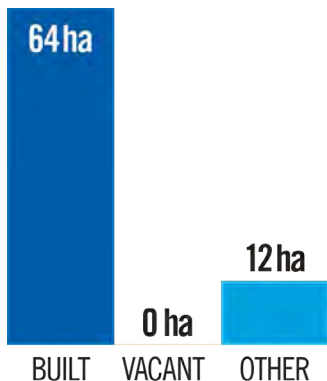
6% INCREASE (180 JOBS) SINCE 2008

50% SERVICES PRODUCING    50% GOODS PRODUCING

96% ONSITE    4% OFFSITE

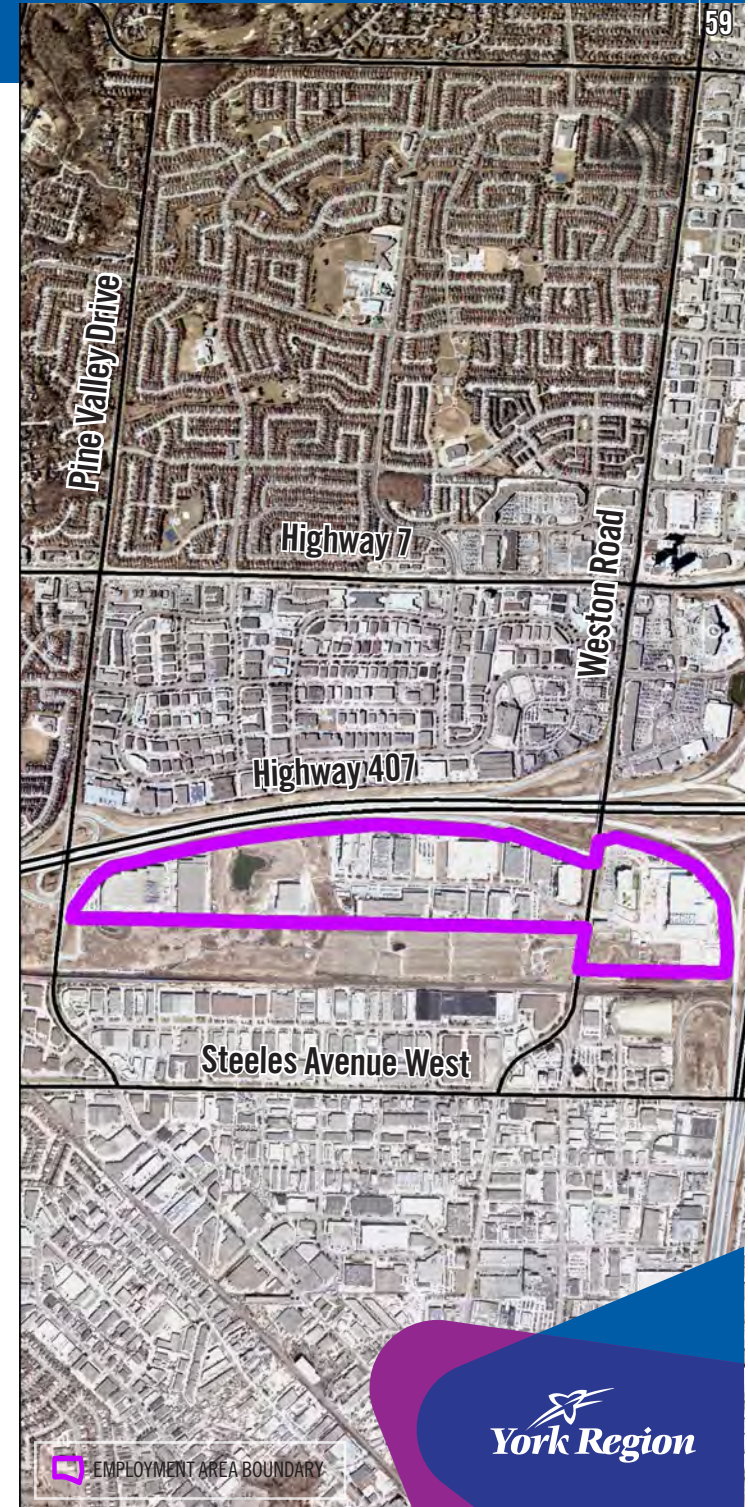
10% RETAIL and PERSONAL SERVICES

## 76 TOTAL HECTARES 2017



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

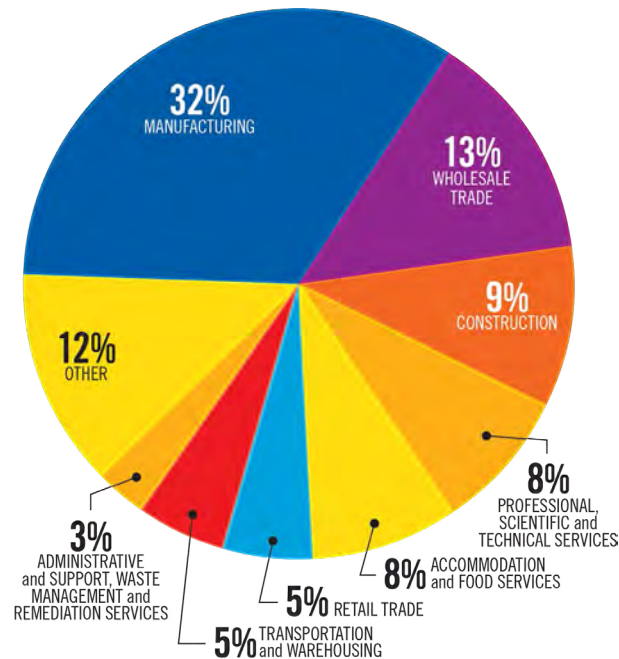
**0 SITES** [2.0 ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL



# 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

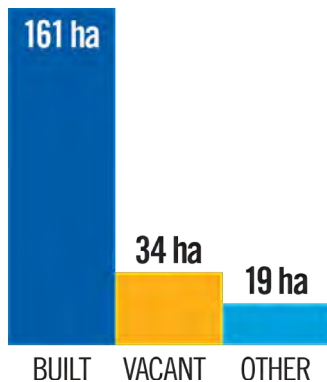
**18%** RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
510 JOBS 4 BUILDINGS

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

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

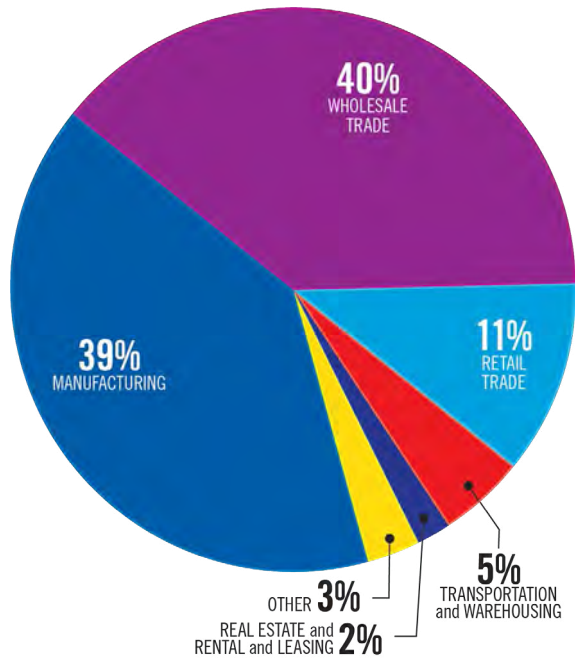
## 214 TOTAL HECTARES 2017



# 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.

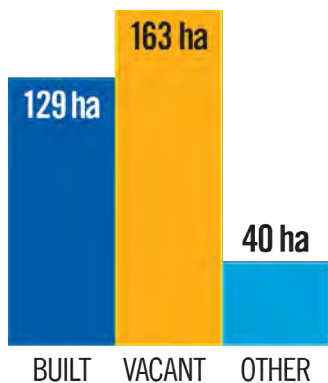
## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



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

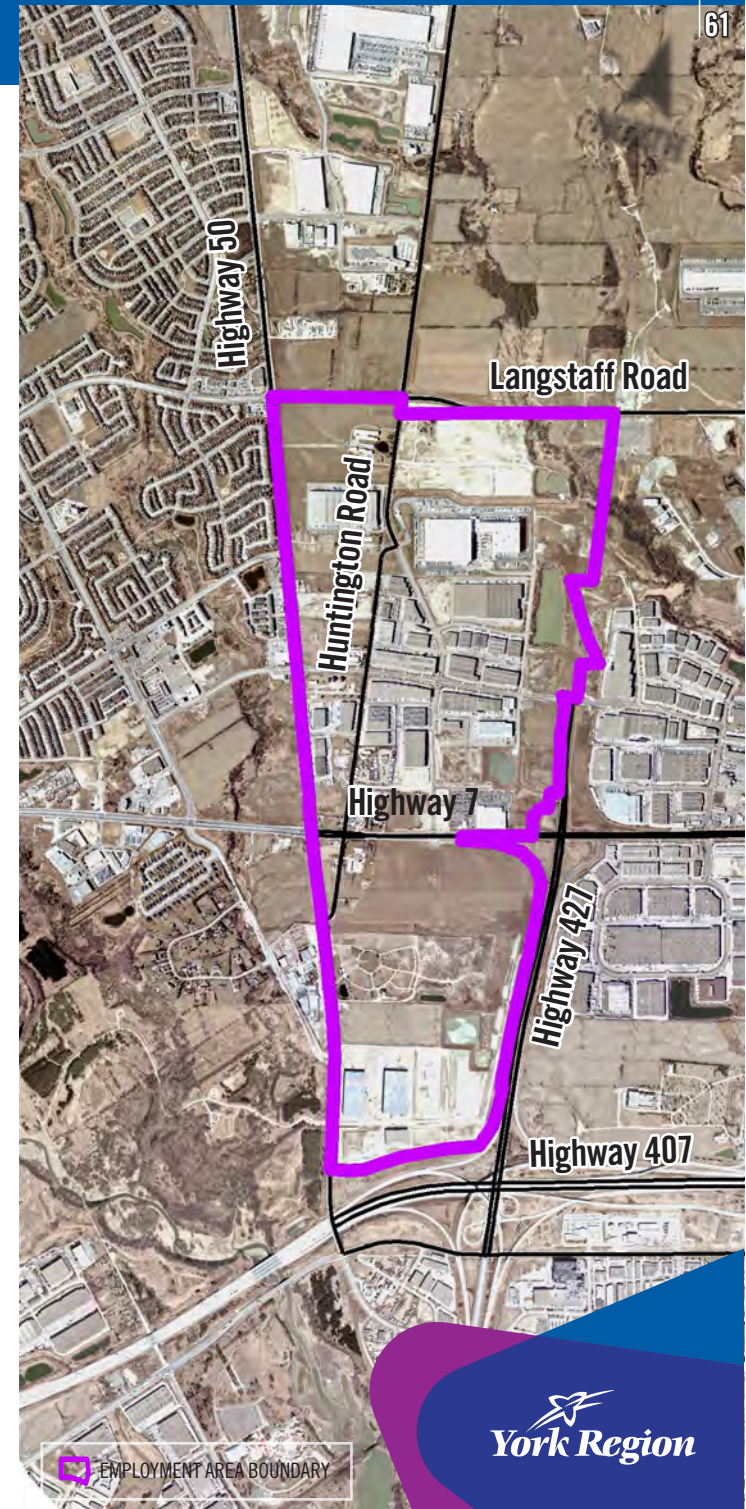
**59%** SERVICES PRODUCING    **41%** GOODS PRODUCING  
**94%** ONSITE    **6%** OFFSITE  
**12%** RETAIL and PERSONAL SERVICES

## 332 TOTAL HECTARES 2017



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

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

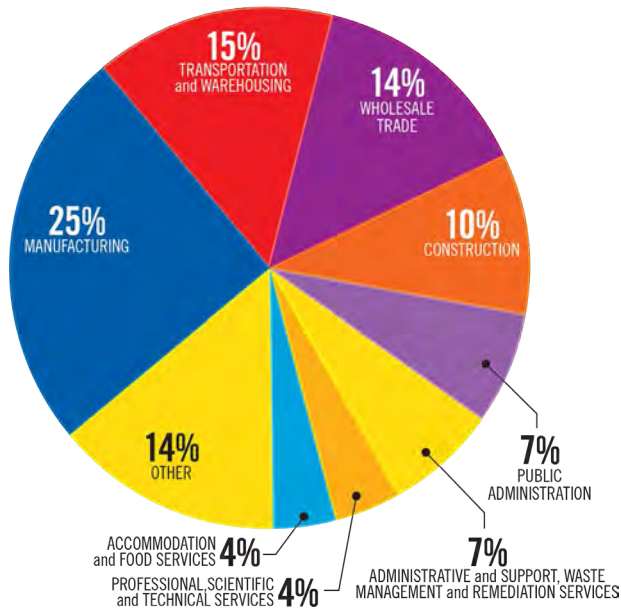


EMPLOYMENT AREA BOUNDARY

# 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

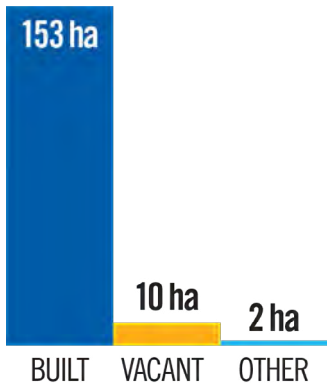
10% RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
280 JOBS 1 BUILDING

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

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

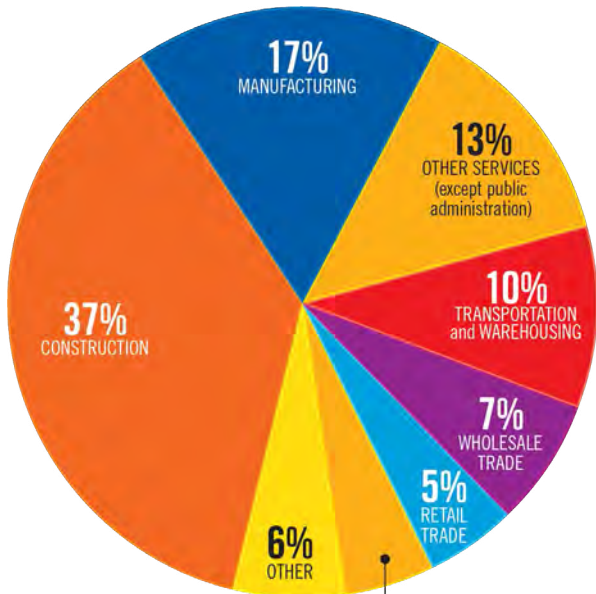
## 165 TOTAL HECTARES 2017



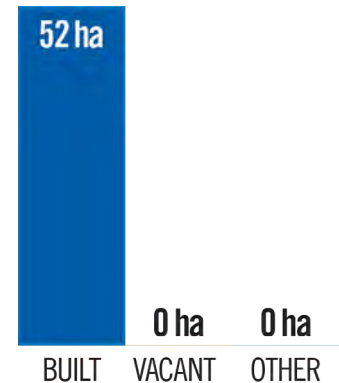
# JANE SOUTH CITY of VAUGHAN

- ▶ 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



52 TOTAL HECTARES 2017

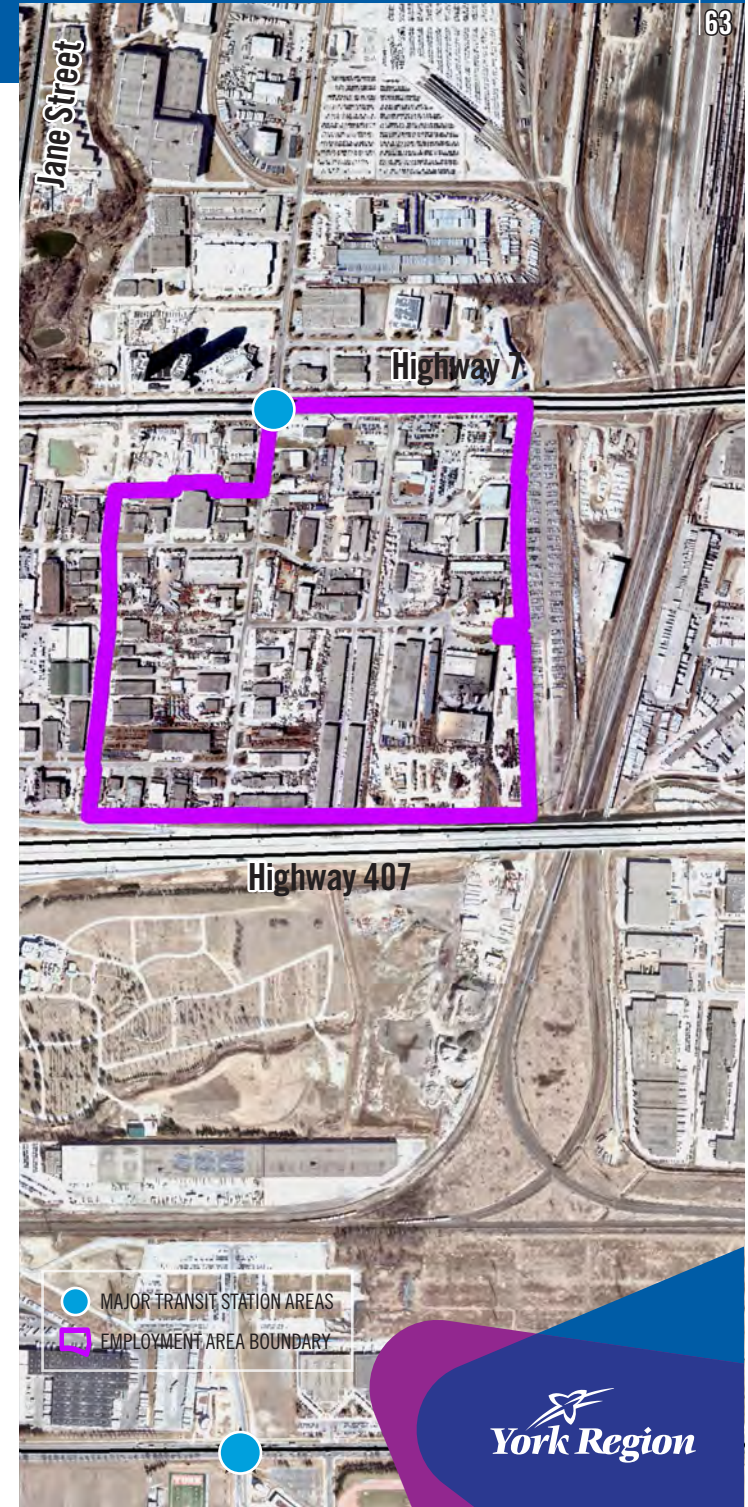


**2,300 JOBS** in 2018  
**1% DECREASE (-20 JOBS)** SINCE 2008

**47%** SERVICES PRODUCING    **53%** GOODS PRODUCING  
**75%** ONSITE    **25%** OFFSITE  
**19%** RETAIL and PERSONAL SERVICES

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

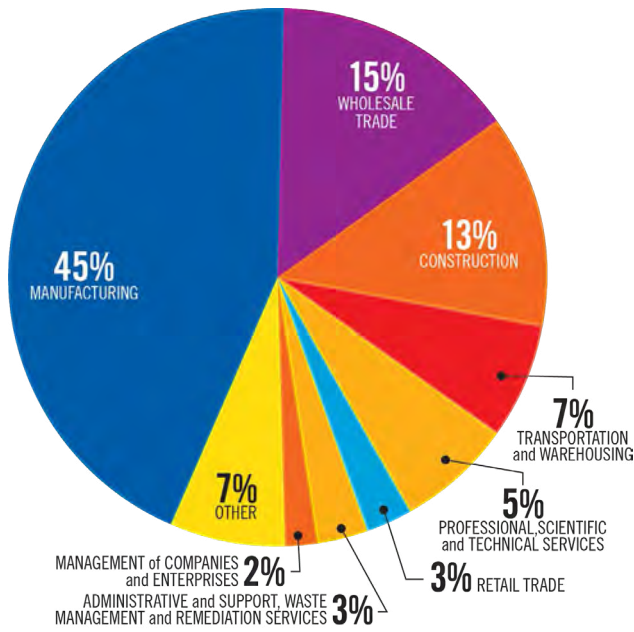
**0 SITES** [1.0 ha TOTAL AREA]  
with INTENSIFICATION POTENTIAL



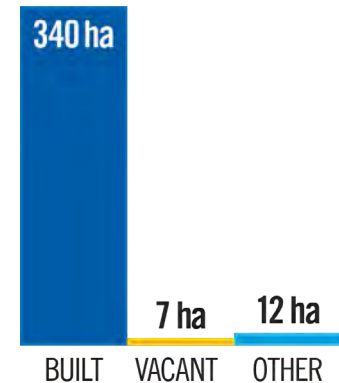


- ▶ This is the largest employment area in terms of land area and second largest in terms of employment in the City of Vaughan
- ▶ It is bounded by the highway 7 corridor to the south, employment lands to the east, Rutherford road to the north and the CN Rail yard to the west
- ▶ Employment uses in this 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



359 TOTAL HECTARES 2017



# 17,410 JOBS in 2018

15% INCREASE (2,230 JOBS) SINCE 2008

42% SERVICES PRODUCING    58% GOODS PRODUCING

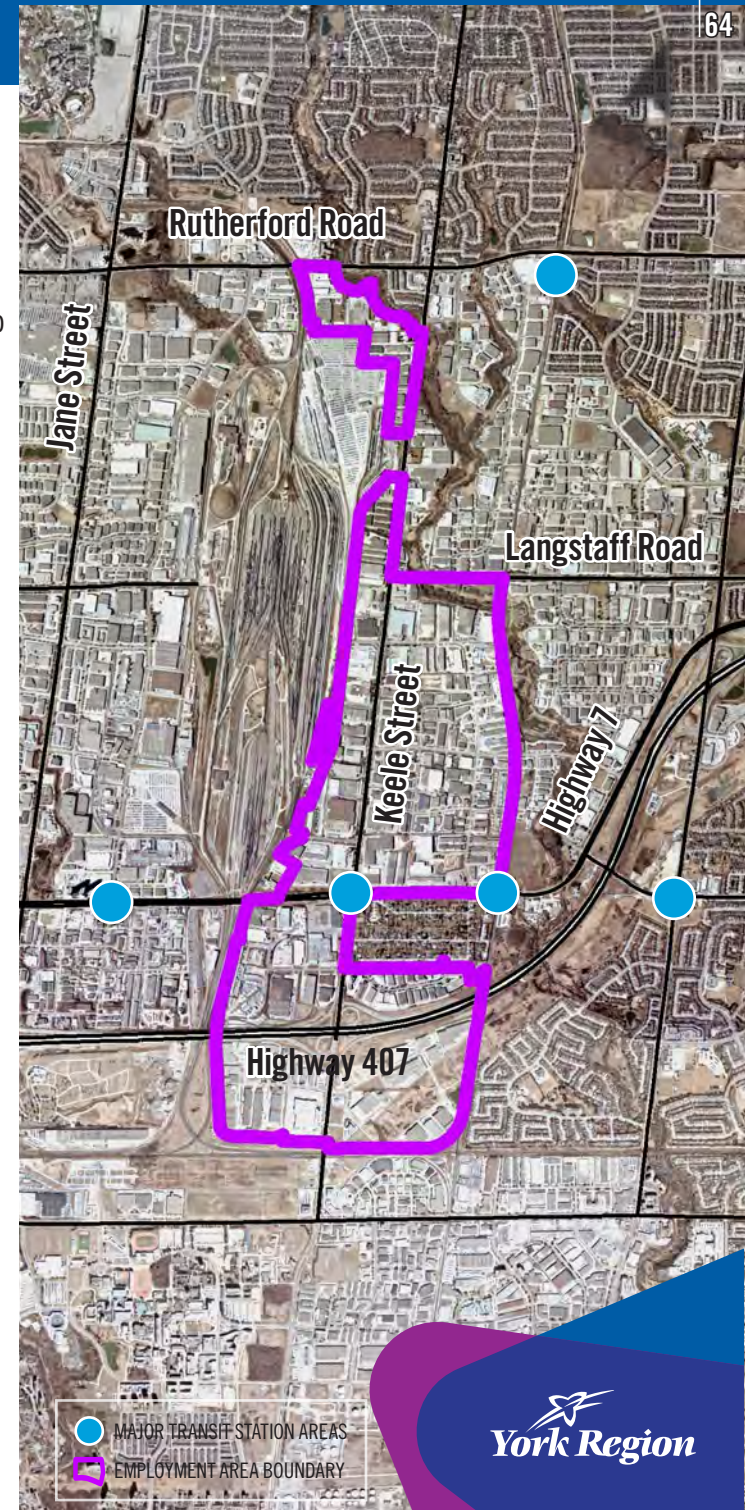
88% ONSITE    12% OFFSITE

7% RETAIL and PERSONAL SERVICES

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

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

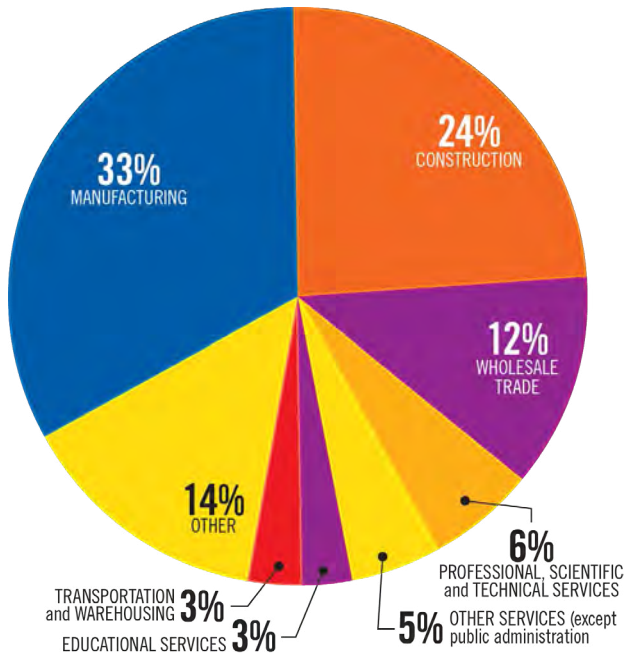
**6 SITES** [5.0 ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL



# 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

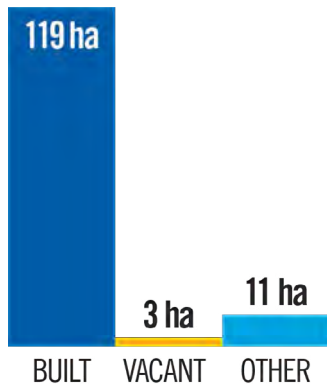
43% SERVICES PRODUCING    57% GOODS PRODUCING

78% ONSITE    22% OFFSITE

12% RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
280 JOBS 2 BUILDINGS

## 133 TOTAL HECTARES 2017



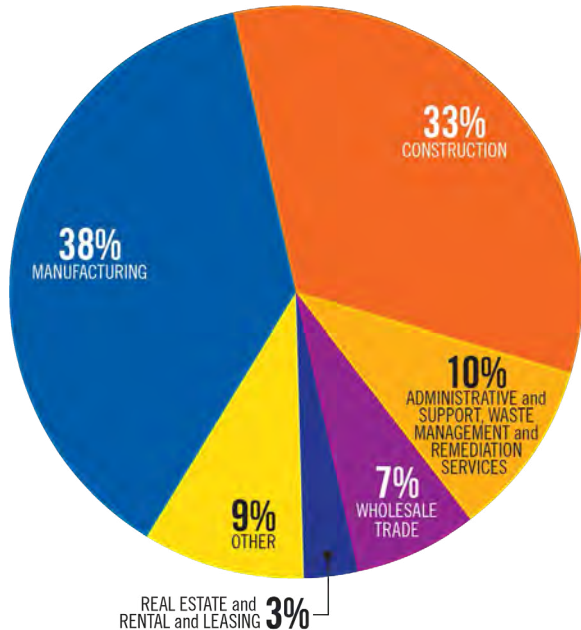
EXISTING EMPLOYMENT AREA  
**DENSITY 62** JOBS per HECTARE

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



- ▶ 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

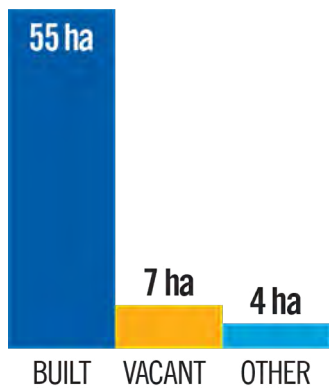
## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**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**

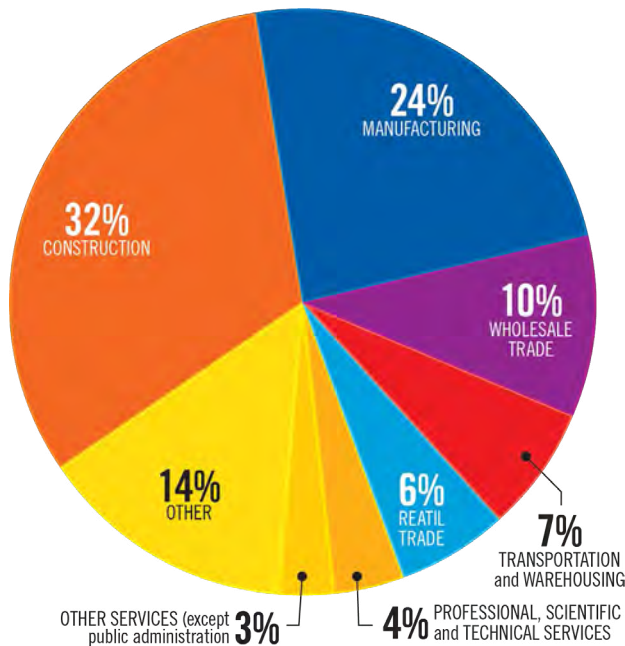
**1 SITE [3.0 ha TOTAL AREA]**  
with INTENSIFICATION POTENTIAL



# 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

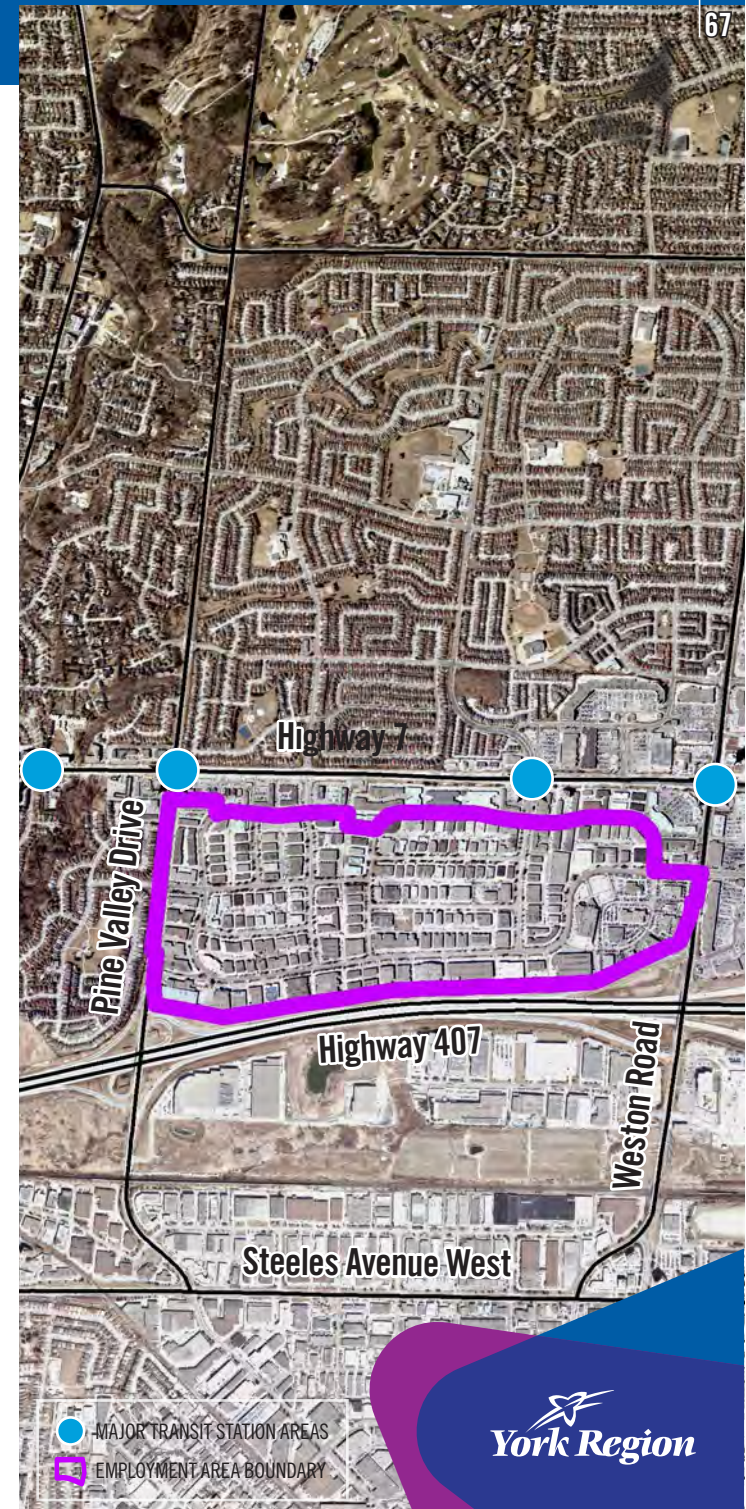
## 117 TOTAL HECTARES 2017

117 ha

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

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

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

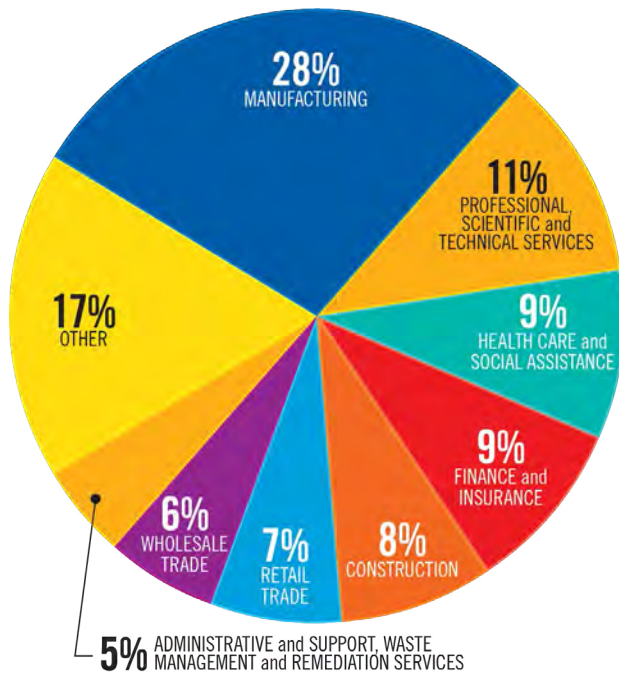


● MAJOR TRANSIT STATION AREAS  
 ■ EMPLOYMENT AREA BOUNDARY

# 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

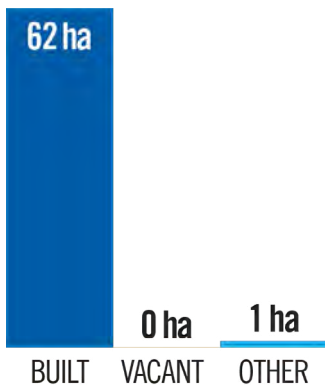
**63% SERVICES PRODUCING**    **37% GOODS PRODUCING**

**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**



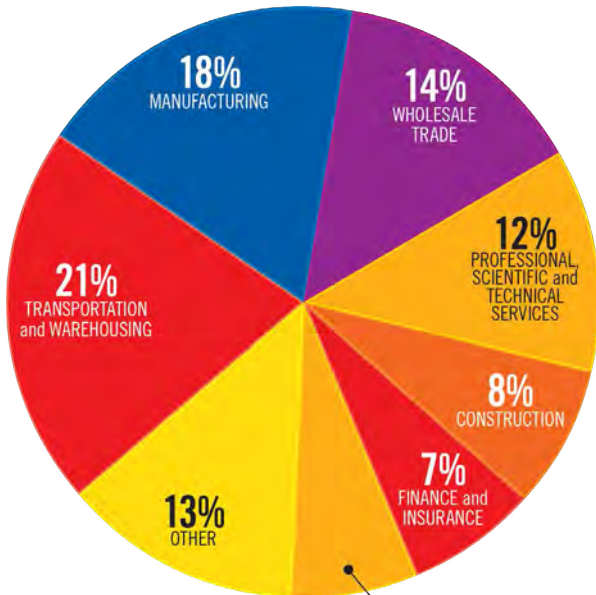
EMPLOYMENT AREA BOUNDARY



# 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

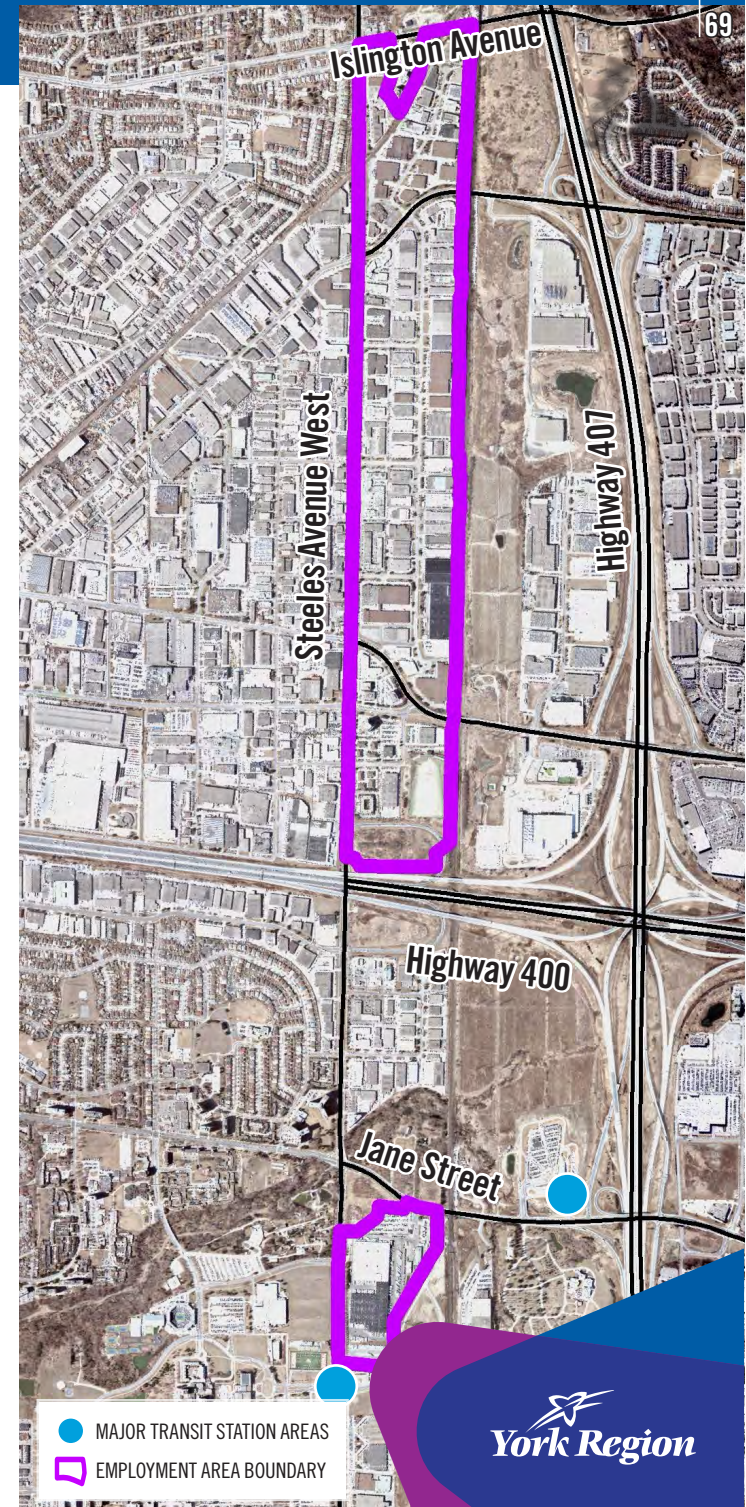
0 ha

5 ha

BUILT    VACANT    OTHER

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

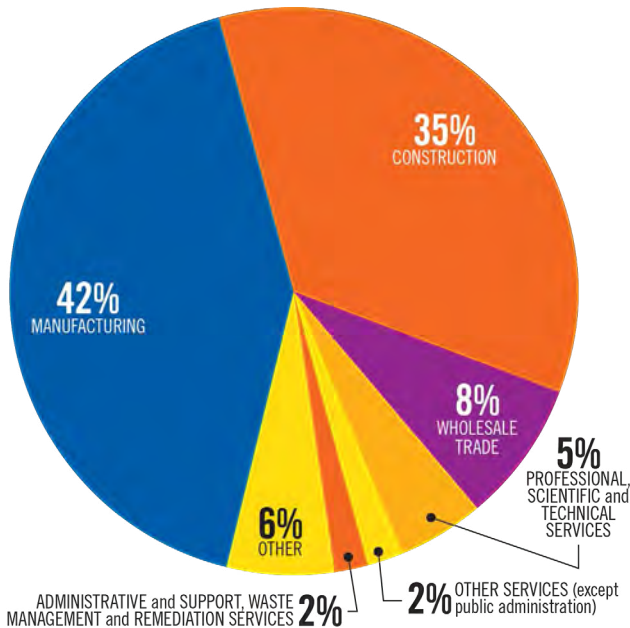
EXISTING EMPLOYMENT AREA  
**DENSITY 91** JOBS per HECTARE



# 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

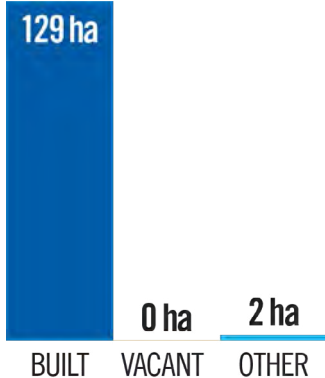
4% RETAIL and PERSONAL SERVICES

**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

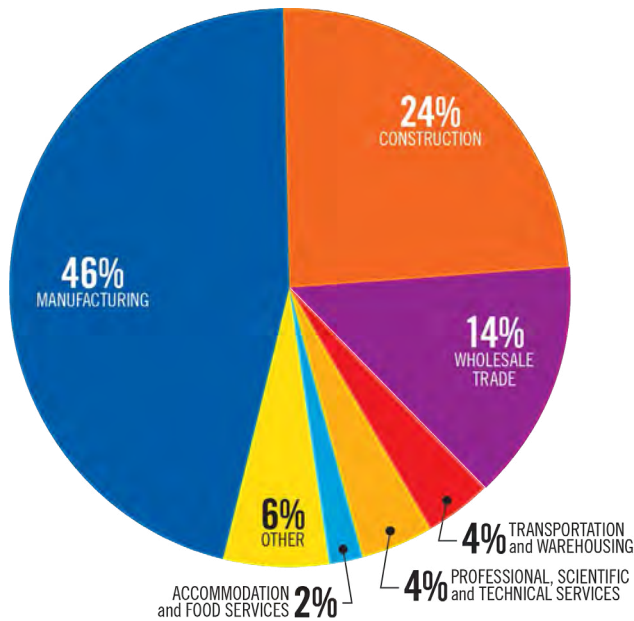
131 TOTAL HECTARES 2017



# 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**

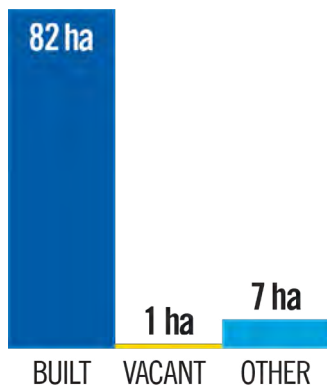
**5% RETAIL and PERSONAL SERVICES**

**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

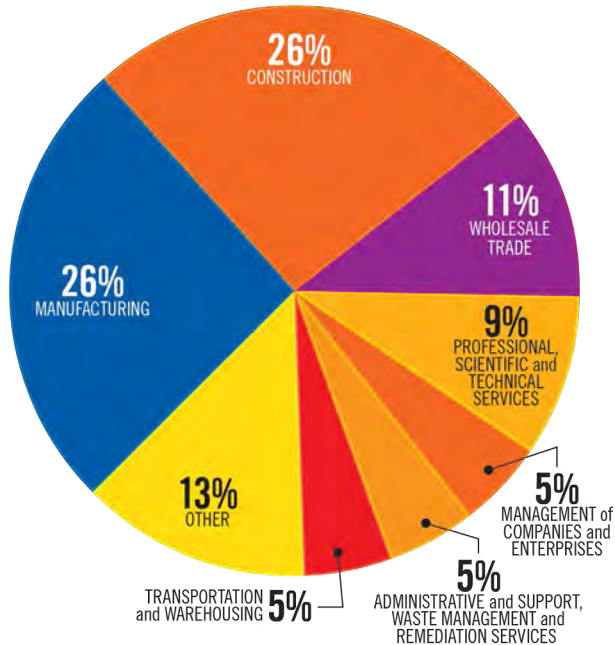




# VAUGHAN 400 CITY of VAUGHAN

- ▶ 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

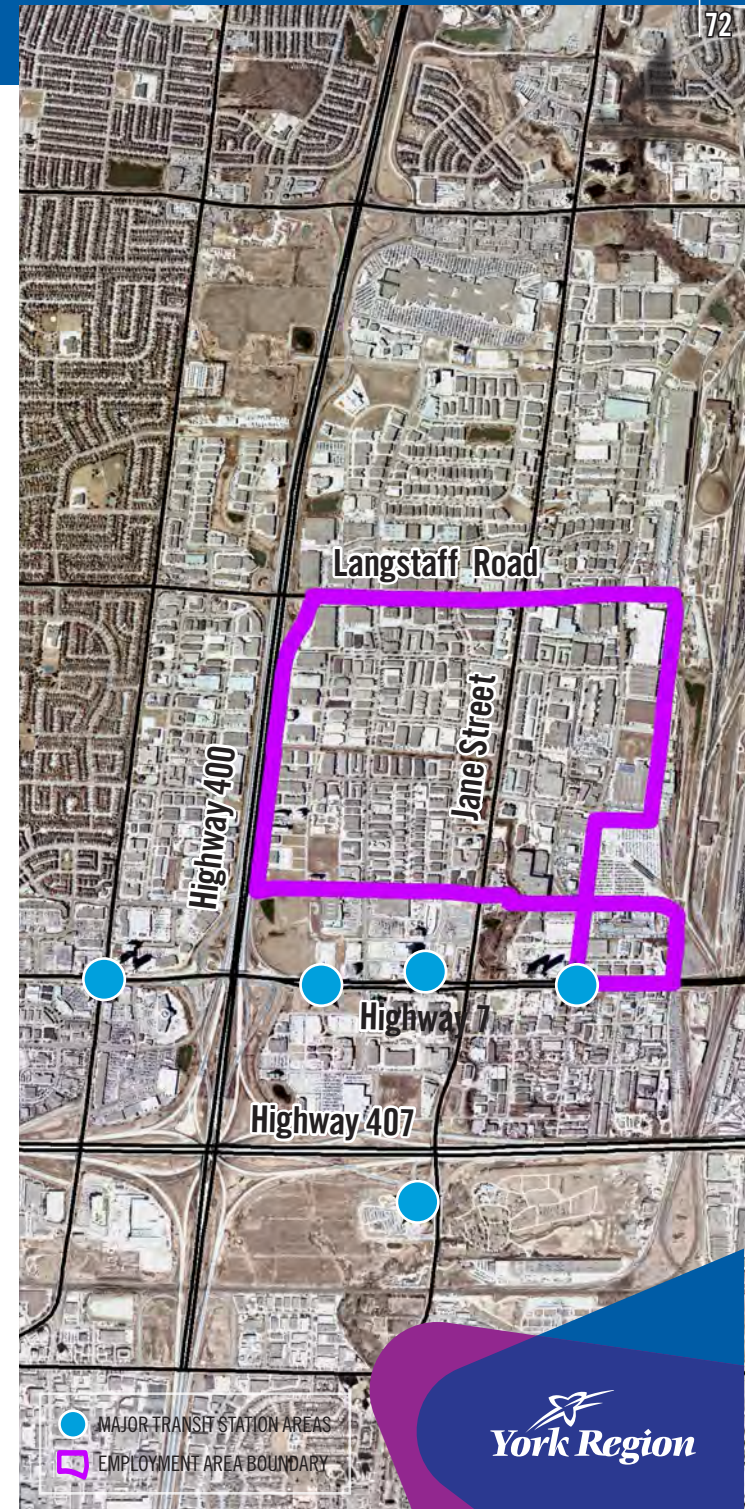
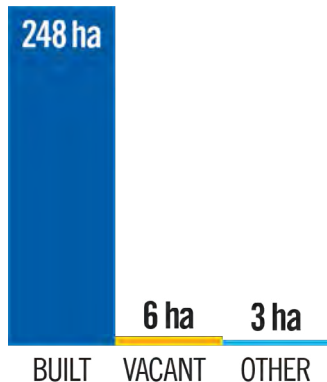
8% RETAIL and PERSONAL SERVICES

**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

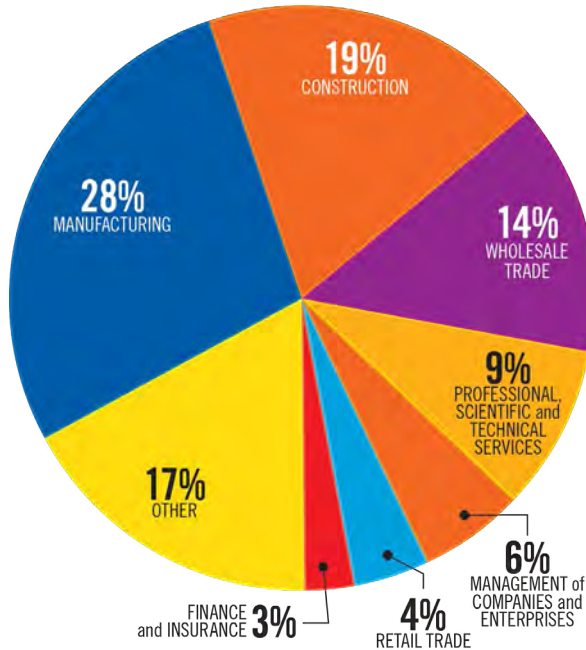
## 257 TOTAL HECTARES 2017



# 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



**8,710 JOBS** in 2018

**39% INCREASE** (2,460 JOBS) SINCE 2008

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

**75% ONSITE**    **25% OFFSITE**

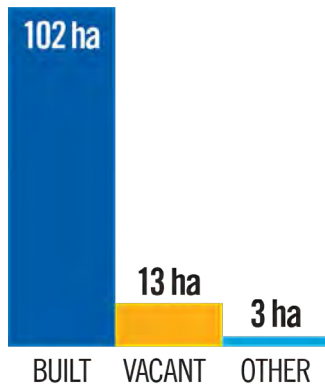
**11% RETAIL and PERSONAL SERVICES**

**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**

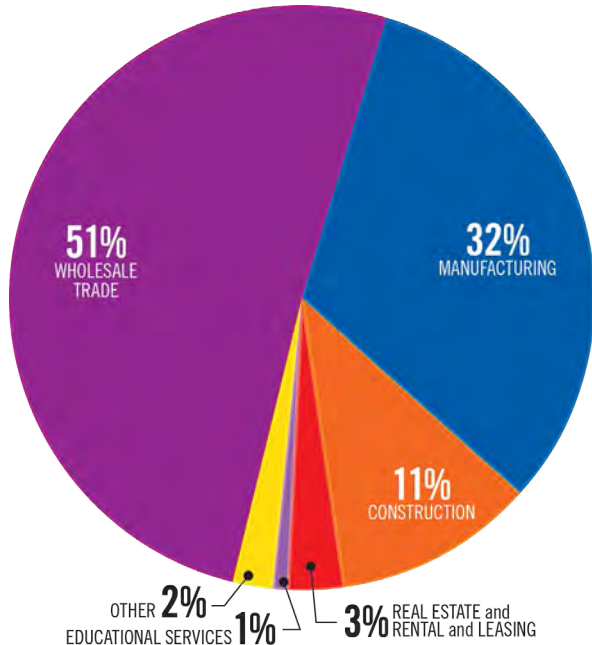
**118 TOTAL HECTARES 2017**



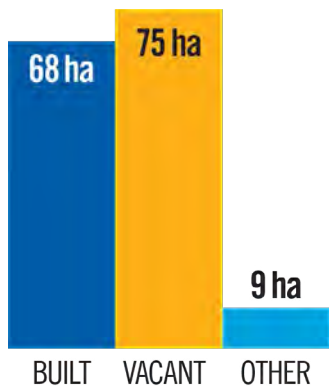
# WEST VAUGHAN-HUNTINGTON WEST CITY of VAUGHAN

- ▶ 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



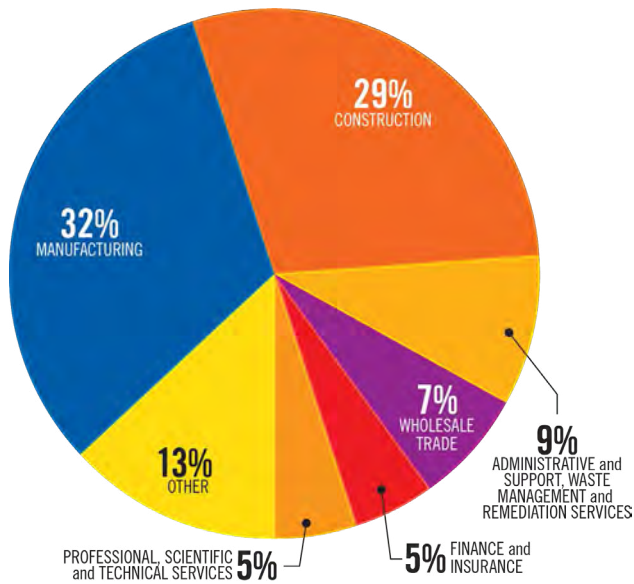
EMPLOYMENT AREA BOUNDARY



# 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

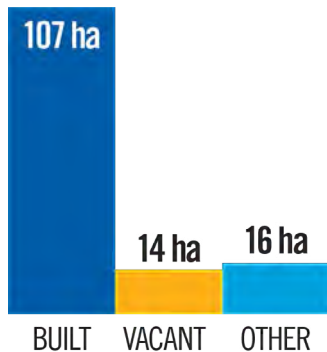
**47% INCREASE** (1,820 JOBS) SINCE 2008

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

**64% ONSITE**      **36% OFFSITE**

**10% RETAIL and PERSONAL SERVICES**

## 137 TOTAL HECTARES 2017



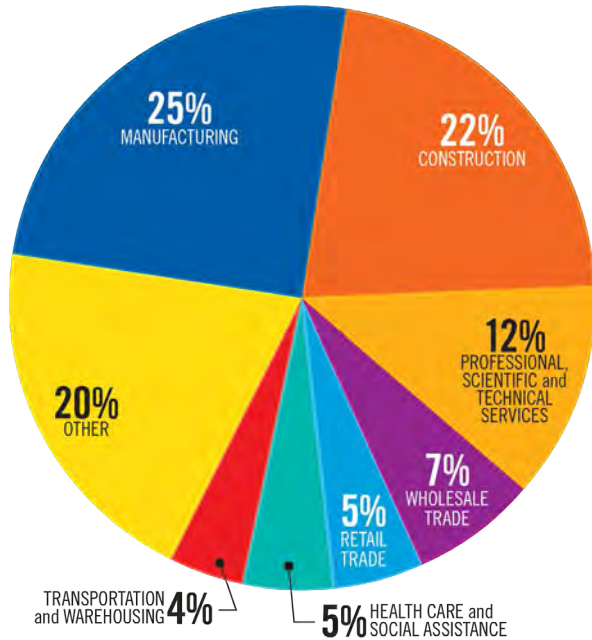
**EXISTING EMPLOYMENT AREA DENSITY 54 JOBS per HECTARE**



# 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

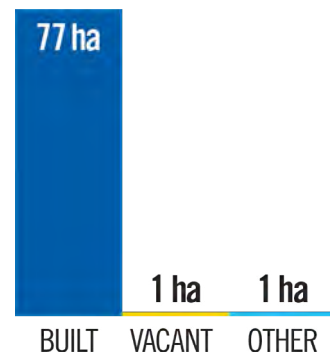
**53% SERVICES PRODUCING**    **47% GOODS PRODUCING**

**78% ONSITE**    **22% OFFSITE**

**14% RETAIL and PERSONAL SERVICES**

**MAJOR OFFICE**  
470 JOBS 3 BUILDINGS

**79 TOTAL HECTARES 2017**



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

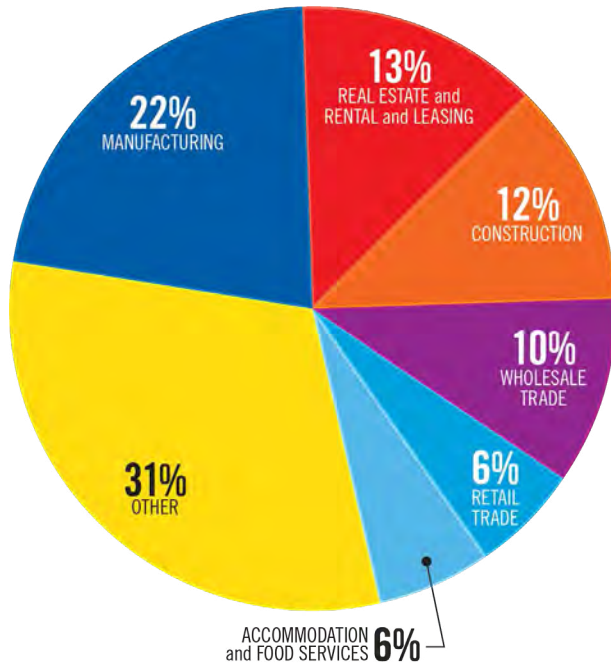
**2 SITES [1.0 ha TOTAL AREA]**  
with **INTENSIFICATION POTENTIAL**



# 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**

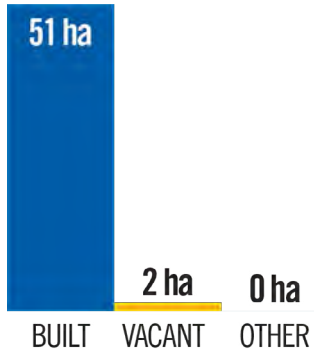
**19% RETAIL and PERSONAL SERVICES**

**MAJOR OFFICE**  
190 JOBS 1 BUILDING

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

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

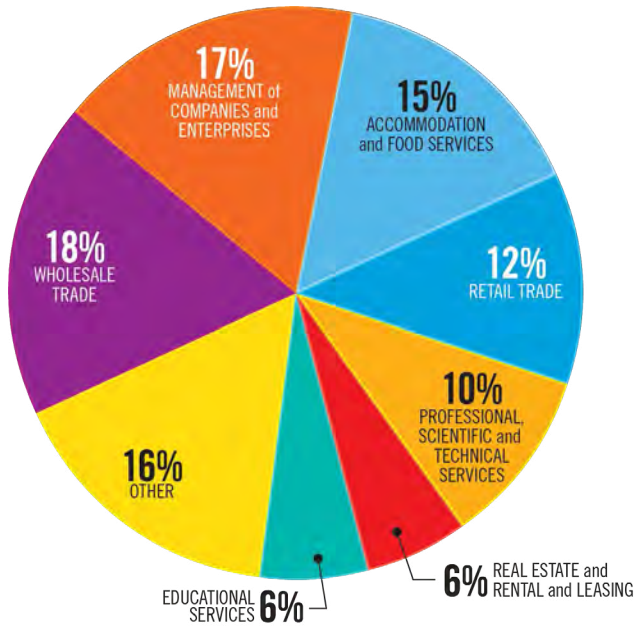
**53 TOTAL HECTARES 2017**



# 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



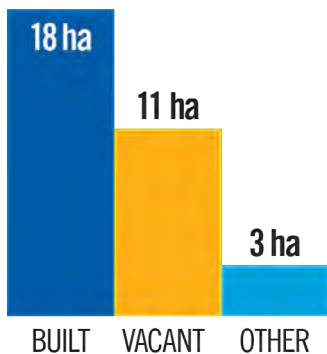
**1,640 JOBS** in 2018  
**253% INCREASE** (1,170 JOBS) SINCE 2008

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

**79%** ONSITE      **21%** OFFSITE

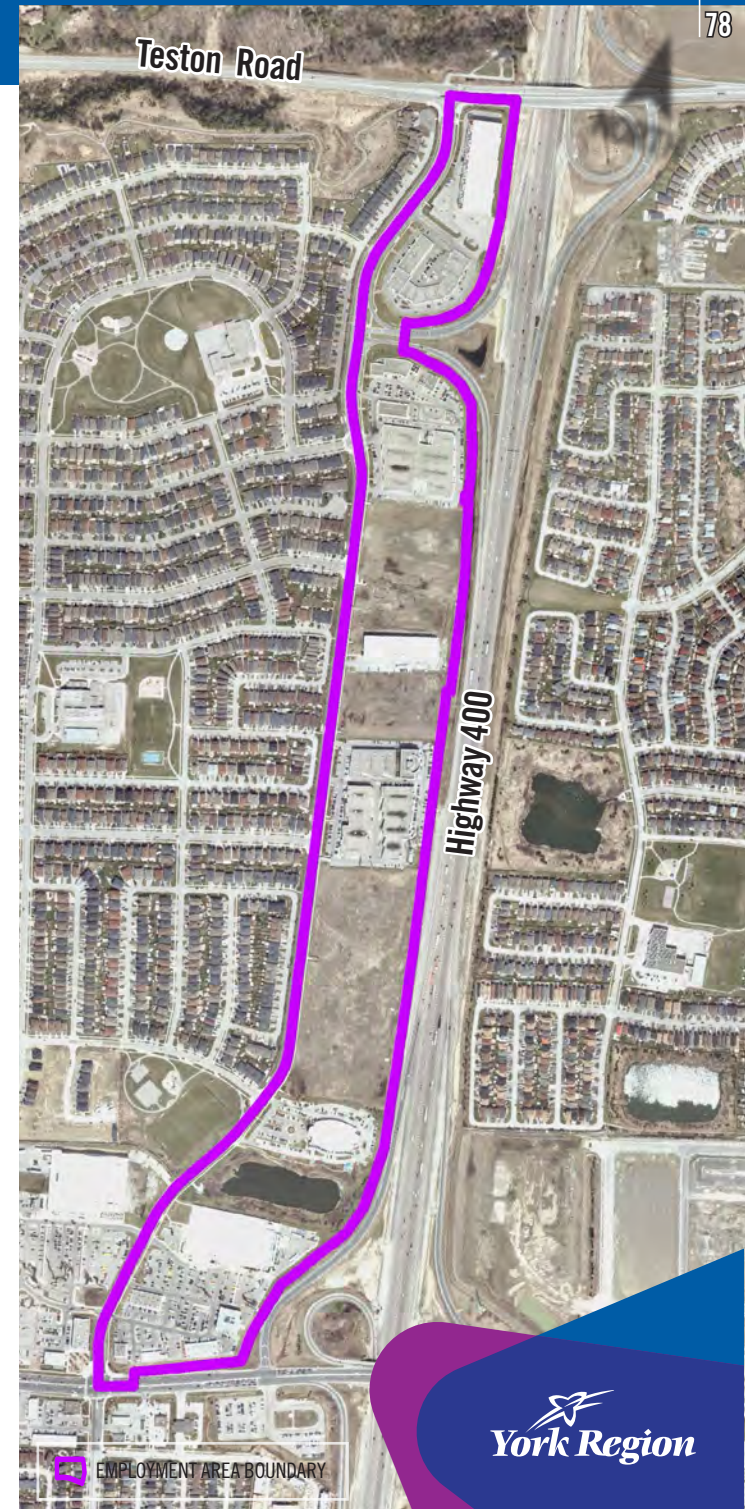
**33%** RETAIL and PERSONAL SERVICES

## 32 TOTAL HECTARES 2017



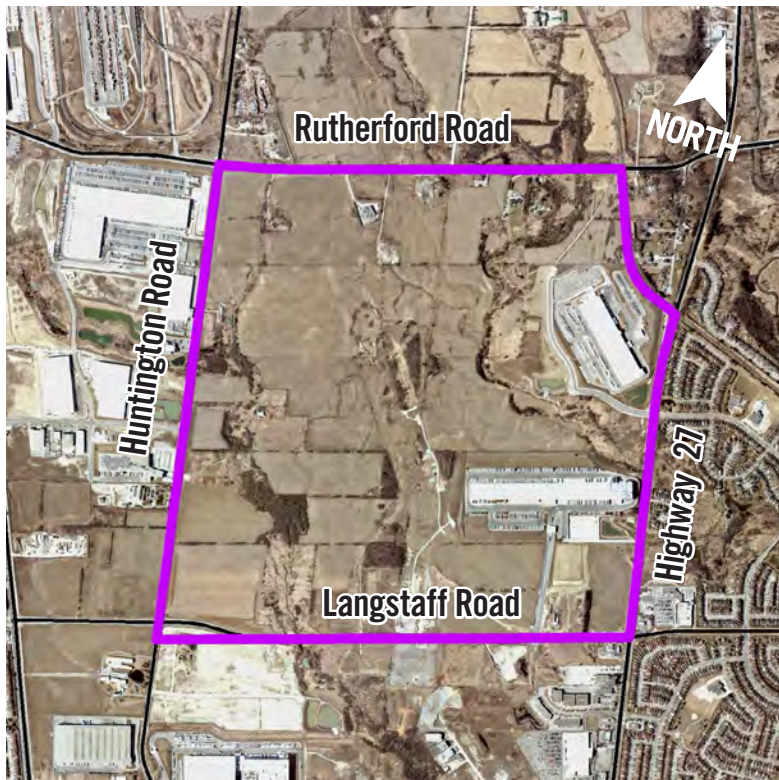
**MAJOR OFFICE**  
 330 JOBS 2 BUILDINGS

**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



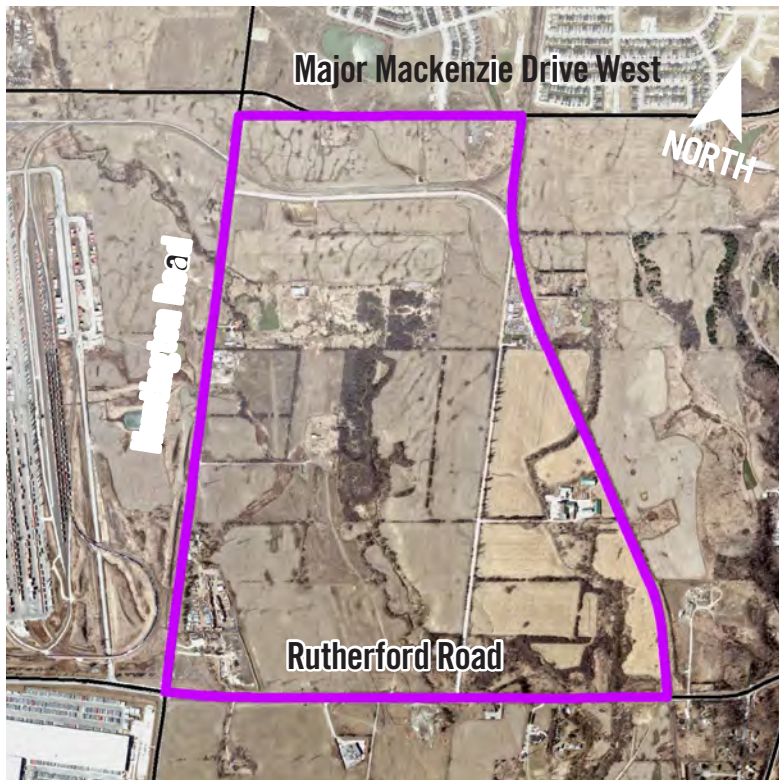
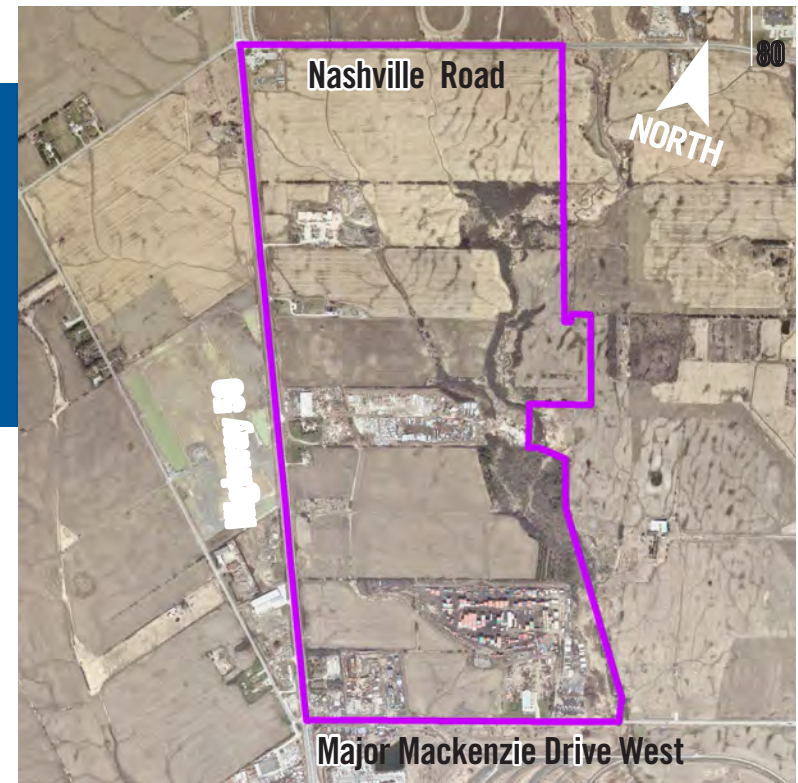
## WEST VAUGHAN-HUNTINGTON EAST (VACANT)

- ▶ 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

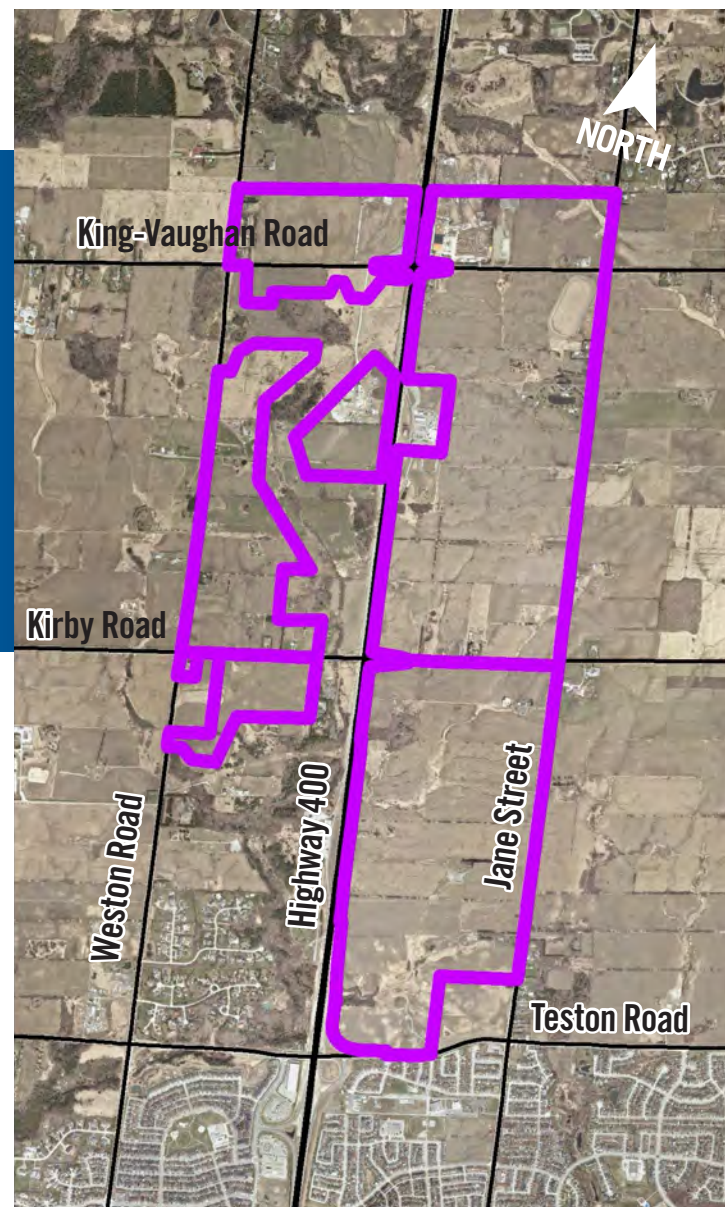


## WEST VAUGHAN-ELDER MILLS (VACANT)

- ▶ 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

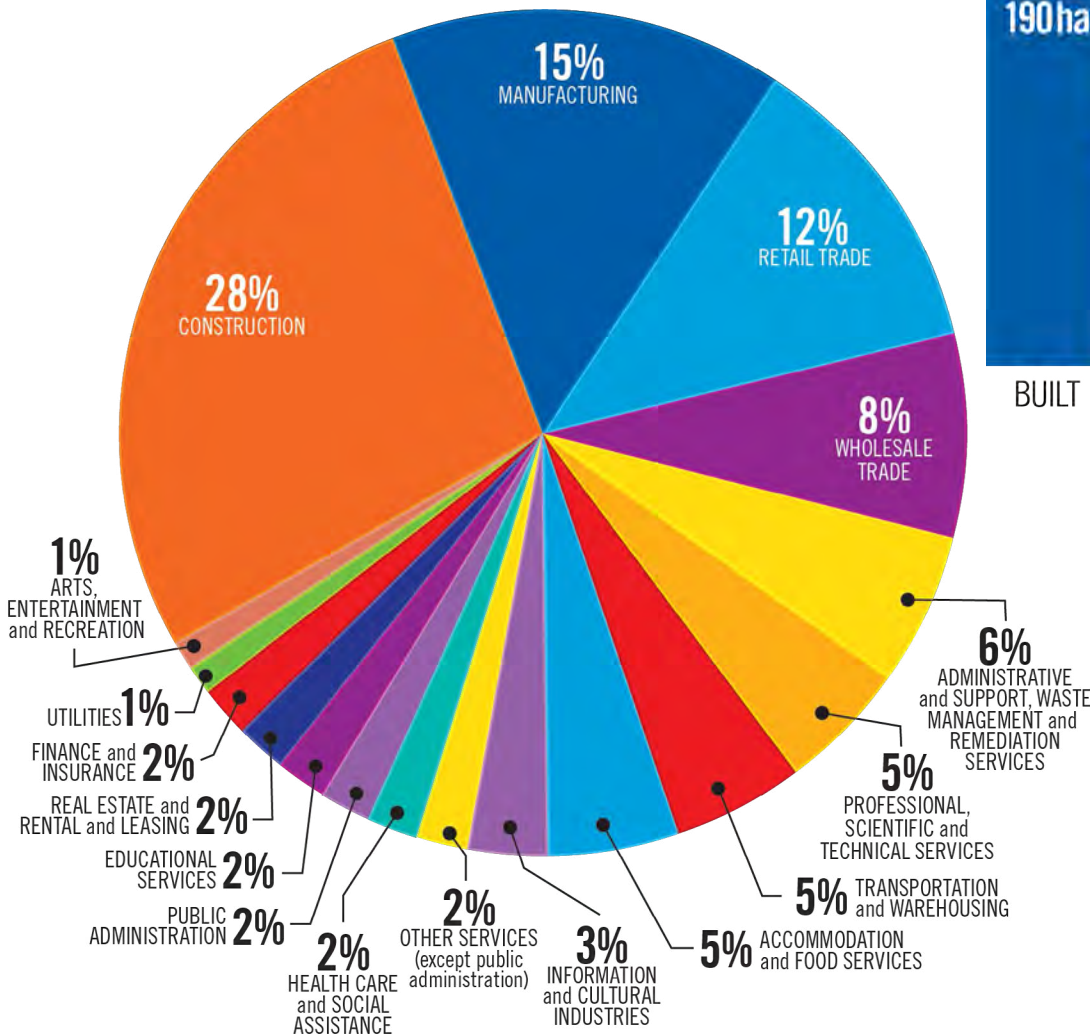
## HIGHWAY 400 NORTH-NORTHEAST, NORTHWEST, TESTON EAST, TESTON WEST (VACANT)

- ▶ 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

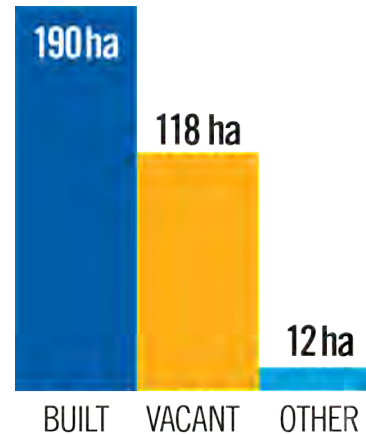


- ▶ Nearly 50 per cent of total job growth in the Town of Whitchurch-Stouffville occurred in employment areas over the past ten years
- ▶ The share of jobs in the Town's employment areas remains predominately in the goods producing sectors, however there has been some modest growth in the services producing 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**

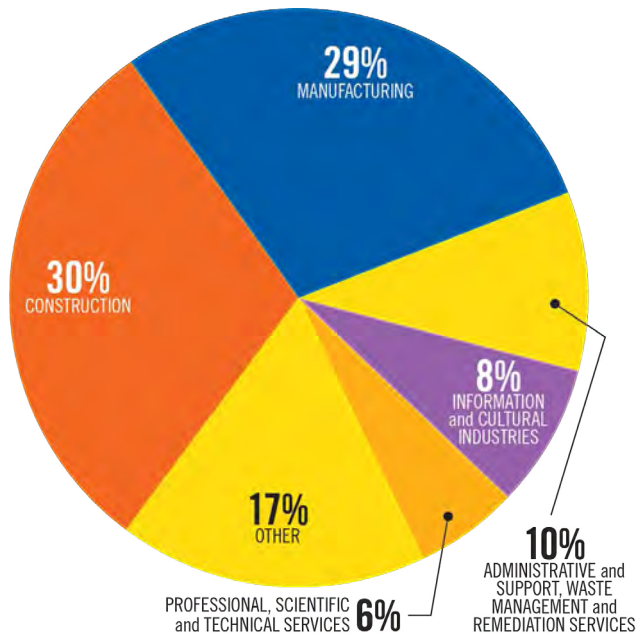
**14 SITES** [15 ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL



# 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

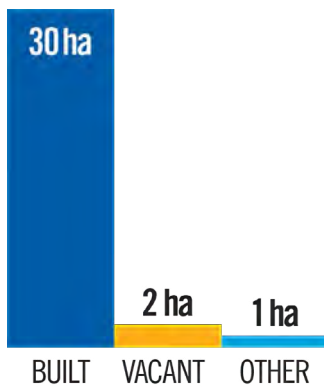
**29% DECREASE** (-320 JOBS) SINCE 2008

**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**

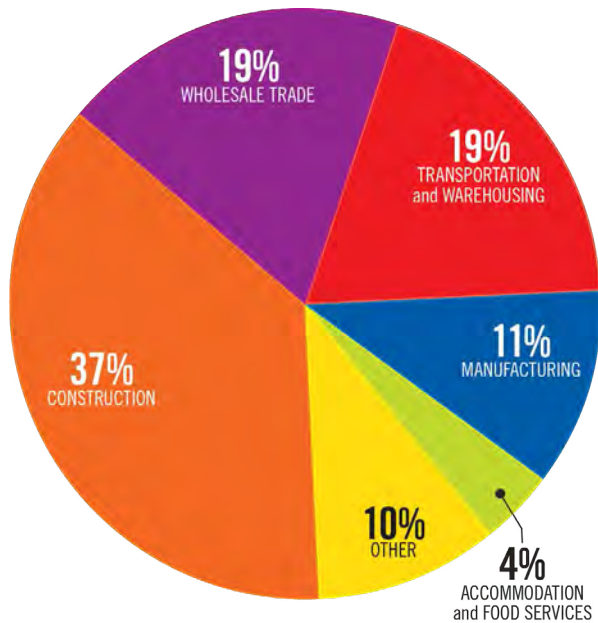
**1 SITE [0.3 ha] TOTAL AREA**  
with **INTENSIFICATION POTENTIAL**



# 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

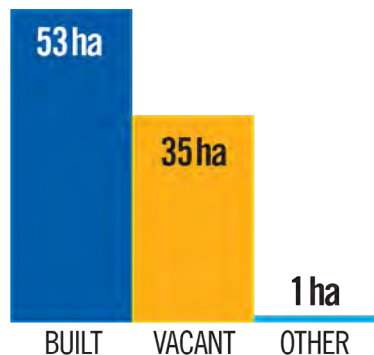
**118% INCREASE** (590 JOBS) SINCE 2008

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

**62% ONSITE**    **38% OFFSITE**

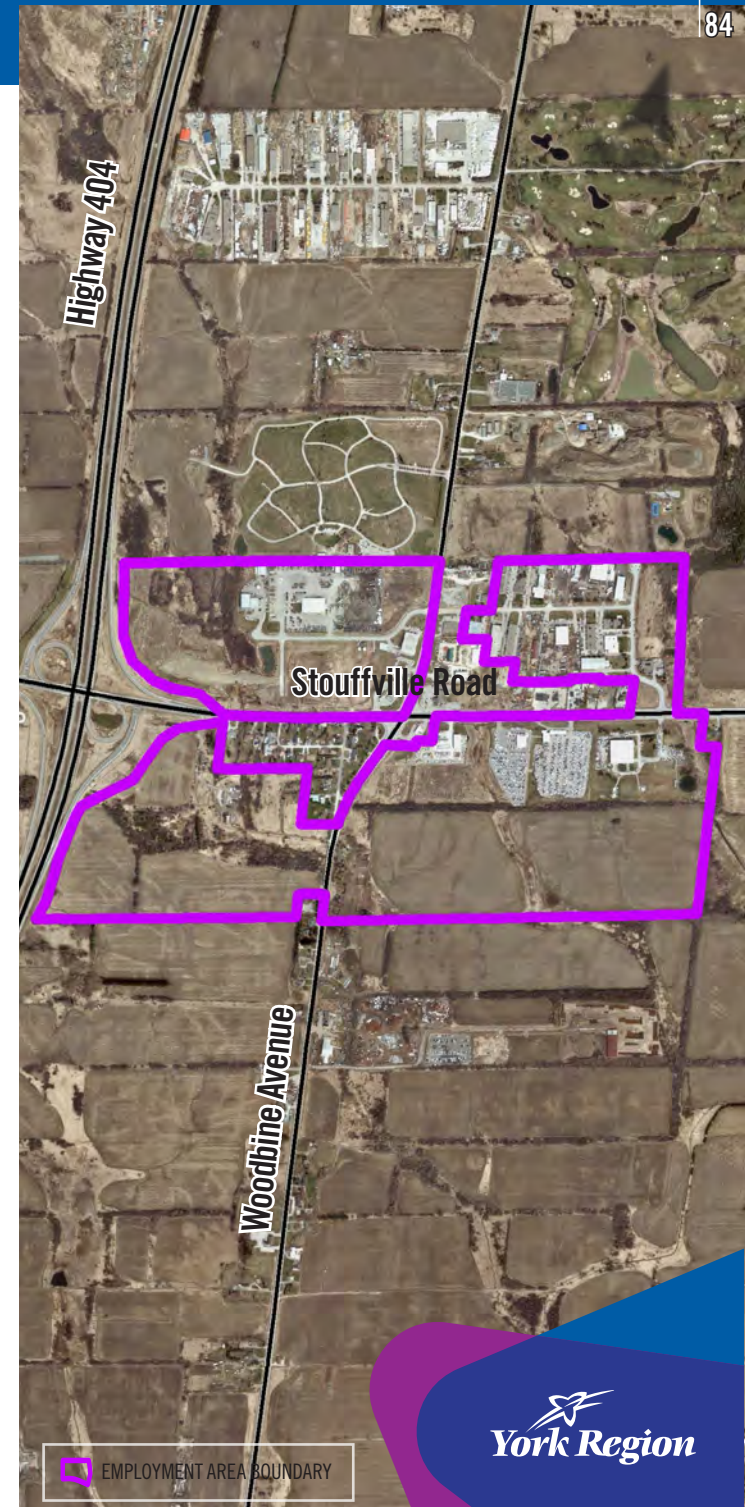
**11% RETAIL and PERSONAL SERVICES**

## 89 TOTAL HECTARES 2017



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

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

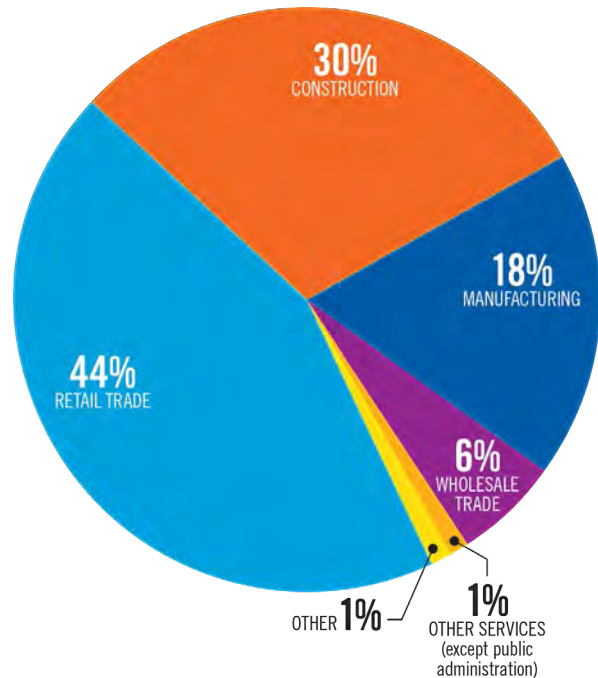


EMPLOYMENT AREA BOUNDARY

# 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

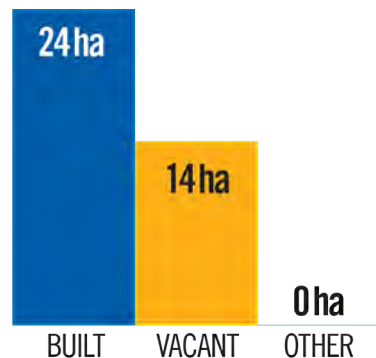
**184% INCREASE** (320 JOBS) SINCE 2008

**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

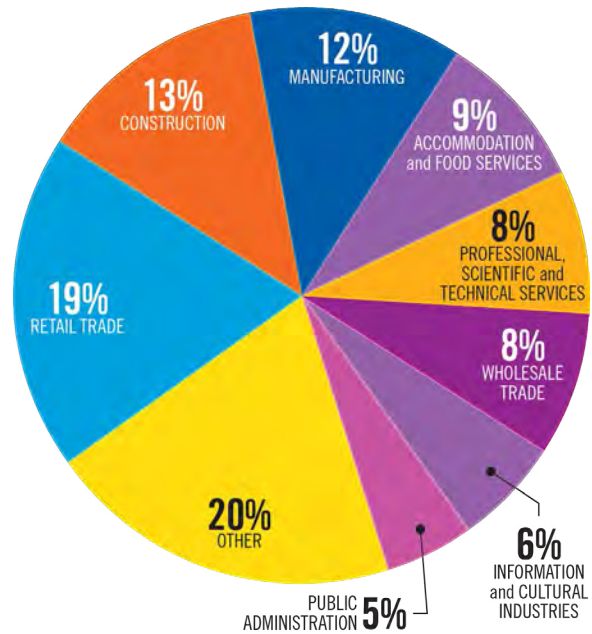
**2 SITES** [2.0ha] TOTAL AREA with INTENSIFICATION POTENTIAL



# 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**

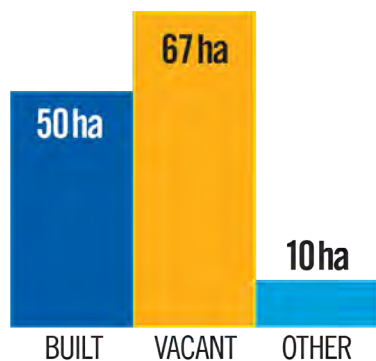
**38%** RETAIL and PERSONAL SERVICES

**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

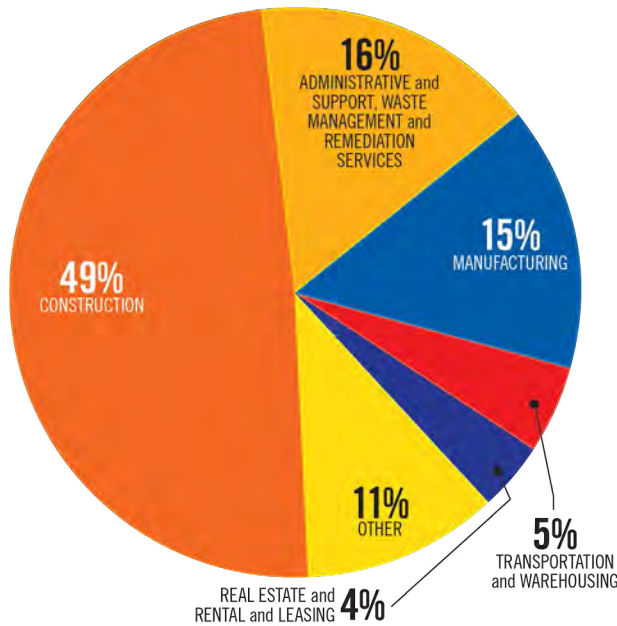


EMPLOYMENT AREA BOUNDARY

# 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

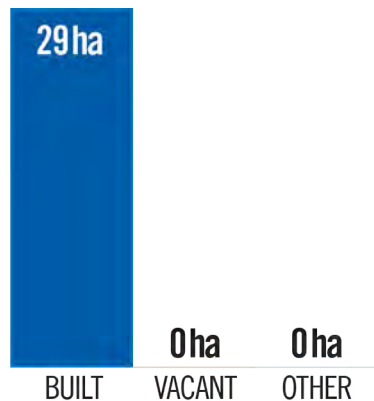
**160% INCREASE** (810 JOBS) SINCE 2008

**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**

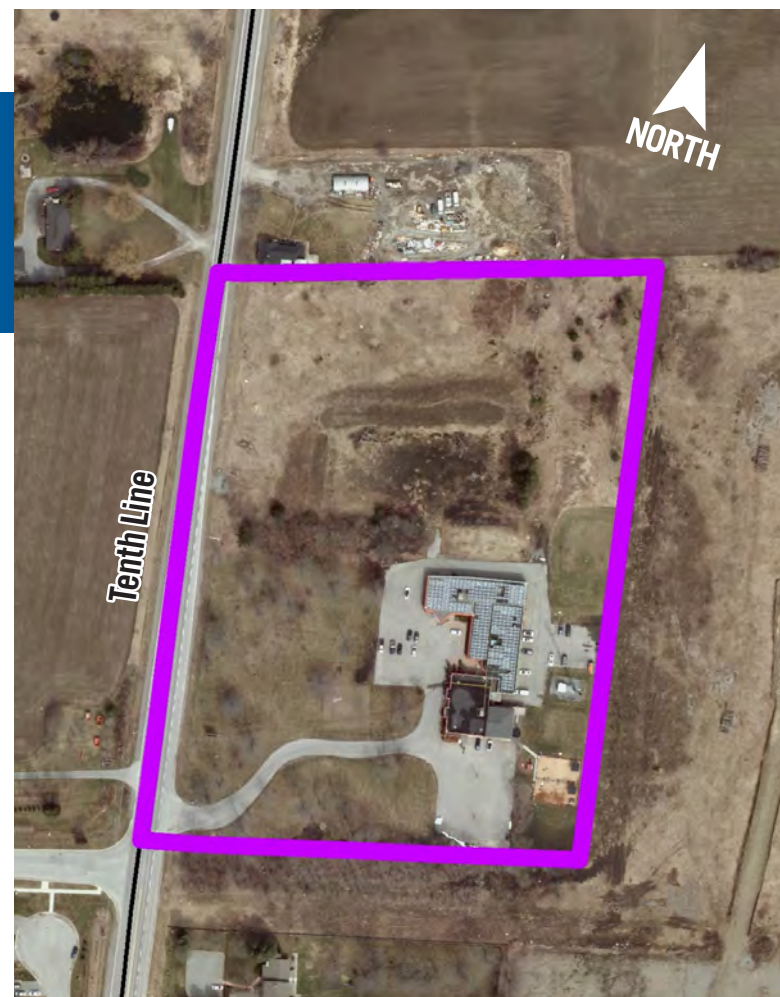
**2 SITES** [1.0ha TOTAL AREA] with **INTENSIFICATION POTENTIAL**





## 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.

<b>Data</b>	<b>Sources and Definitions</b>
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>

<b>Data</b>	<b>Sources and Definitions</b>
	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.
Spatial Data - Employment Area Boundary	<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>
Spatial Data - Major Transit Station Area	<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>
Spatial Data - Ortho photography	<ul style="list-style-type: none"> <li>• 2018 York Region Orthophotography provided by © First Base Solutions Inc.</li> </ul>

## Summary of employment areas policy scan

The purpose of this scan is to gather information on current employment planning practices in both a national and international context. The challenge of planning for the future of employment areas is similar in both contexts. Preserving employment lands, accessibility, providing critical infrastructure, access to a skilled labour force, remaining competitive and integrating employment areas into communities are global challenges. Attachment 3 summarizes the findings from the jurisdictional scan into key themes and provides linkages to the Regional Official Plan (ROP) as well as identifies opportunities for consideration for the ROP review. The jurisdictions examined were:

- City of Toronto, Ontario
- Town of Milton, Ontario
- City of Waterloo, Ontario
- City of Montreal, Quebec
- North Okanagan Region, British Columbia
- Chester County, Pennsylvania
- City of Victoria, British Columbia
- Anaheim, California USA
- Sydney, Australia
- London, UK
- Stockholm, Sweden

Theme	Detail	Regional Examples	Policy Consideration
<p><b>1. Protect and preserve employment areas, specifically inner and core areas, for traditional employment uses such as manufacturing and industrial uses</b></p>	<p>Protect and preserve inner employment areas (lands that are furthest from residential uses and adjacent to highways) for industrial type businesses that are land intensive (lower employment densities) and that have more disruptive activities (e.g. manufacturing).</p> <p>These areas have specific locational requirements and potential to create land use conflicts.</p>	<ul style="list-style-type: none"> <li>• Town of Milton identified these areas as “historical industrial areas” and has provisions in their Official Plan (OP) to preserve them</li> <li>• City of Waterloo preserves employment areas that the city owns with a land holdings company</li> <li>• The City of Toronto OP provides provisions to “preserve core areas for industrial uses”</li> <li>• London, UK designates key industrial sites to retain land for industrial uses. To supplement this, tighter policies have been introduced to limit the release (conversions) of key industrial areas</li> </ul>	<p>The ROP has several policies related to the protection of employment lands including 4.3.3 and 4.3.5</p> <p>Planning staff, through the Employment Area Conversion work, have developed a set of criterion to evaluate employment area conversion requests.</p> <p>Policies that reduce land use conflicts by identifying and maintaining areas for traditional employment uses for the long term will attract and provide for a variety of employment uses, creating opportunity for residents.</p>

Theme	Detail	Regional Examples	Policy Consideration
<p><b>2. Allow and encourage a mix of land uses, increased density and a broader range of employment uses along fringe* and strategic areas</b></p> <p><i>*While the definition of 'Fringe Areas' varies, it is most commonly defined as the outermost areas or border surrounding the perimeter of an employment area.</i></p>	<p>Allow flexibility for increases in density and mixed uses in areas most accessible by public transportation (along major arterials, nodes, corridors).</p> <p>More flexibility creates integration of employment areas with adjacent non-employment uses and attracts high density employment uses that benefit from mixed-use and amenity rich environments.</p>	<ul style="list-style-type: none"> <li>• Sydney, Australia permits affordable housing on the fringe of employment areas, furthest away from disruptive activities (such as industrial uses). This more flexible approach to land-uses in employment areas creates a mix of land uses. Additionally, Sydney changed their strategic plan employment designations from “industrial” to “employment” to emphasize design rather than specific use</li> <li>• The Town of Milton has a Residential/Employment designation in their OP applying to lands where a mix of uses is appropriate based on specific locational considerations. The main permitted use within this designation is residential and gives consideration to integrating employment uses such as office, light industrial and institutional uses.</li> </ul>	<p>The ROP includes policies to allow for flexibility and mixed uses. It directs mixed-use to Regional Centres and Corridors as a component of City Building.</p> <p>Major Transit Station Areas (MTSA) are being identified through the MCR. MTSA work will identify areas with existing high densities or potential for higher densities and will encourage intensification and a mix of land uses, where appropriate, within these areas.</p>
<p><b>3. Develop implementation plans and guidelines to improve built form, urban structure and public realm within and adjacent to employment areas</b></p>	<p>Aging built-form has commonly been listed as a weakness of employment areas. By improving the built-form and therefore the public realm, employment areas become more attractive to employers and also help businesses attract talent.</p>	<ul style="list-style-type: none"> <li>• The City of Waterloo through their Employment Area Implementation Plan, listed five characteristics of what was considered a successful employment area including character, walkability, transit, amenities, flexibility and safety. Additionally, a master plan was created for each employment area.</li> <li>• Anaheim, CA created landscape design guidelines to beautify the built form, and created a mobility and connectivity plan to</li> </ul>	<p>ROP includes objectives for planning for employment lands to ensure the long term supply and effective planning and design of employment lands.</p> <p>Specifically, policies 4.3.15 and 7.2.5 speak to the design of employment lands to be</p>

Theme	Detail	Regional Examples	Policy Consideration
	Implementation plans and guidelines set standards to guide development and policy implementation by creating desirable built-form standards.	<p>encourage bike share program and bus shuttle programs to run to train stations as part of a 'multifaceted approach' to update employment areas</p> <ul style="list-style-type: none"> <li>• Chester County, PA identified its weaknesses with its employment areas / office parks included limited connectivity to transit, ageing office buildings, limited affordable housing within a reasonable commuting distance, and previously segregating office parks from other office uses.</li> <li>• Montreal's Master Plan aims to improve architectural and urban quality of employment areas by implementing measures that reinforce the urban character and favour the reconfiguration of these areas in accordance with the architectural and public space improvement principles, increase the multifunctional roles of business and retail areas and through a detailed planning process define the means for redeveloping identified business and retail areas</li> </ul>	<p>transit accessible, walkable and provide safe pedestrian facilities.</p> <p>Further opportunities exist at the Regional and Local Municipal level to develop built form standards or guidelines to improve ageing/existing employment areas that will attract new businesses and highly skilled workforce.</p>
4. <b>Encourage redevelopment and rejuvenation through marketing strategies and incentives</b>	Encouraging redevelopment and rejuvenation of older or in-transition employment areas by implementing strategies and policies addressing these areas to support their redevelopment and attract prospective investors.	<ul style="list-style-type: none"> <li>• Anaheim, CA uses development agreements as incentives for developers who include plazas and open public space as part of their development plan to, "continue to provide special incentives and improvement programs (e.g., density bonuses)to revitalize major business corridors and employment centers."</li> </ul>	York Region's Economic Development Action Plan sets strategic actions each term of Council. The next iteration of the Plan will be done in conjunction with the MCR to align policy with



Theme	Detail	Regional Examples	Policy Consideration
		<ul style="list-style-type: none"> <li>• City of Waterloo emphasizes creative solutions to rejuvenate employment areas including eco-industrial parks, marketing strategies, incentives through Community Improvement Plans</li> <li>• Town of Milton included an objective in their Official Plan to revitalize employment areas, by encouraging ‘ revitalization and conversion of older employment and industrial areas, where appropriate’</li> <li>• Victoria developed responses such as Business Improvement Areas (BIAs), incubation and acceleration programs, financial incentives and by creating innovation / creative districts in their Official Community Plan (OCP)</li> <li>• Montreal Master Plan supports the revitalization and redevelopment of sites previously occupied by heavy industry or railyards. The rehabilitation of these sites will contribute to the renewal of the City as well as create added value for its economy.</li> <li>• Chester County, PA identified the threats to its employment areas / office parks which were: outdated buildings responsive to today’s employment market, the overbuilding of specific uses during redevelopment, difficulty of attracting employees and the tech / collaborative economy with shared space, and changes in millennial behaviour.</li> </ul>	<p>implementation. An opportunity exists to examine a Regional or Local approach to identifying existing older or in-transition employment areas and supporting their redevelopment through policy or incentive-based programs.</p>

Theme	Detail	Regional Examples	Policy Consideration
<p>5. <b>Increasing densities in underutilized employment areas</b></p>	<p>Realizing the potential of other employment areas to create new and vibrant areas that add value to the economy.</p> <p>Identify underutilized employment areas for redevelopment to increase densities and address traffic congestion into existing employment areas.</p>	<ul style="list-style-type: none"> <li>• London, UK mapped areas of intensification that can support redevelopment at higher densities. The London Plan includes minimum guidelines for employment capacity as well as a set of policies that include taking into consideration locational characteristics and the integration of existing uses in the surrounding areas.</li> <li>• Stockholm’s Master Plan identifies expanding job creation outside the downtown area to ease traffic congestion. This includes the identification of sites outside the downtown that could be re-purposed for employment uses</li> <li>• Montreal intends to support the conversion of large brownfields by defining and implementing a development strategy for each site that would promote the intensification of employment in those areas</li> </ul>	<p>ROP requires that employment lands are flexible and adaptable for future redevelopment and intensification opportunities such as 4.3.18 and 4.3.19</p> <p>Analysis (Planning for Employment Background Report, Attachment 1) has been completed through the MCR process identifying employment areas for intensification potential, noting that since 2011, 60% of employment area employment growth has been accommodated in existing spaces.</p>
<p>6. <b>Ensuring servicing and critical infrastructure are available in employment areas to attract investment</b></p>	<p>Investing in critical and sought after infrastructure such as broadband, transit and water/wastewater facilities, that will attract new businesses,</p>	<ul style="list-style-type: none"> <li>• North Okanagan, BC promotes regional employment land growth by focusing on transportation connections and prioritizing parcels of land that will yield the most benefit in terms of employment lands development by dividing them into ‘Investment Zones’ to ensure each zone has sufficient infrastructure, visibility and market attractiveness</li> </ul>	<p>The ROP includes policies related to infrastructure investment including 4.1.1 and 4.1.5. Further, the Region has made considerable investments in transit infrastructure to support job create and strengthen the Regional economy.</p>

Theme	Detail	Regional Examples	Policy Consideration
		<ul style="list-style-type: none"> <li>City of Waterloo Section 7.2 (employment areas) of the Waterloo OP states, “Make strategic investments, or provide support to other public agencies and/or private entities, to provide key competitive infrastructure that supports sustainable business development and activity”</li> </ul>	<p>York Region’s 2019 Capital Budget includes \$949 million in transportation investments.</p>
<p><b>7. Provide employers with a skilled workforce by ensuring access to housing options and quality education</b></p>	<p>A skilled workforce is an essential component to business attraction and retention.</p>	<ul style="list-style-type: none"> <li>Stockholm relates the importance of remaining attractive for businesses by continuing to offer access to a skilled workforce, high-quality educational institutions and a fully functioning housing market with a wide choice of tenure types</li> </ul>	<p>The Economic Development Action Plan addresses key components of access to a skilled workforce for business attraction. Staff continues to support the York University Markham campus that aims to develop programming that will connect students to the local business community.</p> <p>The ROP includes a comprehensive set of policies related to affordable housing to promote, encourage and provide housing options in York.</p>

Theme	Detail	Regional Examples	Policy Consideration
<p>8. <b>Provide amenities for businesses and employees within employment areas and within close proximity to employment areas or business parks</b></p>	<p>Amenity rich areas and accessible work environments are increasingly important in attracting businesses and workers.</p> <p>Permit a wide range of employment uses adjacent to major road arteries, or broader community nodes, to attract high density employment.</p>	<ul style="list-style-type: none"> <li>• City of Toronto OP includes “uses that support the prime economic function of employment areas, such as parks, small scale retail stores and services to meet the daily needs of business and employees, workplace daycare and restaurants, must also be readily accessible within employment areas.”</li> <li>• Stockholm promotes a mix of functions that create vibrant and safe environments with people moving around and encountering others virtually round the clock. This benefits the streetscape and local cohesion and creates a thriving climate for businesses.</li> </ul>	<p>The ROP limits ancillary uses on employment lands to protect them for employment uses (4.3.11)</p> <p>Future opportunities include adding flexibility to this policy to encourage uses that create vibrant multi-functional employment areas without compromising their primary function.</p>

May 17, 2019

Ms. Lisa Lyons  
Director of Legislative Services/Town Clerk  
Town of Newmarket  
395 Mulock Drive, P.O. Box 328  
Newmarket, ON L3Y 4X7

Dear Ms. Lyons:

**Re: Growth and Development Review 2018**

On May 16, 2019 Regional Council adopted the following recommendation:

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

The original staff report is enclosed for your information.

Please contact Paul Bottomley, Manager, Policy, Research and Forecasting at 1-877-464-9675 ext. 71530 if you have any questions with respect to this matter.

Sincerely,



Christopher Raynor  
Regional Clerk

Attachments

# The Regional Municipality of York

Committee of the Whole  
Planning and Economic Development  
May 9, 2019

Report of the Commissioner of Corporate Services and Chief Planner

## Growth and Development Review 2018

### 1. Recommendation

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

### 2. Summary

The Growth and Development Review 2018 provides Council with key development and population indicators in York Region and reports on the competitiveness of York Region's economy within the Greater Toronto and Hamilton Area (GTHA), the Province and Canada.

Key Points:

- Between 2017 and 2018, York Region's population grew by 22,800 or 2.0 per cent and employment grew by 15,120 jobs or 2.4 per cent
- The Region's 2018 unemployment rate of 4.6 per cent is second lowest in the GTHA
- Residential building permits were issued for 7,902 dwelling units in 2018, representing a 30.7 per cent increase from 2017
- Housing completions in the Region increased in 2018 by 56.5 per cent to 10,230 compared to 6,535 in 2017

### 3. Background

#### **Annual Growth and Development Review report provides a broad perspective on important economic indicators**

Since 1995, York Region has published a Growth and Development Review report each year. The report highlights key economic indicators which illustrate general trends in the economy.

The 2018 report includes information on:

- Economic outlook
- Population growth
- Residential market and building activity
- Industrial, Commercial and Institutional (ICI) market and building activity, and
- Overall construction value

Data for this review is sourced from Statistics Canada, the Canada Mortgage and Housing Corporation, the Toronto Real Estate Board and private firms which publish documents summarizing key trends within the GTHA and beyond. A thorough understanding of this information provides background for effective policy development, York Region Official Plan monitoring, Municipal Comprehensive Review (MCR) and economic strategy initiatives.

## 4. Analysis

### Global growth is anticipated to weaken in 2019 and 2020

In 2018 the Global economy recorded GDP growth of 3.7 per cent compared to 3.8 per cent in 2017. According to the International Monetary Fund (IMF), activity is projected to weaken, with Global GDP forecast at 3.5 per cent for 2019 and 3.6 per cent for 2020. U.S. GDP is anticipated to decrease to 2.5 per cent in 2019 from 2.9 per cent in 2018. Trade disagreements and resulting policy uncertainty are key factors influencing global growth and declines are anticipated in both advanced, and emerging and developing economies.

Canada recorded GDP growth of 2.1 per cent in 2018, lower than the 3.0 per cent recorded in 2017. The IMF forecast for Canada is for slower growth of 1.9 per cent in both 2019 and 2020, due to a drop in global oil prices, softening housing markets and higher interest rates (Table 1).

**Table 1**  
**Economic Growth Projections**

	Ontario	Canada	U.S.	Global
	(Per cent change)			
2017	2.8	3.0	2.2	3.8
2018	2.2	2.1	2.9	3.7
2019	1.9	1.9	2.5	3.5
2020	1.3	1.9	1.8	3.6

Source: World Economic Outlook (January 2018): International Monetary Fund and RBC Provincial Outlook (December 2018)

## The United States-Mexico-Canada Agreement (USMCA) and a lower Canadian dollar can lead to increased exports to the U.S.

York Region's economy is closely related to U.S. GDP growth, as there is a strong trade relationship between Canada and the United States and the Region is a key recipient of U.S. foreign direct investment. According to RBC, completion of the USMCA has lifted uncertainty and should weigh favourably for investment decisions. Although U.S. GDP is forecast to soften, with the unwinding of fiscal stimulus, strong domestic demand growth is anticipated which will support rising imports and increased demand for Canadian goods such as raw building materials and manufactured products. A lower Canadian dollar also promotes exports with the U.S. (Figure 1).

According to RBC, Ontario's GDP is anticipated to ease from 2.2 per cent in 2018 to 1.9 per cent in 2019 and to slow further to 1.3 per cent in 2020. Housing starts are anticipated to soften in 2019 as increased interest rates and introduction of the mortgage stress test in early 2018 impact the market. In the non-residential sector there are positive export prospects following the USMCA deal and businesses are already boosting capital spending to expand operations and become more productive. York Region businesses that export are well positioned to take advantage of continued domestic demand growth in the U.S. market.

**Figure 1**

### 10 Year Canadian Dollar (Daily Rate in U.S. Cents) 2009 - 2019



Source: Bank of Canada

The Bank of Canada (BoC) has raised interest rates by two basis points during the past year to 1.75 per cent in an effort to keep a lid on inflation. The BoC Governor has indicated that slower growth than anticipated in late 2018 and into 2019 will result in rates staying the same throughout 2019 and into 2020, in an effort to help stimulate economic activity.

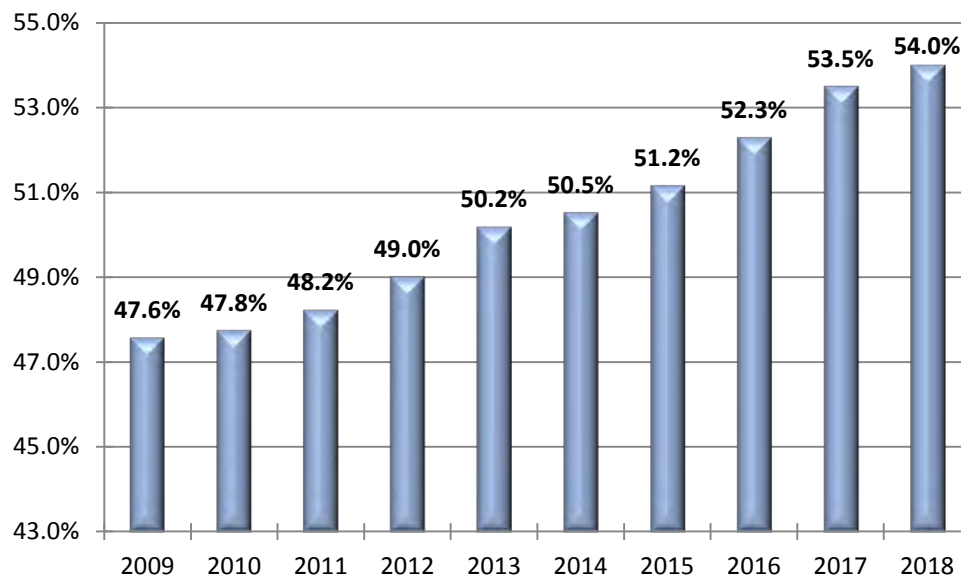


York Region's economy continues to create jobs, with total employment increasing steadily by approximately 3 per cent annually over the past five years. As reported in the York Region Employment and Industry report to Council on [March 7, 2019](#), from 2017 to 2018, there were approximately 15,120 jobs added for an estimated total of 636,630 jobs in York Region.

## **York Region's activity rate continues to increase and is greater than the Regional Official Plan target**

The activity rate is the ratio of total employment to total population which is different from the live work ratio that measures the per cent of York Region's labour force that both live and work in the Region, as reported in the [York Region Official Plan Monitoring Report](#). One of the objectives of the Regional Official Plan is to create high-quality employment opportunities for residents, with a goal of 1 job for every 2 residents. Balanced growth in both population and employment contributes to a high standard and quality of life. An activity rate of 50 per cent or a 2:1 ratio is consistent with the Regional Official Plan target. York Region's activity rate has been increasing since 2010, as shown on Figure 2, and is currently 53.6 per cent.

**Figure 2**  
**York Region Activity Rate 2009 - 2018**



Source: York Region Planning and Economic Development Branch

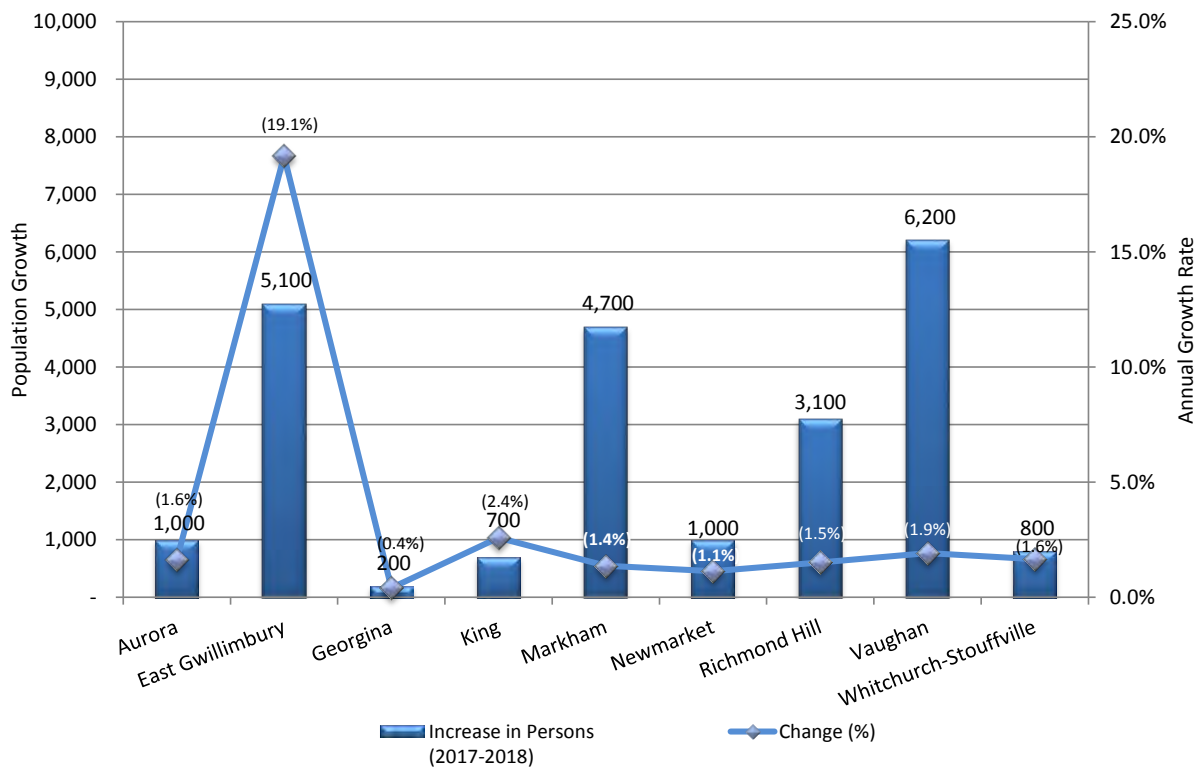
## **York Region's population grew by 22,800 in 2018, accounting for 14.9 per cent of GTHA growth**

It is estimated that York Region's population grew by 22,800 (2.0 per cent) in 2018 to 1,191,400 people.

The Growth Plan includes a forecasted population target of 1,590,000 in 2031 (mid-year). The Region was below forecast for 2018 by 71,000 people. Annual growth of 31,500 is required to reach the 2031 Growth Plan forecast.

All municipalities within York Region experienced growth in 2018. Vaughan, East Gwillimbury and Markham recorded the greatest increases in population of approximately 6,200, 5,100 and 4,700 respectively (Figure 3). East Gwillimbury experienced the highest rate of growth in York Region for 2018 at 19.2 per cent.

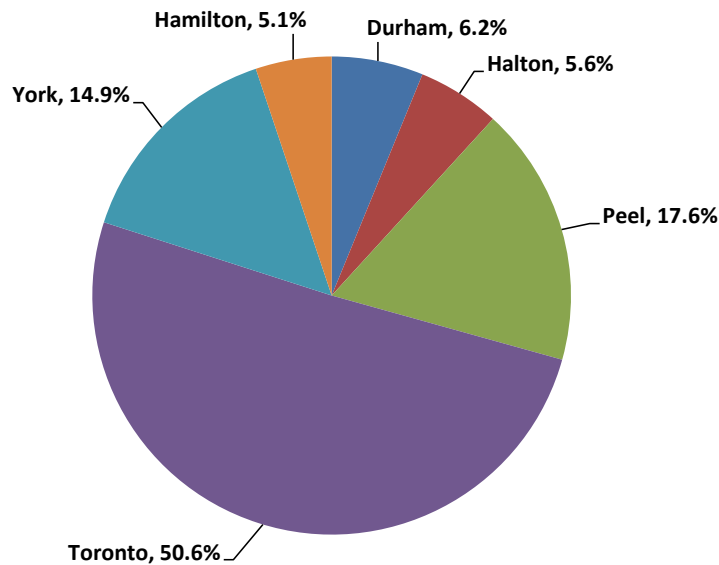
**Figure 3**  
**York Region 2018 Population Increase and Percentage Rate of Growth by Local Municipality**



Source: York Region Planning and Economic Development Branch

York Region's growth of 22,800 people represents a 14.9 per cent share of GTHA growth in 2018 (Figure 4), a slight increase from its 2017 share of 14.7 per cent. The population growth shares for the 905 areas decreased except for Peel Region, while the City of Toronto's strong population growth continued with a share of 50.6 per cent. York Region's share of the total GTHA population is approximately 16 per cent.

**Figure 4**  
**Share of Population Growth by GTHA Municipality 2017 - 2018**



Source: York Region Planning and Economic Development Branch and Statistics Canada

**Average housing prices for all resale units in York Region decreased in 2018 while condominiums increased by 2.1 per cent**

The residential resale housing market continued to soften within York Region in 2018, as there were 11,940 resale units sold, a decrease of 21 per cent from 2017. In York Region, the average cost of a resale residential unit (all dwelling types) in 2018 was \$916,449, a 13.6 per cent decline (Table 2), while a resale single detached unit decreased by 15.3 per cent to \$1,123,734 compared to \$1,326,113 in 2017. Apartment condominiums recorded a slight increase in average price of 2.1% year over year.

Housing prices across the Greater Toronto Area (GTA) decreased in 2018 by 4.5 per cent to \$787,300. York Region’s average resale housing price (all dwelling types) is 16.4 per cent higher than the GTA average in 2018 at \$916,449.

Resale housing prices and sales for the first two months of 2019 have remained consistent with the previous year with the average price of \$896,817 and 1,383 sales recorded to February 2019, compared to an average of \$885,864 and 1,398 sales during the first two months of 2018.

According to the Toronto Real Estate Board (TREB), home prices were up slightly in the City of Toronto and down in surrounding GTA regions in 2018. This dichotomy reflects the fact that the condominium apartment segment, which accounted for a large proportion of sales in the City of Toronto, performed better from a pricing perspective than the detached market

segment. The average price for condominium apartment sales across the TREB market area was up by 7.8 per cent year-over-year.

**Table 2**  
**Total Number of Housing Resales and Average Housing Price**  
**in York Region, 2017 and 2018 (all dwelling types)**

	Housing Resales			Average Housing Price		
	2017	2018	Change (%)	2017	2018	Change (%)
Aurora	962	865	-10.1%	\$1,088,206	\$901,242	-17.2%
East Gwillimbury	442	458	3.6%	\$958,309	\$806,250	-15.9%
Georgina	1,063	666	-37.3%	\$647,174	\$562,010	-13.2%
King	386	287	-25.6%	\$1,611,873	\$1,415,899	-12.2%
Markham	3,958	3,045	-23.1%	\$1,070,241	\$913,500	-14.6%
Newmarket	1,428	1,129	-20.9%	\$914,679	\$755,473	-17.4%
Richmond Hill	2,669	2,006	-24.8%	\$1,173,061	\$1,002,417	-14.5%
Vaughan	3,479	2,916	-16.2%	\$1,093,272	\$977,650	-10.6%
Whitchurch-Stouffville	663	568	-14.3%	\$1,078,438	\$909,664	-15.6%
<b>York Region Total</b>	<b>15,050</b>	<b>11,940</b>	<b>-20.7%</b>	<b>\$1,061,271</b>	<b>\$916,449</b>	<b>-13.6%</b>

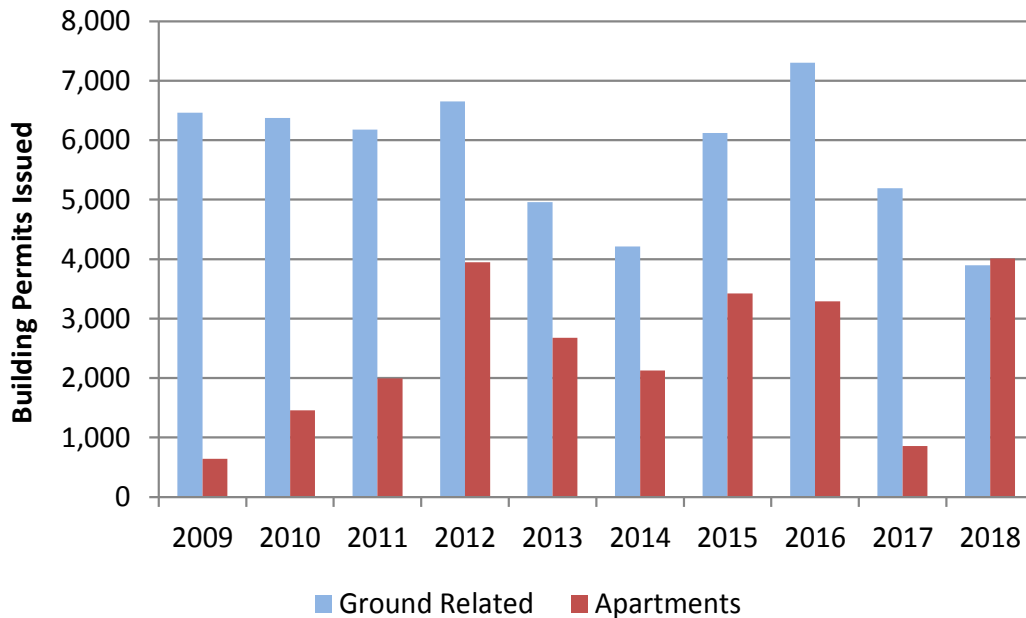
Source: Toronto Real Estate Board, Market Watch, 2018

## Higher residential building permits were recorded in 2018

Trends in new housing activity can be assessed by looking at building permit activity and housing completions. Building permits show construction underway (or soon to be underway), while housing completions provide a record of units recently occupied, or ready to be occupied.

Across the GTHA, total building permits issued increased by 31.2 per cent in 2018. The increase was represented across almost all the GTHA municipalities, but was most significant in Peel and Toronto, where the annual growth rate was 69 per cent and 57.5 per cent for 2018. In York Region, residential building permits were issued for 7,902 dwelling units in 2018, representing a 30.7 per cent increase from the 2017 total of 6,048 units.

**Figure 5**  
**York Region Residential Building Permits by Unit Type**  
**2009 - 2018**



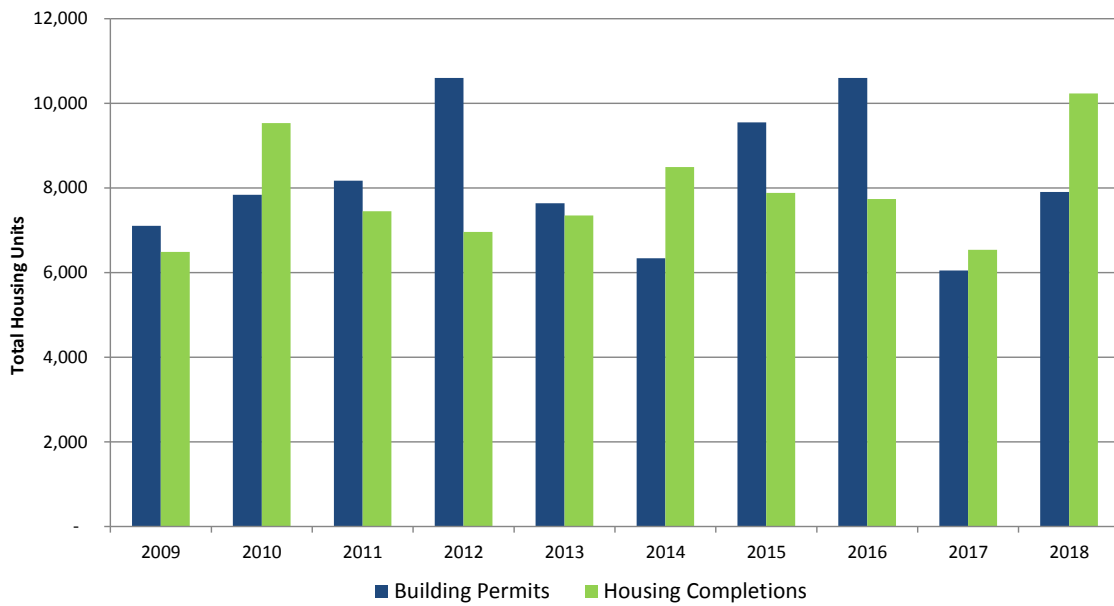
Source: Local Municipal Building Reports, 2018

Markham, Vaughan and Richmond Hill accounted for approximately 80 per cent of the total residential building permit activity in 2018 with 35 per cent, 32 per cent and 13 per cent respectively.

The number of residential building permits issued in Markham and Richmond Hill increased from 2017 levels by 291 per cent and 21 per cent respectively. The large increase in Markham was due to a low overall number in 2017 and a large increase in apartment units from zero in 2017 to 1,425 in 2018.

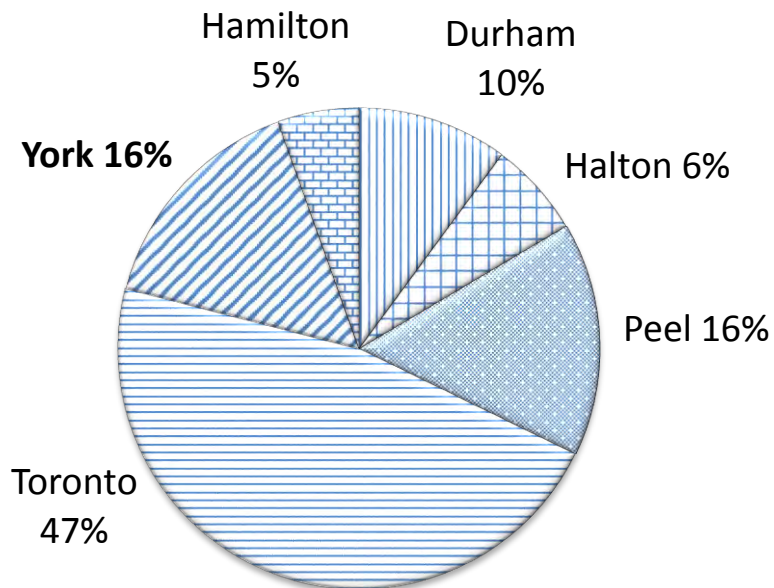
Housing completions in the Region increased in 2018 by 56.5 per cent to 10,230 (Figure 6) from the 2017 number of 6,535. York Region continues to be a strong contributor to GTHA development activity accounting for a 16 per cent share of 2018 GTHA residential building permit activity (Figure 7) and along with Peel Region, was second to the City of Toronto.

**Figure 6**  
**York Region Residential Building Permits and Housing Completions**  
**2009 - 2018**



Source: Local Municipal Building Reports and Canada Mortgage and Housing Corporation

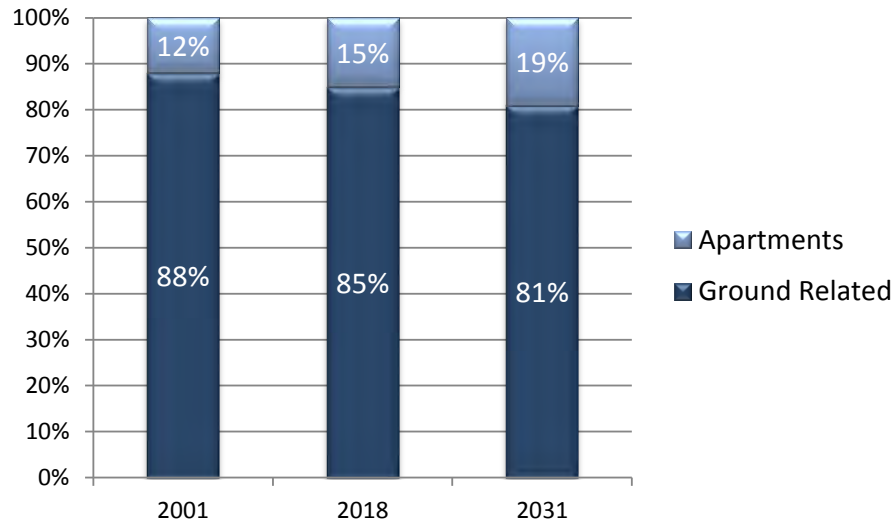
**Figure 7**  
**2018 GTHA Residential Building Permit Activity: Shares by Municipality**



Source: Local Municipal Building Reports and Statistics Canada

The 2018 breakdown of new residential building permits issued in York Region was 20 per cent single-detached, 4 per cent semi-detached, 26 per cent row and 51 per cent apartment units. York Region’s housing mix for all unit types continues to diversify as the proportion of apartment unit dwellings has increased from 12 per cent in 2001 to 15 per cent in 2018, and is forecast to be 19 per cent in 2031 (Figure 8).

**Figure 8**  
**Mix in Housing Stock in York Region**  
**2001 - 2031**



Source: York Region Planning and Economic Development Branch

### **Residential development activity is projected to remain strong**

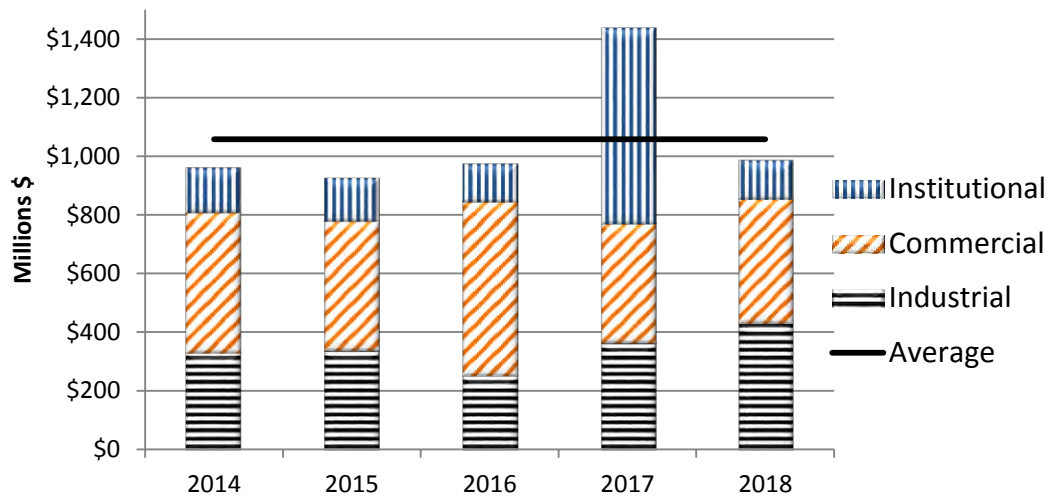
As outlined in the 2018 Development Activity Summary report to Council on [April 11, 2019](#), registration of plans of subdivision and plans of condominium for 2018 has remained strong. In total, 69 plans of subdivision and condominium were issued clearances for registration, for a total of 5,731 residential units in 2018. As of December 31, 2018, regional staff estimate that there are approximately 41,000 dwelling units of all types that are registered unbuilt and draft approved and a further approximate 45,000 dwelling units under application. Therefore, it is anticipated that building permit and housing completion activity will remain strong over the next few years.

### **Industrial and commercial construction values increased over last year and the total ICI construction value is comparable to a strong ten year average**

The total Industrial, Commercial, and Institutional (ICI) construction value for 2018 was \$987 million, 31 per cent below the 2017 value. Although a large annual drop, both industrial and commercial construction values in York Region increased over 2017 figures. The 2018

overall ICI decrease can be attributed to the Mackenzie Vaughan Hospital permit value of \$558.8M that came through in 2017 under institutional. The 2018 annual ICI value is just below the average ICI value of the last five years (Figure 9) and at a very similar level to the ten year average ICI value (\$985.4M). Current declines in ICI values were observed across all GTHA municipalities, except Durham. Within York, Vaughan’s share of ICI construction accounted for over 53 per cent of the total value in 2018.

**Figure 9**  
**York Region Industrial, Commercial and Institutional**  
**Construction Values 2014 - 2018**



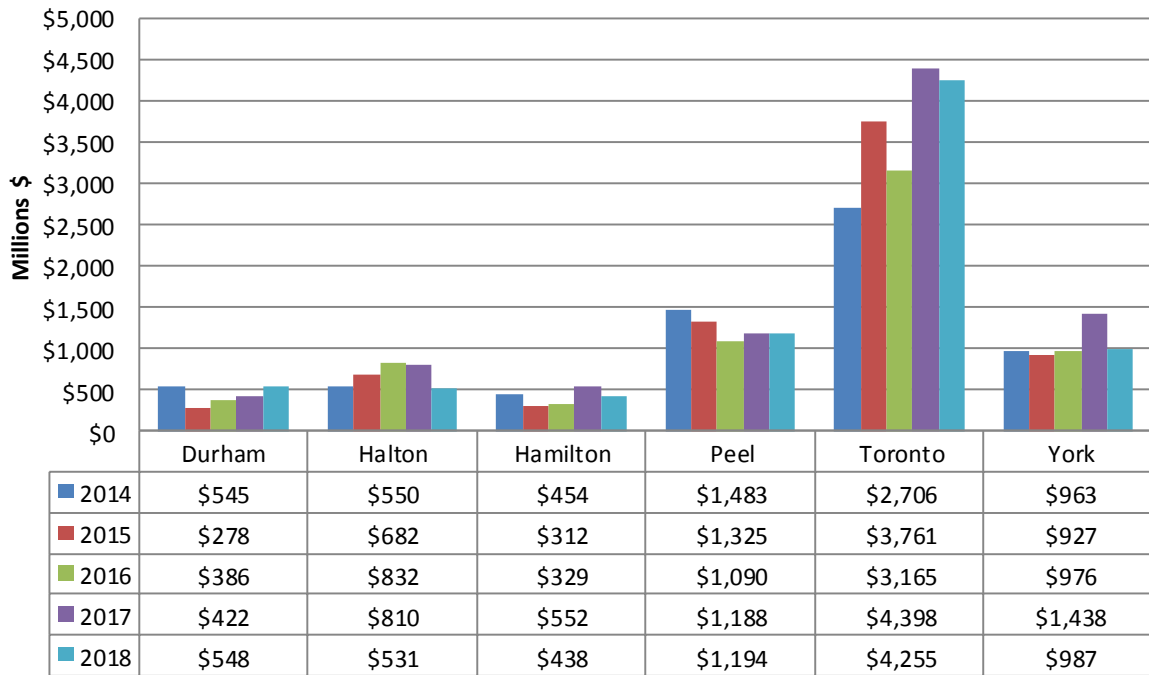
Source: Local Municipal Building Reports

A high-value building permit can result in large annual fluctuations in ICI building permit values. Notable ICI projects for which building permits were issued in 2018 and contributed to the strong overall ICI permit values include a \$43 million commercial development in Vaughan, two permits in Vaughan for multi-use industrial at \$28 and \$25 million, and a \$24 million warehouse in Markham.

Within the GTHA, York Region accounted for just over 12 per cent of the total ICI construction values for 2018 (Figure 10). Overall, the GTHA recorded a 9 per cent decrease in the value of ICI construction from 2017. Only Durham Region recorded an increase in total ICI construction, while the remaining GTHA regional municipalities either remained the same or experienced decreases.



**Figure 10**  
**GTHA Industrial, Commercial and Institutional**  
**Construction Values 2014 - 2018**



Source: Local Municipal Building Reports and Statistics Canada

As investment in new ICI development has occurred, so have employment opportunities within the Region. York Region’s employment growth once again outpaced provincial (2.0 per cent) and national (1.1 per cent) averages in 2018 posting a gain of 2.4 per cent.

**York Region’s economic activity and population growth continues to be a significant contributor to the provincial and national economies**

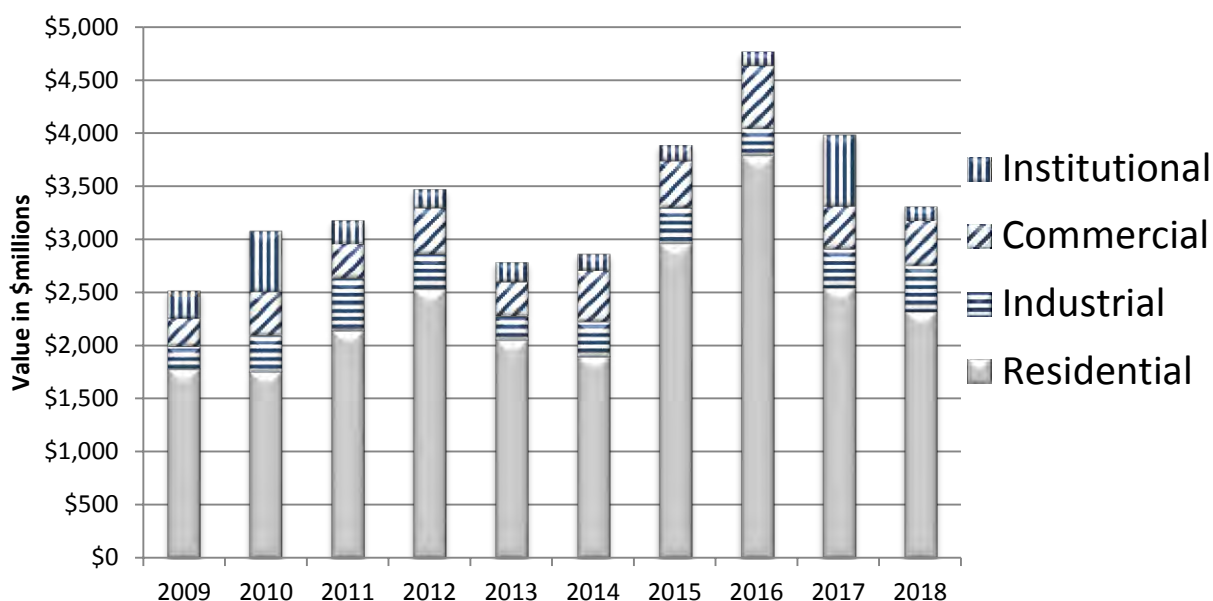
York Region ranked 7<sup>th</sup> in 2018 for the value of ICI construction across Canada, a decrease from 6<sup>th</sup> the previous year. Within the GTHA, York Region ranked 3<sup>rd</sup> for the value of ICI construction behind Toronto and Peel, a decrease from 2<sup>nd</sup> in 2017.

York Region continues to be one of Canada’s fastest growing municipalities in terms of both population and employment. During 2018, employment in York Region grew by 2.4 per cent, higher than Ontario’s growth rate of 2.0 per cent. The population growth rate for the Region was 2.0 per cent compared to 1.8 per cent for the entire Province. The Growth Plan forecasts indicate York Region is anticipated to accommodate the largest absolute amount of population and employment growth in all of Ontario between 2016 and 2041.

## 2018 total estimated value of construction of \$3.31 billion is the fifth highest value on record for York Region

The total estimated value of construction in 2018 was approximately \$3.31 billion, compared to \$3.98 billion recorded in 2017, a decrease of 16.9 per cent, but still the fifth highest value on record for the Region (Figure 11). Total construction value, including residential and non-residential values, is important as it is correlated with the new development component of tax assessment growth over subsequent years.

**Figure 11**  
**York Region Construction Value by Type 2009 - 2018**



Source: Local Municipal Building Reports

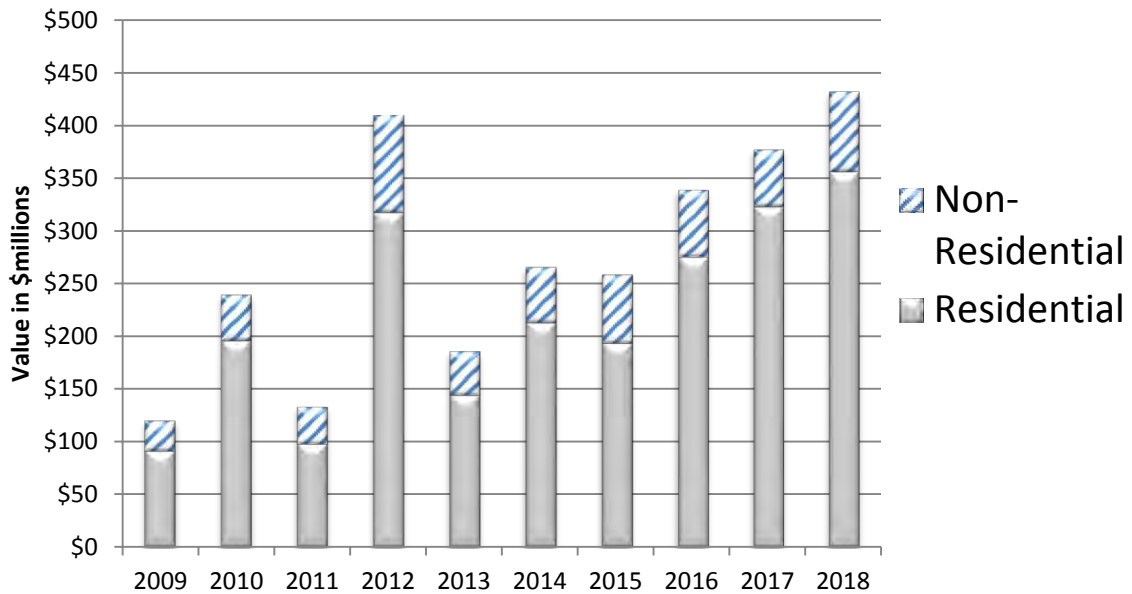
As noted above, York Region continues to experience job growth. According to a recent RBC Economic Research report on Ontario, the labour market is tight, the housing market is cooling and interest rates have increased, all of which they say will make the next phase of the province's economic expansion slower. However, the U.S. economy is expected to experience strong domestic demand growth, and the GTHA's industrial markets are expected to experience further demand from the U.S. for goods and services, translating to economic growth in 2019.

## 5. Financial

Development Charges (DCs) are a major source of funding for the Region's Capital Plan.

Regional DCs are collected when a building permit is issued and in many cases when a plan of subdivision is registered. The total Regional DCs collected in 2018 was \$431.9 million compared to \$376.7 million in 2017 (Figure 12).

**Figure 12**  
**York Region Development Charges Collected 2009 - 2018**



Source: York Region Corporate Services

The economic indicators presented in this report will assist Council to effectively monitor, evaluate and respond to variations in the Region's economic landscape.

## 6. Local Impact

Regional economic indicators are important for evaluating economic trends across the Region. The Growth and Development Review 2018 report provides local municipal economic development and planning officials with a summary of York Region's economy. The information is used as a basis for informing decision making, devising strategies, and attracting new businesses to the Region.

## 7. Conclusion

In 2018, York Region continued to demonstrate growth in population, employment, construction value and the housing market. Strong domestic demand growth in the U.S. economy in 2019 should bode well for York Region businesses.

York Region continues to be a significant contributor to the provincial and national economies, ranking within the top ten municipalities in relation to:

- The Region's contribution to Canada's population
- Number of residential building permits issued
- Value of new industrial, commercial and institutional construction
- Value of total construction (ICI and residential combined)

The Growth and Development Review 2018 report monitors and reports on key performance measures and highlights York Region as a destination to live, work and play.

It is proposed that the attached Growth and Development Review 2018 report be posted on the Region's website for use by municipalities and agencies, local chambers of commerce and board of trade and the public.

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For more information on this report, please contact Paul Bottomley, Manager, Policy, Research and Forecasting at 1-877-464-9675 ext. 71530. Accessible formats or communication supports are available upon request.

Recommended by: **Paul Freeman, MCIP, RPP**  
Chief Planner

**Dino Basso**  
Commissioner of Corporate Services

Approved for Submission: **Bruce Macgregor**  
Chief Administrative Officer

April 25, 2019  
Attachments (1)  
eDOCS # 9318994

# 2018 **GROWTH** AND **DEVELOPMENT** REVIEW

MAY 2019



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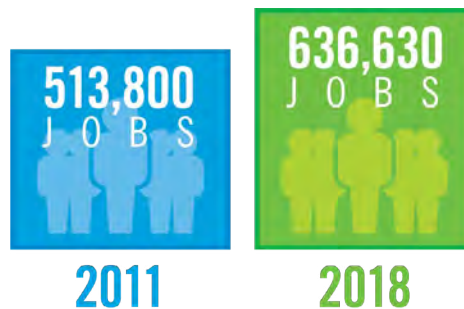
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# 2018 HIGHLIGHTS

## A HEALTHY U.S. ECONOMY BENEFITS YORK REGION BUSINESSES THAT EXPORT TO THE U.S. MARKET AS THERE IS A STRONG TRADE RELATIONSHIP BETWEEN CANADA AND THE U.S.

The U.S. economy is anticipated to slow down from 2.9 per cent in 2018 to 2.5 per cent in 2019 and 1.8 per cent in 2020. However, strong domestic demand growth is anticipated which will support imports and increased demand for Canadian and York Region goods.

**YORK REGION TOTAL EMPLOYMENT - 2011 and 2018**



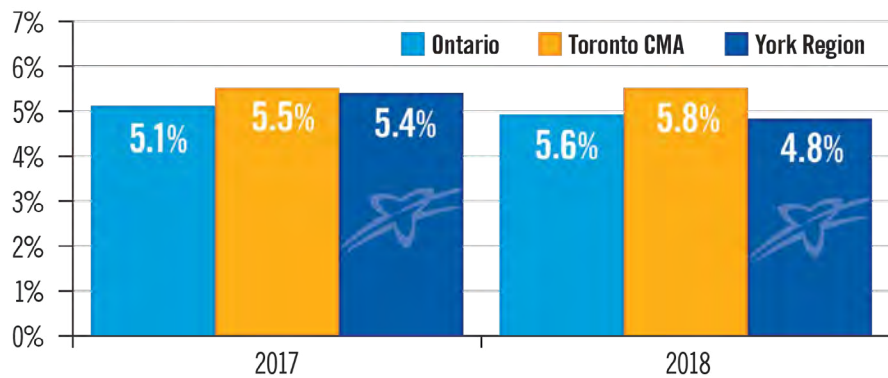
### YORK REGION'S ECONOMY

continues to create jobs. From 2017 to 2018 there were **15,120 jobs** added for a total of **636,630 jobs** in the Region. In 2011, there were **513,800 jobs** in the Region.

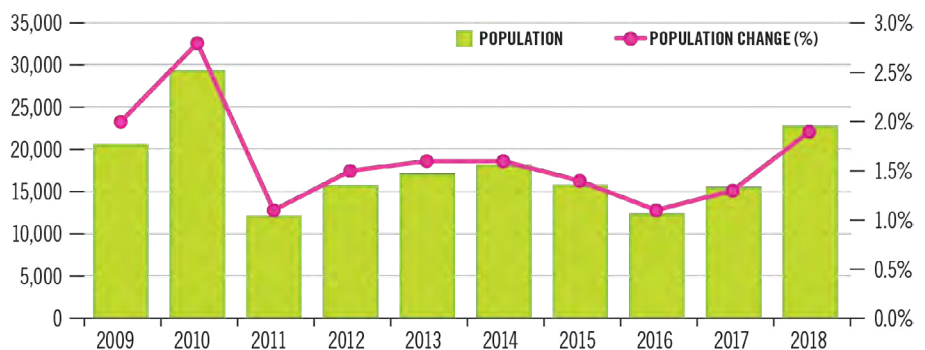
### YORK REGION'S UNEMPLOYMENT RATE

was **4.8 per cent** at year end 2018, better than the Toronto Census Metropolitan Area (CMA) and Ontario rate.

**ONTARIO, TORONTO CMA and YORK REGION UNEMPLOYMENT RATES - 2017 and 2018**



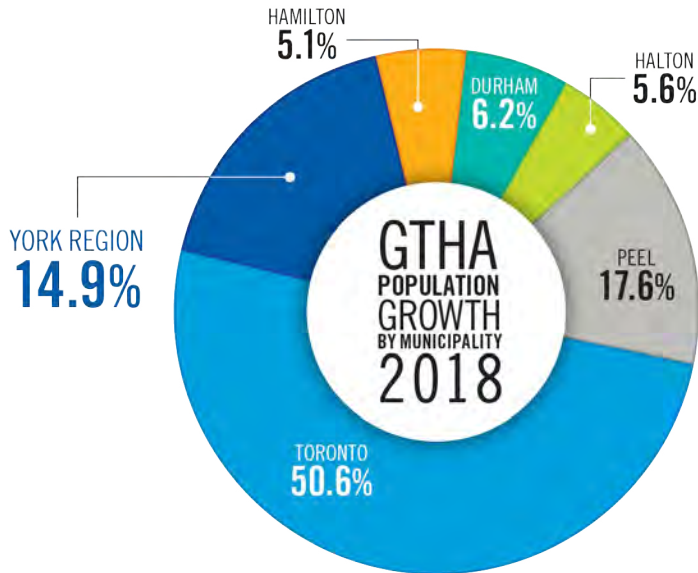
**YORK REGION ANNUAL POPULATION GROWTH - 2009 to 2018**



**THE REGION'S POPULATION** increased by approximately **22,800 persons** in 2018 to a total population of **1,191,400**.

# 2018 HIGHLIGHTS

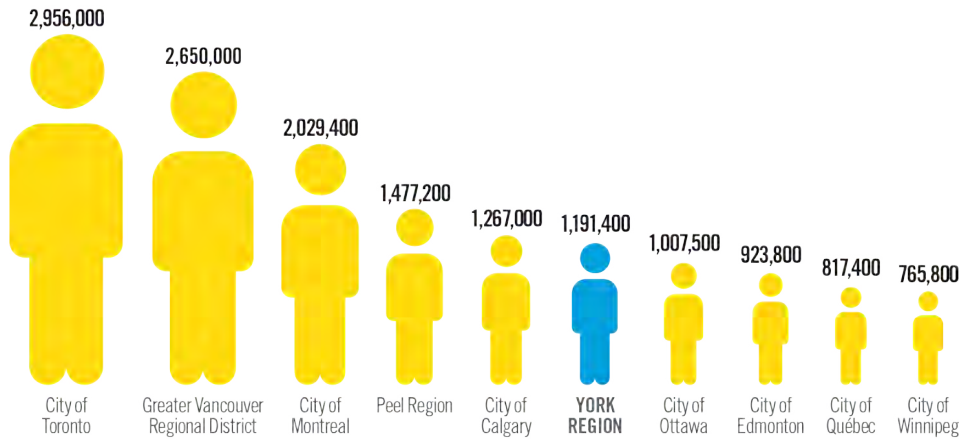
# 2018 GROWTH AND DEVELOPMENT REVIEW



In 2018 York Region's share of the Greater Toronto and Hamilton Area (GTHA) population growth was **14.9 per cent**.

## CANADA'S LARGEST MUNICIPALITIES BY POPULATION, 2018

\*2018 Population numbers are estimated



Source: York Region, Corporate Services, Long Range Planning Division, 2018, Various Municipalities, 2018.

**YORK REGION** was the **sixth largest municipality** in Canada by population as of year end 2018.

## ACROSS the GTHA, there were 50,782 RESIDENTIAL BUILDING PERMITS ISSUED in 2018, an increase of 31.2 PER CENT

In 2018 a total of **7,902 new residential building permits** were issued in York Region, representing an increase of **30.7 per cent** from the 2017 permit total of **6,048**.

The increase was represented by all unit types, but was most significant in apartments.

York Region continues to be a strong contributor to GTHA development activity accounting for **16 per cent** of the GTHA's residential building permit activity along with Peel Region and was second to the City of Toronto's **39 per cent** share.

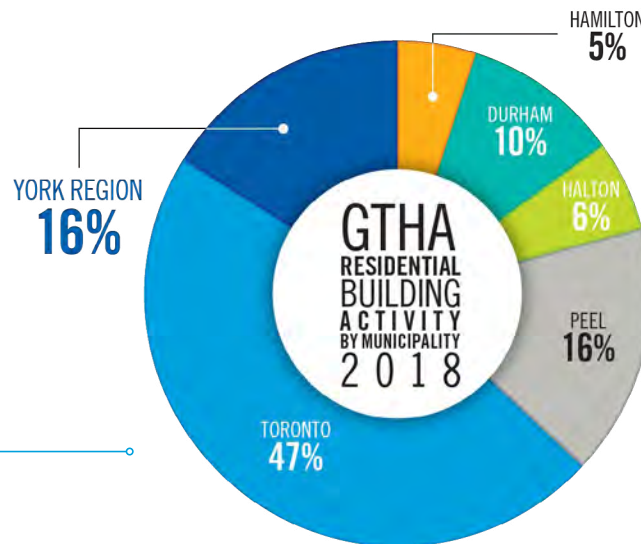


AVERAGE HOUSING PRICES FOR ALL RESALE UNITS in YORK REGION DECLINED to **\$919,449**  
A 13.6% REDUCTION



## 2018 HIGHLIGHTS

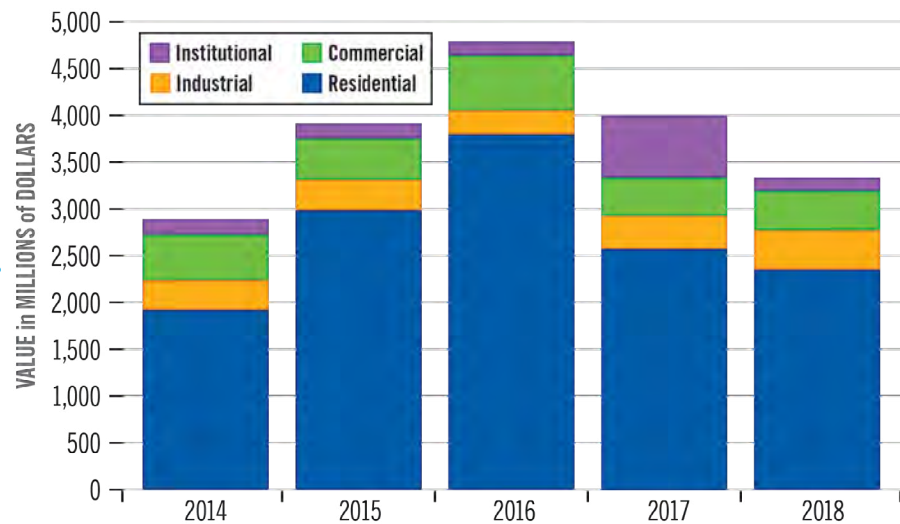
SHARE of GTHA RESIDENTIAL BUILDING ACTIVITY - 2018



**YORK REGION** continues to be a strong contributor to Greater Toronto and Hamilton Area (GTHA) development activity accounting for **16 per cent** of the GTHA's residential building permit activity, along with Peel Region was second to the City of Toronto's **39 per cent** share

**YORK REGION'S** total industrial, commercial and institutional construction values **decreased by 31 per cent** in 2018, but are comparable to a strong ten year average level. Both industrial and commercial construction values increased over 2017 figures.

YORK REGION CONSTRUCTION VALUE by TYPE - 2014 to 2018



Across the GTHA, residential building permits totaled **50,782**, an increase of **31.2 per cent**.



**\$3.31 BILLION**  
TOTAL CONSTRUCTION VALUE

**YORK REGION** continues to be a significant contributor to the provincial and national economies **ranking sixth** in 2018 for total construction value among Canadian municipalities, with a value of **\$3.31 billion**.



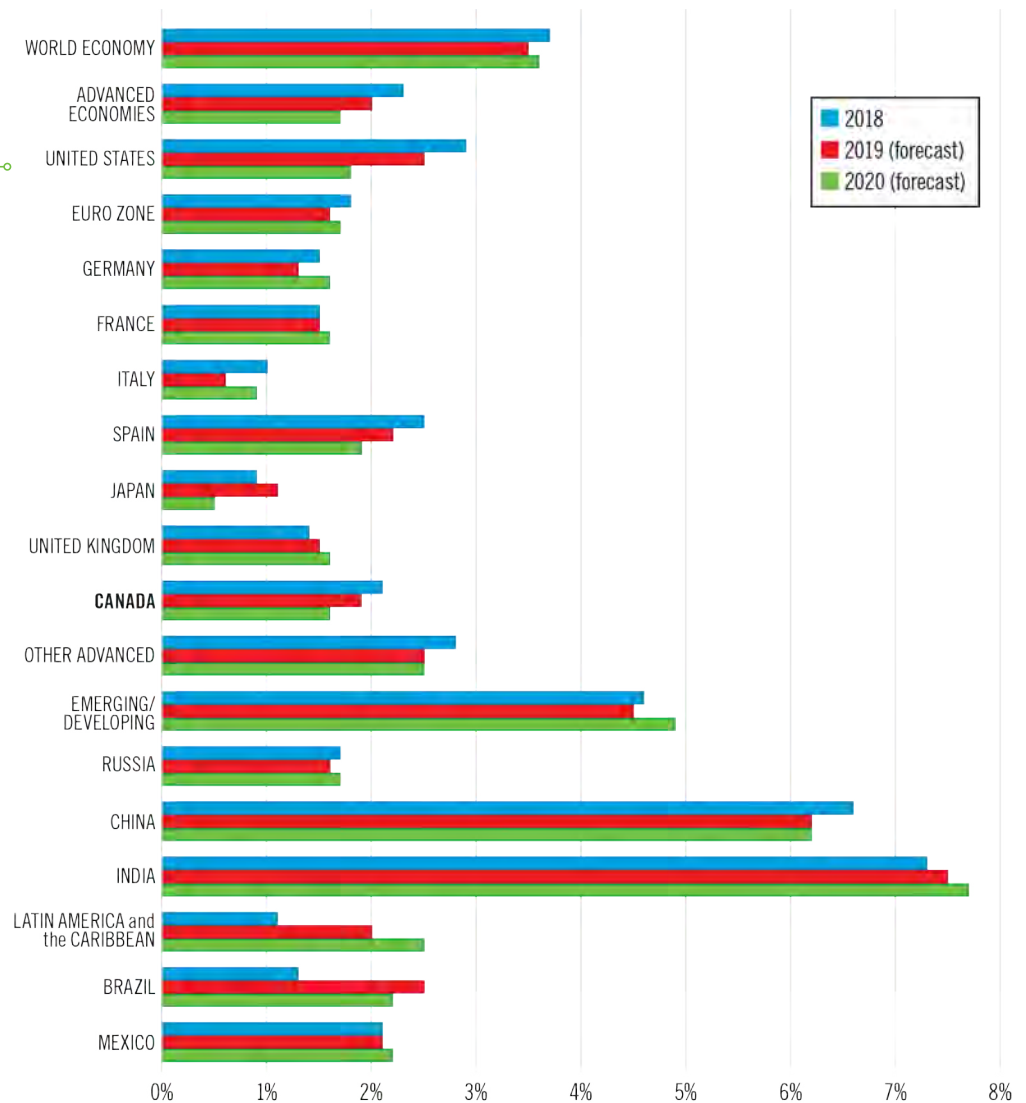
# ECONOMIC OUTLOOK

**THE UNITED STATES** has recorded a **ninth consecutive year** of GDP growth. U.S. GDP is anticipated to lower from **2.9 per cent** in 2018 to **2.5 per cent** for 2019.

## GLOBAL and UNITED STATES GDP FORECAST to GROW in 2018

- Global economic activity is projected to lower from 3.7 per cent in 2018 to 3.5 per cent and 3.6 per cent for 2019 and 2020
- The U.S. economy is expected to slow to 2.5 per cent and 1.8 per cent for 2019 and 2020, down from 2.9 per cent in 2018, although strong domestic demand growth is anticipated
- Canada's growth output is expected to decrease from 2.1 per cent in 2018 to 1.9 per cent in 2019 and 2020 due to softening housing markets, lower global oil prices and higher interest rates

**FIGURE 1.1: GLOBAL GROWTH FORECAST (%)**



Source: World Economic Outlook (January 2019): International Monetary Fund

**KEY EXTERNAL FACTORS** influencing growth of the Canadian, Ontario, and York Region economies

**U.S. ECONOMY** (largest market for York Region businesses that export)

**OIL PRICES**

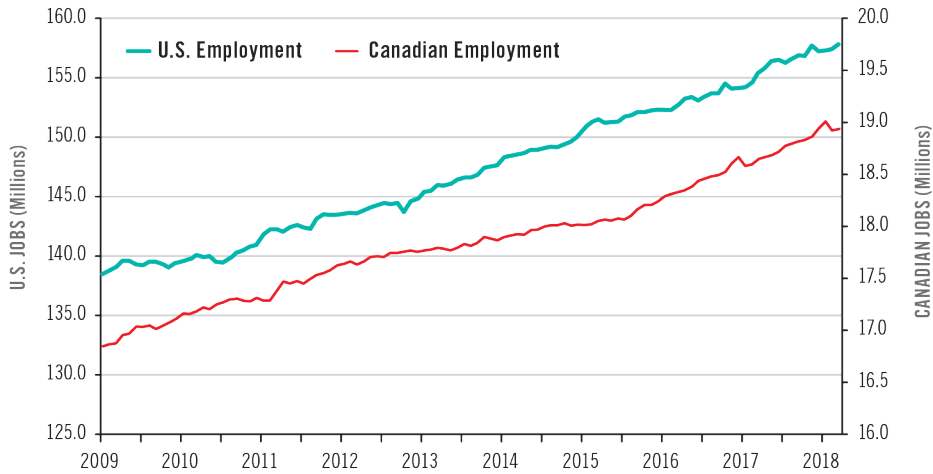
**CANADIAN DOLLAR VALUE**

The U.S. federal reserve raised short term interest 2.5 per cent. Rates are anticipated to remain low compared to historical levels. The Bank of Canada raised interest rates to 1.75 per cent in 2018 and a further rate increase is not anticipated in 2019.

# ECONOMIC OUTLOOK

- U.S. job numbers increased to 156.5 million, adding over 2.6 million jobs in 2018, while Canadian jobs increased by 163,000 during 2018 to 18.9 million (Figure 1.2)
- Although U.S. GDP is forecast to soften, strong domestic demand growth will support rising imports and York Region businesses that export to the U.S. market

**FIGURE 1.2: U.S. JOB GROWTH TRENDS, 2009-2018**



Source: U.S. Bureau of Economic Research

## THERE IS A STRONG TRADE RELATIONSHIP BETWEEN CANADA AND THE U.S.

Regional businesses directly benefit from increased trade activity

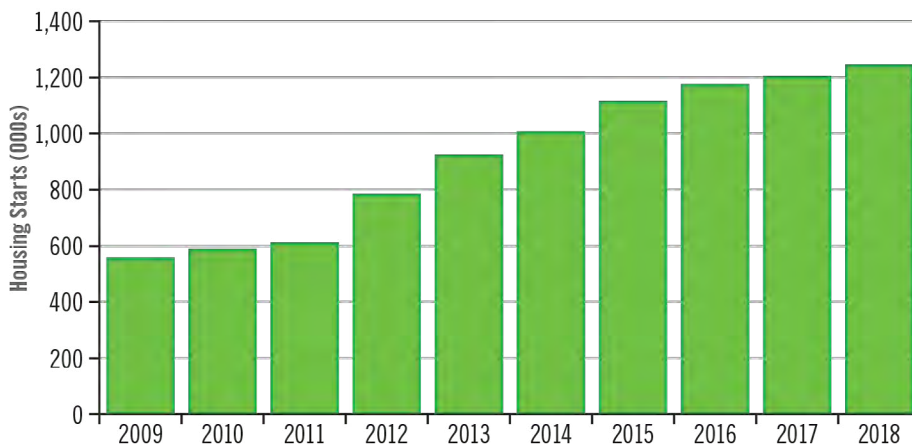
A lower Canadian dollar promotes exports with the U.S. but impacts the import of U.S. goods and services

The recent **USMCA** deal should increase export prospects for Ontario and York Region businesses

- U.S. housing starts recorded a 3.3 per cent increase over 2017, to a total of 1.24 million in 2018
- Since 2011, U.S. job growth rates and annual housing starts have been showing positive growth

**U.S. HOME SALES** reflect confidence in the U.S. economy and can increase demand for Canadian goods such as raw building materials and manufactured products.

**FIGURE 1.3: U.S. ANNUAL HOUSING STARTS, 2009 to 2018**



Source: U.S. Census Bureau - U.S. Department of Commerce

# ECONOMIC OUTLOOK

## OIL PRICES INCREASED SLIGHTLY IN 2018

- The price of oil at the end of 2018 was \$61.36 per barrel, compared to \$52.62 in 2017 and \$36.26 in December of 2016

FIGURE 1.4: 10-YEAR CRUDE OIL PRICES (U.S. DOLLARS per BARREL)



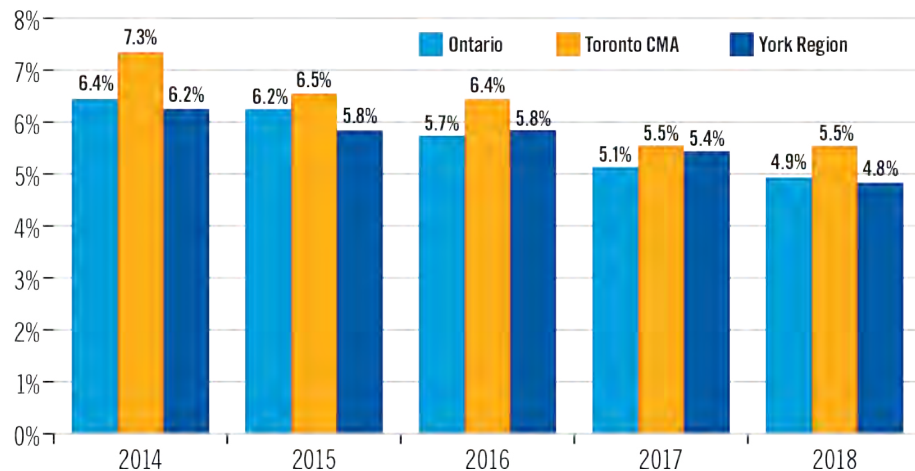
**OIL PRICES** increased slightly in 2018, but continue to remain well below **\$100 per barrel**, last seen in August 2014

# ECONOMIC OUTLOOK

## ECONOMIC ACTIVITY in ONTARIO, the TORONTO CMA and YORK REGION

- The provincial unemployment rate has been decreasing steadily since 2014, from 6.4 per cent down to 4.9 per cent in 2018
- The unemployment rate in the Toronto Census Metropolitan Area (CMA) has also been decreasing since 2014, from 7.3 per cent to 5.5 per cent in 2018
- York Region's unemployment rate was 4.8 per cent at year-end 2018, lower than both the Toronto CMA and Ontario rates

**FIGURE 1.5: ONTARIO, TORONTO CMA and YORK REGION UNEMPLOYMENT RATES, 2014 to 2018**



Source: Statistics Canada Note: Based on unadjusted 3-month moving averages

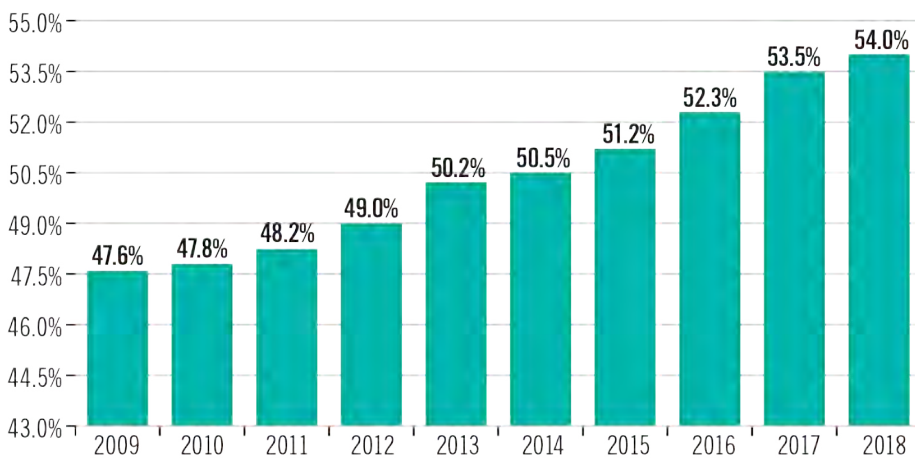
### ONTARIO'S ECONOMIC OUTLOOK

Ontario's economy increased by **2.2 per cent** in 2018. GDP growth is poised to slow to around **1.9 per cent** in 2019 and **1.3 per cent** in 2020.

### TOTAL ONTARIO EMPLOYMENT

In 2018, Statistics Canada recorded Ontario employment growth of **1.1 per cent** (78,000 jobs) compared to **1.8 per cent** in 2017, to reach a total of **7,300,500 jobs**

**FIGURE 1.6: YORK REGION ACTIVITY RATE**



### ACTIVITY RATE

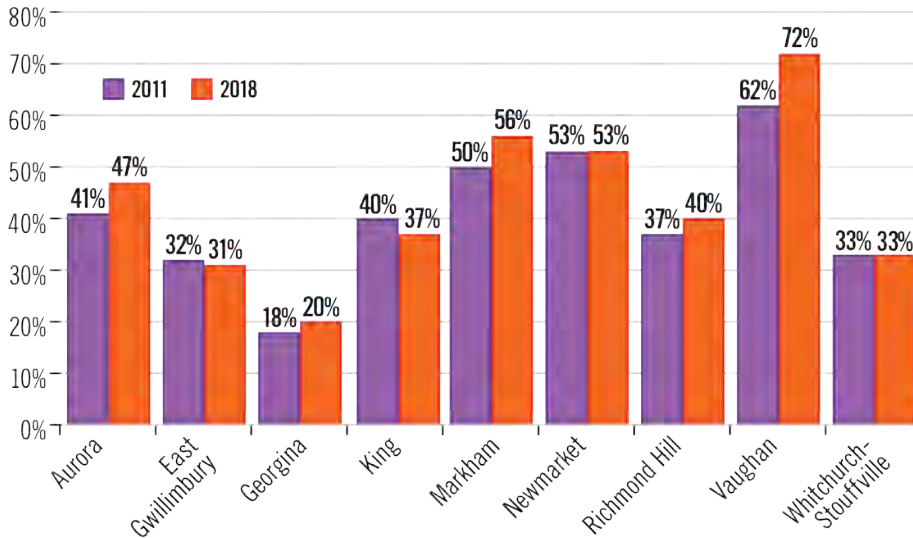
The activity rate compares total employment to total population. One of York Region's Official Plan (ROP) objectives is to create high quality employment opportunities for residents, with a goal of one job for every two residents.

An activity rate of **50 per cent** is consistent with the ROP target.

York Region's activity rate has been increasing since 2010, as shown in Figure 1.6, and is currently **54 per cent**.

# ECONOMIC OUTLOOK

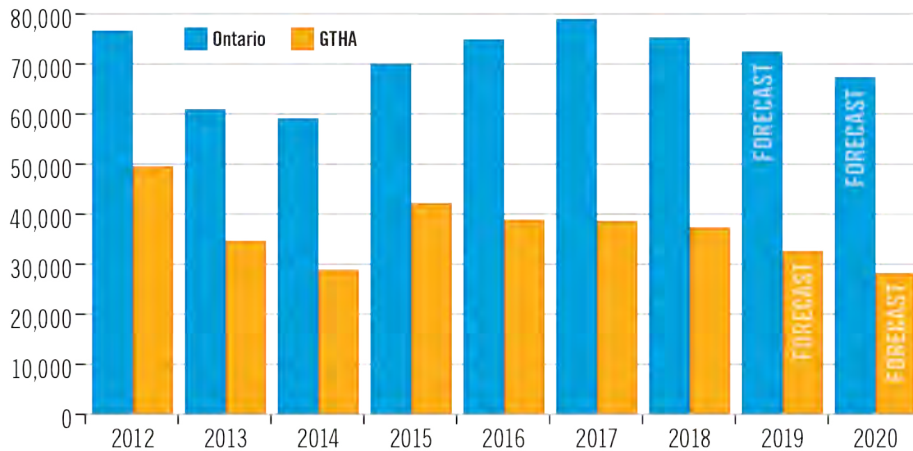
**FIGURE 1.7: LOCAL MUNICIPALITY ACTIVITY RATES, 2011 and 2018**



**YORK REGION and LOCAL MUNICIPAL ACTIVITY RATES**  
 Between 2011 and 2018, the majority of local municipalities within York Region recorded increased activity rates.

- According to the Canadian Mortgage and Housing Corporation (CMHC), housing starts in the Greater Toronto and Hamilton Area (GTHA) were down, by 3.5 per cent in 2018, to 37,400
- CMHC predicts that GTHA housing starts will trend down in 2019 and 2020

**FIGURE 1.8: ONTARIO and GTHA HOUSING STARTS, 2012 to 2018**



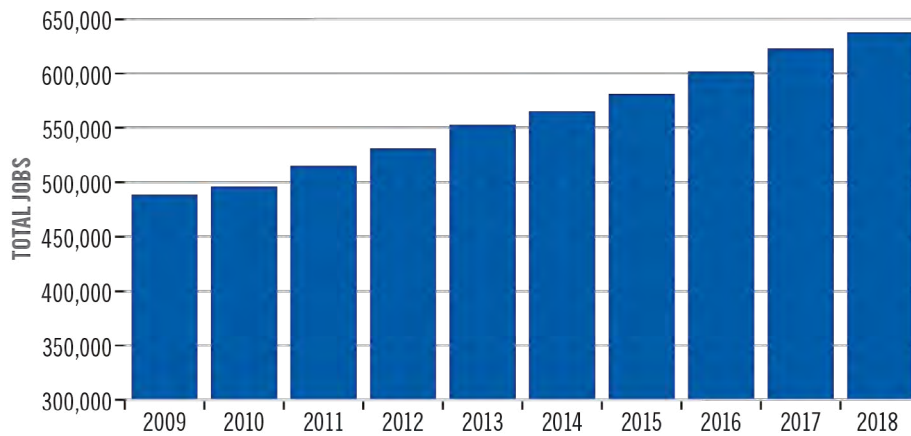
Source: Canada Mortgage and Housing Corporation

# ECONOMIC OUTLOOK

## YORK REGION'S ECONOMY CONTINUES to CREATE JOBS

- From 2017 to 2018, there were approximately 15,120 jobs added for an estimated total of 636,630 jobs in York Region
- Total employment within York Region continues to steadily increase, averaging a 3 per cent growth rate since 2011

**FIGURE 1.9: YORK REGION TOTAL EMPLOYMENT, MID-YEAR 2009 to 2018**





# POPULATION GROWTH

## YORK REGION'S POPULATION CONTINUES TO RISE with TWO PER CENT GROWTH in 2018

- The Region's population increased by approximately 22,800 persons in 2018 to a total population of 1,191,400
- The 2018 annual growth rate increased slightly from 1.3 per cent in 2017 to 2.0 per cent (Figure 2.1)

### 2016 CENSUS POPULATION for YORK REGION

Statistics Canada recently released the 2016 Census population figure for York Region at **1,109,648**. This figure is not adjusted for the undercount, where approximately **3 per cent** to **4 per cent** of the population is missed.

Analysis indicated that the Census population figure was lower than York Region's mid year 2016 population estimate (unadjusted for the undercount). A revised population figure was provided by Statistics Canada in 2018, at which time York Region recalibrated its population figures.

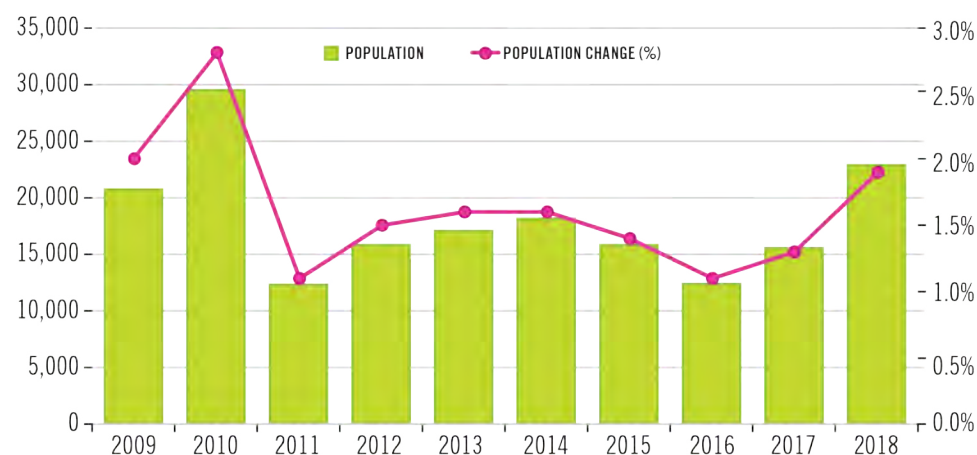
TABLE 2.1: YORK REGION POPULATION, 2017 and 2018

MUNICIPALITY	2017	2018	POPULATION GROWTH	CHANGE (%)
Aurora	61,100	62,100	1,000	1.6%
East Gwillimbury	26,600	31,700	5,100	19.2%
Georgina	48,200	48,400	200	0.4%
King	27,000	27,700	700	2.6%
Markham	342,400	347,100	4,700	1.4%
Newmarket	88,400	89,400	1,000	1.1%
Richmond Hill	203,800	206,900	3,100	1.5%
Vaughan	322,800	329,000	6,200	1.9%
Whitchurch-Stouffville	48,300	49,100	800	1.7%
<b>York Region Total</b>	<b>1,168,600</b>	<b>1,191,400</b>	<b>22,800</b>	<b>2.0%</b>

Source: York Region, Corporate Services, Long Range Planning Division, 2017 and 2018.  
Note: Numerical data in this report has been rounded, some totals may be affected.

- Population growth within York Region has recorded slower but steady growth for the last several years averaging 1.5 per cent per year since 2011

FIGURE 2.1: YORK REGION ANNUAL POPULATION GROWTH, 2009 to 2018

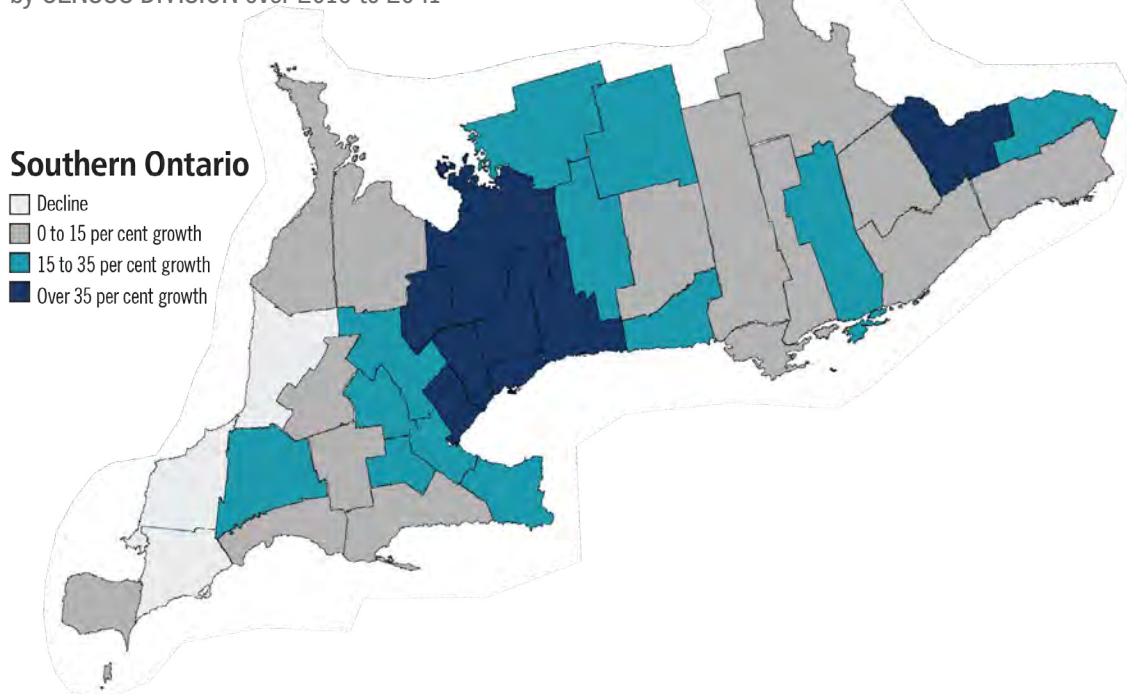


# POPULATION GROWTH

## ONTARIO MIGRATION PLAYS a LARGE PART in GTHA POPULATION GROWTH

- Ontario attracts the highest share of immigrants annually compared to any other province, typically in the 40 per cent to 50 per cent range
- Ministry of Finance forecasts to 2041 indicate the GTHA, Simcoe County and Ottawa region are projected to experience significant population growth of over 35 per cent, while other areas of the province are forecast to either remain stable or record a decline in population

**FIGURE 2.2: POPULATION GROWTH/DECLINE by CENSUS DIVISION over 2016 to 2041**



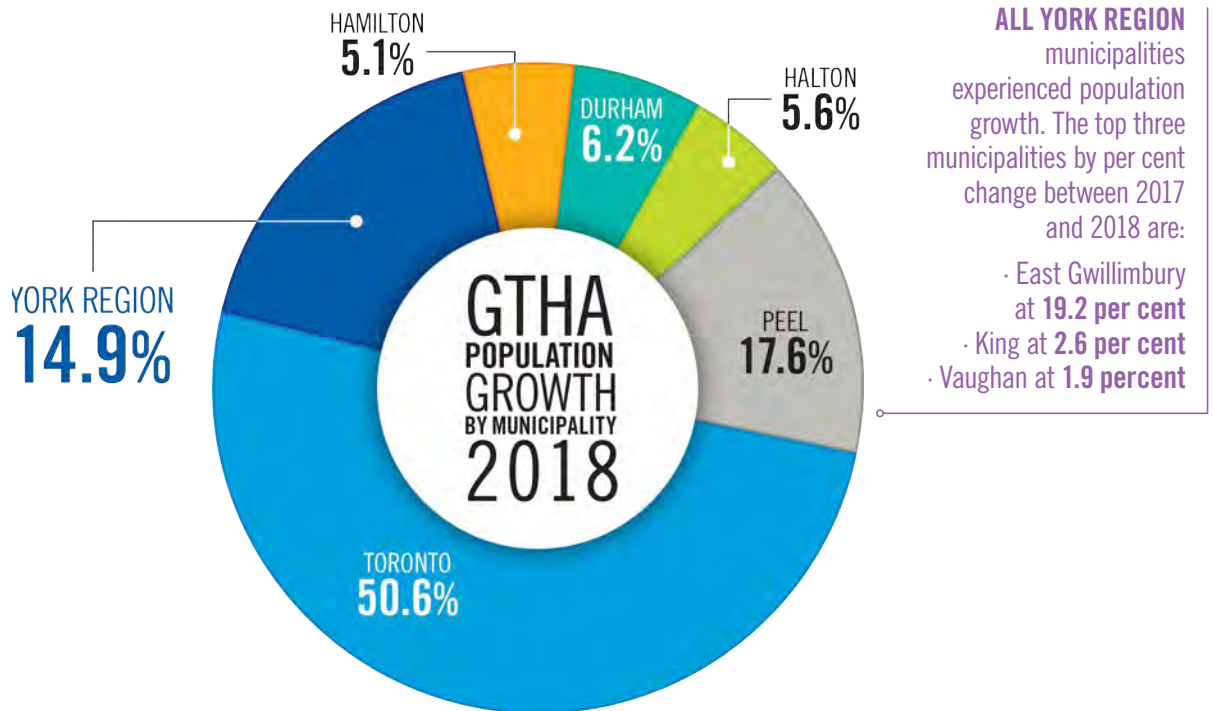
- Population growth in the 905 area between 2011 and 2016 has been slower than the Growth Plan forecast by approximately 10 per cent
- Toronto captured a higher than expected share of population growth between 2011 and 2016 (36 per cent) when compared to the Provincial Growth Plan forecasts (27 per cent)

# POPULATION GROWTH

## YORK REGION'S CONTRIBUTION to GTHA GROWTH is SIGNIFICANT

- By the end of 2018, the GTHA population was estimated at 7.46 million people, an increase of approximately 132,000 or 1.8 per cent from 2017
- In 2018 York Region's share of the GTHA's population growth was 14.9 per cent

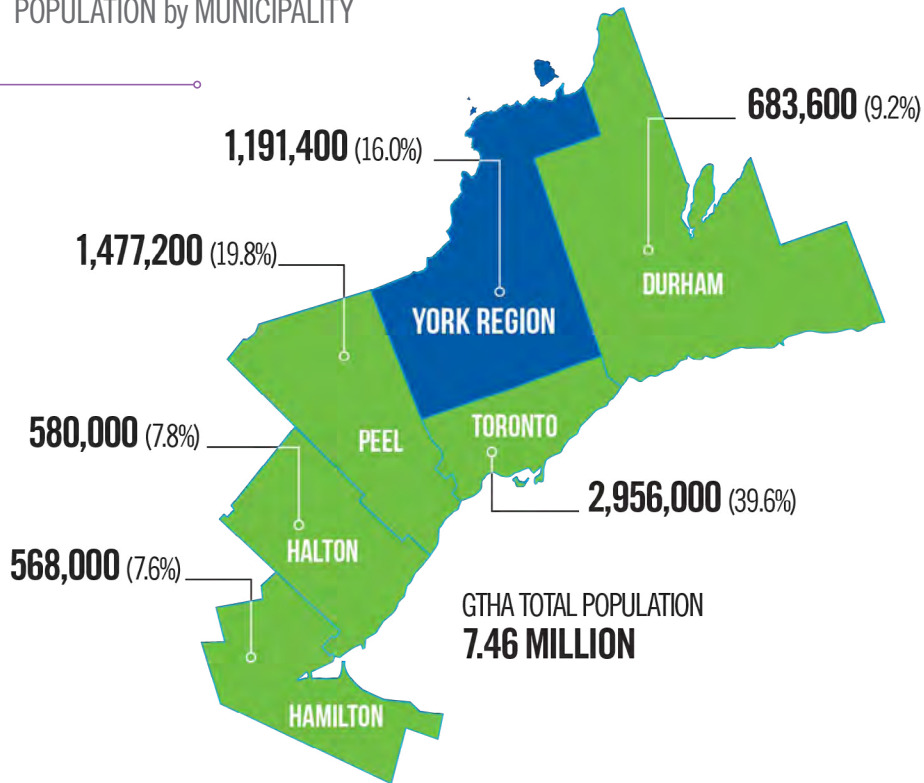
FIGURE 2.3: SHARE of GTHA POPULATION GROWTH by MUNICIPALITY, 2017 to 2018



# POPULATION GROWTH

**FIGURE 2.4: 2018 GREATER TORONTO and HAMILTON AREA POPULATION by MUNICIPALITY**

**YORK REGION** is part of the broader Greater Toronto and Hamilton Area (GTHA) Region encompassing almost **7.5 million people**. A diversified economy and availability of serviced land all contribute to York Region being a major growth area in the GTHA.

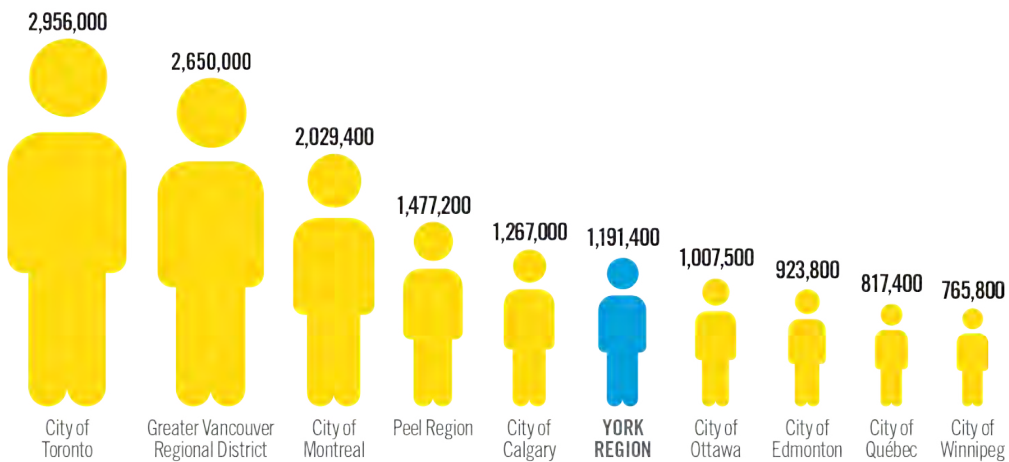


## YORK REGION is ONE of the LARGEST MUNICIPALITIES in CANADA

- As of December 2018, York Region was the sixth largest municipality in Canada in population (Figure 2.6)

**FIGURE 2.5: CANADA'S LARGEST MUNICIPALITIES by POPULATION, 2018\***

\*2018 Population numbers are estimated



Source: York Region, Corporate Services, Long Range Planning Division, 2018; Various Municipalities, 2018.

# POPULATION GROWTH

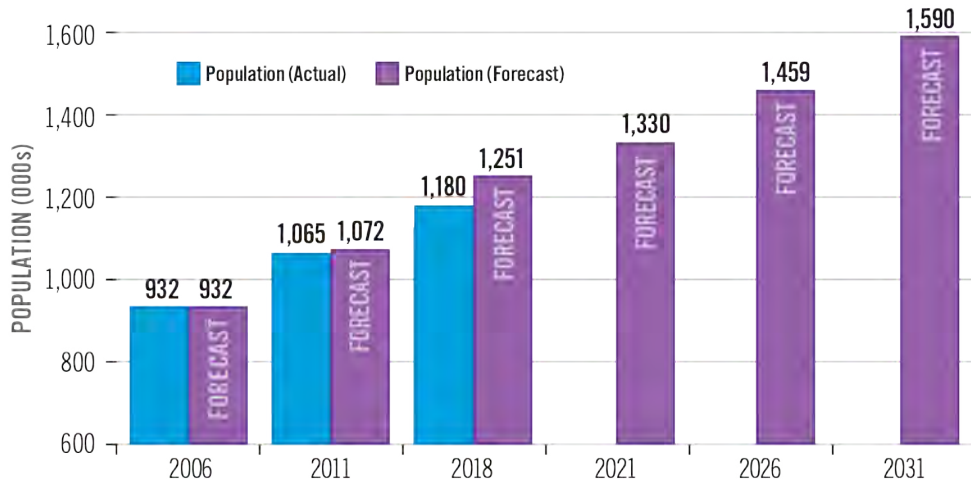
## POPULATION and EMPLOYMENT FORECASTS

- York Region’s mid year 2018 population was estimated to be 1,180,000, which is 6.0 per cent (71,000) lower than the Growth Plan forecast of 1,251,000
- Annual growth of almost 31,500 is required to reach the 2031 Growth Plan forecast of 1,590,000

### POPULATION and EMPLOYMENT FORECASTS

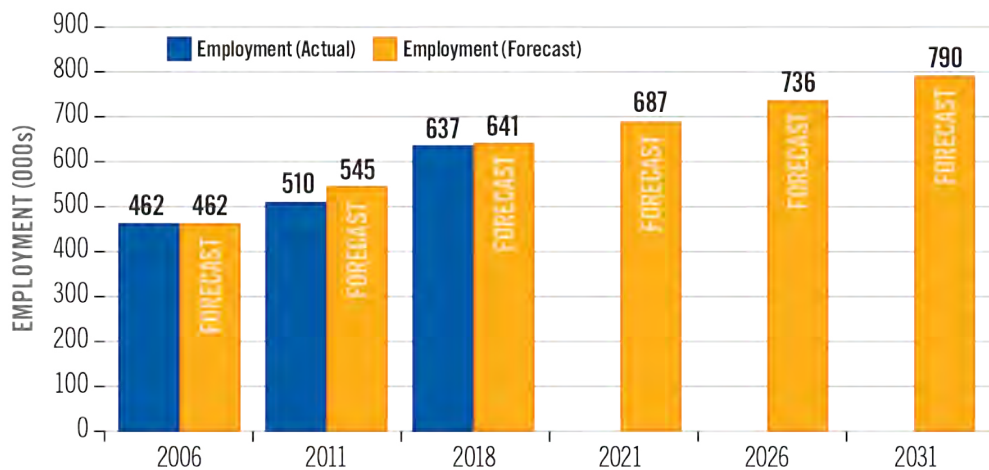
Population and employment growth forecasts form the basis for determining urban land needs, infrastructure and service planning, financial planning, and determining development charges.

**FIGURE 2.6: POPULATION GROWTH (Actual and Forecast), 2006-2031**



- In 2018, York Region’s employment was approximately 636,630 compared to the 2018 Growth Plan forecast of 641,400, a 4,770 difference
- Annual employment growth of almost 12,000 is required to meet the 2031 Growth Plan employment forecast. The Region has been growing by approximately 15,000 jobs per year during the past 5 years

**FIGURE 2.7: EMPLOYMENT GROWTH (Actual and Forecast), 2006-2031**





# RESIDENTIAL MARKET and BUILDING ACTIVITY

## NUMBER of RESIDENTIAL REALES DECREASED by 20.7 PER CENT in 2018

- The number of residential resales in York Region during 2018 totalled 11,940 dwelling units (Figure 3.1), a decrease of 20.7 per cent (3,110 units) from 2017
- Total value of all York Region residential resales in 2018 was approximately \$10.94 billion – down from \$15.97 billion in 2017

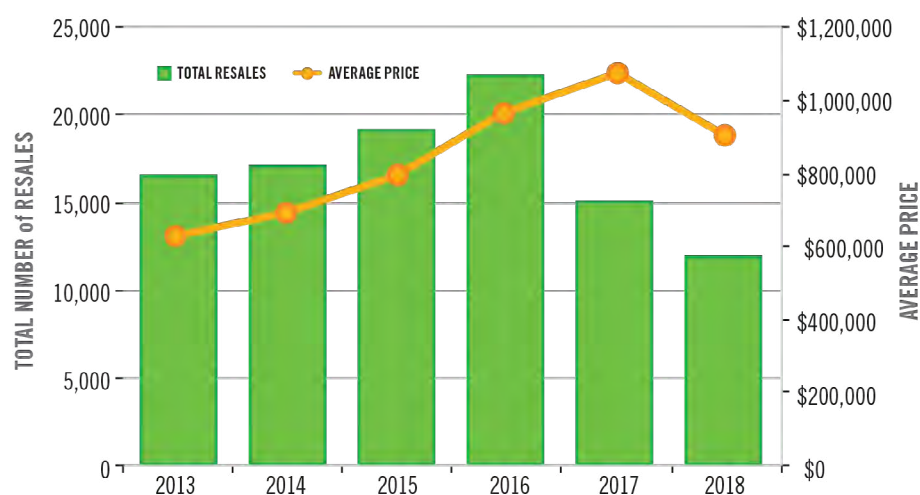
**RESALE HOMES** generate significant economic activity

**Use of professional services** including: real estate agents, lawyers, appraisers and surveyors

**Generate taxes and fees**

**Generate associated spending** on appliances, furniture, fixtures etc.

**FIGURE 3.1: YORK REGION TOTAL REALES and AVERAGE PRICE, 2013 to 2018**



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

**TABLE 3.1: TOTAL NUMBER of REALES and AVERAGE PRICE (all dwelling types) by LOCAL MUNICIPALITY, 2017 and 2018**

MUNICIPALITY	SALES		AVERAGE PRICE (\$)	
	2017	2018	2017	2018
Aurora	962	865	\$1,088,206	\$901,242
East Gwillimbury	442	458	\$958,309	\$806,250
Georgina	1,063	666	\$647,174	\$562,010
King	386	287	\$1,611,873	\$1,415,899
Markham	3,958	3,045	\$1,070,241	\$913,500
Newmarket	1,428	1,129	\$914,679	\$755,473
Richmond Hill	2,669	2,006	\$1,173,061	\$1,002,417
Vaughan	3,479	2,916	\$1,093,272	\$977,650
Whitchurch-Stouffville	663	568	\$1,078,438	\$909,664
<b>York Region Total</b>	<b>15,050</b>	<b>11,940</b>	<b>\$1,061,271</b>	<b>\$916,449</b>

Source: Toronto Real Estate Board, Market Watch, 2017 and 2018.

### KEY 2018 YORK REGION RESALE HOME FACTS

Accounted for **15.4 per cent** of total number of Greater Toronto Area (GTA) resales

Accounted for **18 per cent** of total GTA resale value

Average number of days a residential dwelling was on the market - **30 days**

Average selling price **96 per cent** of list price

# RESIDENTIAL MARKET and BUILDING ACTIVITY

**TOTAL SALES** in the Greater Toronto Area's (GTA) residential resale market decreased by **19.3 per cent** in 2018 (77,426) compared to 92,394 in 2017

**Average resale price** (all dwelling types) in the GTA was **\$787,300**, a decrease of **4.5 per cent** in comparison to the average of \$822,681 in 2017

**TABLE 3.2: 2018 RESALES and AVERAGE PRICES by LOCAL MUNICIPALITY and DWELLING TYPE (\$1,000s)**

MUNICIPALITY	DETACHED		SEMI DETACHED		TOWN/ROW/ATTACH		CONDO/APT	
	Sales	Avg Price	Sales	Avg Price	Sales	Avg Price	Sales	Avg Price
Aurora	493	\$1,103	71	\$685	255	\$652	46	\$453
East Gwillimbury	334	\$873	22	\$680	102	\$614	0	n/a
Georgina	610	\$572	8	\$489	41	\$474	7	\$291
King	247	\$1,518	3	\$926	24	\$884	13	\$562
Markham	1,483	\$1,199	224	\$841	595	\$753	743	\$495
Newmarket	690	\$869	159	\$610	207	\$600	73	\$442
Richmond Hill	1,010	\$1,372	94	\$809	405	\$795	497	\$457
Vaughan	1,484	\$1,251	282	\$808	591	\$797	559	\$529
Whitchurch-Stouffville	399	\$1,020	37	\$678	127	\$646	5	\$530
<b>York Region</b>	<b>6,750</b>	<b>\$1,124</b>	<b>900</b>	<b>\$761</b>	<b>2,347</b>	<b>\$732</b>	<b>1,943</b>	<b>\$492</b>

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

- Region wide, the average price of a resale unit decreased by 13.6 per cent for all unit types, from \$1,061,271 in 2017 to \$916,449 in 2018 (Table 3.1)
- The average price of single detached units decreased by 15.3 per cent, from \$1,326,113 in 2017 to \$1,123,734 in 2018

## 2019 SALES FIGURES

Resale housing prices and sales for the first two months of 2019 have remained consistent with the previous year with the average price of **\$896,817** and **1,383 sales** recorded to February 2019, compared to an average of **\$885,864** and **1,398 sales** during the first two months of 2018.

**TABLE 3.3: YORK REGION 2018 NEW HOME PRICES (\$1,000s)**

MUNICIPALITY	DETACHED	SEMI DETACHED	ROW	CONDO/APT
Aurora	\$1.2M-\$7.3M	n/a	\$930-\$1.37M	n/a
East Gwillimbury	\$690-\$1.9M	\$598-\$651	\$600-\$860	n/a
Georgina	\$600-\$1.0M	n/a	\$430-\$730	\$294-\$866
King	\$3.4M-\$4.0M	n/a	\$900-\$1.2M	n/a
Markham	\$1.5M-\$2.5M	n/a	\$670-\$1.9M	\$320-\$2.3M
Newmarket	\$1.1M-\$3.9M	n/a	\$1.2M-\$1.4M	\$550-\$1.0M
Richmond Hill	\$1.4M-\$2.9M	\$1.3M-\$1.7M	\$584-\$1.8M	\$400-\$987
Vaughan	\$1.0M-\$4.7M	\$1.0M-\$1.6M	\$600-\$1.85M	\$427-\$1.7M
Whitchurch-Stouffville	\$1.0M-\$2.3M	n/a	\$580-\$800	\$340-\$1.4M
<b>York Region</b>	<b>\$600-\$7.3M</b>	<b>\$598-\$1.7M</b>	<b>\$430-\$1.85M</b>	<b>\$294-\$2.31M</b>

Source: RealNet, March 2019

Note: New home data only provides a snapshot of projects currently for sale with the range of prices asked. Some municipalities may only have one or two projects contributing to the data.

- Prices for new single-detached homes range from \$829,000 in the Town of Georgina to \$7.3 million in the Town of Aurora



# RESIDENTIAL MARKET and BUILDING ACTIVITY

## RESIDENTIAL BUILDING PERMITS are UP 30.7 PER CENT from 2017

- A total of 7,902 new residential building permits were issued in York Region in 2018, representing a 30.7 per cent increase from the 2017 permit total of 6,048
- Apartment units increased significantly, from 860 in 2017 to 4,008 in 2018
- There are more fluctuations in the apartment market from year to year compared to the ground related market, which impacts the total number of building permits issued annually

Building permit activity is an essential yardstick used to measure local investments and economic performance

**TABLE 3.4: NEW RESIDENTIAL UNITS with PERMITS ISSUED in YORK REGION, 2017 and 2018**

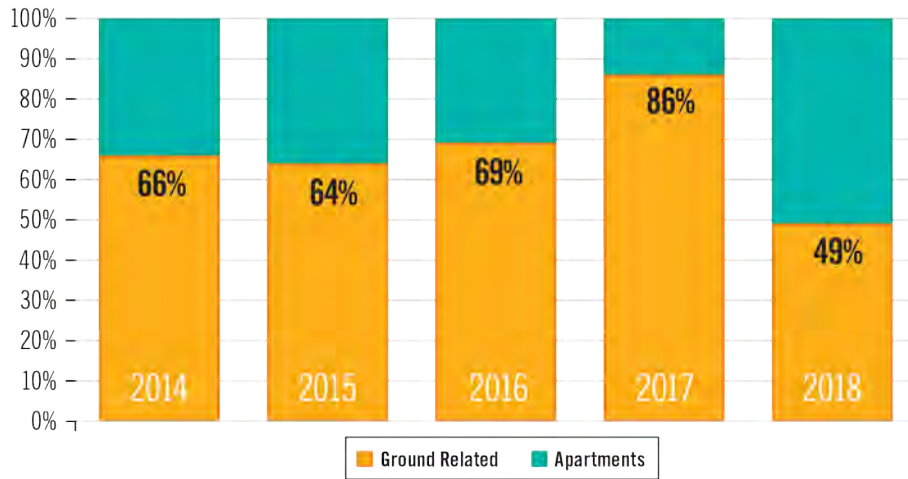
MUNICIPALITY	2017	2018	% CHANGE
Aurora	384	298	-22%
East Gwillimbury	950	376	-60%
Georgina	101	72	-29%
King	174	65	-63%
Markham	712	2,783	291%
Newmarket	422	461	9%
Richmond Hill	876	1,057	21%
Vaughan	2,187	2,511	15%
Whitchurch-Stouffville	242	279	15%
<b>York Region Total</b>	<b>6,048</b>	<b>7,902</b>	<b>30.7%</b>

Source: Local Municipal Building Permit Reports, 2017 and 2018; York Region Corporate Services, Long Range Planning Division, 2018.

- In 2018, apartment dwellings and townhouses accounted for 76 per cent of new residential permits issued, an indication of York Region's progress towards creating a more diversified housing stock
- Markham, Richmond Hill and Vaughan accounted for approximately 80 per cent of the total residential building permit activity in 2018 (35 per cent, 13 per cent and 32 per cent respectively)

# RESIDENTIAL MARKET and BUILDING ACTIVITY

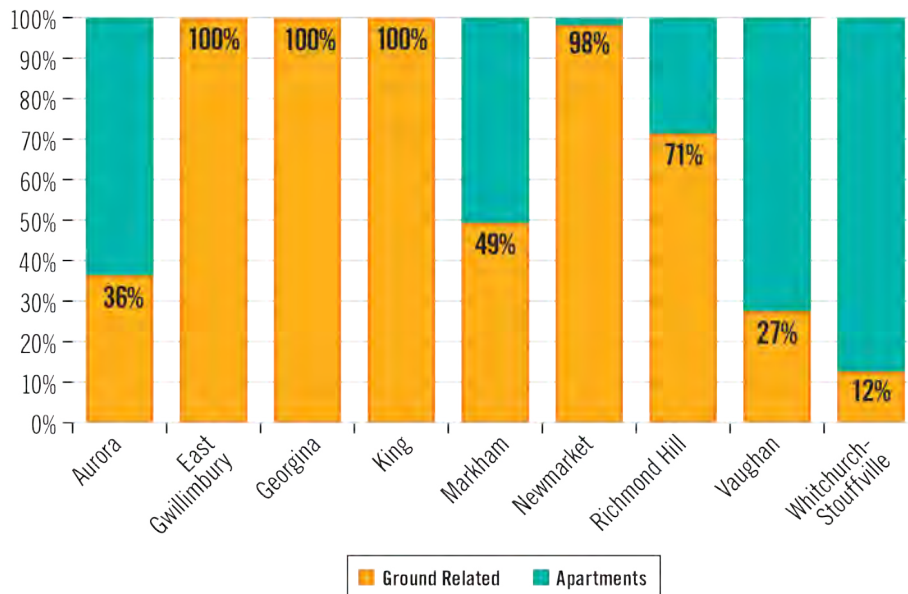
**FIGURE 3.2: YORK REGION RESIDENTIAL BUILDING PERMIT MIX 2014 to 2018**



Source: Local Municipal Building Permit Reports, 2014 to 2018; York Region Corporate Services, Long Range Planning Division, 2018. Note: Ground Related refers to single detached, semis and row housing.

- The 2018 breakdown of residential building permits was 20 per cent single detached, 3 per cent semi-detached, 26 per cent row and 51 per cent apartment

**FIGURE 3.3: 2018 NEW RESIDENTIAL BUILDING PERMIT MIX by LOCAL MUNICIPALITY**

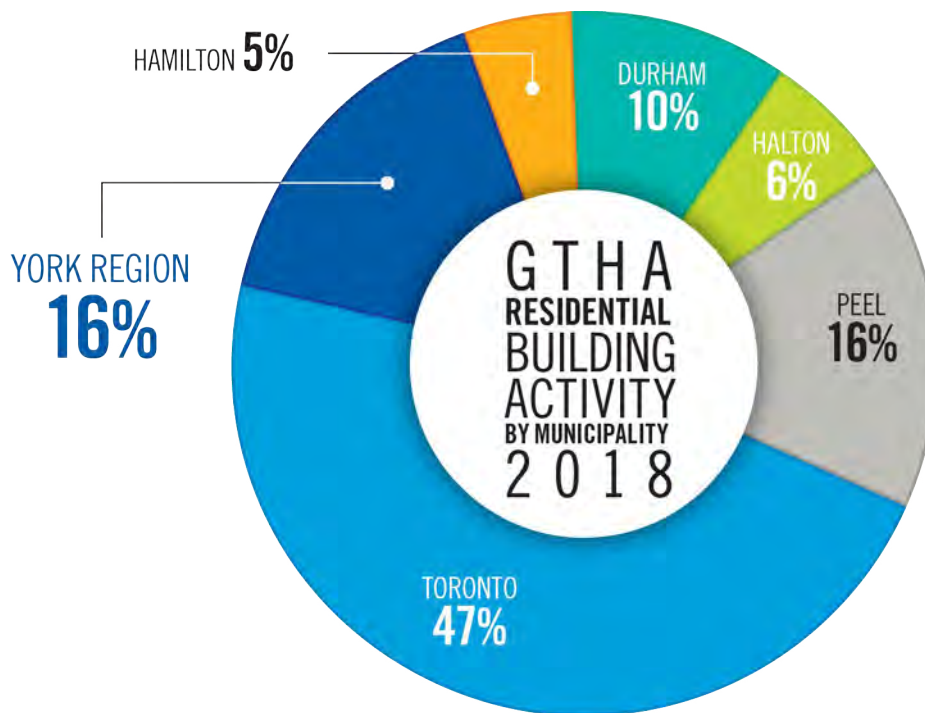


# RESIDENTIAL MARKET and BUILDING ACTIVITY

## YORK REGION CONTINUES to CONTRIBUTE SIGNIFICANTLY to RESIDENTIAL BUILDING PERMIT ACTIVITY in the GTHA

- In 2018, 50,782 building permits were issued for new residential units across the GTHA, an increase from 38,712 in 2017 of approximately 31.2 per cent
- Only Halton Region experienced a decrease in the total number of building permits issued in 2018
- York Region accounted for 16 per cent of the GTHA's residential building permit activity, second to the City of Toronto's 47 per cent share and equal to Peel Region

FIGURE 3.4: GTHA RESIDENTIAL BUILDING ACTIVITY 2018: SHARES by MUNICIPALITY



Source: Local Municipal Building Permit Reports, 2018; Statistics Canada Table 32.2 (unpublished) 2018.

# RESIDENTIAL MARKET and BUILDING ACTIVITY

## YORK REGION RECORDED the 8<sup>th</sup> LARGEST NUMBER of RESIDENTIAL BUILDING PERMITS ISSUED in CANADA

- York Region continues to be a major contributor of new residential development in Canada, ranking 8<sup>th</sup> for building permits issued, declining from 7<sup>th</sup> in 2017

TABLE 3.5: CROSS CANADA COMPARISON 2018: RESIDENTIAL BUILDING PERMITS

RANK	MUNICIPALITY	NUMBER of PERMITS	% CHANGE from 2016
1	Greater Vancouver Regional District	28,370	8.9%
2	City of Toronto	23,774	57.5%
3	City of Calgary	18,814	75.8%
4	City of Montréal	17,295	45.0%
5	City of Edmonton	14,642	19.3%
6	City of Ottawa	9,285	38.4%
7	Peel Region	7,970	69.0%
<b>8</b>	<b>York Region</b>	<b>7,902</b>	<b>30.7%</b>
9	Durham Region	5,132	14.0%
10	City of Winnipeg	4,727	-8.7%

Source: York Region Corporate Services, Long Range Planning Division, 2018. Note: Ranking is in comparison to cities, Region's and Regional Districts as defined locally.

## RESIDENTIAL COMPLETIONS INCREASED FOR 2018

- Housing completions in the Region increased by 56.5 per cent since 2017
- The mix of housing completions in 2018 was 34 per cent (3,455) single detached, 2 per cent (222) semi-detached units, 22 per cent (2,273) row houses and 42 per cent (4,280) apartments

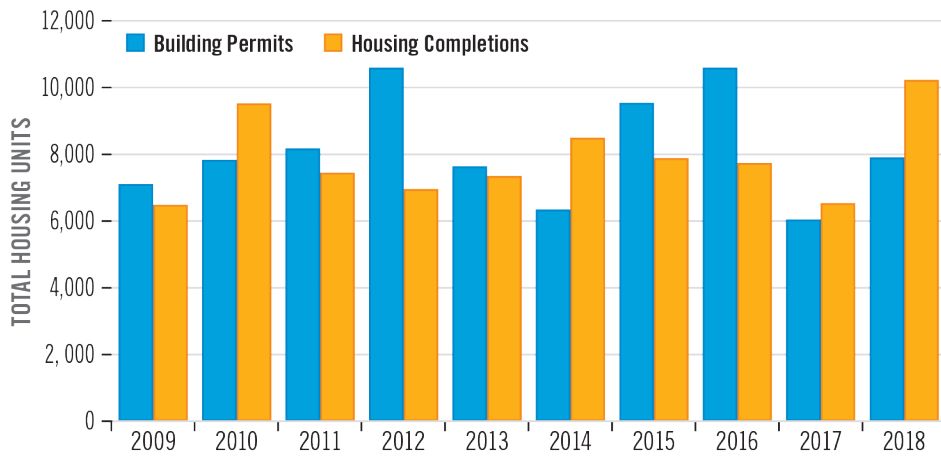
TABLE 3.6: YORK REGION RESIDENTIAL COMPLETIONS 2017 and 2018

MUNICIPALITY	2017	2018	% CHANGE
Aurora	1,099	460	-58%
East Gwillimbury	543	1,697	213%
Georgina	365	134	-63%
King	349	272	-22%
Markham	987	2,465	150%
Newmarket	466	377	-19%
Richmond Hill	784	1,764	125%
Vaughan	1,561	2,738	75%
Whitchurch-Stouffville	381	323	-15%
<b>York Region Total</b>	<b>6,535</b>	<b>10,230</b>	<b>56.5%</b>

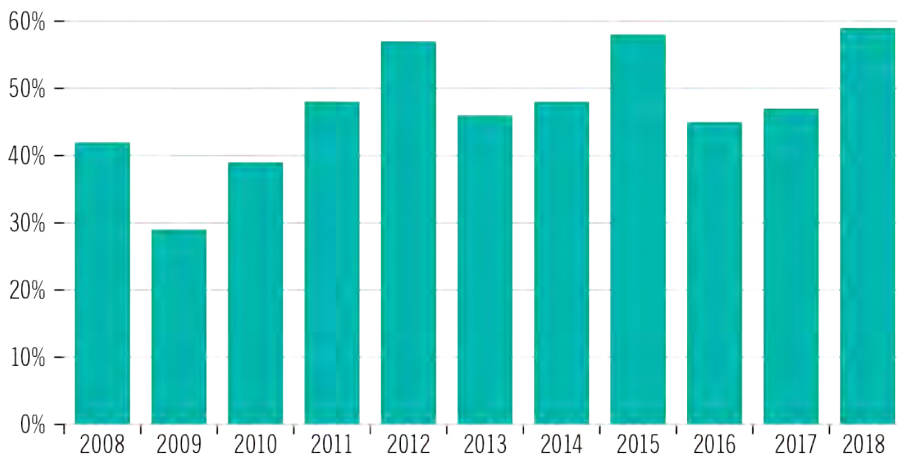
Source: CMHC, 2018

# RESIDENTIAL MARKET and BUILDING ACTIVITY

**FIGURE 3.5:** BUILDING PERMIT and HOUSING COMPLETIONS, 2009 to 2018



**FIGURE 3.6:** INTENSIFICATION within the BUILT-UP AREA, YORK REGION, 2008 to 2018



Source: Statistics Canada Building Permit Reports, 2018; York Region Corporate Services, Long Range Planning Division, 2018

- York Region’s intensification share within the built up area has averaged 48 per cent over the last 10 years, and was 59 per cent in 2018
- The continuing development of the Region’s Centres and Corridors and other intensification areas will contribute to achieving the minimum 60 per cent intensification target in the 2017 Growth Plan

# RESIDENTIAL MARKET and BUILDING ACTIVITY

A more diversified housing stock provides more choice in the market for both existing and future residents

Diversified housing is important for:

providing affordable options

housing residents at different stages in their lives

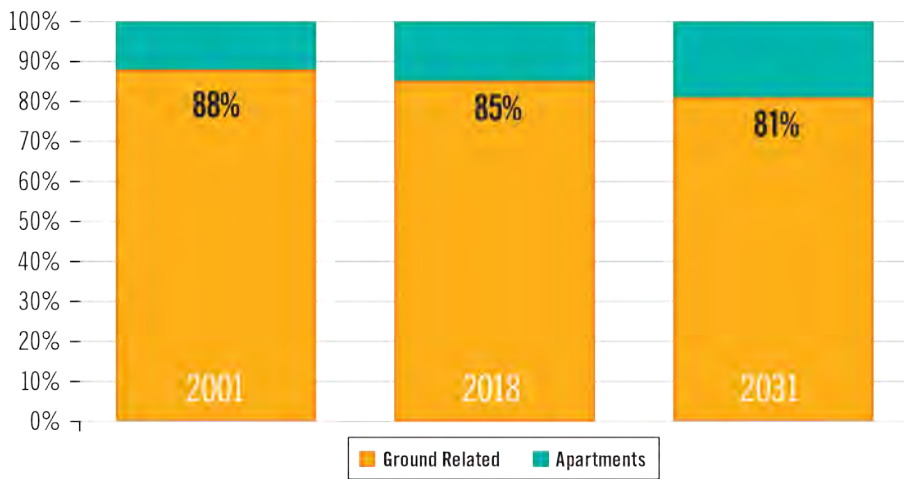
reaching the Region's intensification targets

creating more compact, transit supportive development

## THE TOTAL HOUSING SUPPLY CONTINUES to DIVERSIFY

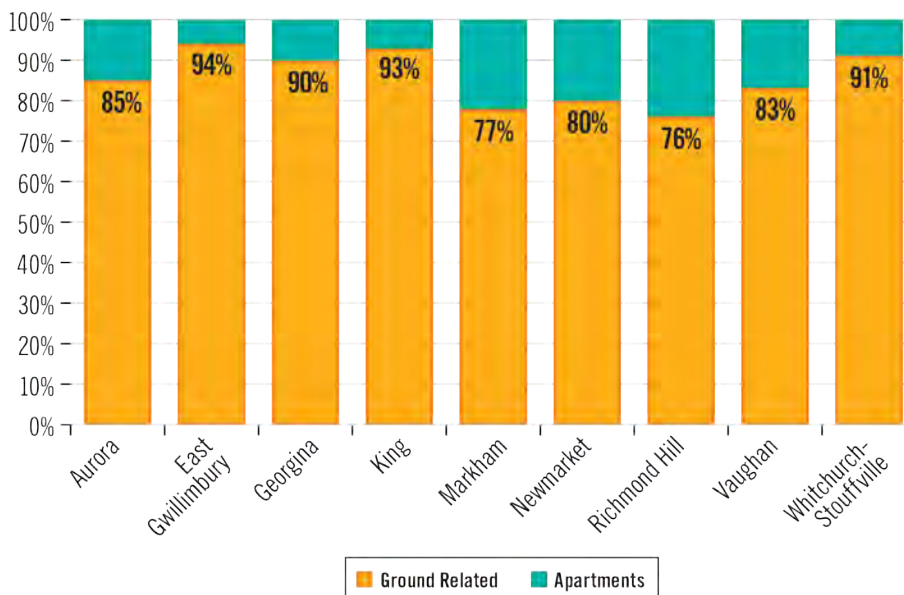
- While the Region's new housing stock becomes increasingly diversified over time, the existing housing stock is composed primarily of ground related dwellings
- The proportion of apartment unit dwellings in the Region's housing stock increased from 12 per cent in 2001 to 15 per cent in 2018
- The proportion of apartment unit dwellings is forecasted to be 19 per cent by 2031

FIGURE 3.7: MIX of HOUSING STOCK in YORK REGION



- The overall housing stock in 2018 was composed of 66 per cent single detached dwellings, 6 per cent semi-detached units, 13 per cent row house units and 15 per cent apartment units

FIGURE 3.8: MIX of TOTAL HOUSING STOCK by LOCAL MUNICIPALITY 2018



# INDUSTRIAL, COMMERCIAL and INSTITUTIONAL MARKET and BUILDING ACTIVITIES

## INDUSTRIAL and COMMERCIAL PROPERTY MARKET

- A low Canadian dollar value relative to the U.S. dollar, continuing low interest rates and a strong demand from the U.S economy should help businesses in Ontario to continue to grow
- Industrial development was most active in Vaughan in 2018 with 1,858,000 square feet of new supply under construction

**TABLE 4.1: YORK REGION and GTA INDUSTRIAL MARKET OVERVIEW, 2018**

MUNICIPALITY	VACANCY RATE	AVERAGE NET RENT	AVERAGE SALE PRICE
Aurora	1.2%	\$7.78	\$114.00
East Gwillimbury	0.5%	\$8.55	\$93.00
King	0.8%	\$6.35	\$212.00
Markham	1.5%	\$7.95	\$188.00
Newmarket	0.7%	\$6.55	\$212.00
Richmond Hill	1.5%	\$8.98	\$167.00
Vaughan	3.1%	\$6.76	\$187.00
<b>York Region</b>	<b>2.8%</b>	<b>\$7.14</b>	<b>\$226.00</b>
<b>Greater Toronto Area</b>	<b>2.4%</b>	<b>\$6.85</b>	<b>\$133.00</b>

Source: Costar 2018 Note: All dollar figures are Per Square Foot.  
Note: Data not available for all nine York Region local municipalities.

- York Region's vacancy rate at the end of 2018 was 2.8 per cent, lower than the 5 year average of 3.2 per cent
- The Region's average industrial rent prices per square foot were \$6.85 at year end 2018 compared to the 5 year average of \$6.08

# INDUSTRIAL, COMMERCIAL and INSTITUTIONAL MARKET and BUILDING ACTIVITIES

TABLE 4.2: YORK REGION and GTA OFFICE MARKET OVERVIEW, 2018

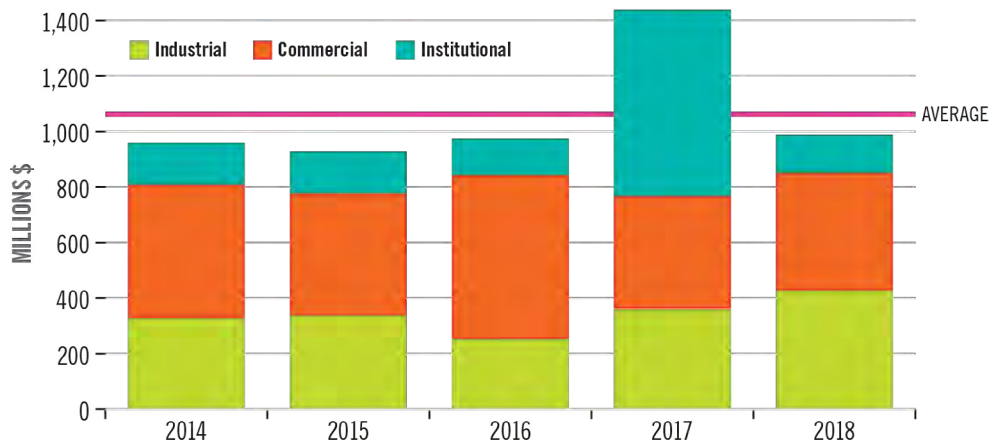
MUNICIPALITY	TOTAL INVENTORY	TOTAL VACANCY RATE	AVERAGE NET RENT
Aurora	1,673,275	0.7%	\$19.85
Markham	16,759,142	6.2%	\$16.59
Newmarket	2,193,211	2.4%	\$17.21
Richmond Hill	3,789,523	4.0%	\$16.34
Vaughan	6,133,813	3.5%	\$17.82
Whitchurch-Stouffville	345,267	1.5%	\$19.12
<b>York Region</b>	<b>30,894,231</b>	<b>3.1%</b>	<b>\$17.82</b>
<b>Greater Toronto Area</b>	<b>278,656,478</b>	<b>5.7%</b>	<b>\$19.56</b>

Source: Costar 2018 Note: Data not available for all nine York Region local municipalities.

## COMMERCIAL and INDUSTRIAL CONSTRUCTION VALUES INCREASED OVER LAST YEAR and the TOTAL ICI CONSTRUCTION VALUE is COMPARABLE to a STRONG TEN YEAR AVERAGE

- Total ICI construction in 2018 had a combined construction value of \$987 million, a decrease from the 2017 value of \$1.44 billion (Figure 4.1)
- The Region's ICI market decreased for 2018 when compared to the 2017 value, however is on par with the strong ten year average of \$985 million
- Industrial and commercial construction values increased from 2017 levels by 18.4 per cent and 4.1 per cent respectively, while institutional values decreased by 80 per cent

FIGURE 4.1: YORK REGION ICI CONSTRUCTION VALUES 2014 to 2018





# INDUSTRIAL, COMMERCIAL and INSTITUTIONAL MARKET and BUILDING ACTIVITIES

**TABLE 4.3: YORK REGION INDUSTRIAL BUILDING PERMITS with 10 HIGHEST CONSTRUCTION VALUES, 2018**

PROJECT	VALUE \$000s	MUNICIPALITY
Multi-Use Industrial	\$28,678	Vaughan
Multi-Use Industrial	\$25,083	Vaughan
Warehouse/Storage	\$24,500	Markham
General Industrial	\$21,094	Vaughan
Multi-Use Industrial	\$19,061	Vaughan
Mackenzie Vaughan Hospital Parking Foundation	\$17,016	Vaughan
Transportation Infrastructure	\$16,523	Markham
Self-Storage Facility	\$16,117	Vaughan
Multi-Use Industrial	\$13,277	Vaughan
General Industrial	\$12,754	Vaughan

Source: Statistics Canada Building Permit Reports and Table 32.2 (unpublished), 2018; York Region Corporate Services, Long Range Planning Division, 2018.

**TABLE 4.4: YORK REGION COMMERCIAL BUILDING PERMITS with 10 HIGHEST CONSTRUCTION VALUES, 2018**

PROJECT	VALUE \$000s	MUNICIPALITY
Multi-Use Commercial	\$42,866	Vaughan
Holiday Inn Express and Suites	\$13,224	Aurora
General Commercial	\$11,000	King
Office Building	\$9,660	Richmond Hill
Shopping Center	\$7,047	Aurora
Office Building	\$5,385	Vaughan
Vista Park Place	\$4,300	Whitchurch-Stouffville
Ballantrae Gates	\$4,000	Whitchurch-Stouffville
Retail/Service Commercial Unit	\$4,000	East Gwillimbury
Office Building	\$3,356	Vaughan

Source: Statistics Canada Building Permit Reports and Table 32.2 (unpublished), 2018; York Region Corporate Services, Long Range Planning Division, 2018

# INDUSTRIAL, COMMERCIAL and INSTITUTIONAL MARKET and BUILDING ACTIVITIES

**TABLE 4.5: YORK REGION INSTITUTIONAL BUILDING PERMITS with 10 HIGHEST CONSTRUCTION VALUES, 2018**

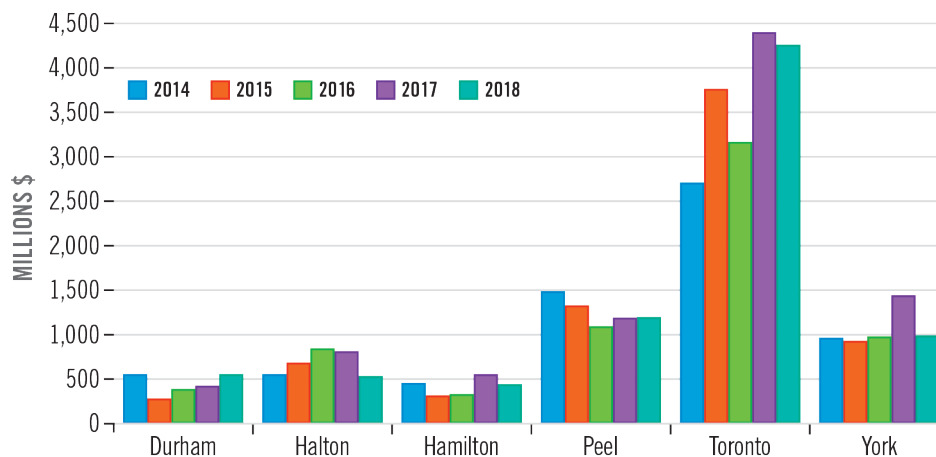
PROJECT	VALUE \$000s	MUNICIPALITY
Primary Dual French Immersion School	\$11,837	Vaughan
Elementary School	\$11,412	Markham
Liuna Local 506 Training Centre	\$8,910	Richmond Hill
Canada Post Corporation	\$6,539	Vaughan
Hospice Palliative Care Facility	\$5,850	Vaughan
Religious Building	\$4,500	Whitchurch-Stouffville
Nursing/Institutional Home	\$2,600	Georgina
Day Care	\$930	Markham
North Maple Regional Park	\$812	Vaughan
The Vitanova Foundation	\$560	Vaughan

Source: Statistics Canada Building Permit Reports and Table 32.2 (unpublished), 2018; York Region Corporate Services, Long Range Planning Division, 2018.

## GREATER TORONTO and HAMILTON AREA (GTHA) CONSTRUCTION

- York Region accounted for 12.4 per cent of the GTHA's total ICI construction value in 2018, a decrease from 16.3 per cent in 2017

**FIGURE 4.2: GTHA ICI CONSTRUCTION VALUES by MUNICIPALITY 2014 to 2018**



# INDUSTRIAL, COMMERCIAL and INSTITUTIONAL MARKET and BUILDING ACTIVITIES

- Overall, the GTHA recorded a 9.7 per cent decrease in the value of ICI construction from 2017
- York, Halton, Hamilton and Toronto all recorded decreases in total ICI construction, while only Durham and Peel experienced increases
- York Region ranked seventh across Canada for the value of its ICI construction in 2018 (Table 4.6). This is a slight decrease in ranking from sixth in 2017

**TABLE 4.6: 2018 CROSS CANADA COMPARISON: VALUES of ICI CONSTRUCTION (\$000s)**

RANK	MUNICIPALITY	TOTAL VALUE	% CHANGE FROM 2016
1	City of Toronto	\$4,255,170	-3.2%
2	Greater Vancouver Regional District	\$3,869,502	47.0%
3	City of Calgary	\$3,280,795	31.8%
4	City of Montréal	\$3,120,284	24.7%
5	City of Edmonton	\$2,365,155	26.5%
6	Peel Region	\$1,193,562	0.5%
<b>7</b>	<b>York Region</b>	<b>\$987,432</b>	<b>-31.3%</b>
8	City of Winnipeg	\$808,673	-5.4%
9	City of Ottawa	\$770,628	-10.2%
10	Waterloo Region	\$604,191	-6.7%

Source: Source: Local Municipal Building Permit Reports, 2018; Statistics Canada Building Permit Reports, 2018.  
 Note: List includes cities, Regions, and Regional Districts as defined locally.



# OVERALL CONSTRUCTION VALUE in YORK REGION

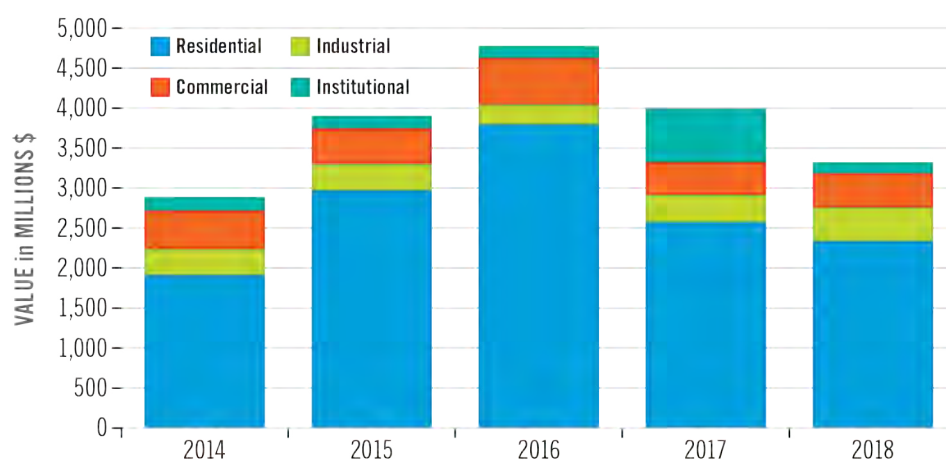
An ICI share of total construction value within the range of 30 per cent means that job opportunities continue to be provided to match the growth in the Region's labour force

In 2018, York Region's ICI share of total construction value was 30 per cent

The 5 year ICI share average for York Region is 29 per cent

- Total estimated value of construction in 2018 was approximately \$3.31 billion, compared to \$3.98 billion recorded in 2017, a decrease of 16.9 per cent
- The 2018 total construction value of \$3.31 billion is the fifth highest ever recorded value for York Region

FIGURE 5.1: YORK REGION CONSTRUCTION VALUE by TYPE, 2014 to 2018



Source: Local Municipal Building Permit Reports, 2014- 2018

Note: \*Agricultural permits are included under the industrial category

- Overall construction value is important as it is correlated with the new development component of tax assessment growth over subsequent years

TABLE 5.1: ESTIMATED VALUE of TOTAL CONSTRUCTION (RESIDENTIAL and ICI) by LOCAL MUNICIPALITY 2017 and 2018 (\$'000s)

MUNICIPALITY	2017	2018	% CHANGE
Aurora	\$280,438	\$239,773	-15%
East Gwillimbury	\$267,590	\$125,119	-53%
Georgina	\$53,276	\$65,096	22%
King	\$213,425	\$131,792	-38%
Markham	\$492,410	\$744,661	51%
Newmarket	\$259,056	\$188,721	-27%
Richmond Hill	\$364,288	\$486,472	34%
Vaughan	\$1,961,318	\$1,164,303	-41%
Whitchurch-Stouffville	\$91,407	\$163,787	79%
<b>York Region Total</b>	<b>\$3,983,208</b>	<b>\$3,309,726</b>	<b>-16.9%</b>

Source: Local Municipal Building Permit Reports, 2017 and 2018; Corporate Services, Long Range Planning Division, 2018

# OVERALL CONSTRUCTION VALUE in YORK REGION

**TABLE 5.2: ESTIMATE of VALUE (in \$MILLIONS) of CONSTRUCTION\* by LOCAL MUNICIPALITY 2017 and 2018**

MUNICIPALITY	RESIDENTIAL		INDUSTRIAL**		COMMERCIAL		INSTITUTIONAL		TOTAL	
	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018
Aurora	\$214	\$182	\$14	\$11	\$43	\$34	\$9	\$12	\$280	\$240
East Gwillimbury	\$259	\$114	\$5	\$7	\$3	\$9	\$0	\$1	\$268	\$125
Georgina	\$46	\$49	\$2	\$2	\$5	\$4	\$1	\$9	\$53	\$65
King	\$179	\$88	\$2	\$7	\$17	\$14	\$15	\$22	\$213	\$132
Markham	\$358	\$579	\$32	\$85	\$77	\$64	\$24	\$17	\$492	\$745
Newmarket	\$187	\$145	\$10	\$4	\$51	\$31	\$111	\$8	\$259	\$188
Richmond Hill	\$297	\$399	\$9	\$23	\$40	\$47	\$19	\$16	\$364	\$486
Vaughan	\$940	\$637	\$268	\$294	\$165	\$196	\$587	\$36	\$1,961	\$1,164
Whitchurch-Stouffville	\$64	\$127	\$21	\$1	\$5	\$22	\$1	\$1	\$91	\$163
<b>York Region Total</b>	<b>\$2,545</b>	<b>\$2,322</b>	<b>\$363</b>	<b>\$430</b>	<b>\$406</b>	<b>\$423</b>	<b>\$668</b>	<b>\$135</b>	<b>\$3,983</b>	<b>\$3,310</b>

Source: Local Municipal Building Permits Reports, 2017 & 2018; Statistics Canada Building Permits Reports, 2017 & 2018; York Region Corporate Services, Long Range Planning Division, 2018. Note: \*Estimated values of construction include additions, demolitions, renovations, temporary structures and new construction \*\*Agricultural permits are included under the industrial category

## CONSTRUCTION ACTIVITY - NATIONAL COMPARISONS

- York Region ranked sixth in total construction value among Canadian municipalities, with a value of \$3.31 billion (Table 5.3)

**TABLE 5.3: CROSS CANADA COMPARISON 2018: VALUES of TOTAL CONSTRUCTION (\$000s)**

RANK	MUNICIPALITY	TOTAL VALUE	% CHANGE FROM 2016
1	Greater Vancouver Regional District	\$12,371,140	32.3%
2	City of Toronto	\$10,553,944	19.5%
3	City of Calgary	\$7,687,889	33.4%
4	City of Montréal	\$6,724,414	32.4%
5	City of Edmonton	\$6,254,372	20.8%
<b>6</b>	<b>York Region</b>	<b>\$3,309,726</b>	<b>-16.9%</b>
7	Peel Region	\$3,022,460	6.5%
8	City of Ottawa	\$2,968,816	12.1%
9	Durham Region	\$2,063,914	12.6%
10	Halton Region	\$1,779,228	-41.7%

Source: Local Municipal Building Permit Reports, 2018; Statistics Canada Building Permit Reports and Table 32.2 (unpublished), 2018. Note: List includes cities, Regions, and Regional Districts as defined locally.

# CONCLUSION

The Growth and Development Review provides a snapshot of key development and population indicators in York Region and reports on the competitiveness of York Region's economy within the Greater Toronto and Hamilton Area (GTHA), the Province and Canada.

In 2018, there were an estimated 636,630 jobs and 1,191,400 residents in the Region.

York Region is one of Canada's fastest-growing large urban municipalities and is forecast to reach a population of 1.79 million and employment of 900,000 by 2041. The Region is an attractive location to live and invest and is committed to attracting and retaining employers and residents, as well as making significant infrastructure investments to support growth.

# 2018 **GROWTH** AND **DEVELOPMENT** REVIEW

For more information on growth and  
development in York Region please contact:

**PLANNING SERVICES**

1-877-464-9675 Extension 71508





May 17, 2019

Ms. Lisa Lyons  
Director of Legislative Services/Town Clerk  
Town of Newmarket  
395 Mulock Drive, P.O. Box 328  
Newmarket, ON L3Y 4X7

Dear Ms. Lyons:

**Re: 2018 Agriculture and Agri-Food Strategy Update and  
Agriculture and Agri-Food Advisory Committee Terms of Reference**

On May 16, 2019 Regional Council adopted the following recommendations:

1. Council receive the 2018 Agriculture and Agri-Food Strategy update for information.
2. Council approve the Terms of Reference for the Agriculture and Agri-Food Advisory Committee (Attachment 1).
3. This report be circulated by the Regional Clerk to the Agriculture and Agri-Food Advisory Committee, the Ontario Ministry of Agriculture, Food and Rural Affairs and local municipalities.

The original staff report is enclosed for your information.

Please contact Doug Lindeblom, Director of Economic Strategy at 1-877-464-9675 ext. 71503 if you have any questions with respect to this matter.

Sincerely,



Christopher Raynor  
Regional Clerk

Attachments

# The Regional Municipality of York

Committee of the Whole  
Planning and Economic Development  
May 9, 2019

Report of the Commissioner of Corporate Services and Chief Planner

## **2018 Agriculture and Agri-Food Strategy Update and Agriculture and Agri-Food Advisory Committee Terms of Reference**

### **1. Recommendations**

1. Council receive the 2018 Agriculture and Agri-Food Strategy update for information.
2. Council approve the Terms of Reference for the Agriculture and Agri-Food Advisory Committee (Attachment 1).
3. This report be circulated by the Regional Clerk to the Agriculture and Agri-Food Advisory Committee, the Ontario Ministry of Agriculture, Food and Rural Affairs and local municipalities.

### **2. Summary**

This report provides Council with an update on the first year of implementation of York Region's [Agriculture and Agri-Food Strategy](#) (endorsed by Council in October 2017) with an outlook of planned initiatives for 2019. This report also seeks Council approval of the Terms of Reference for the York Region Agriculture and Agri-Food Advisory Committee (Attachment 1), formerly called the Agricultural Advisory Liaison Group.

Key Points:

- The first year of Agriculture and Agri-Food Strategy implementation is on track with significant stakeholder outreach and engagement in 2018
- Successful collaboration is underway to support the Agriculture and Agri-Food Strategy action plan with a focus on education and awareness
- In 2018, 31 of the 45 Agriculture and Agri-Food Strategy actions were either initiated or planned and four short-term activities completed
- 2019 agriculture and agri-food initiatives will strengthen stakeholder communication, collaboration and build capacity in the agriculture and agri-food industry
- The proposed Agriculture and Agri-Food Advisory Committee Terms of Reference aligns the focus of the Advisory Committee with the Agriculture and Agri-Food Strategy

and makes the structure and operations of the Terms of Reference consistent with other Regional advisory committees

### **3. Background**

#### **The Agriculture and Agri-Food sector contributes \$2.7B to York Region's Gross Domestic Product (GDP)**

York Region is home to a vibrant agri-food industry with more than 700 farm-based businesses and 270 food and beverage manufacturers and distributors that contribute to the Region's economic vitality. The agri-food sector in York Region includes everything from farms to processors, food retailers and restaurants, and provides approximately 57,000 jobs and generates \$2.7 billion in GDP for York Region. Based on the 2016 Census of Agriculture, gross farm sales (a measure of farm business income) for primary food production in the Region, grew to approximately \$301 million.

#### **In 2017, Council approved the Agriculture and Agri-Food Strategy to guide long-term growth of the sector**

Supporting the farming community remains a priority for Council. In [October 2017](#), Council approved the Agriculture and Agri-Food Strategy (the Strategy) developed in collaboration with the Agriculture and Agri-Food Advisory Committee (Advisory Committee) and local municipalities. The Strategy sets direction for long-term growth of the agriculture and agri-food sector and guides development of policy and program initiatives.

The Strategy articulates a comprehensive set of objectives defined within five strategic goal areas and 45 action items to be implemented over five years. The five strategic goals are to:

1. Strengthen communication and collaboration with York Region, local municipalities and the agri-food sector
2. Support the agri-food sector through integrated land use planning and economic development
3. Support increased capacity for value added agri-food processing and support services
4. Leverage location within GTA and proximity to customers through direct farm marketing and meet demand for local food production
5. Provide support for business retention and expansion of primary agricultural production within York Region

Progress on the Agriculture and Agri-Food Strategy initiatives is reported to Council as part of the annual update.

## **The Agriculture and Agri-Food Advisory Committee provides advice on the protection and promotion of agriculture and farming in the Region**

The Agriculture and Agri-Food Advisory Committee is a volunteer advisory committee that was created by Regional Council in 2001 as a means to support the agricultural industry and promote healthy rural communities. The Advisory Committee has been involved in activities to promote and protect agriculture and local food in York Region. The group is similar to agricultural advisory committees in the Regions of Halton, Peel and Durham.

York Region Planning and Economic Development staff provide administrative and procedural support to the Advisory Committee and work collaboratively to implement the Strategy action plan.

## **The Agriculture and Agri-Food Advisory Committee is governed by a Terms of Reference that must be reviewed every four years and approved by Council**

The Agriculture and Agri-Food Advisory Committee's Terms of Reference determine its composition and operational guidelines. The group is required to meet quarterly, at a minimum, and individuals, interest groups or organizations may be invited to appear at any meeting as a delegation, or to submit/present information that will assist the Advisory Committee in fulfilling its mandate. Additional meetings may be called by the Chair. Meetings are typically held at the Regional Administrative Centre.

The original Terms of Reference were drafted in 2001 and last updated in 2015. The Terms of Reference for all Regional advisory committees are reviewed at the beginning of each new term of Council.

In December 2018, Council appointed the following Agriculture and Agri-Food Advisory Committee council representatives:

- Councillor Avia Eek on behalf of Mayor Pellegrini, King Township
- Councillor Hugo Kroon on behalf of Mayor Lovatt, Town of Whitchurch-Stouffville

## **4. Analysis**

The analysis below addresses the Agriculture and Agri-Food Strategy update and Terms of Reference review separately.

### **STRATEGY UPDATE**

#### **Agriculture and Agri-Food Strategy implementation is on track**

The Agriculture and Agri-food Strategy identified 45 action items for implementation over five years (2018-2022) to support and grow the agriculture and agri-food sector.

In 2018, York Region staff worked closely with local municipal partners, the Agriculture and Agri-Food Advisory Committee, and agri-food stakeholders to evaluate the action items and develop a workplan to execute the Strategy.

As of December 2018, 31 of the 45 action items (68 per cent) were either initiated or planned. These include showcasing agricultural innovators/champions in the Region, launching a local food awareness campaign, supporting Golden Horseshoe Food and Farming Alliance on a project basis, facilitating relationships between producers, processors and retailers. A summarized list of action items grouped by status (initiated, planned, new and completed) is outlined in Attachment 2.

### **Four of five short-term action items were completed since adoption of the Agriculture and Agri-Food Strategy**

In 2018, the following short term action items were completed:

- Hiring of Agriculture and Agri-Business Specialist in Economic Strategy dedicated to supporting the agriculture and agri-food sector in the Region
- Development of a strategic communications plan to strengthen collaboration and communication with local municipalities and the agri-food sector
- Participation in consultation and review of Greater Golden Horseshoe's Agricultural System policies (led by Ontario Ministry of Agriculture, Food and Rural Affairs)
- Development of the annual York Farm Fresh Guide Maps (2018) to raise awareness of locally produced agricultural products

### **Significant outreach occurred in 2018 with over 300 agri-food stakeholders to raise awareness of the Agriculture and Agri-Food Strategy**

A key focus for 2018 was to engage with agri-food stakeholders to build partnerships and leverage resources to execute the Strategy. Staff hosted and/or attended over twenty five agri-food related events or meetings engaging over 300 stakeholders to raise awareness of the Strategy. The organizations engaged include the York Federation of Agriculture, York Region Food Network, York Farm Fresh Association, York Beef Producers, the Holland Marsh Growers' Association, and the Golden Horseshoe Food and Farming Alliance among others.

### **The Region established funding partnerships to deliver projects that align with the Agriculture and Agri-Food Strategy**

York Region staff collaborated with two community partners, York Farm Fresh and Holland Marsh Growers Association to establish funding partnerships for 2018-2019 to deliver projects that support the Strategy.

- **Local Food Promotion:** York Farm Fresh connects York Region communities to locally grown products at farms and farmers markets. The Region funded York Farm Fresh as a service delivery agent for projects that directly align with the Strategy. Deliverables include raising awareness of locally produced agricultural products and the development of the local Farm Fresh Guide Map for 2019.
- **Economic Impact Study for the Holland Marsh:** The Holland Marsh is one of the two specialty crop areas within the Province. More than half of the Holland Marsh is located within York Region; a significant driver for local economy. The Region provided funding to the Holland Marsh Growers Association, leveraging provincial Rural Economic Development funding for an economic impact study of the Holland Marsh. Other project partners include King Township and Simcoe County. The study will be completed by December 2019.

### **Four agri-food education and awareness workshops were held in 2018**

In 2018, York Region staff delivered four agri-food education and awareness workshops and networking events in collaboration with internal departments and industry stakeholders. Event details include:

- Succession planning and tax management workshops for local farm businesses on January 18, 2018 and April 5, 2018. The workshops were attended by more than 50 farm businesses and provided options for protecting and transitioning family and farm assets, and provided tax management strategies. This was delivered in collaboration with the Agriculture and Agri-Food Advisory Committee.
- Business Waste Reduction Forum on September 28, 2018. The forum was attended by 55 agri-food businesses including food and beverage processors, retailers/grocery stores and food service providers. The forum provided an opportunity to educate and inspire local businesses to implement practical waste reduction solutions to reduce costs and achieve bottom line benefits. Ninety-six percent of the participants indicated that the event either exceeded or met their expectations.
- Asset Mapping Workshop in Newmarket on October 12, 2018. The workshop was attended by ten Regional/municipal staff from Ontario communities, and provided a practical guide to using ConnectON – an agricultural and food asset mapping database. The workshop was delivered by Golden Horseshoe Food and Farming Alliance.

### **The Advisory Committee members provided input on the Proposed Provincial Agricultural System Mapping Assessment**

The Region is currently conducting a Municipal Comprehensive Review (MCR) to update the Regional Official Plan. As part of this process, agricultural lands are being reviewed and the Province has identified additional lands as potential Prime Agriculture.

The Agricultural and Agri-Food Advisory Committee has been engaged in the review of the proposed Provincial Agricultural Mapping System. A report on the review is anticipated for the June Committee of the Whole cycle.

## **2019 Agriculture and Agri-Food initiatives will focus on stakeholder communication, continued collaboration and capacity building**

In 2019, the Region, its local municipalities and Agriculture and Agri-Food Advisory Committee will continue to prioritize and deliver the action items as part of agriculture and agri-food initiatives.

2019 deliverables include:

- Continued collaboration with agri-food stakeholders on education and outreach activities to build capacity for the agri-food industry in York Region.
  - The Region supported an agri-food sustainability conference hosted by Provision Coalition on “Using the Power of Data for Making Food Sustainably” held on February 26-27, 2019 in the City of Vaughan. This event provided learning and networking opportunities for local agri-food businesses. Staff engaged with over 140 participants from the agri-food value chain, bringing awareness of agriculture and agri-food initiatives in York Region.
  - Staff hosted a two-day workshop on March 25, 2019 and April 1, 2019 – Growing Your Farm Profits – in partnership with Ontario Soil and Crop Improvement Association (OSCIA) and the Township of King. The workshop, attended by 16 farm businesses was designed to help farmers develop and reach improved business goals and raise awareness of funding incentives from the Canadian Agricultural Partnership.
- Implementing the strategic communications plan to strengthen communication with stakeholders and raise the profile for the agriculture and agri-food sector across the Region. The plan includes:
  - A series of presentations to promote the Agriculture and Agri-Food Strategy initiatives to local municipal Councils, internal staff, and agri-food stakeholders. This provides an opportunity for staff to connect with stakeholders to leverage ongoing agriculture and agri-food resources and coordinate initiatives.
    - Staff delivered presentations to local Council in King Township and Georgina on April 15, 2019 and April 17, 2019 respectively.
    - Staff participated in the Earth Week Fair at the Region and hosted a lunch and learn to promote local food on April 26, 2019.
  - Launch of a local food awareness campaign in collaboration with York Farm Fresh in Q4 of 2019.

- Collaboration with York University Community Innovation Hub (YSpace) on a pilot in the Fall of 2019 to design components of a Food Accelerator Program. The program will assist food start-up companies (consumer packaged goods) in bringing their business access to markets and scaling up. The program will focus on four streams including product packaging, pricing, operational logistics, and sales strategies.

## **Staff continue to work with the Advisory Committee to deliver action items in the Agriculture and Agri-Food Strategy**

Staff will continue to work with the Agriculture and Agri-Food Advisory Committee to evaluate and develop a work plan to deliver the remaining actions prioritized as medium to long term in the Strategy. These include development and implementation of an Agricultural Community Investment Plan, and an Agriculture and Agri-Food Business Retention and Expansion (BR&E) study.

## **TERMS OF REFERENCE REVIEW**

### **The Terms of Reference for the Agriculture and Agri-Food Advisory Committee has been updated**

Region staff initiated a review of the 2015 Terms of Reference with the Agriculture and Agri-Food Advisory Committee in August, 2018. Changes to the Terms of Reference were necessary to:

- Reflect the connection of the role of the Agriculture and Agri-Food Advisory Committee with the Agriculture and Agri-Food Strategy
- Make the Terms of Reference consistent with other advisory committees at the Region

### **The proposed Terms of Reference aligns closely with the Agriculture and Agri-Food Strategy**

The majority of revisions in the proposed Terms of Reference have been made to align with the Agriculture and Agri-Food Strategy. In addition, several operational changes have been made to make the Terms of Reference consistent with other Regional Advisory Committees (e.g., Planning Advisory Committee). The proposed Terms of Reference include three (3) strategic and five (5) operational revisions as outlined below:

Strategic revisions include:

- Adding agri-food presence to the group to balance representation from producers, input suppliers, food processing, distribution, food retailers and food service. This inclusion will make the Advisory Committee representative of the agri-food sector in the Region and reflect the intent of the Strategy.



- The Mandate section has been updated to include the purpose and reflect the connection to the Agriculture and Agri-Food Strategy. The Goals section has been eliminated to make the Terms of Reference consistent with the Region’s other Advisory Committees.
- The name of the group and wording throughout the Terms of Reference has been revised to reflect and align with the Agriculture and Agri-food Strategy, as there is no mention of the Strategy in the current Terms of Reference. The name “Agriculture and Agri-Food Advisory Committee” will reflect the connection of the role of the group with the Strategy and other advisory committees.

Operational revisions include:

- Non-named members (from agricultural and agri-food groups) will remain eligible for re-appointment up to a maximum of two (2) terms, with a need to re-apply for consideration after each municipal election.
- Adding a public call for membership advertised through print and electronic media. Applications will be directed to the Office of the Regional Clerk, for consideration by Regional Council.
- Adding support from the Regional Clerk’s Office to coordinate and support Committee meetings.
- Increasing the number of meetings to six per year, with additional meetings that may be held at the request of the Chair.
- If membership is comprised of an even number, then quorum is one-half of the membership.

Consultation on the proposed Terms of Reference (Attachment 1) has occurred with the Regional Council representatives appointed by Council and a separate meeting was held with previous Liaison Group members to review the proposed changes.

### **Upon approval of the proposed Terms of Reference, the process for selecting Advisory Committee members will be initiated by staff**

Upon approval of the proposed Terms of Reference, staff will work with the Council representatives appointed to the Advisory Committee and the Regional Clerk’s office to recruit membership. Citizens and nominated representatives of organizations from agricultural and agri-food groups will be invited to apply. A public call for membership will be advertised through print and electronic media, including posting on York.ca. In addition, staff will reach out to past members and industry associations to spread the word for recruitment. A matrix with criteria will be established to evaluate the applicants. Qualified applicants will be interviewed by a panel of Regional Staff and a list of potential candidates will be recommended for council approval.

## **Agriculture and Agri-Food Strategy is supported by approved Regional plans**

The goals and objectives of the Agriculture and Agri-food Strategy are supported and integrated within the following Regional Council approved plans:

- **Vision 2051:** Includes “A Resilient Natural Environment and Agricultural System” goal area where the agricultural areas are thriving and provide healthy food and resources to a growing population.
- **York Region Official Plan – 2010:** Chapter 6 is dedicated to Agricultural and Rural Areas which form an important part of the fabric of York Region, supporting a vibrant agricultural community.
- **2019 to 2022 Strategic Plan:** The strategic priority areas focus on “Building sustainable communities and protecting the environment with a resilient natural environment and agricultural system” and “Increasing economic prosperity by fostering an environment that attracts business, grows employment opportunities and attracts people”.
- **SM4RT Living Plan:** Food Waste Reduction Strategy and the Good Food Program, promote buying local farm fresh food to help residents gain a better connection and appreciation for their food while reducing food waste.

## **5. Financial**

The Strategy identified a number of strategic objectives and actions for consideration as part of implementation. Some of these are no cost or low cost, or are already pursued by the Region, while others have potential resource and budget implications. Funds for 2019 Agriculture and Agri-Food implementation activities are included in the approved budget.

## **6. Local Impact**

The Agriculture and Agri-Food Strategy supports and complements the goals and interests of the Region’s local municipal partners. Staff from local municipalities participated in the development and review of the Strategy and will continue to attend Agriculture and Agri-Food Advisory Committee meetings. Regional staff partner with local municipalities to deliver programs and execute the Strategy. The Strategy is shared with local municipalities to be leveraged as they develop their respective agriculture and agri-food plans and initiatives.

## **7. Conclusion**

Through implementation of the Agriculture and Agri-Food Strategy, York Region continues to demonstrate a strong commitment to the agriculture and agri-food sector.

Implementation of the Strategy is on track with significant stakeholder outreach and engagement in 2018. A key focus for 2018 was to engage with agri-food stakeholders to build partnerships and leverage resources to execute the Strategy. In 2019, the Region, its local municipalities and Agriculture Advisory Liaison Group will continue to prioritize and deliver action items from the Strategy.

The Agriculture and Agri-Food Advisory Committee plays a key role in providing advice on agriculture, agri-food and rural matters in York Region. The proposed Agriculture and Agri-Food Advisory Committee Terms of Reference align the focus of the group with the Agriculture and Agri-Food Strategy and make it consistent with other Regional committees. The progress on the Agriculture and Agri-Food Strategy initiatives and the work of the Agriculture and Agri-Food Advisory Committee will be reported as a part of the annual update to Council.

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For more information on this report, please contact Doug Lindeblom, Director of Economic Strategy at 1-877-464-9675 ext. 71503. Accessible formats or communication supports are available upon request.

Recommended by: **Paul Freeman, MCIP, RPP**  
Chief Planner

**Dino Basso**  
Commissioner of Corporate Services

Approved for Submission: **Bruce Macgregor**  
Chief Administrative Officer

April 26, 2019  
Attachments (2)  
#9277994

## York Region Agriculture & Agri-Food Advisory Committee Terms of Reference

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### Description

The York Region Agriculture & Agri-Food Advisory Committee (AAAC) is established by Regional Council in accordance with these Terms of Reference. AAAC members are bound by these Terms of Reference and are ultimately responsible to Regional Council. The AAAC will report to Regional Council through the Planning and Economic Development section of Committee of the Whole.

### Purpose

The purpose of the AAAC is to provide advice to Regional Council and staff on agriculture, agri-food and rural matters in York Region. AAAC will work with Regional staff on implementing approved work plan activities to advance the execution of York Region's Agriculture and Agri-food Strategy.

### Mandate

The mandate will be fulfilled by considering and providing input on matters such as:

- a) Issues and concerns of York Region's agriculture, agri-food industry and community groups.
- b) Implementation of York Region's Agriculture and Agri-Food Strategy including its strategic goals and recommended actions outlined in the strategy.
- c) Education and public awareness regarding agriculture and rural issues, including urban agricultural practices.
- d) Review of studies, plans and proposals referred by Regional Council or staff and providing comments on agricultural and rural impacts. This includes future updates to York Region's Agriculture and Agri-Food Strategy.
- e) Recommendations for tools to ensure agricultural land is available for growing and producing local food and other agricultural products that are accessible to York Region residents and neighbouring communities.
- f) Proposed new or revised legislation, programs and funding from Provincial ministries, Federal departments and other agencies that affect agriculture, agri-food and rural issues in York Region.

## Terms of Reference

### York Region Agriculture & Agri-Food Advisory Committee

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- g) Strengthening collaboration between the Region, local municipalities and key agri-food stakeholders.

## Membership

### 1. Composition

The AAAC will consist of a minimum of seven (7) to a maximum of eleven (11) members who are appointed for a term of four (4) years to coincide with the term of Regional Council.

The members shall be appointed as follows:

- Regional Council: one (1) to two (2) appointees, plus the Regional Chairman and CEO as an ex-officio member
- York Federation of Agriculture: one (1) appointee, plus one (1) alternate
- York Region Food Network: one (1) appointee, plus one (1) alternate
- Other agricultural groups in York Region: three (3) appointees , plus three (3) alternates
- Agri-food value chain groups (e.g. input supplier, food processing, distribution, food service and retail) in York Region: three (3) appointees, plus three (3) alternates
- Citizens-at-large: one (1) appointee

### 2. Qualifications

The representatives of these organizations or agencies should have qualifications, interests and abilities that will support delivery of the AAAC's mandate and must also be willing to devote the necessary time to the AAAC. The members-at-large should possess expertise, experience and willingness to liaise with the range of agencies, organizations and interest groups represented on the AAAC and represent the interests of the broader community rather than a specific interest group. Additional individuals and agencies are encouraged to attend the meetings and participate in discussions; however, only the membership will carry voting privileges.

### **3. Terms of Office**

Members appointed to the AAAC will serve for a term of up to four years to coincide with the term of Regional Council. Non-named members remain eligible for reappointment up to a maximum of two (2) terms and must reapply for consideration after each municipal election. Citizens-at-large will be limited to residents of York Region; however, organization representatives are not required to be residents of York Region. AAAC will not be dissolved until after the recruitment of new members is completed.

### **4. Recruitment**

All citizens and any nominated representatives of organizations involved in agricultural, agri-food and rural issues are invited to apply. A call for representation will be publicly advertised through print and electronic media, including posting on York.ca. Applicants will submit their application to the Office of the Regional Clerk. Qualified applicants will be interviewed by a panel of Regional Staff and a list of potential candidates will be recommended for consideration by Regional Council.

### **5. Appointment of Chair**

The AAAC Chair shall be appointed by the membership at the first AAAC meeting. A member may hold the Chair position for a maximum of four (4) years. If necessary, the committee may select an Acting Chair for a portion of, or an entire meeting.

### **6. Membership Review**

The membership will be reviewed and evaluated annually based on the ability of members to carry out advisory duties, attendance and participation. Council has the ability to remove members from the committee should they fail to fulfill the responsibilities of the AAAC Membership Responsibility Agreement.

### **7. Resignation of Members**

Any resignation of a member during the term of the AAAC must be given in writing to the Regional Clerk's Office. Regional Council may choose not to fill a vacancy, except where a resignation will leave the AAAC without a minimum of seven (7) members.

In order to maintain a high level of commitment, members may be required to resign if they or their alternate have been absent for more than three (3) consecutive meetings without good cause. Request to appoint new or additional members of the AAAC will be submitted by AAAC Chair to the Regional Chair during the term of Regional Council.

## **Terms of Reference York Region Agriculture & Agri-Food Advisory Committee**

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### **Meetings**

A majority of the membership shall constitute a quorum. If the membership is comprised of an equal number, then quorum is one-half of the membership.

The AAAC shall meet six times a year. Additional meetings may be held at the request of AAAC Chair. AAAC meeting agendas will be made available online in the week preceding the meeting. Meetings will generally be held at the York Region Administrative Centre, located at 17250 Yonge Street in Newmarket.

Meetings shall be open to the public and will be conducted in accordance with York Region's Procedure Bylaw 2018-59, unless otherwise stated in these Terms of Reference.

The AAAC, by resolution or through its Chair, may invite any individual, interest group, agency or consultant to appear at a meeting as a delegation or to submit or present information, which will assist the AAAC in carrying out its mandate.

### **Staff Support**

Planning and Economic Development Branch Staff will be designated to provide subject-specific expertise support for the AAAC. The Regional Clerk's Office will coordinate and support the committee's meetings. Regional staff will co-ordinate involvement of other Regional Departments and agencies as necessary, and prepare reports as required on the work of the AAAC.

Expenses for the normal ongoing work of the AAAC shall be provided as part of the Regional Municipality of York operating budget.

Local municipal and senior government staff may be invited to participate in an advisory non-voting capacity.

### **Conduct and Procedures**

#### **1. General**

Where not otherwise specified in these Terms of Reference, conduct and procedures of the AAAC will be governed by the relevant sections of York Region [Procedure Bylaw](#).

#### **2. Conflict of Interest**

AAAC member Conflict of Interest matters will be addressed through the Agriculture & Agri-Food Advisory Liaison Group Membership Responsibility Agreement. The agreement must be signed by all AAAC members.

## **Terms of Reference**

### **York Region Agriculture & Agri-Food Advisory Committee**

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#### **3. Delegations**

Requests by any person wishing to appear before the AAAC as a delegation must be forwarded to the Regional Clerk's Office advising staff of the topic or item to which they wish to speak. It is preferable that this should be completed at least five (5) days prior to the meeting in order that the delegation may be included in the Agenda.

Any persons wishing to address the AAAC as a delegation, and who are not listed as a delegation in the Agenda, may be granted permission to do so by majority vote of the AAAC Membership.

#### **4. Reporting Structure**

AAAC minutes will be reported to Regional Council through the Planning and Economic Development section of Committee of Whole.

#### **5. Amendments to the Terms of Reference**

These Terms of Reference will be reviewed and amended in the fourth year of every Council Term.

Regional Council will have the authority to make changes to these Terms of Reference as required.



## **Membership Responsibility Agreement**

I, \_\_\_\_\_ understand I have the following responsibilities as a member of the York Region Agriculture & Agri-Food Advisory Committee.

My role is to provide Regional Council and staff with advice regarding key agriculture, agri-food and rural issues matters in York Region.

As a member of the York Region Agriculture & Agri-Food Advisory Committee, I understand and agree to carry out the responsibilities set out in this Membership Responsibility Agreement and further detailed in the Terms of Reference.

I understand that if I fail to fulfill those responsibilities, I may be removed as a member of the York Region Agriculture & Agri-Food Advisory Committee.

### **Responsibilities**

- 1) It is considered a conflict of interest if I give advice, in the course of carrying out my duties, that directly benefits my personal, financial or business interests, or the personal, financial or business interest of my immediate family, being my parent, my spouse or my child.
- 2) I am ultimately responsible and accountable for using good judgment in the course of carrying out my duties.
- 3) If I am asked to speak publicly to an organization or professional association as a member of the York Region Agriculture & Agri-Food Advisory Committee I must notify the Region.
- 4) If I choose to speak as an industry representative or private citizen at a conference, meeting or other public forum and I am not speaking as a representative of the Region, I understand that I do not appear to represent the opinion or policy of the Region and may not present any information I have received or reviewed as a result of my membership on the York Region Agriculture & Agri-Food Advisory Committee.
- 5) If I am approached by the media I will refer all inquiries to the Region's Planning and Economic Development branch.
- 6) I understand that the information discussed at York Region Agriculture & Agri-Food Advisory Committee meetings becomes public record.
- 7) I will not use confidential information shared with the York Region Agriculture & Agri-Food Advisory Committee for personal, financial or business use without written consent from the Region.

**Terms of Reference**  
**York Region Agriculture & Agri-Food Advisory Committee**

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- 8) I will not use the York Region Agriculture & Agri-Food Advisory Committee mail, phone or email communication list for personal or business purposes and understand that this information must only be used to conduct the business of the York Region Agriculture & Agri-Food Advisory Committee.
- 9) I will not use my personal email, listserv, social media accounts, or other modes of communication to represent the opinions or policies of the Region.

I understand and agree that I will be a member of the York Region Agriculture & Agri-Food Advisory Committee starting on [DATE] and ending on [DATE] unless my membership ends early for any of the reasons outlined in this Membership Responsibility Agreement or the Terms of Reference.

**Acceptance of Appointment to York Region Agriculture & Agri-Food Advisory Committee:**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_

**Agriculture and Agri-Food Strategy Action items: arranged by status (initiated/underway, planned, new or completed)**

GOAL	DESCRIPTION
<p><b>Strengthen communication and collaboration with York Region, lower tier municipalities and the agri-food sector</b></p>	<p><b><u>INITIATED/UNDERWAY</u></b></p> <p><b>1.2</b> Build internal staff capacity to provide direction to lower tiers on agri-food issues; coordinate programming and initiatives between planning and economic development and tourism at the Regional level. <b>ONGOING - York Region</b></p> <p><b>1.6</b> Continue to support and collaborate with GHFFA through projects. <b>ONGOING - York Region</b></p> <p><b>1.7</b> Continue support for the York Region Agricultural Advisory Liaison Group (YRAALG) by allocating annual budget for special projects and events. <b>MEDIUM – York Region</b></p> <p><b>1.8</b> Explore and identify ways to celebrate and showcase agricultural innovators/champions in the Region using existing communication efforts. <b>ONGOING – York Region + local municipalities</b></p> <p><b>1.9</b> Seek opportunities to collaborate with partners in York Region and beyond the Region. <b>ONGOING- Led by partners and supported by York Region</b></p> <p><b>1.10</b> Develop York Region agri-food educational materials for general public to share at regional and community events. <b>ONGOING – York Region + local municipalities</b></p> <p><b>1.11</b> Investigate and explore opportunities for teaching youth about agriculture and food production in the Region. <b>MEDIUM - YRAALG + YRFA and community groups</b></p> <p><b>1.12</b> Demonstrate a commitment to the agri-food sector by supporting agricultural events and conventions through sponsorship or in-kind support. <b>ONGOING - York Region</b></p> <p><b>1.13</b> Collaborate with organizations such as Rouge National Park, Oak Ridges Moraine Trust, Ontario Soil and Crop Improvement Association (OSCIA), and Ontario Farmland Trust to conduct study to understand current land stewardship practices used by York producers. <b>MEDUIM – York Region + local municipalities</b></p>

	<p><b><u>PLANNED</u></b></p> <p><b>1.4</b> Create a directory/resource that includes names and contact information of producers in the Region; to be used by the Region for collecting employment data. <b>MEDIUM – York Region</b></p> <p><b>1.5</b> Create annual opportunity to collect feedback from the agri-food sector to strengthen York Region staff and Council’s understanding of farm and food businesses and their needs by engaging with local famers and agri-food experts. <b>MEDIUM – York Region</b></p> <p><b><u>COMPLETED</u></b></p> <p><b>1.1</b> Create a York Region agri-food specialist role dedicated to supporting growth of existing businesses, attracting new investments and promoting the Agri-food sector in York Region. <b>SHORT TERM- York Region</b></p> <p><b>1.3</b> Develop a communication roadmap/strategy to ensure open and transparent communication pathways. <b>SHORT TERM- York Region</b></p>
<p><b>Support agri-food sector through integrated land use planning and economic development</b></p>	<p><b><u>INITIATED/UNDERWAY</u></b></p> <p><b>2.1.</b> At next review, update York Region’s Official Plan to conform and align with recent changes to the Greenbelt Plan, Growth Plan and Oak Ridges Moraine Plan (2017 updates) - <b>MEDIUM - York Region+ local municipalities</b></p> <p><b>2.2.</b> Prior to next Official Plan review, conduct a Land Evaluation and Area Review (LEAR) study to collect updated data on quality of soils, fragmentation, conflicting uses and production in York Region. <b>MEDIUM - York Region+ local municipalities</b></p> <p><b>2.3</b> Through the Municipal Comprehensive Review, review York Region’s Official Plan (and lower tier plans) related to overall agricultural strategies, land use policies, acceptable uses, as well as application processes and development fees to ensure they encourage. <b>ONGOING - York Region+ local municipalities</b></p> <p><b>2.7</b> Recognize and acknowledge the agri-food sector’s role as an economic driver in the Region through updates to plans and policies. <b>MEDIUM - York Region</b></p> <p><b>2.8</b> Conduct a study and review of edge planning practices and identify planning tools the Region can use to resolve conflicts between adjacent urban and agricultural land uses <b>MEDIUM – Partner</b></p>

	<p><b>2.9</b> Monitor the province’s development of Agricultural Impact Assessment (AIA) guidelines and provide feedback through consultation with planning staff and other relevant stakeholders - <b>ONGOING - York Region+ local municipalities</b></p> <p><b><u>PLANNED</u></b></p> <p><b>2.5</b> Conduct a review of policies and regulations related to environmental performance of food processing operations within the Region. <b>SHORT- York Region</b></p> <p><b><u>NEW</u></b></p> <p><b>2.4 NEW:</b> Conduct a study that investigates innovative financial mechanisms that incentivize producers and land owners to keep land in agricultural production. <b>MEDIUM - York Region+ local municipalities</b></p> <p><b>2.10</b> Encourage the lower tier municipalities to develop and implement an Agricultural Community Improvement Plan (CIP) to incentivize on-farm diversification and value-added operations. - <b>ONGOING - local municipalities</b></p> <p><b>2.11</b> Create factsheets and accessible materials to help agri-food stakeholders interpret land use policies- <b>ONGOING - York Region+ Municipalities</b></p> <p><b><u>COMPLETED</u></b></p> <p><b>2.6</b> Participate in the upcoming consultation and review for the Greater Golden Horseshoe’s Agricultural System policies (led by OMAFRA) - <b>MEDIUM - York Region+ local municipalities</b></p>
<p><b>Support increased capacity for value added processing and support services</b></p>	<p><b><u>INITIATED/UNDERWAY</u></b></p> <p><b>3.2</b> Establish an agri-entrepreneur mentor program in conjunction with the York Small Business Enterprise Centre to support existing and potential entrepreneurs with mentoring and business guidance. <b>MEDIUM ONGOING York Region + local municipalities</b></p> <p><b><u>NEW</u></b></p> <p><b>3.1</b> Develop and implement a Food Processing Action Plan that demonstrates York Region is ‘open for business’ to attract and retain food processing businesses. <b>MEDIUM York Region + local municipalities</b></p>

	<p><b>3.3</b> Investigate and identify opportunities to develop a regional food incubator/hub to support fruit and vegetable value-adding opportunities to increase farm revenue. <b>LONG- York Region + local municipalities</b></p>
<p><b>Leverage within the GTA and proximity to customers through direct farm marketing to meet demand for local food production</b></p>	<p><b><u>INITIATED/UNDERWAY</u></b></p> <p><b>4.1</b> Facilitate the revitalization of the York Farm Fresh Organization to support the growth of York’s agri-food sector and demand for farm-direct production. <b>ONGOING - York Region + Municipalities</b></p> <p><b>4.3</b> Continue to support and encourage the provision of community gardens and/or urban agriculture projects that promote agricultural awareness in settlement/urban areas. <b>ONGOING - York Region+ local municipalities</b></p> <p><b>4.4</b> Support the development of agri-tourism programming such as “Farm Tour Hikes”. <b>ONGOING - York Region</b></p> <p><b>4.6</b> Revisit York Region’s Food Charter and broaden support across the agri-food sector. <b>ONGOING - York Region + local Municipalities</b></p> <p><b>4.8</b> Facilitate relationship building between producer, processors and retail companies that support local food production (e.g. Longos, Metro) <b>MEDIUM - York Region</b></p> <p><b>4.9</b> Communicate and <b>promote opportunities</b> to connect producers with the local market. <b>MEDIUM – York Region</b></p> <p><b>4.10</b> Partner with Rouge National Urban Park and Toronto Region Conservation to increase collaboration and learning amongst agri-businesses and potential new entrants into agri-tourism through hikes, education programs and/or peer-to-peer learning groups. <b>MEDIUM - York Region</b></p> <p><b><u>NEW</u></b></p> <p><b>4.5</b> Raise awareness around the diversity of production and processing found in the Region through promotional materials (e.g. Ontario’s ‘soup and salad bowl’ in the Holland Marsh; world crop production). <b>ONGOING - York Region</b></p> <p><b>4.7</b> Develop local food-sourcing policies for Regional facilities and encourage other public sector agencies within the Region to adopt similar policies. <b>MEDIUM- York Region + local Municipalities</b></p>

	<p><b><u>COMPLETE</u></b>  <b>4.2</b> Continue annual production of the York Region Farm Fresh Guide Map and Pumpkin Pie Trail Map to promote and raise awareness of locally produced agricultural products. <b>SHORT-York Region</b></p>
<p><b>Provide support for business retention and expansion of primary agriculture production within York Region</b></p>	<p><b><u>INITIATED/UNDERWAY</u></b>  <b>5.2.</b> Conduct a study and develop a long-term sustainability strategy for the Holland Marsh through collaboration with stakeholders and partners (e.g. Simcoe County, Lake Simcoe Regional Conservation Authority, Holland Marsh Growers' Association, OMAFRA, etc.) <b>MEDIUM - Partner</b></p> <p><b>5.6</b> Continue support to improve broadband connectivity across the Region through the Region's Broadband Strategy; particularly in rural and agricultural areas to help businesses develop and grow. <b>ONGOING - York Region + local Municipalities</b></p> <p><b>5.7</b> Develop template and prepare annual report card to record and evaluate achievements. <b>ONGOING - York Region + Municipalities</b></p> <p><b><u>PLANNED</u></b></p> <p><b>5.3.</b> Work with industry and government agencies to support the employment of seasonal and foreign agricultural workers, with respect to working conditions, accommodations, cultural services and accessibility to workers. <b>ONGOING</b></p> <p><b>5.5</b> Explore opportunities to increase the production of world crops within York Region. <b>MEDIUM: York Region + Municipalities:</b></p> <p><b><u>NEW</u></b></p> <p><b>5.1</b> Conduct Business Retention and Expansion studies (led by OMAFRA) to assess and evaluate the needs and opportunities in each lower-tier municipality with a focus on agri-food related services and businesses - <b>MEDIUM - York Region + Municipalities: NEW</b></p> <p><b>5.4.</b> Undertake an equine industry study and consultation to identify barriers and opportunities for growing the <b>Region's</b> equine industry including research on successes in other regions (e.g. Greater Toronto Area, Caledon, Halton Hills, etc.). <b>MEDIUM - local municipalities</b></p> <p><b>5.8</b> Conduct a five-year review of York Region's Agriculture and Agri-Food Sector Strategy. <b>LONG - York Region, Municipalities</b></p>

May 17, 2019

Ms. Lisa Lyons  
Director of Legislative Services/Town Clerk  
Town of Newmarket  
395 Mulock Drive, P.O. Box 328  
Newmarket, ON L3Y 4X7

Dear Ms. Lyons:

**Re: 2018 Regional Centres and Corridors Update**

On May 16, 2019 Regional Council adopted the following recommendations:

1. The Regional Clerk forward this report to the Provincial Minister of Municipal Affairs and Housing and York Region Members of Federal and Provincial Parliament as an example of the Region's continued commitment to focusing growth within Regional Centres and Corridors, and to seek further Federal and Provincial assistance to provide critical infrastructure for the Yonge Subway Extension and completion of the Viva Rapid Transit network.
2. The Regional Clerk forward this report to the local municipalities for information.

The original staff report is enclosed for your information.

Please contact Jeff Hignett, Senior Planner, Centres, Corridors, and Subways at 1-877-464-9675 ext. 71515 if you have any questions with respect to this matter.

Sincerely,



Christopher Raynor  
Regional Clerk

Attachments



# The Regional Municipality of York

Committee of the Whole  
Planning and Economic Development  
May 9, 2019

Report of the Commissioner of Corporate Services and Chief Planner

## 2018 Regional Centres and Corridors Update

### 1. Recommendations

1. The Regional Clerk forward this report to the Provincial Minister of Municipal Affairs and Housing and York Region Members of Federal and Provincial Parliament as an example of the Region's continued commitment to focusing growth within Regional Centres and Corridors, and to seek further Federal and Provincial assistance to provide critical infrastructure for the Yonge Subway Extension and completion of the Viva Rapid Transit network.
2. The Regional Clerk forward this report to the local municipalities for information.

### 2. Summary

This report provides an annual update on development activity and transit investments that occurred within the Regional Centres and Corridors in 2018. It identifies ongoing initiatives that continue to drive the Region's city building initiatives forward as a result of Council's commitment to planning for transit oriented complete communities.

Key Points:

- Regional Centres and Corridors, planned since 1994, are an integral part of the Region's urban fabric and continue to attract an increasing number of residents and jobs in transit supported locations
- The majority of 2018 high density residential building permits in the Region (56 per cent) continue to locate in Regional Centres and Corridors
- Employment in Centres and Corridors increased by over 5,200 jobs, which is the second-highest annual employment growth since 2009
- The Toronto-York Spadina Subway Extension and investment in bus rapid has been a catalyst for growth in the Vaughan Metropolitan Centre and along Regional Corridors
- Placemaking to create vibrant public destinations continues to support attraction of new office development, a mix of uses, new residents, and high quality job opportunities

- The Yonge Subway Extension continues to be the top transit priority for York Region, followed by the completion of the Viva Bus Rapid Transit rapidways which is crucial to completing the Region's rapid transit network
- The Upper York Servicing Solution is vital piece of infrastructure required to fully realize the planned growth in Newmarket Centre and the Regional Corridors in Aurora, Newmarket and East Gwillimbury

### 3. Background

#### **Regional Centres and Corridors form the foundation of York Region's city building initiatives and are now home to 61,000 people and 128,500 jobs**

Regional Centres and Corridors were first established in the 1994 Regional Official Plan, and continue to be reinforced in the 2010 Regional Official Plan as a planned city building initiative. They are the foundation of the Region's Urban Structure to guide transit investment and residential and commercial growth.

The Regional Centres and Corridors implement the Province's Growth Plan's priority to concentrate growth in urban areas. The Growth Plan provides specific targets for density and intensification and promotes well-designed and sustainable compact communities. The Growth Plan and Regional Official Plan designate four Provincial Urban Growth Centres in York Region (Figure 1):

- Markham Centre (Highway 7 and Warden Avenue)
- Newmarket Centre (Yonge Street and Davis Drive)
- Richmond Hill / Langstaff Gateway (Highway 7 and Yonge Street)
- Vaughan Metropolitan Centre (Highway 7 and Jane Street)

Urban Growth Centres are the primary focus of intensification and contain the highest development densities in the Region. Together with Regional Corridors (Yonge Street, Highway 7, Davis Drive, and Green Lane) these areas are evolving into highly active urban places, serviced by rapid transit. Figure 1 illustrates each Urban Growth Centre and identifies the planned 2031 population and employment targets.

**Figure 1**  
**York Region Centres and Corridors**



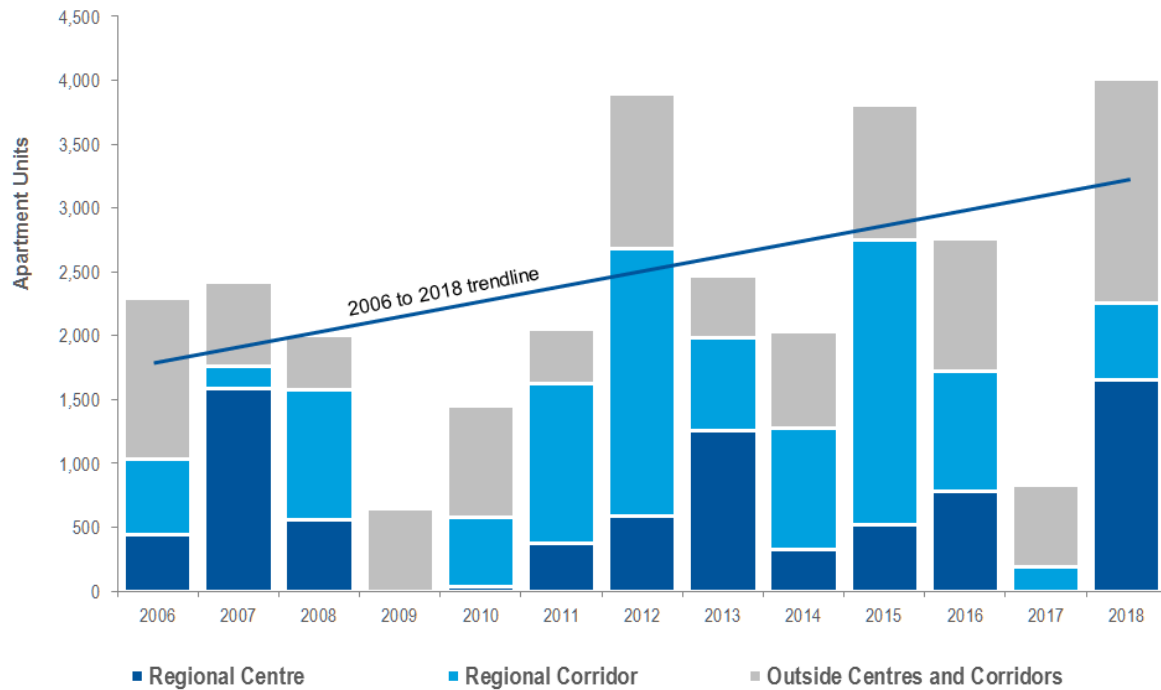
#### 4. Analysis and Implications

##### **Majority of the Region’s high density residential development is located in Regional Centres and Corridors**

Since 2011, the Region has experienced steady growth in medium and high density development within Regional Centres and Corridors. This reflects Council’s approved policy direction and strategy to focus compact, mixed use, and transit oriented development in Centres and Corridors.

In 2018, there was a large increase in apartment buildings Region-wide over 2017. This trend is expected to continue with the majority of the Region’s high rise apartment growth happening in the Centres and Corridors (Figure 2). Large annual fluctuations are more commonly observed in apartments than in other housing types as they take longer to build and multiple units are completed at the same time for individual projects.

**Figure 2**  
**Multi storey apartment building permit units in York Region by location**  
**between 2006 to 2018**



The following are some key highlights of 2018 building permit activity in Regional Centres and Corridors:

- Highest annual percentage (32.2 per cent) of new residential units (all types) recorded in Regional Centres and Corridors since tracking began in 2001
- Majority of all new high density residential building permits (56 per cent) Region wide were located in Regional Centres and Corridors
- Condominium apartment building permit activity represented 88 per cent (2,260 units) of all permits in Regional Centres and Corridors
- Townhouses are trending up with 303 units (12 per cent) of permits in Centres and Corridors

No building permits were issued for purpose built rental developments in 2018. Rental options are the most viable housing option for many mid-range income households. Without a sufficient rental supply, businesses may struggle to attract employees while senior and young adults leave communities in search of housing that meets their needs.

The Region is increasingly reliant on the secondary market (rental condominiums) to provide mid-range income housing options. The secondary rental market is robust and is currently filling an important housing gap.

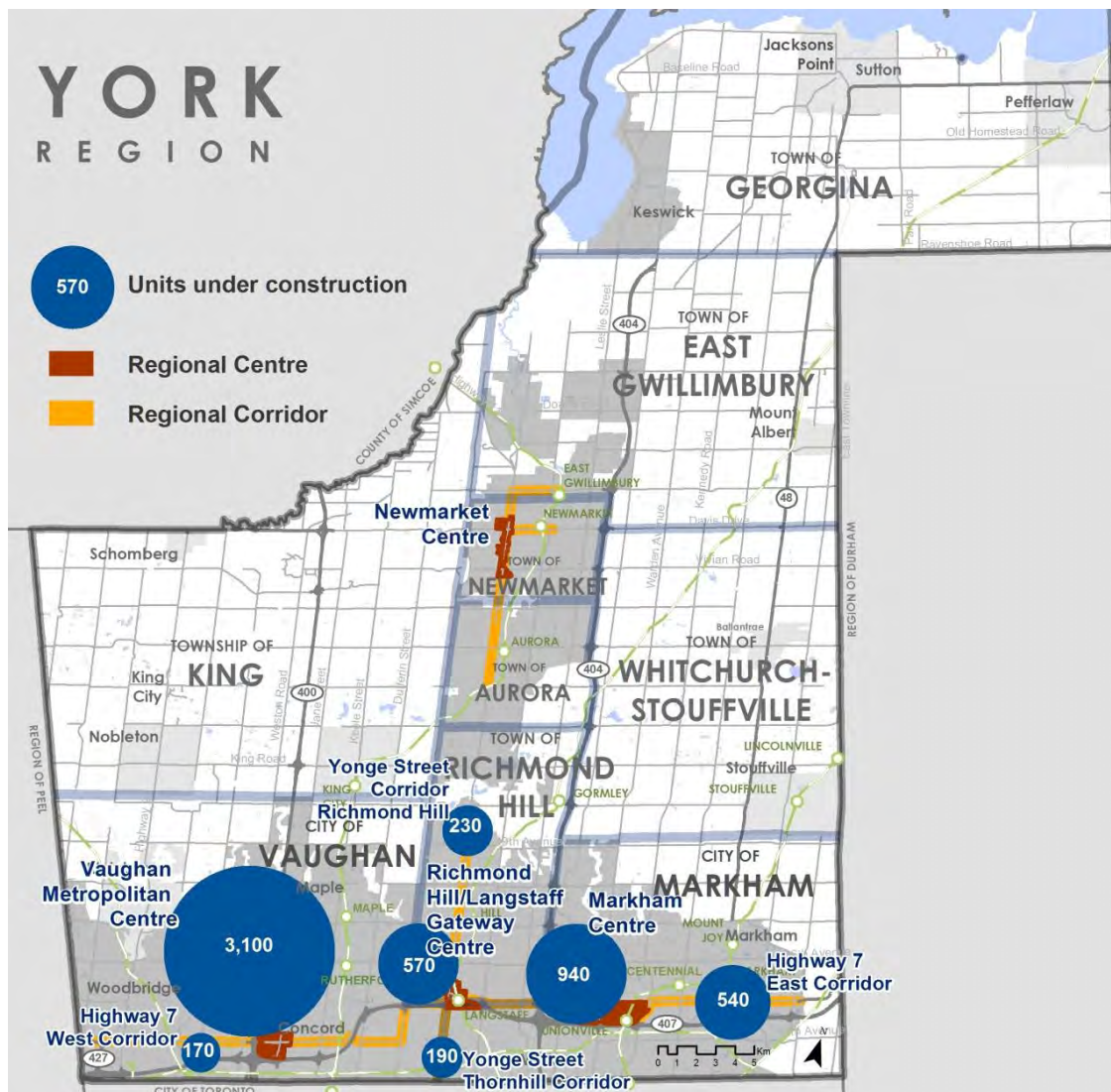
## Vaughan Metropolitan Centre has dominated high rise residential construction activity for the last two years

Currently 22 multi storey residential buildings (6,500 units) are under construction in Centres and Corridors (Figure 3). Since [the last Centres and Corridors update in 2018](#), ten buildings were completed (2,019 units) and three new buildings started construction (1,250 units).

The strongest growth is in the Vaughan Metropolitan Centre with 3,100 high rise units currently under construction, followed by Markham Centre with 940 units under construction. This significant construction activity in the Vaughan Metropolitan Centre is an example of the impact continued investment in rapid transit is having on growth in the Region's Centres and Corridors.

**Figure 3**

### High Rise Residential Units Under Construction in Regional Centres and Corridors in 2018



Source: Altus Group Limited

## **Centres and Corridors continue to attract high-quality employment opportunities**

According to York Region's 2018 annual employment survey data, employment within Regional Centres and Corridors grew by over 5,200 to approximately 128,500 jobs in 2018. This represents a 4.3 per cent increase in jobs in the Centres and Corridors, versus a 2.4 per cent increase Region-wide. This is the second highest annual employment growth since 2009. The majority of this employment increase was located along Highway 7 East Corridor (4,000 job increase) in the Commerce Valley Drive and Highway 7 East area, followed by Markham Centre (1,000 jobs) and the Vaughan Metropolitan Centre (750 jobs).

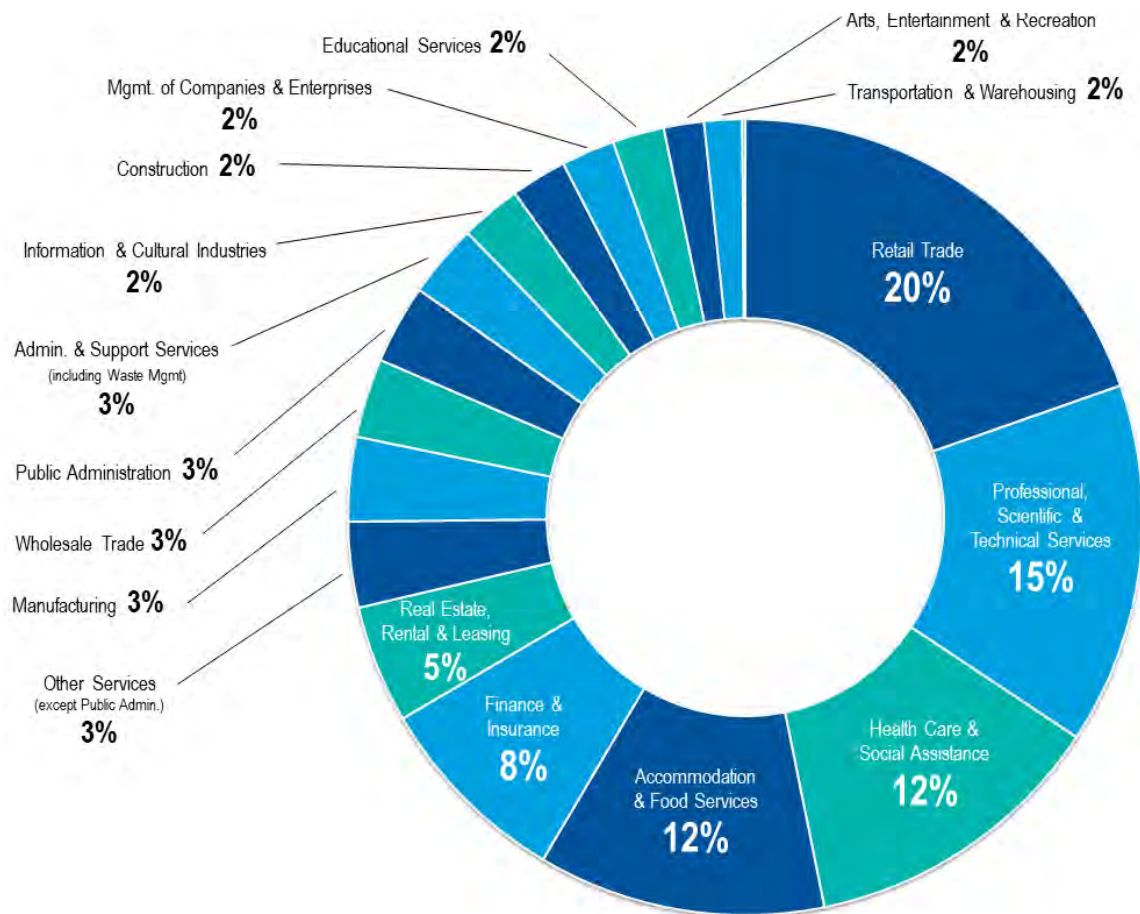
From 2017-2018, companies that started or expanded operations in York Region's Urban Growth Centres and transit corridors included:

- Miller Thomson, FM Global, GFL Environmental, Harley-Davidson Canada, in the Vaughan Metropolitan Centre
- Telecon Group, and Upstream Works Software in the Highway 7 West Corridor in Vaughan
- Aviva Canada, Densify, Toronto Marriott Markham, and Under Armour Canada in Markham Centre
- Lytx Canada in Highway 7 East Corridor in Markham

## **Employment growth in Regional Centres and Corridors in key job sectors has outpaced growth in the Region**

According to the Region's annual employment survey, the largest employment sectors in Regional Centres and Corridors were Retail Trade with 25,200 jobs (20 per cent), followed by Professional Scientific and Technical Services with 18,700 jobs (15 per cent), and Health Care & Social Assistance with 16,000 jobs (12 per cent) (Figure 4).

**Figure 4**  
**2018 Employment by Sector in Regional Centres and Corridors**



From 2014 to 2018, York Region jobs in the Professional, Scientific & Technical Services; Finance & Insurance; Management of Companies & Enterprises; and Health Care & Social Assistance sectors has concentrated in Regional Centres and Corridors (Table 1). Growth in these key sectors outpaced growth in the same sectors elsewhere in the Region.

**Table 1**  
**Per Cent Job Growth in Key Employment Sectors in Regional Centres and Corridors 2014 to 2018**

Key Employment Sector	% of York Region Growth in Centres and Corridors
Professional, Scientific & Technical Services	61% (2,000 jobs)
Finance & Insurance	60% (3,600 jobs)
Management of Companies & Enterprises	30% (1,500 jobs)
Health Care & Social Assistance	25% (1,700 jobs)

The Retail Trade sector, the largest employment sector in the Centres and Corridors, did not show any growth in employment from 2014 to 2018. However, one of the most successful ways to deliver retail uses as part of transit supportive, complete communities is through mixed use developments. The growing concentration of high density residential and office employment in Markham Centre and Vaughan Metropolitan Centre and improvements in transit connectivity are creating market conditions to support retail growth in the Centres and Corridors.

Since 2012, 70,000 square feet of new retail has been built in Regional Centres and Corridors and 4,900 square feet are under construction. Active developments under application account for approximately 60,000 square feet of retail primarily located in Markham Centre (30,000 square feet) and Vaughan Metropolitan Centre (23,000 square feet).

### **Rapid Growth in Centres and Corridors is driving major office employment**

Regional Centres and Corridors are the focus for new Major Office development in York Region and the Toronto-York Spadina Subway extension to the VMC and developing Bus Rapid Transit has been a catalyst for Major Office growth. From 2014 to 2018 new major office in Regional Centres and Corridors accounted for 71 per cent (1,226,500 sq ft) of all new major office in York Region. This is significantly higher than the 14 per cent (227,600 sq ft) share of Major Office built during the five years prior (2009 to 2013) in Centres and Corridors.

New office buildings in Regional Centres are classified as Class A, based on the industry-standard BOMA Office Classification Guide. All office buildings located along Regional Corridors are either Class A or B. Recently built Class A buildings in Regional Centres include:



- KPMG and PricewaterhouseCoopers in Vaughan Metropolitan Centre
- Aviva Building in Markham.

Launched in 2016, York Region’s award-winning ‘York Link’ marketing strategy and campaign is a key Regional initiative promoting office attraction linking Transit Oriented Development (TOD). It showcases York Region as a place where knowledge-based businesses and top talent thrive, in a fast-growing and urbanizing region. The Centres and Corridors program works together with the York Link campaign to promote the relationship between city building and economic development.

**Commitment to construct the Yonge Subway Extension recently announced by the Provincial Government will complete a critical missing link and enable planned growth**

The Yonge Subway Extension remains the top rapid transit priority for York Region. This extension from Finch Station in Toronto to Richmond Hill/Langstaff Gateway Centre completes a critical missing link in the Greater Toronto Area rapid transit network. The terminus in Richmond Hill/Langstaff Gateway Centre is a key multi-modal location, a “Union Station North” incorporating five modes of transit:

- TTC Subway
- Viva Bus Rapid Transit
- Langstaff GO Rail station and future expanded Regional Express Rail service
- Planned Highway 407 GO Bus Rapid Transit transitway
- York Region Transit Bus Terminal

The subway will replace over 2,500 buses travelling daily on Yonge Street, the heaviest travelled corridor in the GTA. The Provincial government has recently committed \$11.2 billion in funding for transit in the GTA, a portion of which includes partial funding of the \$5.6 billion Yonge Subway Extension. The preliminary design for the Yonge Subway Extension is expected to be completed by the end of 2019.

To ensure the subway is protected for – Regional staff are tracking development applications along the Yonge Street Corridor and engaging early in the development process through pre-consultation with local municipalities and the TTC. This ensures any potential issues are flagged early in the process and requirements for studies/reports are clearly identified.

York Region’s commitment to planning for transit oriented communities is showing results and requires continued investment for critical infrastructure. The Vaughan Metropolitan Centre demonstrates the important link between investment in transit and building successful downtowns. It is expected Richmond Hill/Langstaff Gateway Centre would see similar growth and densities once the Yonge Subway Extension is built.

## **Bus Rapid Transit, the Toronto-York Spadina Subway Extension, facilities, and terminals support Regional Centres and Corridors.**

The role of Viva Bus Rapid Transit service in Regional Centres and Corridors in supporting growth and a fully connected system is important to guide infrastructure investment. Between 2011 and 2015 over 10,000 building permits were issued along Viva bus rapid transit corridors for high rise residential units, which are more than double the number of building permits issued from 2006 to 2010, coinciding with the opening of Viva bus rapid transit. Annual growth has averaged 1,300 high rise residential units every year along Viva BRT routes since its inception in January 2006, compared to 490 units per year prior to the opening of Viva bus rapid transit service.

Rapid transit investment results in transformational growth and further investment in Viva and the Yonge Subway Extension is needed to support the Region's intensification and city building efforts and provide a complete linked transit system.

Full investment of \$11 billion from different levels of government is needed to construct the Yonge Subway Extension and additional Bus Rapid Transit in the form of rapidways. This is crucial to completing the Region's and the GTA's connected rapid transit network.

Four Viva BRT rapidways are currently under construction:

- Bathurst and Centre in Vaughan (expected opening Dec. 2019)
- Highway 7 West in Woodbridge, Vaughan (expected opening Dec. 2019)
- Yonge Street in Newmarket (expected opening Dec. 2019)
- Yonge Street in Richmond Hill (expected opening Dec. 2020)

An additional 75 km of Viva BRT Rapidways remain unfunded and needs to be prioritized to complete the Regional rapid transit network. This includes:

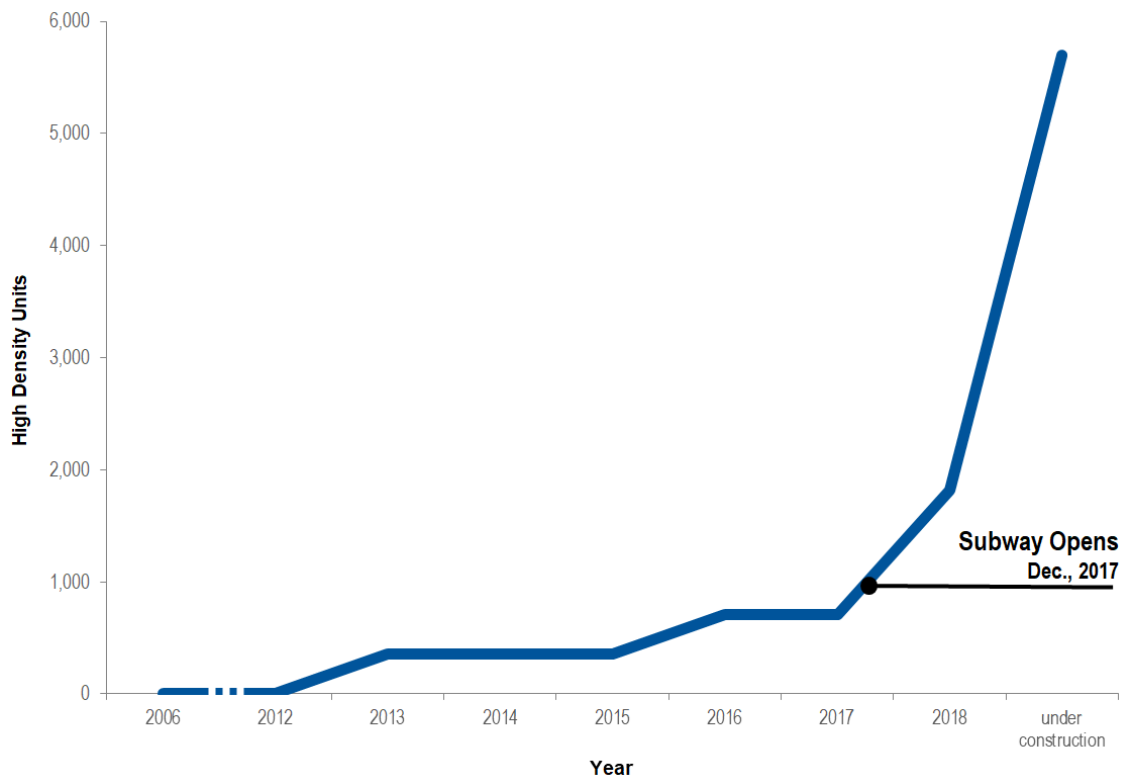
- Yonge Street Corridor from Gamble/19th in Richmond Hill to Savage/Sawmill in Newmarket
- Highway 7 West Corridor in Vaughan from Wigwoss/Helen to Highway 50
- Highway 7 East Corridor in Markham from Unionville GO Station to Cornell
- Future Jane Street, Major Mackenzie Drive, and Leslie Street Rapid Transit Service

## The Toronto-York Spadina Subway Extension has been a catalyst for growth in the Vaughan Metropolitan Centre

The Toronto-York Spadina Subway Extension (TYSE) to the Vaughan Metropolitan Centre was approved in 2008, and construction began in 2011. The subway extension opened in 2017, and the impact of this transit investment is evident in the growth of high density units experienced in the VMC (Figure 5). The growth pattern in the Vaughan Metropolitan Centre is directly attributed to the investment of the subway.

**Figure 5**

### High Rise Residential Growth in Vaughan Metropolitan Centres



Current built and active residential development applications in the Vaughan Metropolitan Centre represent 118 per cent (29,600) of the 2031 population target of 25,000 people while occupying approximately 10 per cent of the total VMC land area. The growth targets for the VMC will be reviewed as part of the Municipal Comprehensive Review. See Table 2 for further details.

**Table 2**  
**Vaughan Metropolitan Centre Growth**

Status of Development Application	Residential Units	Office/Commercial Gross Floor Area (square feet)
Built	690 (1,250 people)	366,000 (7,200 existing jobs)
Under Construction	3,100 (5,000 people)	270,000 (645 jobs)
Proposed / Approved	13,210 (23,300 people)	371,000 (1,100 jobs)
<b>Total</b>	<b>17,000 (29,580 people)</b>	<b>1,007,000 (9,000 jobs)</b>

### **More people are commuting by transit, walking or cycling in Regional Centres and Corridors**

In Regional Centres and Corridors, 19 per cent of residents (4,600) use public transit to commute to work, compared to 13 per cent in the Region as a whole. More than twice the number of people commute by walking (1,200) in Regional Centres and Corridors than in York Region as a whole, and 7 per cent fewer people commute by car than in the rest of the Region. See Table 3 for further details using data compiled from Environics Analytics.

**Table 3**  
**2018 York Region Commuting Trends: Residents as a % of population**

Commuting	Centres and Corridors	York Region
Public Transit	19% (4,600)	13% (65,200)
Walk	5% (1,200)	2% (12,200)
Bicycle	0.6% (160)	0.4% (1,900)
Car (as passenger)	6% (1,400)	6% (33,100)
Car (as driver)	70% (17,400)	77% (395,500)

Source: Environics Analytics – DemoStats 2019

## **The creation of vibrant public destinations continues to support the attraction of new residents and high quality job opportunities**

Regional Centres and Corridors are emerging as unique places with a mix of uses and increasingly vibrant public spaces. The Vaughan Metropolitan Centre (VMC) has already built 143,000 square feet of new office and 13,000 square feet of retail. There is an additional 270,000 square feet of combined retail, office, institutional, and other non-residential uses currently under construction. Applications for another 371,000 square feet of non-residential development including restaurants and retail are underway.

The VMC is envisioned to develop into a highly vibrant Urban Centre supported by quality public spaces. A focal point of the VMC will be the urban SmartCentres Place Central Park (Figure 7) and Edgeley Park and Pond, part of the first phase of VMC park and open space development. The vision for the VMC will see these parks surrounded by a mix of residential, office, retail, and other uses.

**Figure 7**  
**Future Vaughan Metropolitan Centre Central Park Vision**



Source: SmartCentres

**Figure 8**  
**Public Art in Markham Centre**



Similar placemaking is evolving in Markham Centre, as an active community with a strong sense of place. Over 1.2 million sq ft of non-residential use has been built, including the Downtown Markham cinema, a variety of restaurants, retail, hotel, office and the Uptown shopping area. Parks and public places are starting to take shape and key pieces of community infrastructure are in place including the Pan Am Centre multi-purpose sport facility, cinemas, the Pride of Canada Carousel and a YMCA. There is also a strong commitment to public art (Figure 8) which helps bring people together, provides a community identity, and creates a strong sense of place.

As expected, each Regional Centre and intensification areas along the Corridors will evolve over time with their own unique sense of place and scale. The scale of buildings in the Regional Centres and Corridors has changed over the years. Residential and office buildings and hotels built in Regional Centres and Corridors are being built to greater heights than originally planned and have a greater mix of uses than similar development elsewhere in the Region. In 2018, Market & Co. a 40,000 square foot food hall opened in Newmarket Centre (Figure 9) and has quickly become a focal point for the community. More development of this scale and quality, including the Marriott Hotel in Markham Centre, and other typical “downtown” restaurants and businesses are now opening in York Region.

**Figure 9**  
**Market & Co. Food Hall in Newmarket Centre**



**Through the Regional Municipal Comprehensive Review, Major Transit Station Areas will further define Regional Centres and Corridors**

The Region is currently in the process of undertaking the Regional Municipal Comprehensive Review (MCR) which will include an updated Intensification Strategy with Regional Centres and Corridors as the primary focus. Initial work by staff has identified 70 major transit station areas in the Region, most of which are located within Regional Centres and Corridors. Boundary delineations and minimum residents and jobs per hectare density targets are being developed for these major transit station areas. The MCR background studies are being undertaken throughout 2019 and 2020, with the updated Regional Official Plan currently scheduled for completion by the end of 2020. The MCR will link with infrastructure alignment for transportation and water and wastewater to ensure planning and infrastructure delivery in a manner that ensures fiscal sustainability.

**The Upper York Servicing Solution is vital piece of infrastructure required to meet the planned growth in the northern Centre and Corridors**

Newmarket Centre and the Regional Corridors in Aurora, Newmarket and East Gwillimbury need the Upper York Servicing Solution to fully realize their planned growth and utilize the investment already made in bus rapid transit. Secondary plans are in place for the Newmarket Urban Centres, the Aurora Promenade, and Green Lane in East Gwillimbury. The completed Davis Drive bus rapidway and Yonge Street rapidway currently under construction provide key elements to ensure the success of the northern Centre and

Corridors, however without the sanitary servicing infrastructure the growth of these areas will be delayed.

## **Centres and Corridors update supports and monitors development activity to ensure goals and objectives of Vision 2051 and the Strategic Plan are being met**

The 2018 Regional Centres and Corridors Update report highlights development activity, ongoing initiatives and transit investment that occurred over the past year. Continued development activity in Centres and Corridors supports the Region's Strategic Plan objectives of "encouraging growth along Regional Centres and Corridors" and "focusing on networks and systems that connect people, goods, and services" by ensuring the Region plans for complete communities where people can live, work, and play.

Vision 2051 recognizes that Centres and Corridors help maintain economic competitiveness by encouraging major office, institutional, cultural, and entertainment facilities with a goal of achieving a balance of employment and residential opportunities. The activities and initiatives of the Centres and Corridors program support the Vision 2051 goal of creating livable cities and complete communities.

## **5. Financial**

### **Development activity within the Centres and Corridors supports ongoing delivery of infrastructure and services to support growth**

Urban development and growth within the Regional Centres and Corridors optimizes investment in capital infrastructure. The strong policy supports funding for subway and other rapid transit provided by the Province, Region, and local municipalities. This investment encourages growth and development in Centres and Corridors and provides economic growth and employment opportunities in these areas supported by transit. To date, \$3.6 billion has been invested in Bus Rapid Transit Rapidways, the Toronto-York Spadina Subway Extension, and facilities and terminals to support Regional Centres and Corridors.

The Provincial government's recent announcement to construct the Yonge Subway Extension will provide a critical missing transit link. A total investment of \$11 billion is required to construct the Yonge Subway Extension and additional Bus Rapid Transit in the form of rapidways. This funding is necessary to provide critical missing transit links in the Region's rapid transit network and support the Regional Centres and Corridors.

## **6. Local Impact**

Regional staff continue to be actively engaged with our local municipal partners in city building initiatives and programs to support implementation and development of Centres and Corridors.



## 7. Conclusion

The Regional Centres and Corridors program is a long term strategy to drive intensification and city building efforts in York Region and are the foundation of York Region's city building initiatives. Centres and Corridors are increasingly a destination of choice with the creation of vibrant public destinations supporting the attraction of new office development, a mix of uses, new residents and high quality job opportunities. The growth and development activity that is underway is evidence that the strategy is working.

In 2018, 32 per cent of all residential building permit units were issued in Regional Centres and Corridors, the highest annual percentage ever recorded. Strong employment growth also continued with an increase of 5,200 jobs which is the second-highest annual growth since 2009.

The Province has committed to significant rapid transit investment in the Yonge Subway Extension, however further funding commitment in Viva Bus Rapid Transit is critical to complete the Regional rapid transit network. Moving forward with the Upper York Servicing Solution infrastructure is also crucial in order to fully realize planned growth in the northern Centre and Corridors. These projects will support the Region's vision of vibrant, successful, healthy, transit-oriented, complete, and compact communities.

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Attachment 1 provides a summary of this update. For more information on this report, please contact Jeff Hignett, Senior Planner, Centres, Corridors, and Subways at 1-877-464-9675 ext. 71515. Accessible formats or communication supports are available upon request.

Recommended by: **Paul Freeman, MCIP, RPP**  
Chief Planner

**Dino Basso**  
Commissioner of Corporate Services

Approved for Submission: **Bruce Macgregor**  
Chief Administrative Officer

April 26, 2019  
Attachment (1)  
#9300789

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

## What are the BENEFITS of PLANNING for CENTRES and CORRIDORS?

- A variety of housing options for all ages and incomes
- Walkable transit oriented communities promote active and healthy lifestyles
- Improved access to jobs to support a highly skilled workforce
- Preserves natural features and agricultural land in the Region and beyond
- Growing smarter by redeveloping land with existing infrastructure
- Convenient access to rapid transit services to connect people with where they want to go

**YONGE Subway EXTENSION** remains the top transit priority

**EMPLOYMENT INCREASED BY 5,200 JOBS**

**6,500** units in total  
**Strong Construction Activity**  
**22** buildings under construction  
Data from Altus Group Data Solutions Inc.

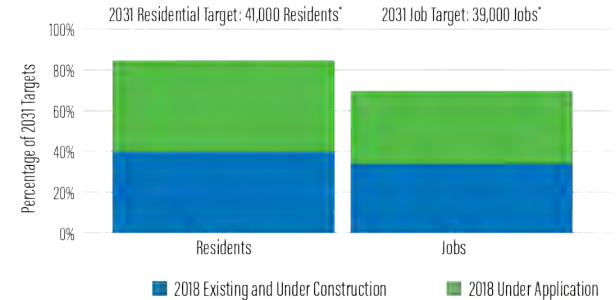
**32%** **Highest ONE-YEAR Percentage Recorded!**  
of ALL new residential unit starts in York Region were in the Centres and Corridors

SINCE 2006 of all new multi-storey residential apartment units have been located in Centres and Corridors  
**63.4%**

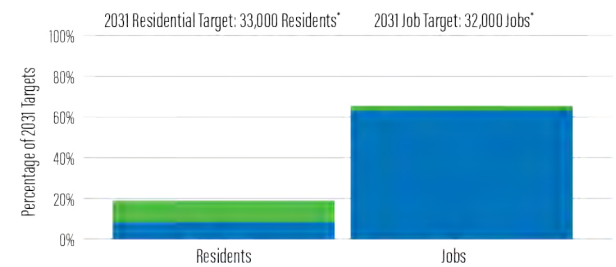
**128,500** JOBS currently exist in the CENTRES and CORRIDORS

## Progress Towards Growth Targets in the Regional Centres

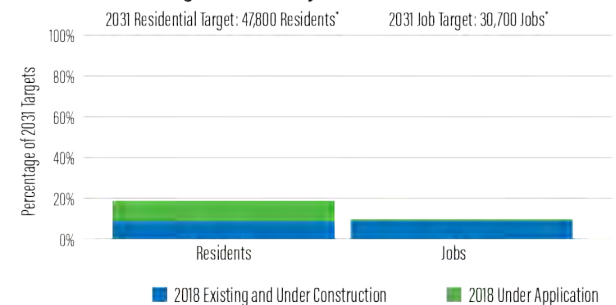
### Markham Centre



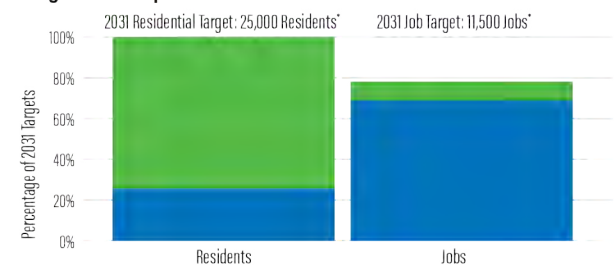
### Newmarket Urban Centres



### Richmond Hill/Langstaff Gateway



### Vaughan Metropolitan Centre



\* Population and employment targets subject to Secondary Plan approvals in Markham, Newmarket, Richmond Hill and Vaughan

**BUS RAPID TRANSIT INVESTMENT is INCREASING**  
**HIGH RISE DEVELOPMENT**

# YORK REGION

## Residential & Office Development Activity Within Centres & Corridors

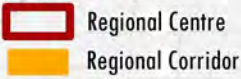
**Residential Dwelling Constructed in:**



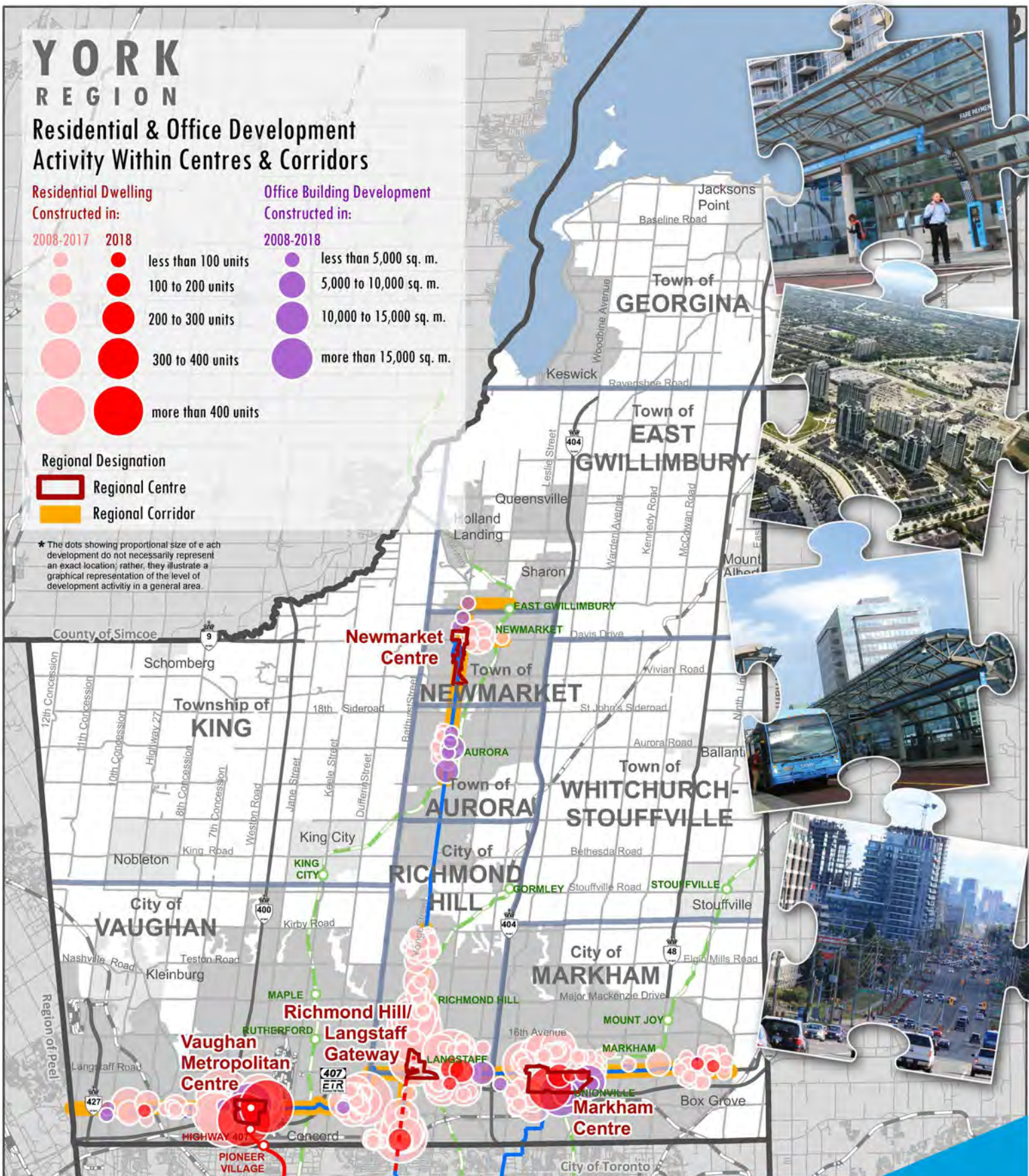
**Office Building Development Constructed in:**



**Regional Designation**



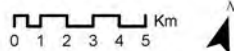
\* The dots showing proportional size of each development do not necessarily represent an exact location; rather, they illustrate a graphical representation of the level of development activity in a general area.



### BASE MAP INFORMATION

- Provincial Freeway
- Provincial Highway
- Road
- Subway and Station
- Planned Subway Extension
- York Viva Bus Rapid Transit
- Railway
- GO Commuter Rail

- Regional Municipal Boundary
- Local Municipal Boundary
- Towns and Villages
- Urban Area



Produced by:  
The Regional Municipality of York  
Planning and Economic Development,  
Corporate Services  
April 2019  
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See York.ca for disclaimer information.



May 17, 2019

Ms. Lisa Lyons  
Director of Legislative Services/Town Clerk  
Town of Newmarket  
395 Mulock Drive, P.O. Box 328  
Newmarket, ON L3Y 4X7

Dear Ms. Lyons:

**Re: 2018 Greening Strategy Achievements**

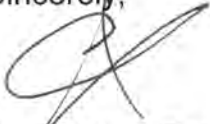
On May 16, 2019 Regional Council adopted the following recommendation:

1. The Regional Clerk circulate this report to the Clerks of the local municipalities, Environment and Climate Change Canada, Natural Resources Canada, Ontario Ministry of Natural Resources and Forestry, Ontario Ministry of Environment, Conservation and Parks, Lake Simcoe Region Conservation Authority and Toronto and Region Conservation Authority.

The original staff report is enclosed for your information.

Please contact Laura McDowell, Director of Environmental Promotion and Protection at 1-877-464-9675 ext. 75077 if you have any questions with respect to this matter.

Sincerely,



Christopher Raynor  
Regional Clerk

Attachments

# The Regional Municipality of York

Committee of the Whole  
Environmental Services  
May 2, 2019

Report of the Commissioner of Environmental Services

## 2018 Greening Strategy Achievements

### 1. Recommendation

The Regional Clerk circulate this report to the Clerks of the local municipalities, Environment and Climate Change Canada, Natural Resources Canada, Ontario Ministry of Natural Resources and Forestry, Ontario Ministry of Environment, Conservation and Parks, Lake Simcoe Region Conservation Authority and Toronto and Region Conservation Authority.

### 2. Summary

This report provides Council with an update on activities, partnerships and significant 2018 Greening Strategy environmental achievements.

Key Points:

- Since 2001 the Greening Strategy has delivered on the ground actions that contribute to the Regional Official Plan goal of a sustainable natural environment, including increasing woodland cover to 25% by 2031
- 2018 achievements include planting 101,122 trees and shrubs, securing 32.5 hectares of environmentally significant lands, and inspiring residents to take action through 289 Regional and partner events
- Strategy is delivered through successful partnerships with local municipalities, Conservation Authorities and non-government organizations, the Region's Greening Strategy leverages funding from multiple sources, including \$2.57 million in 2018
- The award winning Bill Fisch Forest Stewardship and Education Centre and the Green Infrastructure Asset Management Plan were recognised for their innovation and leadership in 2018

### 3. Background

#### **Engaging residents and partners since 2001, Greening Strategy innovation inspires protection, restoration and enhancement of the natural environment**

In response to public input the Greening Strategy was developed in 2001 to demonstrate on the ground action in support of the Region’s goal of a sustainable natural environment. Through its four action areas the strategy supports healthy natural environments that foster healthy, sustainable communities for current and future generations. Success is achieved through a variety of programs that inspire action by engaging residents including; subsidized tree planting on public and private lands, promotion of stewardship activities, and securing strategic environmental lands. Innovative partnerships are the cornerstone of program delivery. The Strategy continues to be a key delivery mechanism for increasing tree canopy and woodland cover in the Region. Achievements are reported annually to celebrate successes and demonstrate continuous improvement.

#### **Achievements contribute to increasing tree canopy and woodland cover toward targets adopted by Council**

The York Region Forest Management Plan, approved by Council on [November 17, 2016](#), confirmed the Regional Official Plan objective to increase woodland cover to 25% by 2031, and established a Regional tree canopy cover target of 35% by 2031. Canopy cover includes all woodlands, individual trees and small treed areas (Figure 1). Woodlands are heavily treed areas that are at least 0.2 hectares in size. Woodland and canopy cover were last reported to Council on [March 23, 2017](#) to be 23.2 per cent and 31 per cent respectively. The Management Plan guides decisions and activities related to the protection and management of forests on private and public land to the year 2031. The Greening Strategy actions compliment this plan and its achievements, including tree and shrub planting and resident engagement.

**Figure 1**  
**Canopy Cover Measures the Contribution of All Trees and Shrubs**



## 4. Analysis

### 2018 Greening Strategy achievements continue to demonstrate the Region's commitment to a sustainable natural environment

Greening Strategy achievements continue to exceed targets in several action areas, contributing to a greener York Region (Table 1). Through 2019 targets will be reviewed to ensure alignment with program delivery. The Region's investment in the Greening Strategy, including tree planting and protection of forests, provides multiple benefits to residents. Increased canopy and woodland cover also contributes to climate change mitigation by reducing energy needed to cool and heat buildings, slowing storm water run-off, and sequestering carbon. Scientific evidence has also demonstrated the link between human health and the presence of green space. As a key delivery mechanism, the Regional Greening Strategy supports the 2019-2023 Strategic Plan priority to build sustainable communities and protect the environment. Attachment 1 showcases 2018 Greening Strategy achievements.

**Table 1**  
**Greening Strategy Action Areas, Goals, Annual Targets and Achievements**

Action Area	Goal	Target (minimum)	2018 Achievement
Stewardship and public education	Educate residents about the value of green infrastructure and provide opportunities to connect with nature and inspire action	100 outreach events	289 outreach events
		Engage 50,000 residents	Over 50,000 residents engaged
Enhancement and rehabilitation	Enhance and rehabilitate the natural environment on both public and private lands	Plant 70,000 trees and shrubs	101,122 trees and shrubs planted
Environmental land protection and preservation	Protect core natural areas and restore linkages	Increasing area (hectares) of environmental lands secured	32.5 hectares of environmental land secured
Leadership, innovation and knowledge	Share knowledge, demonstrate leadership and be innovative in the protection of the natural environment	Host four technical regional forums	13 forums hosted with agencies and local municipalities
		Present at two science and technology forums	12 presentations at science and technology forums

## **Delivery of Forest Management Plan actions focussing on a variety of activities targeting increasing tree canopy cover and woodland cover are on track**

The York Region Forest Management Plan 2016, identified 34 short term actions to be completed by the end of 2019 with a focus on increasing tree canopy cover and woodland cover. Twenty one of these actions are being delivered through existing programs while the remaining 13 are being advanced through new initiatives. Of the 13 new initiatives, seven have been completed and the remaining six are on track for completion by the end of 2019. Attachment 2 summarizes the details and progress on the 34 short term actions.

## **A total of 101,122 trees and shrubs were planted on public and private lands creating an additional 44.4 hectares of woodland**

Greening Strategy partnerships continued to deliver excellent results in 2018 with 101,122 trees and shrubs planted through a variety of initiatives (Figure 2). Through partnerships and funding grants the Region's investment of \$309,000 leveraged an additional \$621,000 towards planting. Partners are able to use the Region's contributions to leverage additional funds through programs such as the provincial 50 Million Tree Program delivered by Forests Ontario.

Planting efforts created 44.4 hectares of new woodlands, primarily located in the Regional Greenlands System. Sixty-five per cent of the trees were planted through our subsidized large scale planting program, Grow Your Legacy, delivered by Conservation Authorities. Collaboration among Regional departments resulted in 10,971 trees being planted on York Region properties (e.g. street trees and Roads Maintenance North Yard). Planting on Regional properties demonstrates our commitment to increasing tree canopy and woodland cover.

The Region remains committed to the protection of pollinators including Monarch butterflies, and offered incentives and opportunities for residents to plant milkweed through; seedling and seed package hand-outs, support for municipal native plant sales and promotion of pollinator garden kits.



**Figure 2**

**2018 Tree and Shrub Planting Accomplishments**



**Successful partnerships protected 32.5 hectares of environmentally significant lands valued at \$2.1M last year**

Over 1,367 hectares of environmental lands have been permanently protected through the Greening Strategy since 2001. Projects are brought forward through partnership agreements, direct negotiations with private landowners, and collaboration with Conservation Authorities and municipal partners. Land securement tools include stewardship agreements, donations, conservation easements and purchase. Property securement requires considerable time and effort to complete including building relationships with landowners, negotiating details and completing transactions.

In 2018 the Oak Ridges Moraine Land Trust secured a 32.5 hectare property in King Township through a \$2,075,000 purchase (Attachment 3) now managed as the Maple Cross Nature Reserve. The Region contributed \$741,615 towards the purchase and the remaining balance was provided through a generous private donation and the Federal Government’s Natural Areas Conservation Program.

**Residents were inspired to act through 289 environmental outreach and education events delivered by partners and the Region**

Significant environmental gains can be made when residents are inspired to make a personal commitment to protect and preserve the natural environment. The Greening Strategy engages residents through education and outreach programs including interpretive forest walks, presence at local festivals/events, and a variety of environmental outreach activities delivered by partners. In 2018 over 50,000 residents were engaged through a variety of media and activities including 15,613 residents participating in 289 outreach events. More than half of these events were delivered by partners. Participation at events continues to grow indicating a strong interest from residents to learn more about the natural environment.

## **Seniors engaged through a pilot project funded through a Ontario Seniors Community Grant**

A pilot program to engage seniors was delivered in 2018 with seven events and 121 participants. Through this partnership program seniors learned about nature, the York Regional Forest, accessible trails and also received valuable information about seniors programs across the Region. Participant feedback from the pilot was very positive with seniors enjoying the opportunities for physical activity and socializing with their peers. Based on the positive feedback received during the pilot, seniors programming will be offered as part of the Nature's Classroom program. Inclusion of new seniors programming supports implementation of the [York Region Seniors Strategy](#).

## **The Region continues to be recognized as a leader in protecting the natural environment through innovative approaches to conservation**

Innovative projects including the Bill Fisch Forest Stewardship and Education Centre and the Green Infrastructure Asset Management Plan were recognised for their innovation and leadership in 2018. The Forest Stewardship Centre was recognized as the first building in Canada to receive full Living Building Challenge certification. This global sustainability standard places the building amongst only 21 buildings worldwide to meet this criterion. As well, through its work on the Green Infrastructure Asset Management Plan the Region was recently awarded a Lieutenant Governor's Ontario Heritage Award for Excellence in Conservation. The plan recognizes the value of green infrastructure (e.g. street trees and York Regional Forest) and outlines a strategy to optimize the financial investment in our living assets.

The Region continues to demonstrate excellence in the management of natural areas through its work in the York Regional Forest. After two years of extensive stakeholder engagement through 2017 and 2018, Council approved It's in Our Nature: Management Plan for the York Regional Forest 2019 - 2038 in April 2019. The plan sets the direction for sustainable management of the Regional Forest until 2038, and seeks to balance the protection of ecological features with the provision of multiple benefits to residents.

## **5. Financial**

Through partnerships, the Greening Strategy leverages significant resources and funds for projects in each action area. Funding contributions leveraged through partnerships vary with each project, and often achieve a minimum of a two dollar contribution for every dollar invested by the Region. In 2018, \$1.76 million was allocated to Greening Strategy delivery including a \$770,000 contribution to the Environmental Land Protection and Preservation reserve account for future land protection initiatives. The remaining \$990,000 supports projects and programs such as large scale reforestation, backyard tree planting, outdoor education and land protection partnership agreements. In addition the Region contributed \$741,615 from the land securement reserve to the Oak Ridges Moraine Land Trust property acquisition of the Maple Cross Nature Reserve in King Township. In 2018 the Region's

Greening Strategy project investment leveraged \$2.57 million in additional funding from external sources.

## 6. Local Impact

Local municipalities have a strong history of involvement in natural environmental projects and programs, and have benefited directly from the Greening Strategy. Local municipalities are consulted or involved in many of the programs and projects, including outreach, tree planting projects and environmental land protection and preservation initiatives. Local municipal staff are active on Greening Strategy working groups including the Land Securement Working Group, Invasive Species Working Group and Urban Forestry Forum. Collaborative forums provide an opportunity for communication, alignment and sharing best practices.

Greening Strategy programs provide local municipalities and residents with opportunities to enhance the natural environment. Greening initiatives support protection of Regional and local natural heritage systems, which in turn support sustainable communities.

## 7. Conclusion

Community engagement, incentives and partnerships are the foundation for Greening Strategy success. Significant gains continue to be made towards increasing tree canopy and woodland cover with 101,122 trees and shrubs planted in 2018. Through innovation and continuous improvement the Greening Strategy adapts to create efficiencies in programs and partnerships. This report demonstrates the Region's leadership and the value of the Greening Strategy as a proactive measure supporting a healthy sustainable Region.

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For more information on this report, please contact Laura McDowell, Director of Environmental Promotion and Protection 1-877-464-9675 ext. 75077 or Ian Buchanan, Manager, Natural Heritage and Forestry 1-877-464-9675 ext. 75204. Accessible formats or communication supports are available upon request.

Recommended by: **Erin Mahoney, M. Eng.**  
Commissioner of Environmental Services

Approved for Submission: **Bruce Macgregor**  
Chief Administrative Officer

April 18, 2019  
Attachments (3)  
#9110543



# 2018 GREENING STRATEGY ACHIEVEMENTS

The Greening Strategy promotes on the ground action that supports healthy natural environments. It plants the seeds of inspiration for people of all ages to cultivate sustainable communities, now and for the future.

## FORESTRY

1-877-464-9675  
Tty 1-888-512-6228  
accessyork@york.ca

[york.ca/forestry](http://york.ca/forestry)

edocs #8222026



YORK REGION FORESTRY  
Healthy Trees, Healthy Communities



## ENHANCEMENT AND REHABILITATION

Trees and shrubs produce oxygen, remove pollutants, reduce floods, filter water, improve health, provide shade and offer many more valuable ecosystem services.



101,122 trees were planted through more than **21 partnerships** and many programs including:

- 65,472** Grow Your Legacy program
- 10,971** York Regional property plantings
- 10,166** Green Action Partnership Fund
- 3,094** Adopt-A-Stream Crossing
- 11,419** Other programs

Plantings occurred on both public and private land. Enhancement is accomplished for all habitat types including woodlands, meadows, prairies, wetlands and streams.



## Targets

### WOODLAND COVER

Current 2031 Target

**23%** **25%**

### CANOPY COVER

Current 2031 Target

**31%** **35%**

## STEWARDSHIP AND EDUCATION

Our greatest gains are when residents are inspired to make a personal commitment to protect and preserve the natural environment.



Residents learned about the importance of the natural environment and the benefits of trees at a variety of events hosted by York Region and partners. These events provide opportunity to further educate residents about protection and enhancement of the natural environment.



Senior specific outdoor education programming was created to teach seniors about the benefits of connecting with nature and to highlight the York Regional Forest.

Programs were developed with funding support from Ontario Senior's Community Grant and partnerships with York Region Community and Health Services Department and the Oak Ridges Trail Association.



## PROTECTION AND PRESERVATION

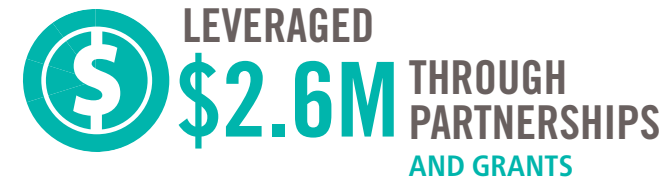
Protection of our Regional Greenland System is fundamental to achieving our canopy and woodland cover targets and an ecologically diverse natural environment.



In 2018, the Region contributed one-third of the funds to protect a property in the Township of King, linking natural areas in the Greenlands System.

Since 2001, this program has protected more than **1,367 hectares** of environmentally significant land.

Through partnership agreements, partners work cooperatively with residents, municipalities and others to encourage environmental land protection and secure individual lands.



Every York Region dollar spent is matched through partnerships.

Agreements with not-for-profit, grassroots, credible organizations, help to achieve a high level of performance and optimize the return on investment across all of the Greening Strategy Action Areas.

## LEADERSHIP AND INNOVATION

To support a diverse and healthy ecosystem, York Region shares knowledge, demonstrates leadership and promotes innovation with partners and local municipalities.

Exchanged information, shared accomplishments and continued innovation at **13 Regional forums** and **12 technical presentations** throughout the Region.



**BILL FISCH FOREST STEWARDSHIP AND EDUCATION CENTRE**  
**LIVING BUILDING CHALLENGE CERTIFIED**

In early 2018, the Bill Fisch Forest Stewardship and Education Centre became the **first building in Canada** to receive Living Building Challenge Certification.

The **Green Infrastructure Asset Management Plan** won the Lieutenant Governor Ontario Heritage Award for Excellence in Conservation and the Association of Consulting Engineers - Engineering Excellence Award.



## PROGRAM, PARTNERSHIP AND ACHIEVEMENT HISTORY

2001	2002	2005	2007	2010	2012	2013	2015	2016	2017	2018
<ul style="list-style-type: none"> <li>• Greening Strategy Adopted</li> <li>• Partnerships and Programs Begin</li> </ul>	<ul style="list-style-type: none"> <li>• Forest Walks and Events</li> </ul>	<ul style="list-style-type: none"> <li>• Significant Woodland Criteria</li> <li>• Forest Conservation Bylaw Update</li> </ul>	<ul style="list-style-type: none"> <li>• Backyard Tree Planting</li> </ul>	<ul style="list-style-type: none"> <li>• First York Regional Forest Accessible Trail</li> <li>• Emerald Ash Borer (EAB) Management Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Envirothon Education Competition</li> <li>• Greening Strategy Refinement</li> </ul>	<ul style="list-style-type: none"> <li>• One Millionth Tree Planted</li> </ul>	<ul style="list-style-type: none"> <li>• Bill Fisch Forest Stewardship and Education Centre Opens</li> </ul>	<ul style="list-style-type: none"> <li>• York Region Forest Management Plan</li> </ul>	<ul style="list-style-type: none"> <li>• State of the Forest Report</li> <li>• Monarch Friendly Region</li> </ul>	<ul style="list-style-type: none"> <li>• Bill Fisch Forest Stewardship and Education Centre receives full Living Building Challenge Certification</li> </ul>

# YORK REGION FOREST MANAGEMENT PLAN

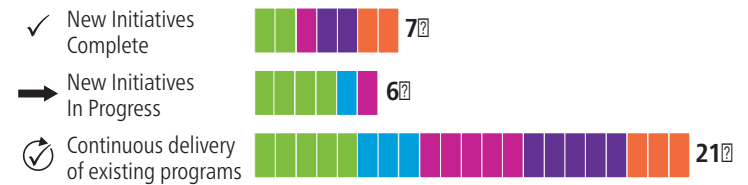
## Short Term Actions (2017 to 2019) | 2018 STATUS



### ACTION STATUS



### ACTION STATUS BY GOAL



## GOAL 1 | Canopy Cover and Woodland Cover

### STATUS

Develop a prioritized planting plan by analyzing current planting opportunities.	➔
Continue to assess tree planting opportunities on Regional-owned properties.	✔
Prepare a summary report of urban forest studies, including results of integrated monitoring.	✔
Continue to optimize existing tree planting partnerships (e.g. school boards).	✔
Implement 'Grow Your Legacy' large-scale private land tree planting campaign.	➔
Continue to actively support others in the development of urban Forest Management Plans.	✔
Continue to collaborate with York Region departments, local municipalities, agencies and partners to share information and exchange ideas.	✔
Monitor to ensure that the York Region Forest Management Plan is followed, reports on results are prepared and activities achieve desired results.	✔
Complete the update of York Region's Street Tree and Forest Preservation and Compensation Guidelines.	✔
Update York Region's Street Tree Planting Design Guidelines and share with local municipalities.	➔
Assess the alignment of the Forest Management Plan with Provincial Plans and York Region's Official Plan.	➔

## GOAL 2 | Climate Change and Sustainability

### STATUS

Continue to undertake assisted migration trial plantings to adapt to climate change.	✔
Continue to collaborate with organizations including the Invasive Species Council, Canadian Food Inspection Agency and the Canadian Forest Service to quickly detect and respond to threats.	✔
Continue to collaborate with partners to explore science-based biological control opportunities.	✔
Look into innovative low-impact development practices that emphasize conservation and use of green infrastructure to manage storm water quantity and quality.	➔



### GOAL 3 | Awareness and Education

#### STATUS

- Produce and distribute a 'State of the Forest' report summarizing the results of urban forest studies. ✓
- Educate York Region residents about the ecosystem functions and services provided by trees and woodlands. ➔
- Continue to deliver York Region forest festivals and events and education programs. ✓
- Continue to expand partnerships with York Region Public Health. ✓
- Participate in and contribute to legislation and policy reviews that recognize connections of trees and public health. ✓
- Support and participate in local community events that promote the benefits of trees. ✓
- Update website to post educational materials; promote events and solicit public feedback. ✓

### GOAL 4 | Stewardship and Taking Action

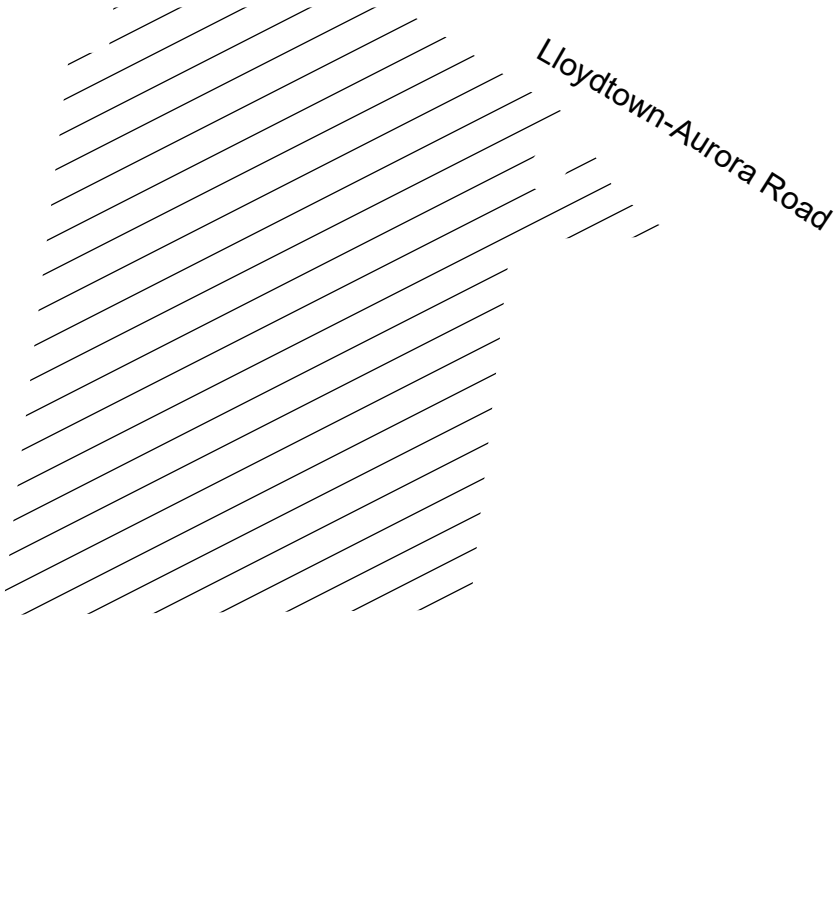
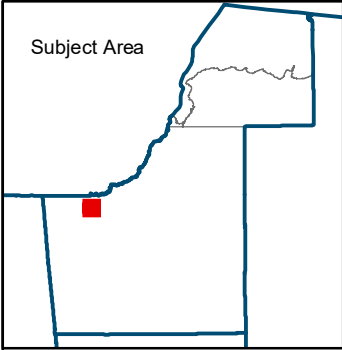
#### STATUS

- Continue to explore environmental partnerships with the agricultural community to protect farmland and improve canopy cover. ✓
- Document use of agricultural easements and shared benefits, practices in collaboration with the Ontario Farmland Trust. ✓
- Continue to coordinate the Emerald Ash Borer Technical Working Group. ✓
- Continue to manage the York Regional Forest to meet the Forest Stewardship Council certification requirements. ✓
- NEW!** Prepare York Regional Forest 20 Year Forest Management Plan for 2019-2038 period. ✓
- Share best practices on urban tree planting and maintenance through forums and events. ✓
- Strengthen relationships among the Region, local municipalities, Ontario Woodlot Association, Forests Ontario and others to encourage good forestry practices on private land. ✓

### GOAL 5 | Governance, Innovation, Research and Development

#### STATUS

- Continue to review emerging science-based arboriculture practices and integrate into tree planting and maintenance specifications. ✓
- Continue to review science-based silvicultural practices to inform management of the York Regional Forest and implementation of the Forest Conservation Bylaw. ✓
- Complete a green infrastructure asset management plan for Regional assets, including street trees. ✓
- Promote green infrastructure asset management as a best practice to the province, municipalities and other organizations. ✓
- Continue to provide input to provincial and federal legislation through coordinated reviews within and between departments. ✓



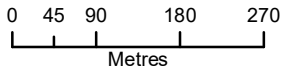
### Environmental Lands Protected in 2018







2018 Greening Strategy Achievements  
 May 2, 2019

Produced by: Barbara Davies  
 The Regional Municipality of York  
 Environmental Promotion & Protection, Environmental Services  
 March 8, 2019

Data: © Queen's Printer for Ontario 2003-2017  
 Doc#9249762



### Legend

-  Maple Cross Nature Reserve (32.5 hectares)
-  Forest
-  Municipal Boundary
-  Regional Boundary



May 17, 2019

Ms. Lisa Lyons  
Director of Legislative Services/Town Clerk  
Town of Newmarket  
395 Mulock Drive, P.O. Box 328  
Newmarket, ON L3Y 4X7

Dear Ms. Lyons:

**Re: Protecting York Region's School Children through Immunization**

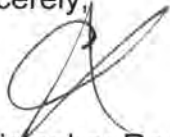
On May 16, 2019 Regional Council adopted the following recommendations:

1. Regional Council endorse the position of the Council of Ontario Medical Officers of Health in support of a seamless immunization registry whereby health care providers directly input immunization information at the time of vaccine administration.
2. The Regional Clerk circulate this report to the Minister of Health and Long-Term Care, the Chief Medical Officer of Health, York Region Members of Provincial Parliament, the Association of Municipalities of Ontario, the Association of Local Public Health Agencies, the Council of Ontario Medical Officers of Health, the other 34 Ontario Boards of Health and the local municipalities.

The original staff report is enclosed for your information.

Please contact Marjolyn Pritchard, Director, Infectious Disease Control at 1-877-464-9675 ext. 74120 if you have any questions with respect to this matter.

Sincerely,



Christopher Raynor  
Regional Clerk

Attachments

# The Regional Municipality of York

Committee of the Whole  
Community and Health Services  
May 2, 2019

Report of the Commissioner of Community and Health Services and Medical Officer of Health

## Protecting York Region's School Children through Immunization

### 1. Recommendations

It is recommended that:

1. Regional Council endorse the position of the Council of Ontario Medical Officers of Health in support of a seamless immunization registry whereby health care providers directly input immunization information at the time of vaccine administration.
2. The Regional Clerk circulate this report to the Minister of Health and Long-Term Care, the Chief Medical Officer of Health, York Region Members of Provincial Parliament, the Association of Municipalities of Ontario, the Association of Local Public Health Agencies, the Council of Ontario Medical Officers of Health and the other 34 Ontario Boards of Health.

### 2. Summary

This report outlines York Region Public Health's (Public Health) efforts in enforcing the *Immunization of School Pupils Act* (the Immunization Act) – an Ontario law requiring children under age 18 years attending school to have up-to-date immunization records (or valid exemptions) on file with their public health unit for a designated subset of publicly-funded childhood immunizations.

Key Points:

- Administration and enforcement of the Immunization Act is an important tool for: improving immunization coverage among school-age children; understanding trends and patterns in vaccine coverage; and supporting public health interventions in the event of a vaccine-preventable disease case or outbreak
- Administration of the Immunization Act in York Region would be enhanced if the provincial government were to create a provincial Electronic Medical Record and merge this record with the existing Digital Health Immunization Repository so that any time a health care provider administers a vaccine, it is captured in a central provincial registry

### 3. Background

#### **Ontario’s publicly-funded immunization program prevents diseases that could otherwise cause illness and death**

Immunization is one of the most successful and cost-effective public health interventions available. It protects an individual from the negative health impacts of vaccine-preventable diseases like measles or pertussis, and further protects the community at large including those who cannot receive a particular vaccine due to their age or a medical condition.

York Region’s immunization program is governed by the *Immunization of School Pupils Act* (the Immunization Act) for school-aged children, and the *Child Care and Early Years Act* for children attending licensed child care centres. Program specific requirements are detailed in the Ontario Public Health Standards, including the requirement to assess, maintain records, and report on the immunization status of children enrolled in schools and licensed child care centres.

Under the Immunization Act, parents or guardians of school-aged children are required to provide Public Health with proof of immunization or a valid exemption (medical or conscience/religious belief). These immunizations include diphtheria, tetanus, polio, measles, mumps, rubella, meningococcal disease, pertussis (whooping cough), and varicella (chickenpox). Most of these vaccine-preventable diseases are highly contagious and can have serious health consequences, including death.

#### **York Regional Council as the Board of Health in York Region supports the activities of Public Health in promoting immunization among school age children**

On [February 18, 2016](#) Council endorsed Public Health’s role in enforcement of the Immunization Act. The report detailed the administration and enforcement, discussed the benefits of publicly-funded immunization programs and outlined ongoing community efforts to improve immunization uptake and compliance among the Region’s students. On [April 20, 2017](#), an update on enforcement of the Immunization Act in York Region was received by Council, including details regarding the approach Public Health would take to improve Immunization Act-related activities in York Region private schools.

#### **Currently, immunization information is not shared between primary health care providers and Public Health**

Under the current system, children receive most childhood vaccinations by their primary care provider, who will then typically update the child’s personal paper immunization record (the “yellow card”). Immunization information is also recorded in the electronic or paper-based medical record held by their primary care provider. It is then the responsibility of parents or guardians to provide their child’s immunization record to Public Health in order for their immunization information to be updated within the provincial Digital Health Immunization Repository.

The Digital Health Immunization Repository is the provincial electronic immunization database that houses all student immunization information. Public Health can input and access student immunization information through this database however, primary health care providers who administer vaccines to children do not have access to the system.

There have been previous attempts to create online portals where patients and health care providers could securely submit immunization information to the Digital Health Immunization Repository. For example, Immunization Connect Ontario developed a platform for both the public as well as primary health care providers to enter information. However, there have been barriers to universal adoption of Immunization Connect Ontario by primary health care providers and public health units across Ontario.

### **The provincial government recently announced plans to create a provincial Electronic Medical Record and merge it with the Digital Health Immunization Repository**

A provincial immunization registry would allow for the seamless reporting of immunization information by primary health care providers at the time of administration.

## **4. Analysis**

### **Public Health employs a number of strategies to promote immunization among school-aged children**

A number of activities occur to support parents and guardians in ensuring their children follow Ontario's publicly-funded immunization schedule (Attachment 1). Public Health sends letters to parents detailing the Immunization Act process and ensures local clinicians are aware of the immunization requirements for school-aged children. Through the school immunization program, Public Health nurses administer three publicly-funded vaccines to grade 7 (twelve year old) students: hepatitis B (two doses), meningitis (one dose, required under the Immunization Act), and human papillomavirus virus (HPV) (two doses). Over the course of the calendar year, community clinics are also held where students can receive publicly funded vaccines.

Public Health responds to vaccine education requests from the community, and proactively raises awareness among the community and local clinicians about the benefits of immunization.

### **The Immunization Act enforcement process occurs yearly, with Catholic, Public, French and private school boards**

The process begins with merging the student demographic information, provided by the schools, with the provincial immunization database and the Digital Health Immunization Repository to identify which students do not have up-to-date records or valid exemptions on file.

Students aged 7 to 17 who are not up-to-date on their immunizations are identified. At least two reminder letters are sent out to parents or guardians and students, which:

- provide information on the benefits of vaccination
- provide the process for submitting updated immunization records to Public Health and how students can receive immunizations they have missed
- notify parents or guardians and students of any pending enforcement activities

### **Parents or guardians and students have two months after receiving the reminder letters to update their records with Public Health**

The Immunization Act provides authority for Public Health to suspend a student for up to a maximum of 20 school days if he/she does not provide up-to-date records or a valid exemption. School principals are responsible for implementing a suspension order. Suspending students is a last resort for Public Health.

Between 2015 and 2018, approximately 82,000 student records were assessed for compliance, resulting in approximately 1,200 suspensions (Table 1). For those students who were suspended, almost all were permitted to return to school within a few days.

**Table 1**  
**Results of the Act Enforcement, 2015/16 to 2017/18 School Years, York Region**

School Year	Number of student records assessed	Number of students received first letter*	Number of students received second letter	Number of suspension orders sent	Number of students suspended (% of students assessed)
<b>2015/2016<sup>1</sup></b> First year of Digital Health Immunization Repository	19,415	8,893	5,050	3,098	356 (1.8%)
<b>2016/2017<sup>2</sup></b>	26,540	17,640	10,696	6,860	273 (1.0%)
<b>2017/2018<sup>3</sup></b>	36,935	23,866	15,752	12,159	649 (1.8%)

**Notes:**

1. Only 17 year olds attending York Region Catholic and public high schools were assessed
2. 7 and 17 year olds attending York Region Catholic, public and French schools were assessed
3. 7 and 17 year olds attending York Region Catholic and public schools and 7 to 17 year olds attending York Region private and French schools were assessed

\* refers to the total number of students who were non-compliant at the onset of enforcement

In 2012/2013, Public Health set out to build relationships with each of the private schools and their respective boards. This has been a major undertaking because the private schools are not unified by one all-encompassing board like the Catholic, French and Public boards. Public Health recently partnered with York Region's 71 private schools to administer the Immunization Act. This work resulted in 100 per cent compliance with the Act among private

school students age 7 to 17 during the 2017/18 school year within the 70 schools who provided student demographic records that year. Since that time, the additional private school has provided Public Health with their student demographic information. Immunization data for all 71 private schools will be captured in 2018/2019.

## **Under the Ontario Public Health Standards, Public Health is required to maintain immunization records for children in licensed child care centres**

In York Region, licensed child care centre operators collect and retain immunization information from parents, and provide it to Public Health upon request. In the event of a vaccine-preventable disease occurring in a licensed child care centre, Public Health can assess each child's records to decide who to exclude and who can safely remain in the child care centre.

Immunization information for children currently in licensed child care centres is captured in the Immunization Act school enforcement activities when the children turn seven. Moving forward, Public Health will focus on collecting information from younger cohorts since most of the publicly-funded immunizations recommended for children are to be given before school entry (Attachment 1). The earlier Public Health can ensure up-to-date records, the more streamlined the Immunization Act process is once children are enrolled in school.

## **Parents or guardians are able to obtain a medical or conscience/religious belief exemption if they choose not to immunize their child**

Medical exemptions are available to children who are unable to receive a vaccine for medical reasons. Parents may request a medical exemption for a child who has a life-threatening allergy and cannot receive a vaccine that contains the allergy-inducing component, or for a child who is undergoing certain treatments for cancer. A written statement from a physician or a nurse practitioner outlining medical reason(s) why the child should not be immunized must be provided to public health to obtain a medical exemption. For the 2017/18 school year, less than one per cent of 7 year-old students in York Region obtained a medical exemption.

A non-medical exemption may be obtained when a parent or guardian has chosen not to vaccinate their child based on conscience or religious belief. Parents or guardians wishing to file a non-medical exemption must complete a "statement of conscience or religious belief" form, have their exemption form signed and affirmed before a lawyer or notary public, and submit to Public Health. In addition, the Immunization Act requires parents or guardians who are requesting an exemption based on conscience or religious beliefs to attend an education session developed by the Ministry of Health and Long-Term Care (Ministry). Public Health provides these sessions at the immunization clinic located at the Newmarket Health Centre. For the 2017/18 school year, approximately one per cent of 7 year-old students in York Region obtained a religious or conscience (non-medical) exemption. Previous Ontario data suggest that non-medical exemptions are increasing over time, however, the absolute proportion remains low, at less than 2.5 per cent on average for the province.

## Public Health uses immunization data from the age seven cohort to estimate immunization coverage

Health units across Ontario report data for the age 7 cohort because most childhood vaccines are administered by this age. Seven year-old students in York Region have higher than average immunization coverage rates compared to the rest of the province. For example, for the 2017/18 school year, the proportion of 7 year-old students (those born in 2010) who are up-to-date for immunizations under the Act in York Region is 86.9 per cent, compared to the provincial average of 79.5 per cent. For specific diseases, York Region students have immunization coverage comparable to the provincial average for the 2016/17 school year (Table 2).

**Table 2**  
**Immunization Coverage Estimates<sup>1</sup> (%) for 7 year-olds for Key Childhood Vaccines, 2016/17 school year**

	Measles	Mumps	Rubella <sup>2</sup>	Tetanus	Pertussis	Polio
<b>York Region</b>	90.7	90.5	94.1	84.8	84.7	84.9
<b>Ontario</b>	91.2	91.1	96.2	84.7	84.6	85.0

**Notes:**

1. more robust estimates of vaccine coverage are not available because Ontario does not have a provincial immunization registry
2. the Provincial definition of up-to-date is  $\geq 1$  valid dose of rubella compared to  $\geq 2$  valid doses for measles and mumps

## Public Health is well-positioned to respond in the event of a vaccine-preventable disease case or outbreak in a school, such as measles

Measles has been in the news recently with outbreaks in New York City, Vancouver, and recently, a report of an infected individual being in a public place in York Region. In the event of a measles case in a York Region school, Public Health can quickly determine those students whose records indicate inadequate protection (based on immunization history or exemptions). For students who are under-immunized, the measles vaccine can be administered within 72 hours of exposure to help prevent them from becoming sick, or they can be removed from school to ensure their safety and the safety of others.

## Public Health has implemented an eight-year strategic program plan for implementation of the Immunization Act

York Region has the third largest student population in Ontario, with 194,082 students in 408 schools. Immunization information recorded in the Digital Health Immunization Repository covers approximately 83 per cent of students aged 4 to 17, and 95 per cent of students, aged 7 to 17, attending schools in York Region. By June 2023 the annual student record

assessment and the Act enforcement expansion will include all York Region students aged 7 to 17 and moving forward will continue to include every student within this age range, with the exception of the age 12 cohort, which currently receive immunizations directly from Public Health through the grade 7 program.

Once the immunization records of all students, aged 7 to 17 have been collected, Public Health will begin collecting immunization records for school aged children less than seven years of age. Currently, immunization information captured in the Digital Health Immunization Repository covers approximately 33 per cent of students aged four to six. Under Ontario's publicly-funded immunization schedule, two vaccines are administered between the ages of four to six; however immunization records are not captured until age seven when Public Health collects student demographic information from the schools under the Immunization Act.

### **York Region Public Health and the Council of Ontario Medical Officers of Health strongly support creation of an immunization registry**

A major challenge to administration of the Immunization Act is the lack of a provincial immunization registry to seamlessly transfer immunization information from primary health care providers at the time the vaccine is administered, to the Digital Health Immunization Repository. Self-reporting of immunization information without verification is the standard across all Ontario health units. Public Health Units across Ontario do not have a process to verify the "yellow card" with primary health care providers since this would be immensely labour intensive and costly. It is possible some inaccuracies exist in records collected by Public Health because of the reliance on parents to provide immunization information themselves.

In March 2019, the Council of Ontario Medical Officers of Health – a subgroup of the Association of Local Public Health Agencies representing Associate Medical Officers of Health and Medical Officers of Health across the province – wrote to the Minister of Health and Long-Term Care supporting the Ministry's proposed plan to develop a provincial Electronic Medical Record and merge it with the Digital Health Immunization Repository (Attachment 2). This Electronic Medical Record - Digital Health Immunization Repository integration project would allow for the seamless reporting of immunizations from primary health care providers at the time of vaccine administration directly to local public health.

Public Health is very supportive of the recommendation made by the Council of Ontario Medical Officers of Health that the Ministry assume the role of the health information custodian for the Digital Health Immunization Repository. The Ministry has previously assumed this role with the Ontario Laboratory Information System and the Digital Health Repository. The Ministry taking on the role of the health information custodian, instead of 35 Medical Officers of Health doing so would mean a more consistent approach in obtaining consent for the collection of vaccine information not covered under the Immunization Act.



## **Immunization Act enforcement supports the corporate strategic goal of supporting community health, safety and well-being**

The York Region *2019 to 2023 Corporate Strategic Plan: From Vision to Results* articulates the corporate priority of supporting community health, safety and well-being. Enforcing the Immunization Act among designated cohorts of students supports this priority.

### **5. Financial**

In 2018, activities related to enforcement of the Immunization Act were managed within the Public Health Branch council approved budget of \$65.7 million. Table 3 provides a summary of the budget for Public Health in 2018. In 2019, program activities related to the enforcement of the Act will continue to be managed within the approved Public Health Branch budget of \$68.4 million

**Table 3**  
**Public Health Branch 2018 Financial Summary**

	2018 Budget (\$'000)	2019 Budget (\$'000)
Gross expenditures	65,750	68,365
Provincial funding	(48,746)	(49,962)
Net Levy	17,004	18,403

### **6. Local Impact**

There is no direct impact from these recommendations on local municipalities. Enforcement of the Immunization Act relies heavily on partnerships with the local public, Catholic, and French school boards and individual private schools to support suspension orders. Enforcement will continue on a yearly basis to ensure students comply with the legislation and to ensure that students are vaccinated as they move through the publicly-funded immunization schedule, before they reach their 18<sup>th</sup> birthday when they no longer fall within the requirements of the Immunization Act.

### **7. Conclusion**

York Region Public Health protects the health of the community by preventing vaccine-preventable diseases among our growing population. In light of recent media reports of vaccine-preventable disease outbreaks and issues relating to our current system of

immunization data collection, Public Health will continue to collaborate with parents, local school boards, and individual schools to ensure compliance of the Act, improve immunization rates and protect the health of our communities. Moving toward a seamless immunization registry would increase efficiencies and result in more accurate information about vaccine coverage in the population, supporting public health interventions in the event of a school outbreak or exposure to a vaccine-preventable disease.

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For more information on this report, please contact Marjolyn Pritchard, Director, Infectious Disease Control at 1-877-464-9675 ext. 74120. Accessible formats or communication supports are available upon request.

Recommended by: **Katherine Chislett**  
Commissioner of Community and Health Services

**Dr. Karim Kurji**  
Medical Officer of Health

Approved for Submission: **Bruce Macgregor**  
Chief Administrative Officer

April 17, 2019  
Attachments (2)  
#9309454

# Publicly Funded Immunization Schedules for Ontario – December 2016

Publicly funded vaccines may be provided only to eligible individuals and must be free of charge

Routine Schedule: Children Starting Immunization in Infancy													
Vaccine	Age	2 Months	4 Months	6 Months	12 Months	15 Months	18 Months	4-6 Years^	Grade 7	14-16 Years§	24-26 Years †	≥34 Years ‡	65 Years
<b>DTaP-IPV-Hib</b> Diphtheria, Tetanus, Pertussis, Polio, <i>Haemophilus influenzae</i> type b		◆	◆	◆			◆						
<b>Pneu-C-13</b> Pneumococcal Conjugate 13		◆	◆		◆								
<b>Rot-1</b> Rotavirus		▲	▲										
<b>Men-C-C</b> Meningococcal Conjugate C					◆								
<b>MMR</b> Measles, Mumps, Rubella					■								
<b>Var</b> Varicella						■							
<b>MMRV</b> Measles, Mumps, Rubella, Varicella								■					
<b>Tdap-IPV</b> Tetanus, diphtheria, pertussis, Polio								◆					
<b>HB</b> Hepatitis B									●				
<b>Men-C-ACYW</b> Meningococcal Conjugate ACYW-135									●				
<b>HPV-4</b> Human Papillomavirus									●				
<b>Tdap</b> Tetanus, diphtheria, pertussis										◆	◆		
<b>Td (booster)</b> Tetanus, diphtheria												◆	
<b>HZ</b> Herpes Zoster													■
<b>Pneu-P-23</b> Pneumococcal Polysaccharide 23													■
<b>Inf</b> Influenza													

\* Every year in the fall

◆ = A single vaccine dose given in a syringe and needle by intramuscular injection  
 ■ = A single vaccine dose given in a syringe and needle by subcutaneous injection  
 ▲ = A single vaccine dose given in an oral applicator by mouth  
 ● = Provided through school-based immunization programs. Men-C-ACYW is a single dose; HB is a 2 dose series (see Table 6); HPV-4 is a 2 dose series (see Table 10). Each vaccine dose is given in a syringe and needle by intramuscular injection  
 ^ = Preferably given at 4 years of age  
 § = Given 10 years after the (4-6 year old) Tdap-IPV dose  
 † = Given 10 years after the adolescent (14-16 year old) Tdap dose  
 ‡ = Once a dose of Tdap is given in adulthood (24-26 years of age), adults should receive Td boosters every 10 years thereafter  
 \* = Children 6 months to 8 years of age who have not previously received a dose of influenza vaccine require 2 doses given ≥4 weeks apart. Children who have previously received ≥1 dose of influenza vaccine should receive 1 dose per season thereafter

**Note: A different schedule and/or additional doses may be needed for high risk individuals (see Table 3) or if doses of a vaccine series are missed (see appropriate Tables 4-23)**

*The Council of Ontario  
Medical Officers of  
Health (COMOH) is a  
Section of*



**ALPHA's members are  
the public health units  
in Ontario.**

**ALPHA Sections:**

Boards of Health  
Section

Council of Ontario  
Medical Officers of  
Health (COMOH)

**Affiliate**

**Organizations:**

Association of Ontario  
Public Health Business  
Administrators

Association of  
Public Health  
Epidemiologists  
in Ontario

Association of  
Supervisors of Public  
Health Inspectors of  
Ontario

Health Promotion  
Ontario

Ontario Association of  
Public Health Dentistry

Ontario Association of  
Public Health Nursing  
Leaders

Ontario Dietitians in  
Public Health

Hon. Christine Elliott  
Minister of Health and Long-Term Care  
10th Flr, 80 Grosvenor St,  
Toronto, ON M7A 2C4

March 14, 2019

Dear Minister Elliott,

**Re: Support of Immunizations and the Electronic Medical Record (EMR) and Digital Health Immunization Repository (DHIR) Integration Project**

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On behalf of the Council of Ontario Medical Officers of Health, I am writing to express our thanks for the Minister's support of immunizations and the immunization programs in Ontario. Getting the public support of the Minister in the face of so much misinformation on vaccines is very valuable and appreciated.

We would also like to provide our full support to the Ministry for moving forward with online health records for patients, and in particular, the Electronic Medical Record (EMR) and Digital Health Immunization Repository (DHIR) Integration Project, namely the seamless reporting of immunizations from health care providers directly to local public health. This will reduce the considerable burden on parents to manually report their child's immunizations to local public health units. It will also be more efficient and ensure more accurate vaccine records. If done well, it could also serve as a model for future digital integration between electronic medical record solutions and other provincial health digital assets, supporting the Ontario government's priorities for digitization.

Public health uses vaccination records in the DHIR to prevent and stop outbreaks of infectious diseases such as measles. When EMR integration with the DHIR is established, in order for a vaccination record to be shared between a patient's physician and public health, consent from the patient or their guardian would be required. We would like to encourage the Ministry to consider removing the need for individual informed consent to share vaccine records to improve the efficiency for public health to prevent the spread of infectious diseases.

The Ministry might also consider being the Health Information Custodian for immunization records in the DHIR, administering the DHIR in a manner similar to other Ministry assets like the Ontario Laboratory Information System (OLIS) and the Digital Health Drug Repository. This would further simplify the system by eliminating the need for individual agreements between each of the 35 local public health units and the Ministry and streamline the current process where each local PHU must verify immunization records as they are added to the DHIR.

If the Ministry prefers that local medical officers of health remain the health information custodians for the immunization records of their respective health units, a new consent form would be required. A Ministry-approved, IPC-compliant consent form for the collection of non-ISPA/CCEYA information would be needed for use by all 35 public health units prior to the project being implemented.

Having one database containing the immunization records for all Ontarians would also provide added protection and benefit when outbreaks of infectious diseases occur: quickly identifying those that are susceptible and vulnerable and inform the provision of timely vaccinations to interrupt transmission.

Vaccine wastage or inappropriate administration could also be managed by permitting patients and health care providers across the province to easily access recorded immunization histories.

The proposed project is also consistent with the mention in "Ending Hallway Medicine" to consider technology solutions to improve health outcomes for patients, to integrate care at the local level, and to identify options for integrated health information systems that would facilitate smooth transfers between care settings, in this case from doctor's offices to local public health.

To that end, we thank you again for your announced commitment to this project and look forward to working with your office towards an efficient health care system that meets the needs of Ontarians.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Chris Mackie". The signature is fluid and cursive, with a prominent initial "C" and "M".

Dr. Chris Mackie  
Chair, Council of Ontario Medical Officers of Health

**COPY:** Dr. David Williams, Chief Medical Officer of Health  
Dr. Rueben Devlin, Chair, Premier's Council on Improving Healthcare and Ending Hallway  
Medicine

May 17, 2019

Ms. Lisa Lyons  
Director of Legislative Services/Town Clerk  
Town of Newmarket  
395 Mulock Drive, P.O. Box 328  
Newmarket, ON L3Y 4X7

Dear Ms. Lyons:

**Re: Formal Response to Province on Regional Government Review**

On May 16, 2019 Regional Council adopted the following recommendations:

1. Staff bring to Regional Council on May 16, 2019 a written submission to the Province on the Regional Government Review as generally set out in this report.
2. The Regional Clerk forward this report to the local municipalities.

Council also adopted the following resolution:

WHEREAS, the Government of Ontario has announced a review of Ontario's eight regional municipalities (Durham, Halton, Muskoka District, Niagara, Oxford County, Peel, Waterloo, York), the County of Simcoe and their lower-tier municipalities by appointed Special Advisors; and

WHEREAS, the provincially appointed Special Advisors are to provide advice and develop recommendations for the Minister of Municipal Affairs and Housing for the purpose of improving governance, decision-making and service delivery in the eight regions and Simcoe County and their lower-tier municipalities; and

WHEREAS, the province requested feedback on the regional review through an online survey or written submission by May 21, 2019 and asked respondents to focus on:

- improving representation and decision-making;
- improving the quality of municipal services and reducing costs;
- where you see municipal governments in 10 years; and

WHEREAS, in response to the regional review focus on **improving representation and decision-making**:

- i. York Regional Council consists of 21 members; an increase of just four members in 48 years while the population served has grown 7 fold, from 170,000 to 1,200,000
- ii. York Regional Council's representation has been considered several times, most recently in 2016 when Regional Council discussed current membership and the issue of weighted voting with the status quo remaining on both fronts
- iii. collaboration is enhanced by double-direct election where members serve on both Regional Council and Local Councils

WHEREAS, in response to the regional review focus on **improving the quality of municipal services and reducing costs**:

- i. the scope of regional services delivered has expanded greatly with York Region assuming responsibility for housing, paramedics and court services through provincial downloading and uploads relating to Regional transit, waste processing and disposal
- ii. York Regional Council tracks and reports on key performance measures, often with independent, 3rd party verification
- iii. York Regional Council continuously builds upon a long history of partnerships, collaborative efforts and shared procurement within regional and local municipalities and is constantly evolving to strengthen partnerships and achieve additional efficiencies

WHEREAS, responding to the regional review inquiry of **where you see municipal governments in 10 years**, the Regional Municipality of York and its constituent municipalities are well positioned as municipal leaders in many areas by employing best practices that serve residents well now and in the future, including:

- i. a long term Vision (to 2051) and Regional Official Plan complemented by infrastructure Master Plans
- ii. four-year strategic planning to align with Council's term
- iii. multi-year budgeting also focused on the term of Council

- iv. reporting to the public on key performance measures that are reviewed and verified by 3rd parties and accreditation agencies
- v. a robust 10-year capital infrastructure plan reflecting growth and state-of-good-repair needs
- vi. an annual public report highlighting successes, efficiencies and a record of financial statements and fiscal strategy


**THEREFORE be it resolved that:**

1. York Regional Council supports two-tier government as a means to deliver critical infrastructure and consistent service levels across all York Region communities.
2. York Regional Council believes in the democratic process that enables members of the public to engage directly with locally elected public representatives in their communities.
3. The Regional Municipality of York remains strongly and demonstrably committed to drive efficiencies through continuous improvement and a relentless commitment to incremental progress.
4. York Regional Council agrees that land use planning and the related delivery times for critical infrastructure is an area that has opportunity for further efficiencies.
5. This resolution be forwarded to the Premier of Ontario, the Minister of Municipal Affairs and Housing, the Special Advisors, local MPPs, local municipal Councils and made publicly available.

The staff report is enclosed for your information.

Please contact Bruce Macgregor, Chief Administrative Officer at 1-877-464-9675 ext. 71200 if you have any questions with respect to this matter.

Sincerely,



Christopher Raynor  
Regional Clerk

Attachment



# The Regional Municipality of York

Governance Task Force  
April 18, 2019

Report of the Chief Administrative Officer

## Formal Response to Province on Regional Government Review

### 1. Recommendations

1. Council authorize a written submission to the Province on the Regional Government Review as generally set out in this report.
2. The Regional Clerk forward this report to the local municipalities.

### 2. Summary

The Governance Task Force met on [March 21, 2019](#). The Task Force is represented by nine local municipal mayors and the Regional Chair.

Key Points:

- On [March 13, 2019](#) the Provincial Government requested public feedback on the Regional Government Review
- On March 21, 2019 the Governance Task Force had its first meeting requesting staff draft a communication to the Province in response to the Province's request for feedback
- On [April 1, 2019](#) the Provincial Government extended public comment on the regional review to May 21, 2019

### 3. Background

#### **On March 13, 2019 the Province invited the public to provide input through online surveys or written submission**

On March 13, 2019 the Province announced online consultation for residents, businesses and stakeholders. All people who live or work in the 82 upper and lower tier municipalities that are part of the regional government review are invited to share their thoughts through an online survey or by written submission.

The guidelines for a written submission are:

- Consider the following themes in preparing your feedback:
  - Improving representation and decision-making (for example, council size, selection process and municipal structure)
  - Improving the quality of municipal services and reducing costs (for example, land-use planning, public infrastructure, economic development and social services)
  - Where you see municipal governments in 10 years

The province requested that submissions be 500 words or less, but if over 500 words, that an executive summary be provided.

### **On April 1, 2019 the Province extended the closing date for comments to May 21, 2019 and added an opportunity to meet with the special advisors**

As of [April 1, 2019](#), meeting with the special advisors, Michael Fenn and Ken Seiling, is a new option available to people who live or work in the regions covered by the review. Individuals or organizations can submit their request to give a public deputation between April 3, 2019 to April 9, 2019 through the Province's online registration process ([www.Ontario.ca/regionalgovernment](http://www.Ontario.ca/regionalgovernment)).

A location in each of the regions under review has been reserved for these meetings. The meeting in York Region is scheduled for Monday, [May 6](#) from 9 am to 4 pm in Council Chambers at the York Region Administrative Centre located at 17250 Yonge Street, Newmarket. This meeting is open to the public as space permits.

## **4. Analysis**

### **On March 21, 2019 the Governance Task Force requested staff to prepare a draft submission to the Province**

At the March 21, 2019 Governance Task Force meeting, members discussed a response to the Province highlighting key principles that have guided York Region historically, and will continue to be applied moving forward. These key principles include:

- Working in partnership with local municipalities – as demonstrated through a snapshot of recent collaborative opportunities and shared procurement
- Effective management of municipal organizations – including tracking and reporting of key performance measures
- Value for taxpayers – including the relentless pursuit of incremental efficiencies and continuous improvement

- Open and transparent government – including measuring, tracking and reporting of progress

These key principles are consistent with York Region’s vision of *Strong, Caring, Safe Communities* and mission of *Working together to serve our thriving communities – today and tomorrow*.

Using the guidelines as set out by the Province for written submissions, staff would prepare a communication including information summarized in Table 1:

**Table 1**  
**High Level Summary of York Region Response**

Themes	York Region Response
Improving representation and decision-making	<ul style="list-style-type: none"> <li>• Council representation has been considered several times since York Region was formed in 1971 when the original Council consisted of 17 members (1 Regional Chair, 9 Mayors and 7 Councillors)</li> <li>• Since 1971, only 4 additional members have been added – 2 from Markham, and 2 from Vaughan</li> <li>• Most recently in May 2016, Council undertook an exercise that resulted in maintaining status quo (21 members – 1 Regional Chair, 9 Mayors and 11 Councillors) – the option of weighted voting was also discussed but not advanced at this time</li> <li>• Collaboration is enhanced by double-direct election where members serve on both Regional Council and Local Councils.</li> <li>• Consistent driver for Council representation has been by population, although assessment and land area have factored into discussions</li> </ul>
Improving the quality of municipal services and reducing costs	<ul style="list-style-type: none"> <li>• Regional service delivery has changed substantially over the years due to provincial downloads (housing, paramedics, courts, etc) and uploads (transit, waste processing and disposal, additional arterial roads, etc)</li> </ul>

Themes	York Region Response
Where you see municipal governments in 10 years	<ul style="list-style-type: none"> <li>• For years, York Region has partnered with some or all nine local municipalities to reduce costs including sharing services or joint procurements. York Region’s municipalities have collaborated successfully in a number of areas to bring about cost savings and increase efficiencies</li> <li>• Land use planning is an area both the Region and local municipalities agree has opportunity for further efficiencies</li> <li>• All municipalities will be reporting to the public on key performance measures that are reviewed and verified by a 3<sup>rd</sup> party with the ability to compare against municipalities with similar populations (example: Municipal Benchmarking Network of Canada (MBNC) as well as common key performance indicators (KPIs) to drive efficiencies)</li> <li>• All municipalities will have 4-year strategic planning and multi-year budgeting practices to align with Council’s term to support continued accountability, transparency and efficiency with a focus on partnerships and collaboration</li> <li>• All municipalities will have standardized Codes of Conduct set out by the Province as a minimum requirement</li> <li>• There will be improved alignment of land use planning responsibilities and an outcome-focused orientation</li> </ul>

## 5. Financial

There are no financial implications associated with this report.

## 6. Local Impact

The outcome of the Provincial review may result in changes to local and/or regional councils and services.

## 7. Conclusion

On March 21, 2019 the Governance Task Force requested staff to prepare a submission to the Province to meet the April 23, 2019 deadline for comments. The new deadline for submission is May 21, 2019.

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For more information on this report, please contact Bruce Macgregor at 1-877-464-9675 ext. 71200. Accessible formats or communication supports are available upon request.

Approved for Submission: **Bruce Macgregor**  
Chief Administrative Officer

April 10, 2019  
#9336812



**Kiran Saini**  
Acting Town Clerk/Director of Legislative Services  
Town of Newmarket  
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Newmarket, ON L3Y 4X7  
Email: ksaini@newmarket.ca  
Tel: 905-953-5300 ext. 2203  
Fax: 905-953-5100

March 18, 2019

Sent to: [REDACTED]

Dear Lee Simpson:

**RE: Proclamation Request - June - National Deafblind Awareness Month**

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I am writing to advise that your proclamation request has been approved in accordance with the Council-approved [Proclamation, Lighting Request and Community Flag Raising Policy](#), and the Town of Newmarket will proclaim June as National Deafblind Awareness Month. Your proclamation request will be advertised on the Town's section in the Newmarket Era newspaper, communicated on the Town's Twitter account, in the Town page, and on the Town's website on the Proclamation and Lighting Request page.

In addition, the Riverwalk Commons and Fred A. Lundy Bridge located on Water Street will be illuminated in blue on June 3, 2019 to recognize National Deafblind Awareness Month. Please note that the lighting will occur from sunset until 11:00 PM.

If you have any questions regarding the above, please feel free to contact the undersigned.

Yours sincerely,

A handwritten signature in black ink that reads "Kiran Saini".

Kiran Saini  
Deputy Town Clerk  
KS:jg



**Kiran Saini**  
Deputy Town Clerk  
Town of Newmarket  
395 Mulock Drive  
P.O. Box 328 Station Main  
Newmarket, ON L3Y 4X7  
Email: ksaini@newmarket.ca  
Tel: 905-953-5300 ext. 2203  
Fax: 905-953-5100

May 24, 2019

Sent to: [REDACTED]

Dear Jacob Gal:

**RE: Proclamation Request - June 10<sup>th</sup> to June 15<sup>th</sup> - York Pride**

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I am writing to advise that your proclamation request has been approved in accordance with the Council-approved [Proclamation, Lighting Request and Community Flag Raising Policy](#), and the Town of Newmarket will proclaim June 10<sup>th</sup> to 15<sup>th</sup> as York Pride. Your proclamation request will be advertised on the Town's section in the Newmarket Era newspaper, communicated on the Town's Twitter account, in the Town page, and on the Town's website on the Proclamation and Lighting Request page.

In addition, the Riverwalk Commons and Fred A. Lundy Bridge located on Water Street will be illuminated in rainbow colours on June 15<sup>th</sup> to recognize York Pride. Please note that the lighting will occur from sunset until 11:00 PM.

Also, the community flag pole located at Peace Park on Cane Parkway will fly your flag from June 10<sup>th</sup> to June 15<sup>th</sup> to recognize York Pride. Please note that the flag must be dropped off at the Town of Newmarket at 395 Mulock Drive by 4:30 PM on Thursday June 6<sup>th</sup>.

If you have any questions regarding the above, please feel free to contact the undersigned.

Yours sincerely,

Kiran Saini

Deputy Town Clerk  
KS:jj