

Clause 4 in Report No. 5 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on March 29, 2018.

4

## York Region 2017 Vacant Employment Land Inventory

Committee of the Whole recommends adoption of the following recommendation contained in the report dated March 2, 2018 from the Commissioner of Corporate Services and Acting Chief Planner:

1. This report be circulated by the Regional Clerk to the local municipalities.
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Report dated March 2, 2018 from the Commissioner of Corporate Services and Acting Chief Planner now follows:

1. Recommendation

It is recommended that:

1. This report be circulated by the Regional Clerk to the local municipalities.

2. Purpose

This report provides Council with an overview of the supply and characteristics of vacant employment lands in York Region as of mid-year 2017. Data contained in this report will serve as input to the Region's Employment Strategy as part of the Municipal Comprehensive Review (MCR) and update of the York Region Official Plan.

3. Background and Previous Council Direction

A diverse supply of employment lands supports the Region's economy by providing opportunities for development

Employment lands are key drivers of economic development. Ensuring an adequate supply of vacant employment lands supports the Region's economic

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vitality, helping to create a competitive and flexible economic environment that encourages investment and a diversity of employment opportunities. Policies in the Region's Official Plan protect employment land from being converted to non-employment uses, limit ancillary uses to only those that primarily service businesses within employment areas, and encourage redevelopment and intensification of employment lands for employment uses.

Provincial policy changes have strengthened the need to protect employment lands

The *Planning Act* identifies the adequate provision of employment opportunities as a provincial interest. The 2014 Provincial Policy Statement (PPS) and the Provincial Growth Plan for the Greater Golden Horseshoe, 2017 (Growth Plan) direct municipalities to protect employment areas and ensure the availability of sufficient land, in appropriate locations, for a variety of employment types.

New policy direction in the Growth Plan, 2017 requires municipalities to:

- Delineate employment areas in the Regional Official Plan
- Consider designation of employment areas located near major goods movement corridors as prime employment areas
- Establish a minimum density target for employment areas
- Identify opportunities for intensification of employment areas

Updates to the Growth Plan only allow for the conversion of employment lands 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 policies in the Regional Official Plan once approved by the Province.

The York Region Employment Land Inventory provides updates to mid-year 2017

This report provides an update to the Region's vacant employment land inventory to mid-year 2017. The last update to the inventory was completed for mid-year 2013 and was endorsed by Council in [June 2014](#). Staff will continue to update the employment land inventory on a regular basis.

The inventory is important for monitoring and tracking a number of key employment trends in the Region and will serve as a critical input to the Region's MCR and Employment Strategy. The primary objectives of the vacant employment land inventory are to:

- Provide an inventory of the supply and characteristics of vacant employment land
- Monitor the rate of employment land absorption
- Provide a basis for supply/demand analysis
- Track opportunities for intensification in employment areas
- Provide the basis for the review of Regional Official Plan policies
- Provide information to continue to attract investment from prospective employers and business owners

The employment area boundaries presented in this report will serve as the basis for discussions with local municipalities in determining the delineation of employment areas through the MCR.

Employment areas are designated in official plans to accommodate clusters of business and economic activity

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”. The Employment Land Inventory (the “inventory”) is a parcel based inventory of employment lands within employment areas throughout the Region, as shown on the maps in Attachment 1.

For forecasting and monitoring purposes, the Region divides employment into three main employment categories:

1. Major office: Employment occurring in free standing office buildings of 1,860 square metres (20,000 square feet) or larger (excluding city or town halls, hospitals or school board offices and other local serving office uses).
2. 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.
3. Employment land: Refers to employment within the Region’s employment areas.

The focus of this report is on employment land employment and includes only employment land parcels in employment areas. Isolated rural employment parcels are excluded from the inventory. Traditionally, employment areas

referred strictly to districts dedicated primarily to industrial land uses. Changes in the economy have altered the function of employment areas to include a broader range of uses. These areas now accommodate more commercial and knowledge based industries including personal service, business and other activities.

While the inventory includes all lands within employment areas, the analysis in this report focuses on the vacant land portion of the inventory. Additional work focusing on the built portion of the inventory will inform an employment trends analysis to be completed later in the MCR process as part of the Employment Strategy.

#### 4. Analysis and Implications

The supply of vacant employment lands remains healthy and needs to be protected

The following summarizes key messages from the mid-2017 vacant employment land inventory:

1. There are 2,588 net hectares of vacant employment lands within designated employment areas.
2. Approximately 283 net hectares of vacant employment lands were absorbed in York Region between 2013 and 2017, representing an average annual absorption rate of 71 net hectares.
3. 41% of vacant employment lands contain an active plan of subdivision or site plan.
4. 47% or 1,228 net hectares of the total vacant supply have full regional and local servicing infrastructure in place to support development. However, half of these lands (616 of 1,228 net ha) require additional servicing capacity to support full buildout.
5. A further 39%(1,003 net ha) of the vacant inventory have regional servicing infrastructure in place but require extension of local systems. 59% (596 of 1,003 net ha) require additional servicing capacity to support full buildout.
6. Approximately 22% of vacant employment parcels, amounting to 1,897 net hectares, are greater than 5 hectares.
7. Nearly 84% of vacant employment land, amounting to over 2,183 net hectares of land, is within 5 km of a 400-series highway.

8. 60% of vacant employment parcels amounting to approximately 928 net hectares of vacant employment land are within 500 metres of a transit stop.
9. There are approximately 249 net hectares of employment land with intensification potential for additional employment uses.

Unless otherwise stated, all area calculations are reported in net hectares. A definition of net hectares can be found in Attachment 2.

33% of York Region employment lands are vacant

As of 2017, a third of the Region's employment land area was vacant, accounting for 2,588 net hectares (Table 1).

The City of Vaughan has 1,042 net hectares of vacant employment land (or 40% of the total vacant net inventory), and continues to have the largest supply of vacant employment lands in the Region. The employment land inventory includes three main vacant/built status categories: vacant, built, and other. The other land use status includes uses such as infrastructure, stormwater management ponds, and environmental land. Table 1 displays 2017 employment lands by vacant/built status and local municipality. A description of each category is provided in Attachment 2.

**Table 1**  
**Employment land area by vacant/built status and local municipality, 2017**

Local Municipality	Vacant (ha)	Built (ha)	Other (ha)	Total (ha)
Aurora	156	228	24	408
East Gwillimbury	322	109	18	449
Georgina	209	5	7	221
King	61	41	4	106
Markham	506	1,201	69	1,776
Newmarket	43	210	7	260
Richmond Hill	130	413	39	582
Vaughan	1,042	2,416	178	3,636
Whitchurch-Stouffville	119	190	12	321
<b>York Region</b>	<b>2,588 (33%)</b>	<b>4,813 (62%)</b>	<b>358 (5%)</b>	<b>7,759 (100%)</b>

Employment area boundaries have been adjusted since 2013

The supply of vacant employment land has decreased by approximately 384

net hectares since 2013. As shown in Table 2 there are a number of factors that have contributed to the reduction in vacant land. Changes include:

- The addition of the ROPA 3 employment area in Markham
- Employment land conversions in Aurora, Georgina, Markham, Richmond Hill, and Vaughan
- Absorption of vacant parcels through development
- Minor employment area boundary adjustments
- Changes in the methodology used to calculate developable and net area

**Table 2**  
**Changes to vacant employment land area (net ha) since 2013**

2013 Vacant Area	Additions	Employment Land Conversions	Developed/Absorbed	Boundary and Methodology Changes	2017 Vacant Area
2,972	+314	-108	-283	-307	2,588

Source: York Region Planning and Economic Development, 2017

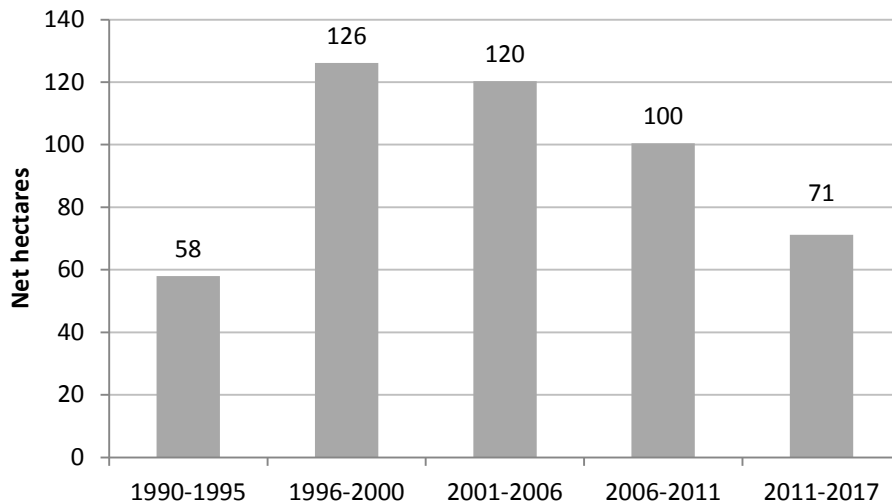
Employment land absorption in recent years has been lower than the historical average

Employment land absorption refers to any lands that were built for employment uses and discounts any lands that were re-designated for non-employment land related uses. Approximately 283 net hectares of vacant employment lands were absorbed in York Region between 2013 and 2017. This equates to an average absorption rate of 71 hectares per year which is consistent with the trend reported in the 2013 inventory update towards lower absorption in recent years (Figure 1). Employment land absorption has been experiencing a downward trend since the 1980s when average annual absorption reached approximately 200 hectares per year.

The slower absorption of employment lands 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 on sites becoming vacant, many of which have since been re-occupied. This has led to job growth without significant uptake of land. Although absorption rates have declined, York Region continues to experience job growth as noted in the York Region 2017 Employment and Industry Report, presented to Council in [February 2018](#). Between 2006 and 2017, the Region added approximately 60,000 jobs on employment lands. This would suggest that some jobs are locating in existing buildings rather than

through new construction on vacant lands. In addition to these two factors, lower absorption may be explained by other factors, such as increased employment densities in existing employment facilities and increased land costs.

**Figure 1**  
**York Region average annual employment land absorption, 1990-2017**



Note: 1990-2000 is calendar year data whereas 2001-2017 is mid-year to mid-year  
Source: York Region Planning and Economic Development, 2017

1,228 hectares (47%) of vacant employment lands have full regional and local municipal servicing in place

Employment parcels with water and wastewater connections facilitate construction of new employment uses. As shown in Attachment 3, all nine local municipalities have vacant employment land supply with water and wastewater servicing in place. Table 3 summarizes the Region’s vacant employment lands by servicing status. A portion of the vacant employment lands in East Gwillimbury, Markham, and Vaughan have infrastructure in place to support some growth but additional capacity is required before the full buildout can be realized. Employment areas that require servicing capacity are provided in Attachment 3.

**Table 3**  
**York Region vacant employment lands by servicing status**

Servicing Status	Vacant Land (net ha)	Share of vacant land	Capacity required for full buildout (net ha)
Regional and Local Servicing	1,228	47%	616

## York Region 2017 Vacant Employment Land Inventory

Servicing Status	Vacant Land (net ha)	Share of vacant land	Capacity required for full buildout (net ha)
Local Servicing Required (Regional not required)	1,003	39%	596
Regional and Local Servicing Required	261	10%	
Private Services	96	4%	
<b>York Region</b>	<b>2,588</b>	<b>100%</b>	

Source: York Region Planning and Economic Development, 2017

Region-wide, approximately 47% (1,228 net ha) of vacant lands have full regional and local municipal servicing however 50% (616 net ha) of these lands require servicing capacity. A further 39% (1,003 net ha) have regional servicing in place to support the provision of municipal services. These lands would require extensions to the local water and/or wastewater systems, which typically occurs when development applications are proposed on these lands. 59% (596 net ha) of these lands require servicing capacity.

Regional water and wastewater services are provided to all vacant parcels in the Towns of Richmond Hill, Aurora, Newmarket, and the Township of King. Attachment 3 provides more detail on the regional servicing status of vacant employment lands by local municipality as of mid-2017.

Flexibility in the location and size of vacant employment parcels is important in attracting high quality employers

Providing a range and choice in site sizes allows municipalities to accommodate the potential needs of a variety of employers and provides opportunities for a diversified employment base. Findings indicate that the Region has a large variety of vacant parcels with different sizes, ranging from large parcels greater than 5 hectares to smaller parcels less than a hectare. Vacant parcels that are greater than 5 hectares are important for attracting large, land intensive development types like distribution centres, warehouses, and campus developments.

In 2017, vacant parcels of 5 hectares or greater account for 22% of all vacant parcels and approximately 73% of the vacant employment land supply. Approximately 41% of the vacant parcels in the inventory are less than 1 net hectare, accounting for 5% of the total vacant land area.

Attachment 4 breaks down the supply of vacant land by parcel size and local municipality as of 2017.



84% of the Region's vacant employment lands are within five kilometres of a 400-series highway

There is a high demand for employment lands that are strategically located within urban areas near major transportation corridors to facilitate the flow of goods and employees. The 400-series highways are extremely important for employment lands from a strategic location and market accessibility standpoint as they facilitate goods movement and are highly visible locations for major employers. There are 544 vacant parcels totalling 2,183 net hectares (84% of vacant employment land) of land within five kilometres of a 400-series highway.

Attachment 5 provides additional detail on vacant parcel sizes and their proximity to 400-series highways.

Nearly two-thirds of the Region's vacant employment lands are within 500 metres of a transit stop

Providing public transportation helps to manage congestion and travel times in the Region and improves the Region's economy by facilitating more efficient movement of residents, workers, goods, and services alike. Providing future employees of vacant parcels with easy access to transit stops provides opportunities for accessible live-work situations and attracts labour force talent, including millennial employees. As stated in the Regional Official Plan, the Region will plan to provide transit service so that the distance to a transit stop in the Urban Area is within 500 metres of 90 per cent of residents. Having a resident labour force with easy access to transit at both the origin and destination provides access to more employment opportunities in the Region.

Approximately 60% of vacant parcels (or 928 net hectares of vacant employment land) in the Region are located within 500 metres of either a York Region Transit (YRT) or VIVA transit stop. Given the desirability of land near major transportation corridors and transit stops, it is important to ensure that these strategically located lands are preserved for employment uses over the long term and are not subject to conversion to non-employment uses.

Attachment 6 provides detail on the distribution of vacant employment land parcels by distance to YRT and VIVA transit stops.

41% (1,061 net ha) of the Region's vacant employment lands have development applications

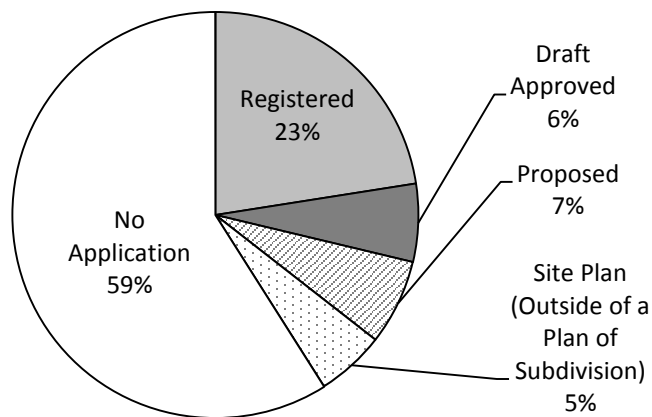
The development status of each parcel is recorded on the basis of its plan of subdivision status.

Lands with no plan of subdivision but that contain an active site plan were also included. The following five categories were used to identify the status:

- Registered – lots in a registered plan of subdivision that are unbuilt
- Draft approved – potential lots in a plan of subdivision that has received draft approval but not final approval
- Proposed – potential lots in a proposed plan of subdivision which is under application but has not received draft approval
- Site Plan (outside of Plan of Subdivision) – lots with a site plan application that is either proposed or approved
- No application – lands that do not yet have a plan of subdivision application but have an official plan designation for employment uses

While vacant parcels that are registered are either under construction or expected to be developed shortly, vacant parcels that are either draft approved or proposed are a good indicator for development in the short to medium term. As shown in Figure 2, 41%, or 1,061 net hectares, of the Region's vacant employment lands contain active development applications. The remaining 59% currently have no active applications and are therefore likely to accommodate growth in the medium to long term.

**Figure 2**  
**York Region vacant employment land by development status, 2017**



The rate of intensification on employment lands has increased since 2013

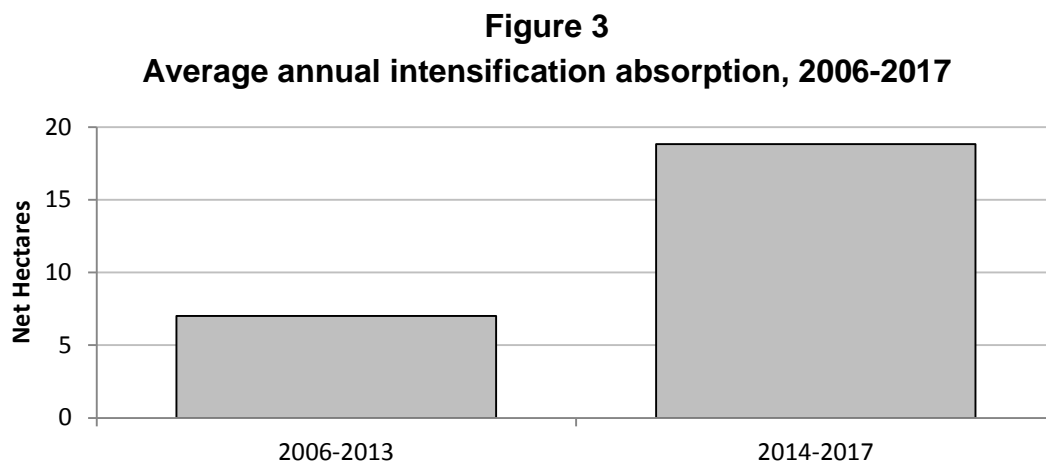
While there are no employment-specific intensification targets, the Growth Plan encourages intensification of employment lands to better utilize existing infrastructure.

The Growth Plan also requires sites with intensification potential to be identified as potential locations to support new growth. Tracking intensification of

employment lands will also contribute to determining the land required to support employment growth to 2041.

A preliminary analysis of built parcels with intensification potential was first undertaken in 2006 and used orthophotography to identify built parcels that were over half vacant or had a vacant portion that was at least 0.5 hectares. This analysis was also completed in 2013 and 2017 and includes any new parcels added to the inventory in that time period.

Between 2013 and 2017, an average of 19 hectares per year (or 75 total hectares) of land identified as having intensification potential in 2013 were absorbed compared to 7 net hectares per year between 2006 and 2013 (Figure 3).



An estimated 249 net hectares of employment land have intensification potential

There are 113 parcels that have 249 net hectares of intensification potential across the Region in 2017, which increases the total vacant land supply by 10%. The intensification potential in 2017 is an increase in area from 2013, when 118 parcels with 225 net hectares of employment land were identified as having intensification potential.

Attachment 7 provides further details regarding intensification potential on employment lands by local municipality.

The vacant employment land inventory will provide input to the Region's Employment Strategy

Through the MCR, the Region will be completing research and analysis on the regional economy and employment. This includes development of an Employment Strategy which will assess the current and future anticipated

structure and composition of employment in the Region. In addition to the employment land inventory update, a number of recently completed reports, studies and initiatives will inform the MCR:

- The annual Employment Survey of all businesses in the Region
- Annual Employment and Industry Reports that provide an in-depth analysis of employment growth by sector
- A major office inventory tracking employment in buildings greater than 20,000 square feet
- A retail trends study completed in 2014
- An employment trends study completed in 2014
- Economic Development - 2017 Year in Review
- The Economic Development Action Plan 2016-2019, including a Broadband Strategy and an office attraction marketing program

The employment land inventory will provide the basis for discussions concerning the delineation of employment areas in the Regional Official Plan

Staff will be updating employment policies in the Regional Official Plan and the employment forecast by type to accommodate an additional 280,000 jobs to 2041. Establishing policy direction to ensure an adequate supply of employment land in employment areas and protecting these areas for a range of employment uses will be critical to attracting economic development and achieving the employment forecast. In coordination with the local municipalities, the Region will undertake the following work as part of its MCR and Employment Strategy:

- Analysis of historical and future trends, including detailed profiles by employment area
- Establish a density target for employment areas
- Develop an updated employment forecast by employment type for the Region and the nine local municipalities
- Assess future demand for employment land through a land needs assessment
- Update employment policies in the Regional Official Plan

- Delineate employment areas in the Regional Official Plan, including identifying prime employment areas
- Consider identifying future potential employment lands outside the existing urban boundary for protection for employment uses beyond the 2041 planning horizon, using criteria in the Growth Plan

The employment area boundaries presented in this report will provide the basis for discussions with local municipalities concerning the mapping of employment areas in the Regional Official Plan. The vacant employment land inventory will also be an important input to the Employment Strategy and the land needs assessment by providing the basis for determining existing employment land employment capacity.

Requests for conversion of any land within the employment area boundaries will be assessed through the MCR.

Monitoring the Region's vacant employment land supply supports the employment related goals of Vision 2051, the Regional Official Plan, and the 2015 to 2019 Strategic Plan

The vacant land portion of the employment land inventory informs a number of goals in the 2015 to 2019 Strategic Plan priority area of Economic Vitality, one of which is the protection and securement of employment lands along 400 series highways. The vacant employment land inventory also has links to the Protecting employment lands protection policies of the Regional Official Plan, and Vision 2051's goal area of An Innovative Economy.

## 5. Financial Considerations

Employment lands play a central role in the Region's economy. The availability of a wide range of vacant employment lands is integral to the fiscal health of a community and can directly affect economic development and diversification of the assessment base.

## 6. Local Municipal Impact

Vacant employment lands in each of the nine local municipalities of York Region are identified and analyzed in this report. Staff from the local municipalities provided input in the delineation of the areas examined. Local municipalities are key partners in the ongoing preservation, enhancement and planning of employment areas.

## 7. Conclusion

Maintaining a robust and diverse supply of vacant employment lands supports the economic vitality of the Region. As of 2017, there were 2,588 net hectares of vacant employment lands within designated employment areas.

Forty-seven percent (1,228 net ha) have full regional and local municipal servicing infrastructure in place. However, 50% of these lands (616 of 1,228 net ha) can support some growth but additional capacity is required to support full buildout. An additional 39% (1,003 net ha) have regional servicing in place but require the extension of local municipal services. 59% of these lands (596 of 1,003 net ha) require additional capacity to support full buildout.

Data within this report will be used in undertaking the Region's MCR and Employment Strategy. The review will include an evaluation of employment trends and land required to support growth to 2041. Regional staff will assess the characteristics of the employment land supply in context of the short, medium, and long-term as a component of the review. Employment area boundaries presented in this report will also serve as the basis for discussions with local municipalities in determining the delineation of employment areas in the Regional Official Plan.

For more information on this report, please contact Paul Bottomley, Manager, Policy, Research and Forecasting, at 1-877-464-9675 ext. 71530.

The Senior Management Group has reviewed this report.

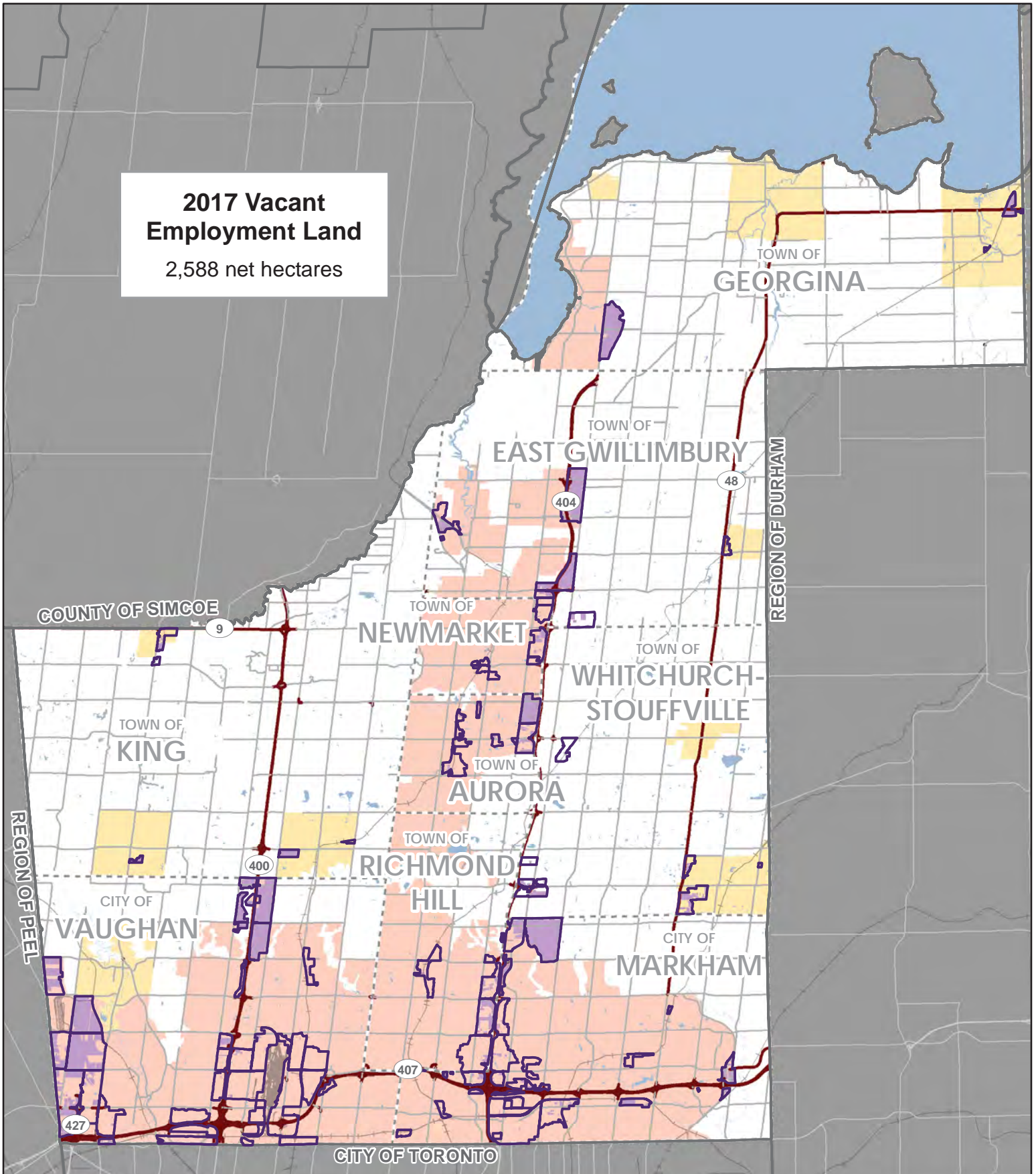
March 2, 2018

Attachments (7)

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Accessible formats or communication supports are available upon request

**2017 Vacant  
Employment Land**  
2,588 net hectares



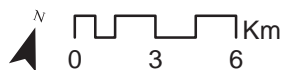
**REGIONAL MUNICIPALITY OF YORK**  
York Region 2017 Vacant Employment  
Land Inventory

Produced by:  
The Regional Municipality of York  
Planning and Economic  
Development, Corporate Services  
March 2018

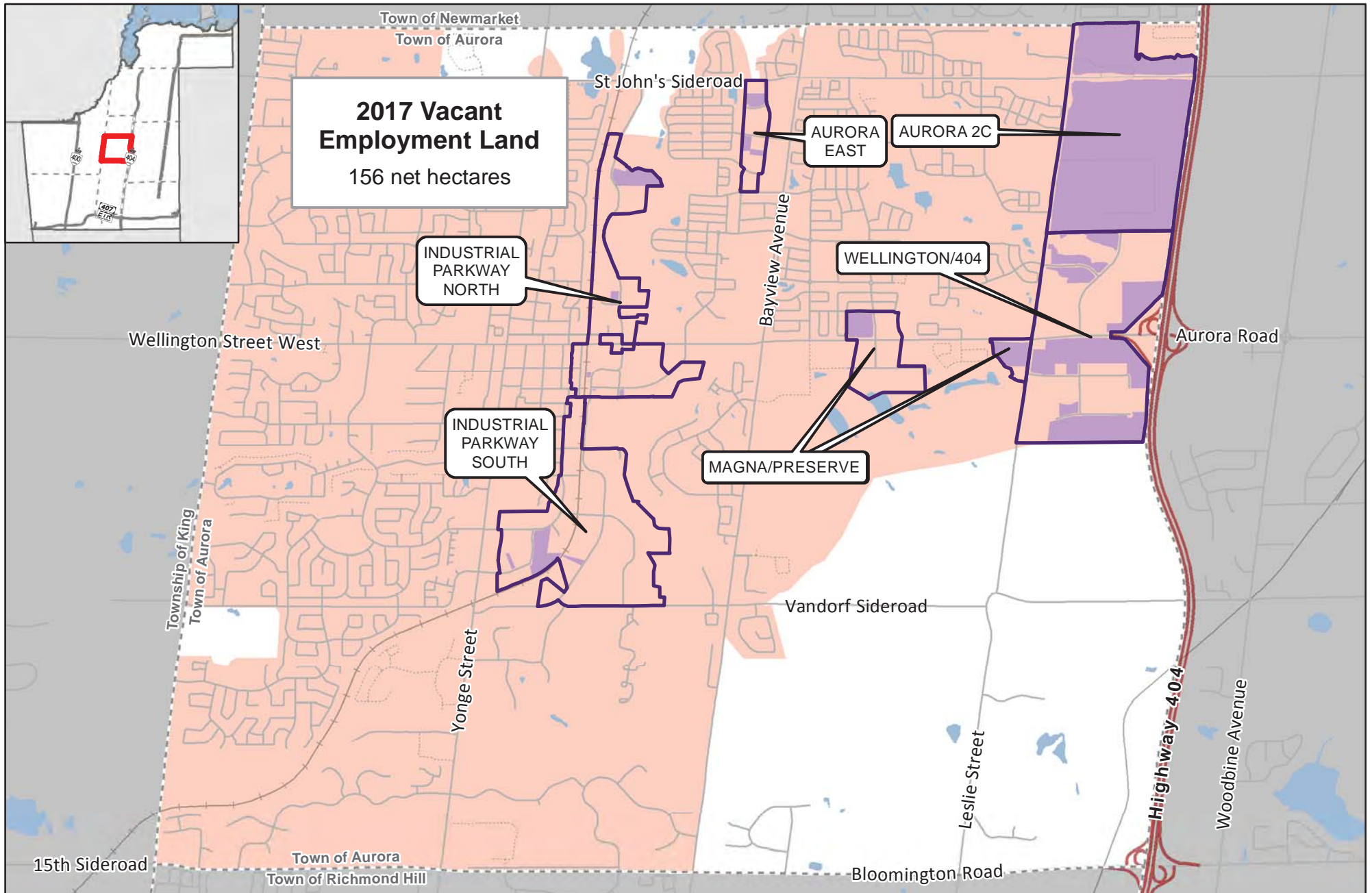
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2003-2018

**Legend**

Employment Area Boundary	Highway
Vacant Parcels	Road
Towns and Villages	Railway
Urban Area	Municipal Boundary
Lake/River	Regional Boundary







**TOWN OF AURORA**  
York Region 2017 Vacant Employment Land Inventory

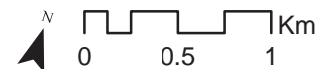


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March 2018

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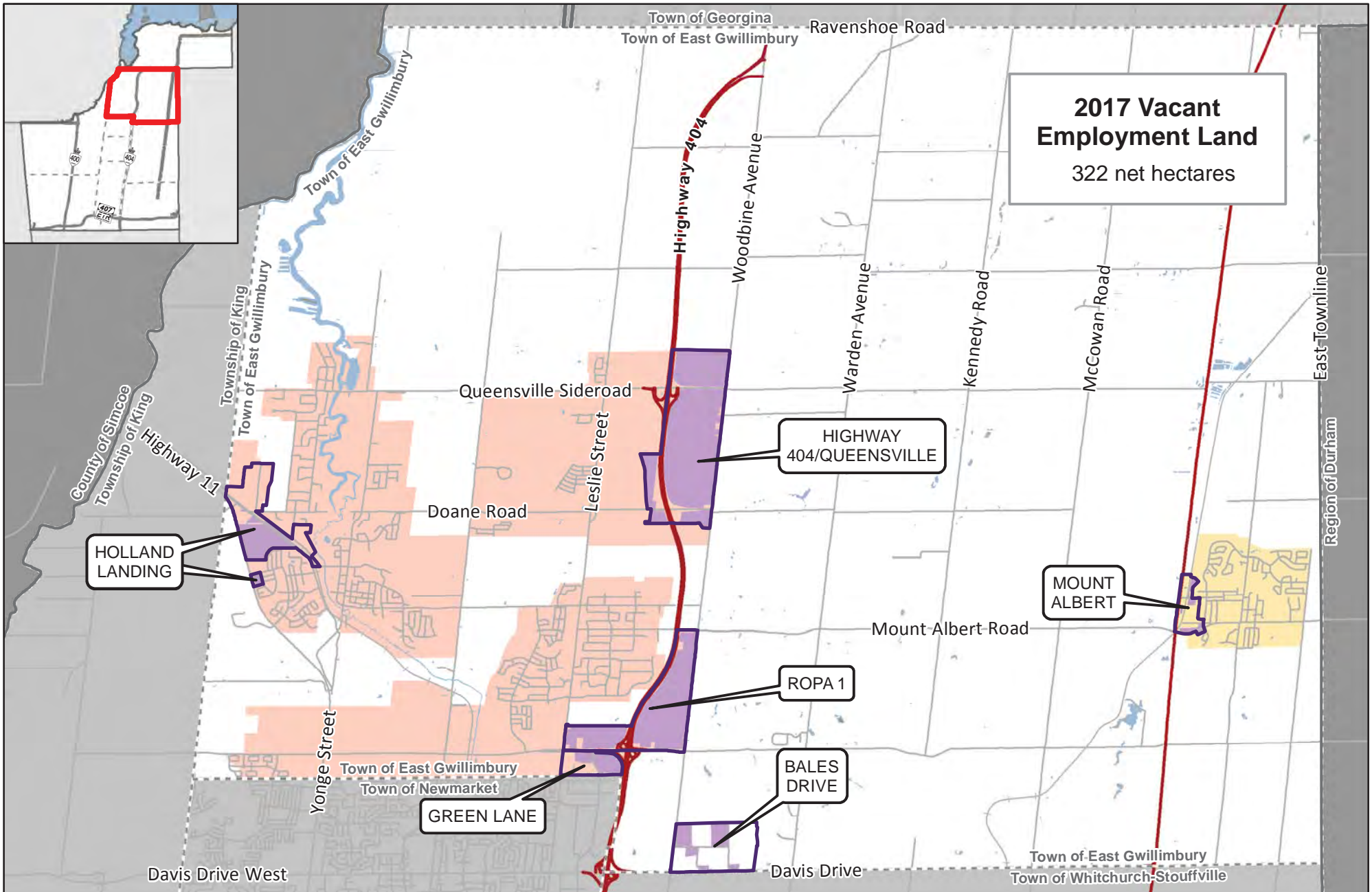
**Legend**

- Employment Area Boundary
- Vacant Parcels
- Towns and Villages
- Urban Area
- Lake/River
- Highway
- Road
- Proposed Road
- Railway
- Municipal Boundary
- Regional Boundary



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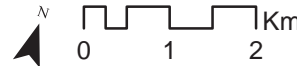


**2017 Vacant Employment Land**  
322 net hectares

**TOWN OF EAST GWILLIMBURY**  
York Region 2017 Vacant Employment Land Inventory

**Legend**

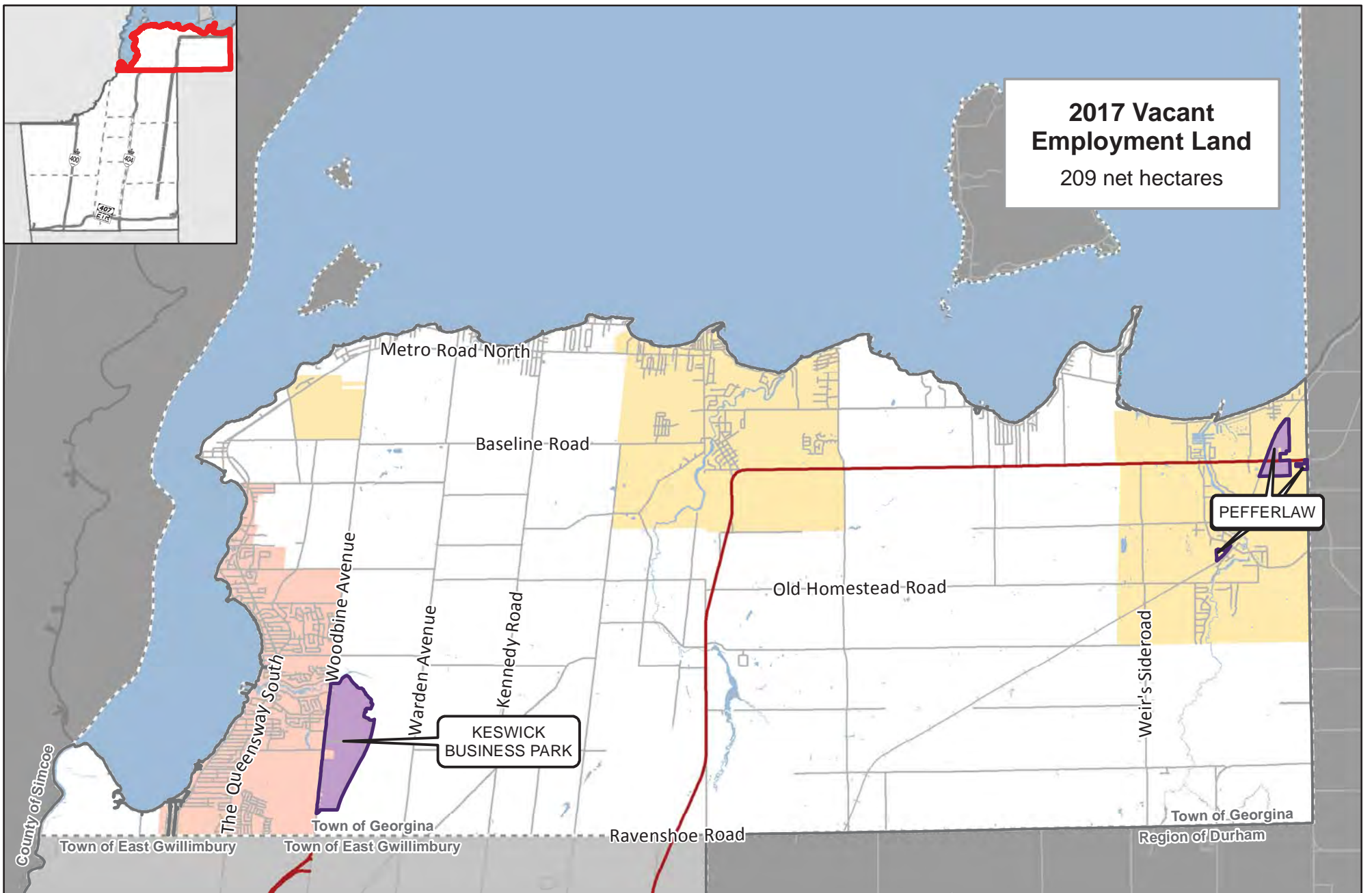
	Employment Area Boundary		Highway
	Vacant Parcels		Road
	Towns and Villages		Railway
	Urban Area		Municipal Boundary
	Lake/River		Regional Boundary



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March 2018

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**2017 Vacant Employment Land**  
209 net hectares

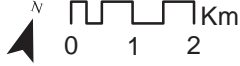
**KESWICK BUSINESS PARK**

**PEFFERLAW**

**TOWN OF GEORGINA**  
York Region 2017 Vacant Employment Land Inventory

**Legend**

	Employment Area Boundary		Highway
	Vacant Parcels		Road
	Towns and Villages		Railway
	Urban Area		Municipal Boundary
	Lake/River		Regional Boundary



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Corporate Services  
March 2018

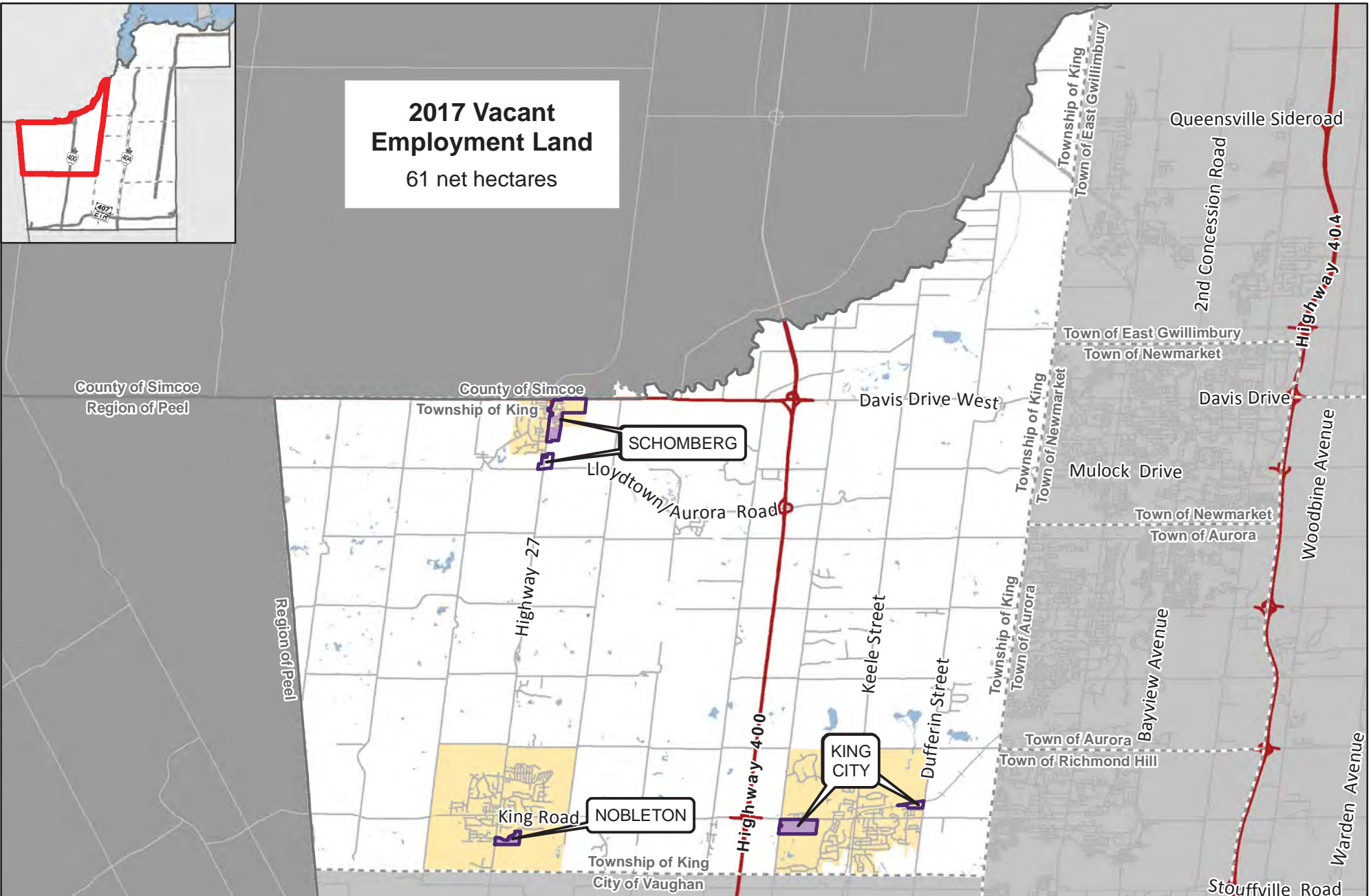
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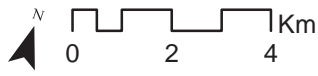
**2017 Vacant  
Employment Land**  
61 net hectares



**TOWNSHIP OF KING**  
York Region 2017 Vacant Employment Land Inventory

**Legend**

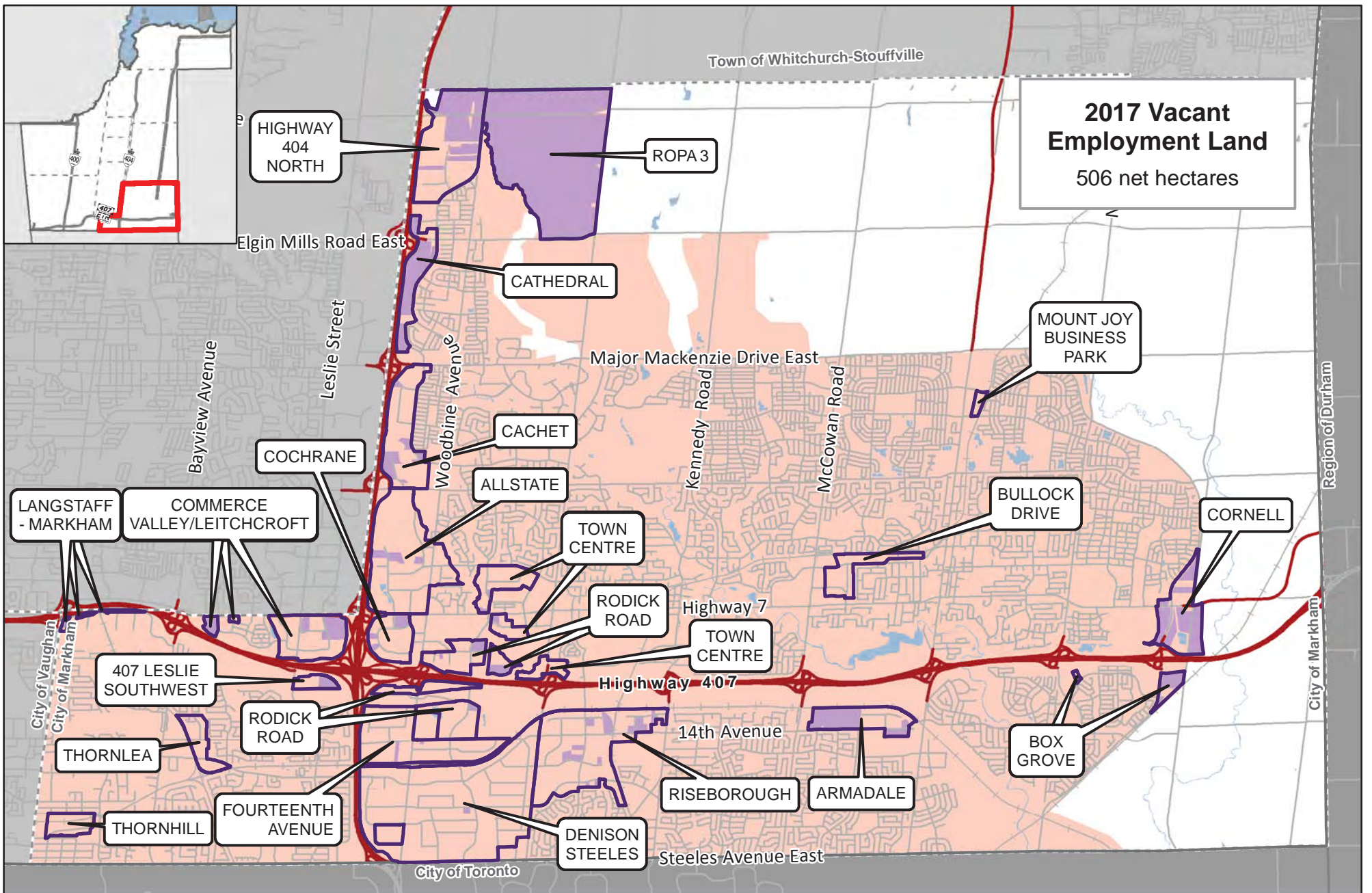
- Employment Area Boundary
- Vacant Parcels
- Towns and Villages
- Urban Area
- Lake/River
- Highway
- Road
- Railway
- Municipal Boundary
- Regional Boundary



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Corporate Services  
March 2018

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**2017 Vacant Employment Land**  
506 net hectares

**CITY OF MARKHAM**  
York Region 2017 Vacant Employment Land Inventory

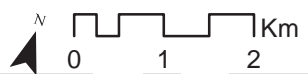
**Legend**

- Employment Area Boundary
- Vacant Parcels
- Towns and Villages
- Urban Area
- Lake/River
- Highway
- Road
- Railway
- Municipal Boundary
- Regional Boundary

**York Region**

Produced by:  
The Regional Municipality of York  
Planning and Economic Development,  
Corporate Services  
March 2018

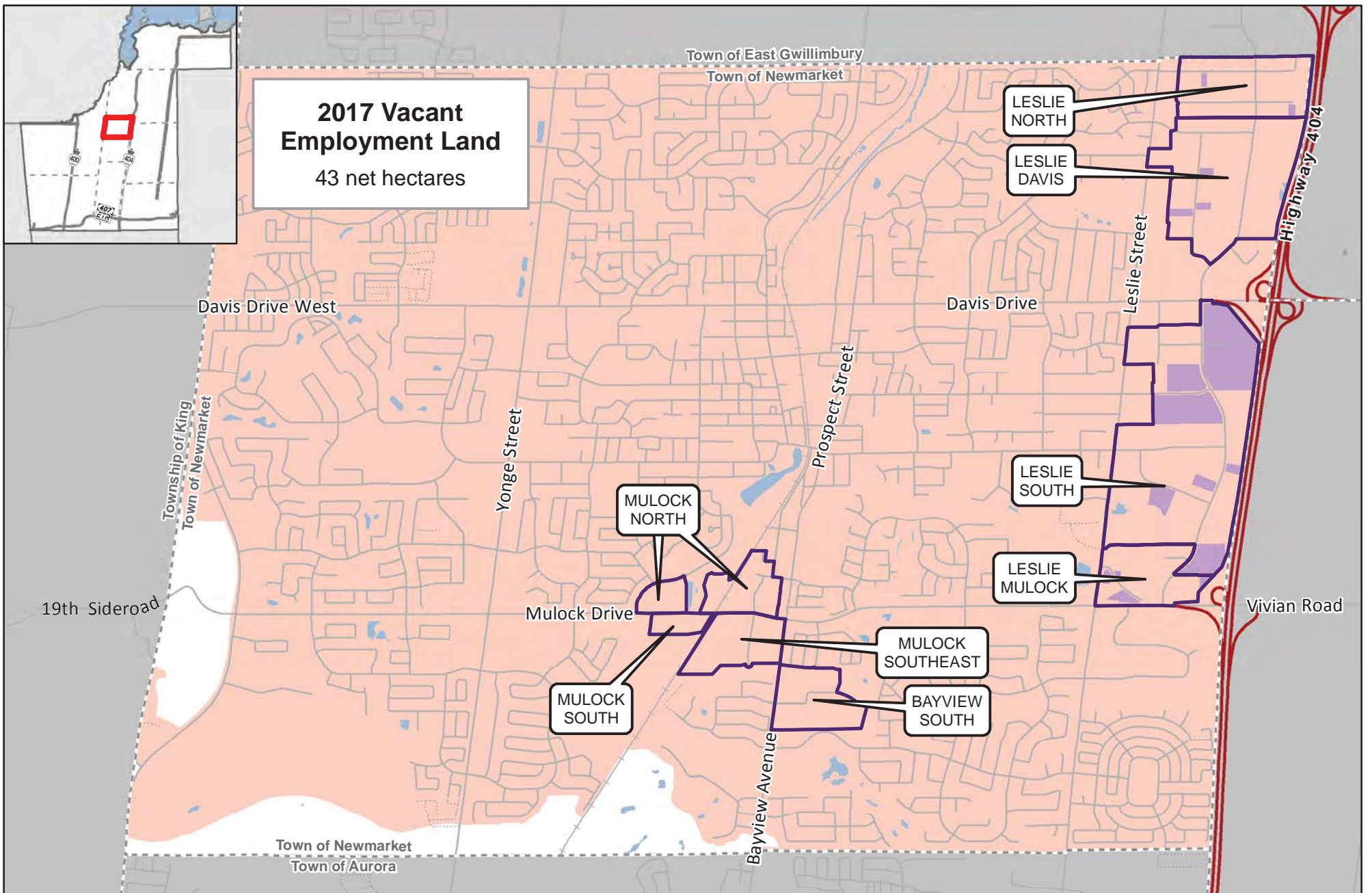
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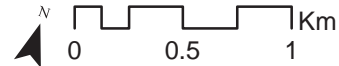
**2017 Vacant  
Employment Land**  
43 net hectares



**TOWN OF NEWMARKET**  
York Region 2017 Vacant Employment Land Inventory

**Legend**

- Employment Area Boundary
- Vacant Parcels
- Towns and Villages
- Urban Area
- Lake/River
- Highway
- Road
- Proposed Road
- Railway
- Municipal Boundary
- Regional Boundary

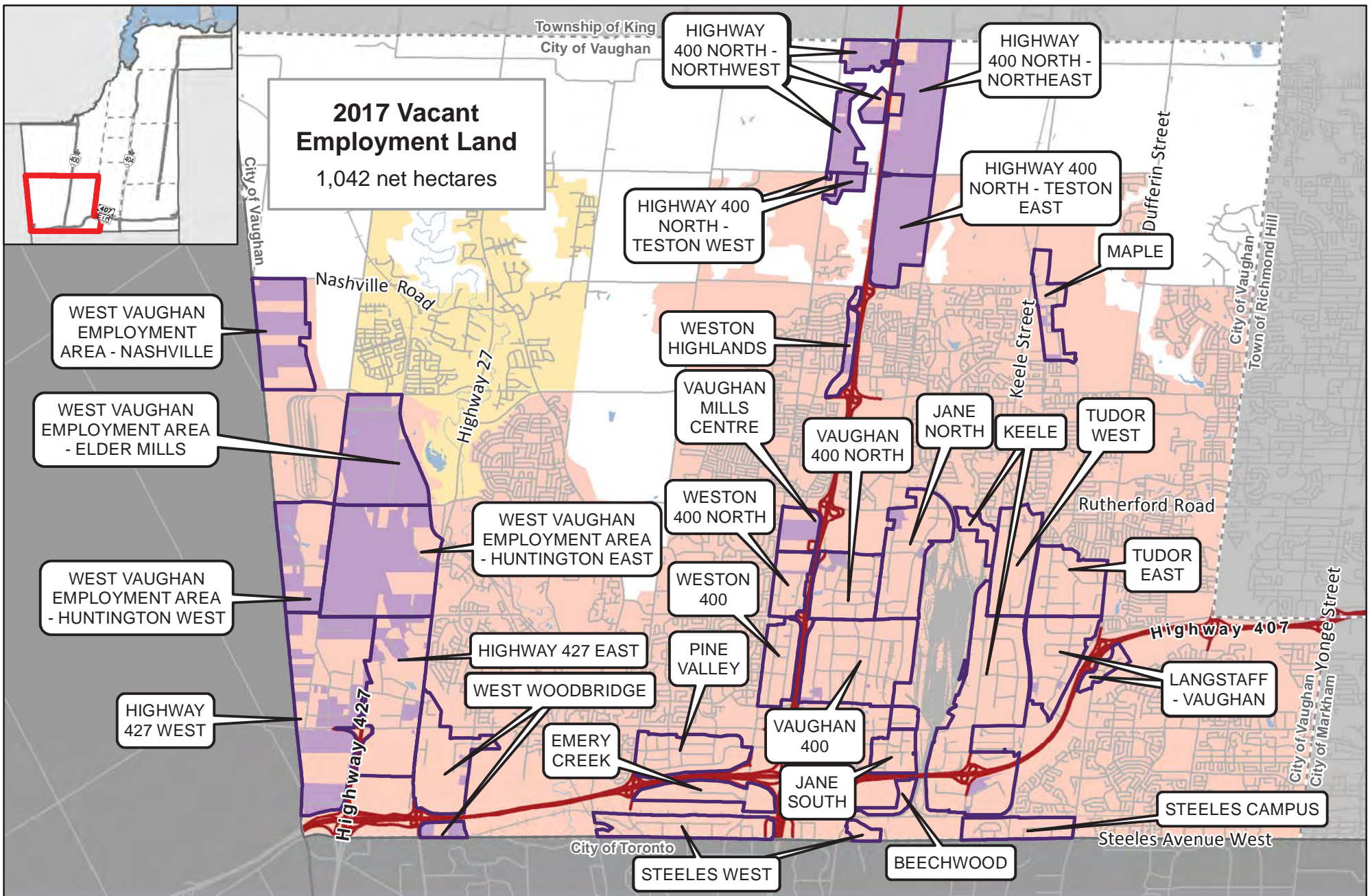


Produced by:  
The Regional Municipality of York  
Planning and Economic Development,  
Corporate Services  
March 2018  
Data: © Queen's Printer for Ontario  
2003-2018

E:\Projects\2017\Inventory\2018\_Lauren\_Shaue\_LandUseMap\Map\NewmarketEmploymentVacantLand.mxd



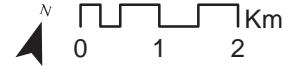




**CITY OF VAUGHAN**  
York Region 2017 Vacant Employment Land Inventory

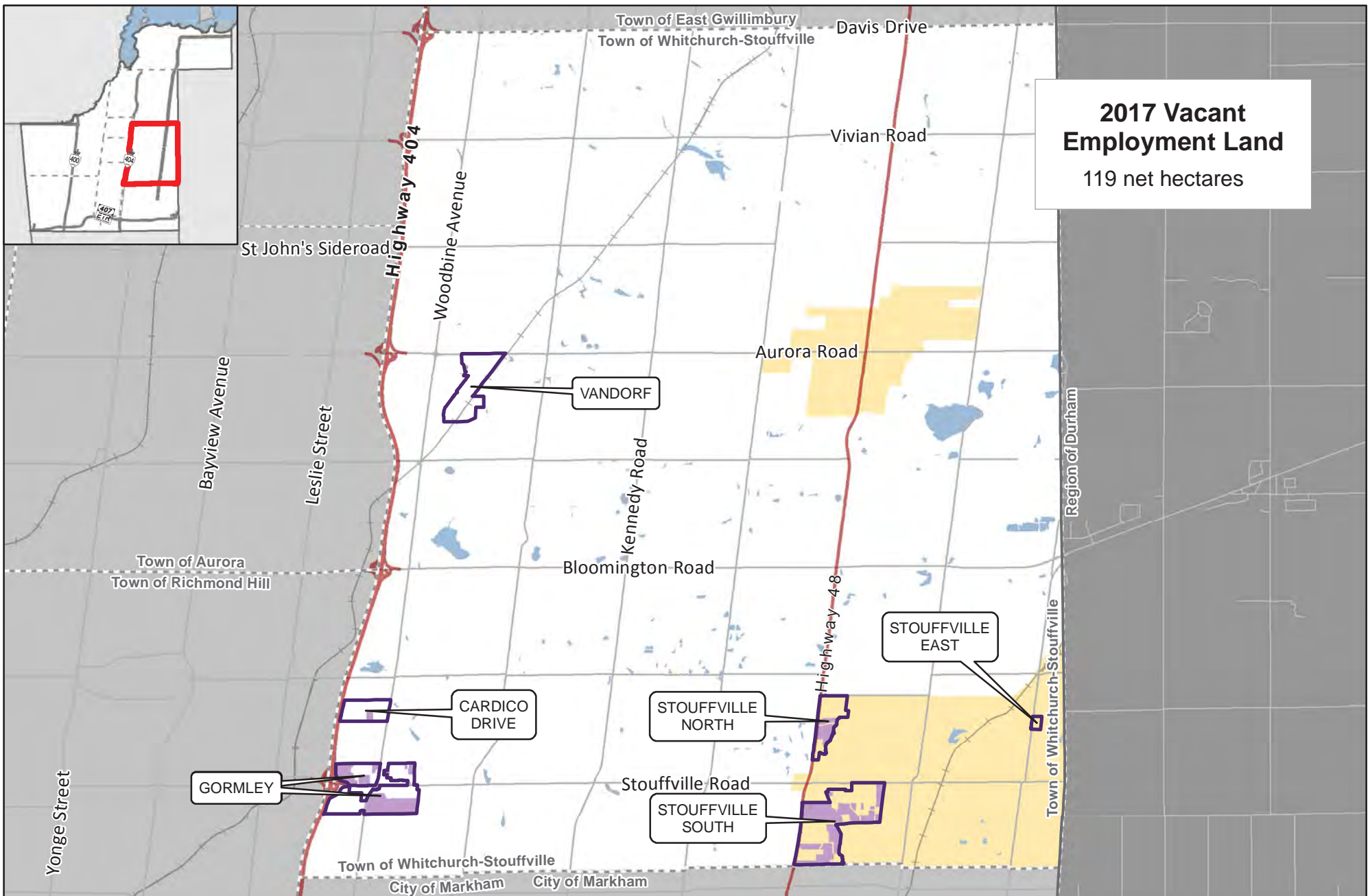
**Legend**

- Employment Area Boundary
- Vacant Parcels
- Towns and Villages
- Urban Area
- Lake/River
- Highway
- Road
- Railway
- Municipal Boundary
- Regional Boundary



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The Regional Municipality of York  
Planning and Economic Development,  
Corporate Services  
March 2018  
Data: © Queen's Printer for Ontario  
2003-2018

E:\Projects\2017\1801\Inventory2018\_LandUse\Shapefiles\VA\ Vaughan\EmploymentVacantLandInventory2017.mxd



**2017 Vacant Employment Land**  
119 net hectares

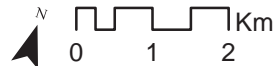
**TOWN OF WHITCHURCH-STOUFFVILLE**

**York Region 2017 Vacant Employment Land Inventory**

Produced by:  
The Regional Municipality of York  
Planning and Economic Development,  
Corporate Services  
March 2018  
Data: © Queen's Printer for Ontario  
2003-2018

**Legend**

- Employment Area Boundary
- Vacant Parcels
- Towns and Villages
- Urban Area
- Lake/River
- Highway
- Road
- Railway
- Municipal Boundary
- Regional Boundary



File Path: c:\p18\January2018\_LaurenSavage\_LandUseMaps\MXD\Whitchurch-Stouffville\Employment\vacant\_land.mxd  
 Date: 2018-01-18 10:00:00 AM



### **Definition of area calculations in the Employment Land Inventory**

Three types of area calculations are included within the employment land inventory:

- **Gross area** – the total area of each parcel within employment areas;
- **Developable area** – gross area less environmental features and areas, natural heritage systems, major infrastructure and existing uses; and
- **Net area** – 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.

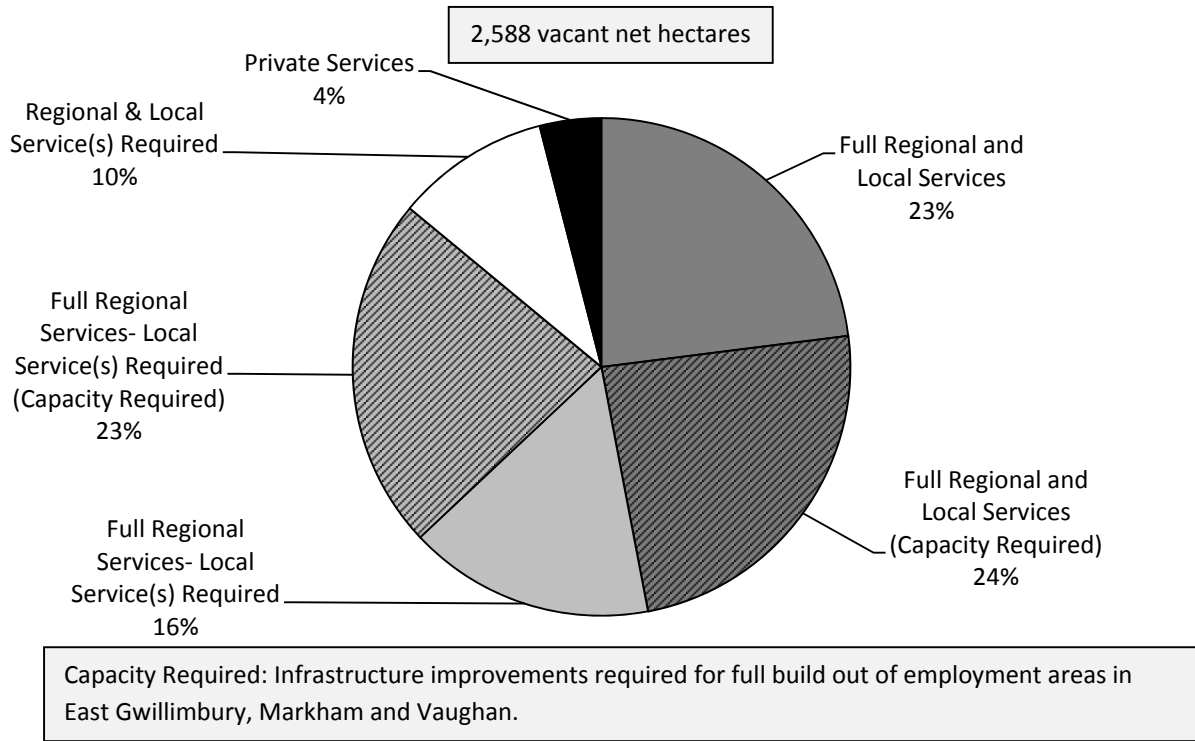
Unless otherwise stated throughout the report, all area calculations are reported in net hectares.

### **Description of vacant/built status categories in the Employment Land Inventory**

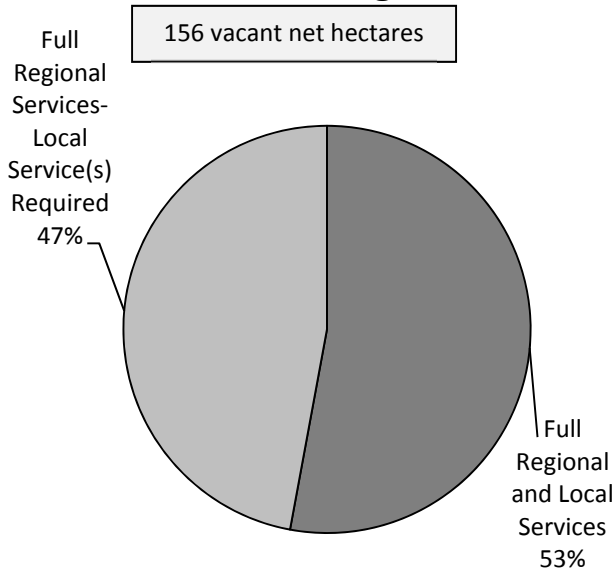
The total employment land inventory includes three vacant/built status categories:

- **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.
- **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.
- **Other** – parcels that are being used for non-employment uses such as road right-of-ways, stormwater management ponds, natural heritage features, legal non-conforming residential, and other infrastructure such as water towers and hydro corridors.

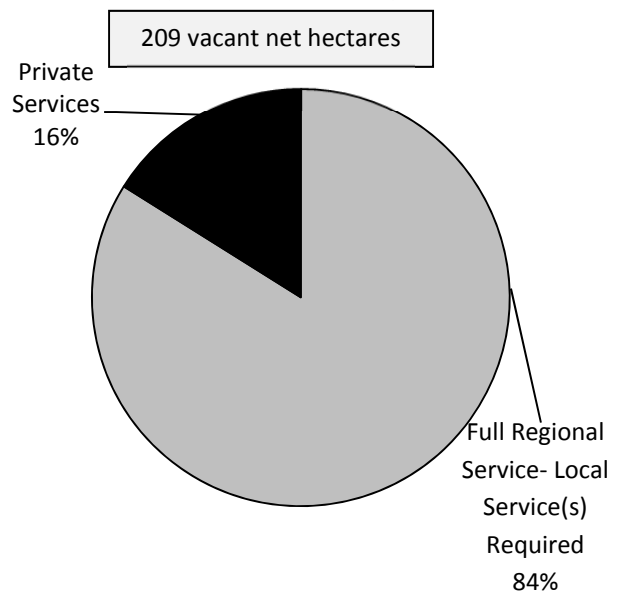
### York Region Vacant Employment Land Supply by Water and Wastewater Servicing Status (Percent of Net Vacant Hectares)



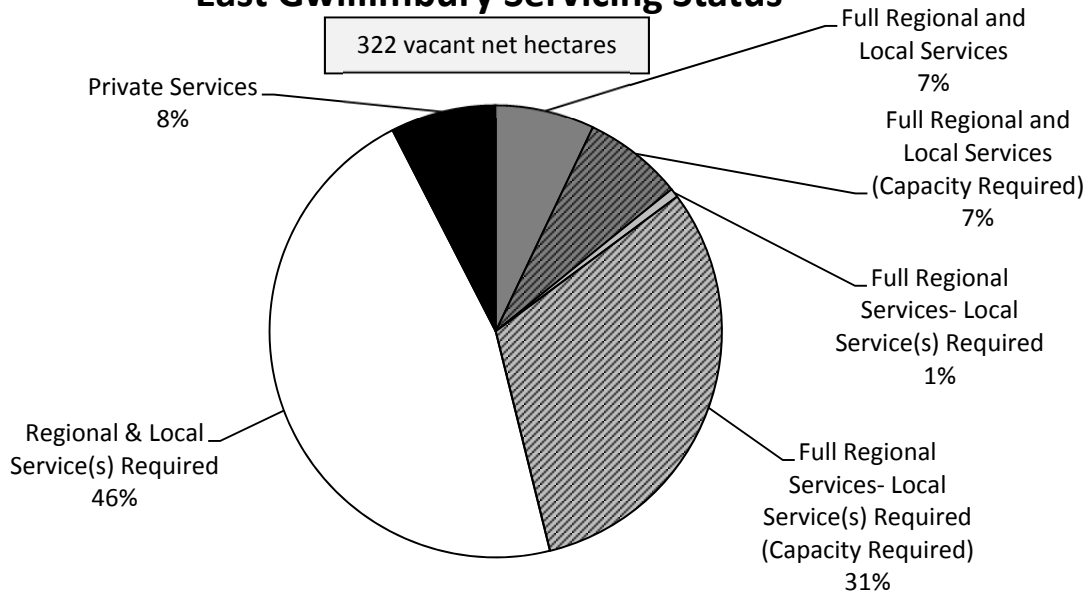
### Aurora Servicing Status



### Georgina Servicing Status

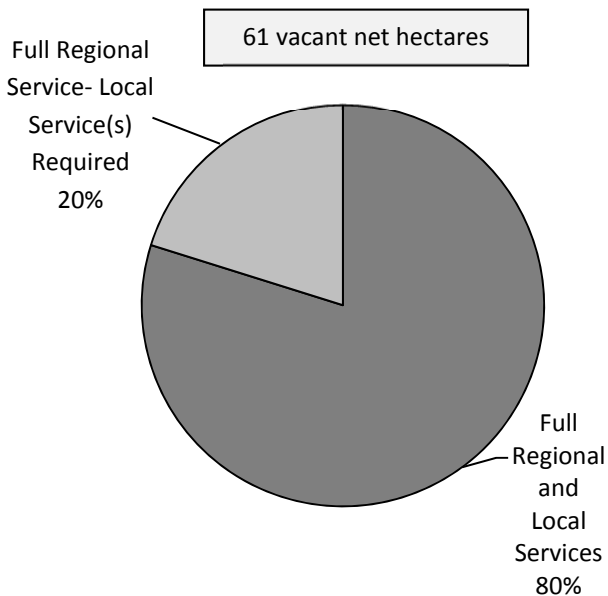


### East Gwillimbury Servicing Status

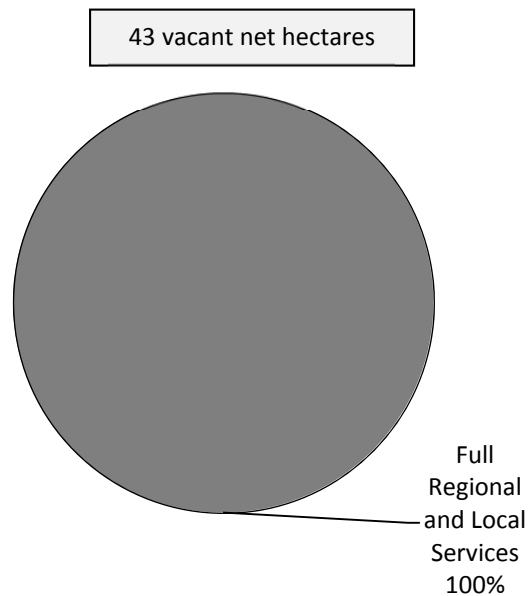


Capacity Required: Infrastructure improvements required for full build out in ROPA 1 and Holland Landing.

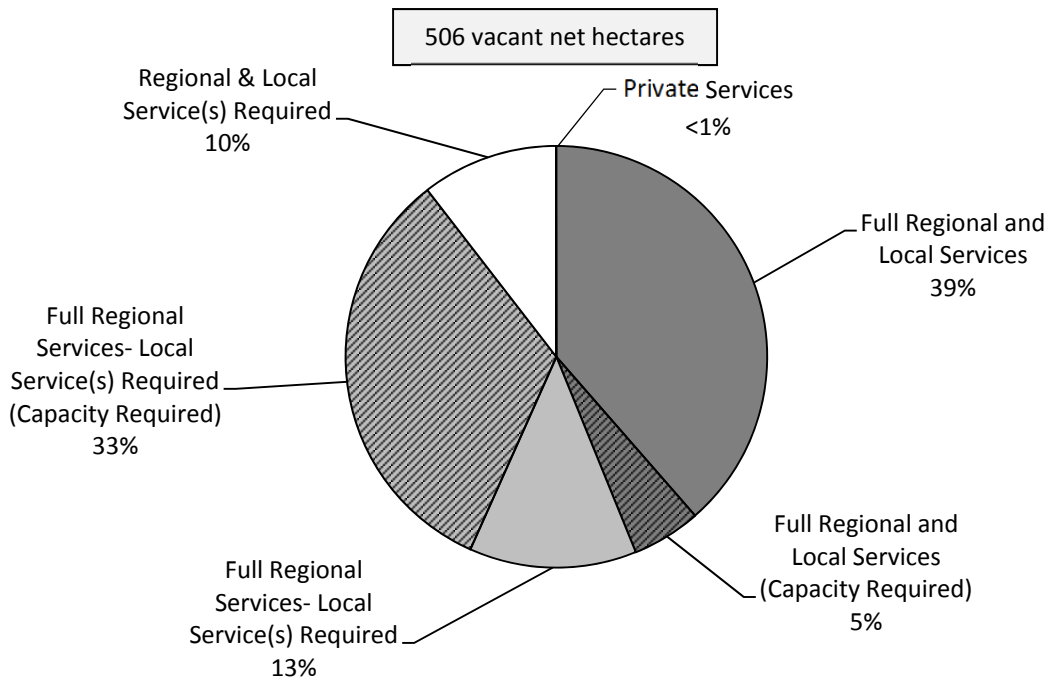
### King Servicing Status



### Newmarket Servicing Status

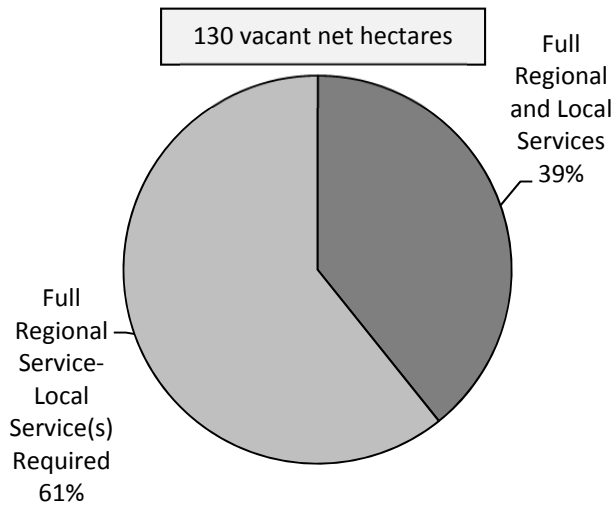


## Markham Servicing Status

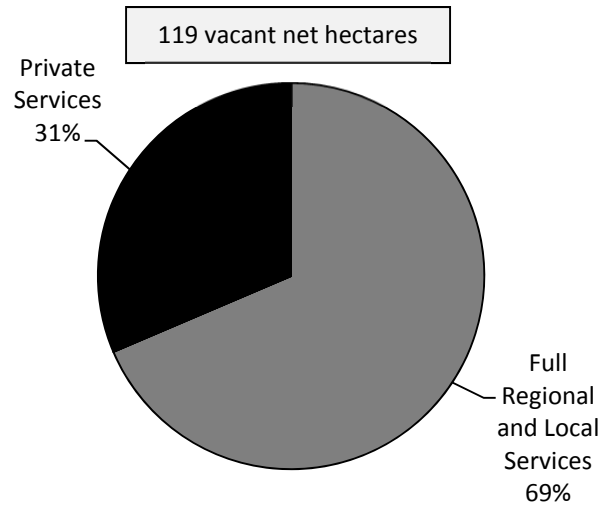


Capacity Required: Infrastructure improvements required for full build out in ROPA 3.

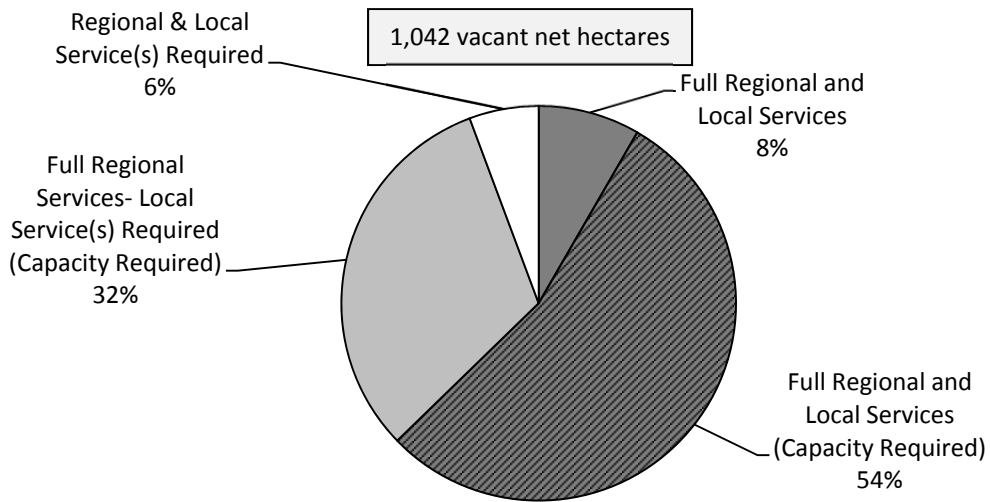
## Richmond Hill Servicing Status



## Whitchurch-Stouffville Servicing Status



## Vaughan Servicing Status



Capacity Required: Infrastructure improvements required for full build out in West Vaughan and Highway 400 North

Source: York Region Planning and Economic Development, March 2018

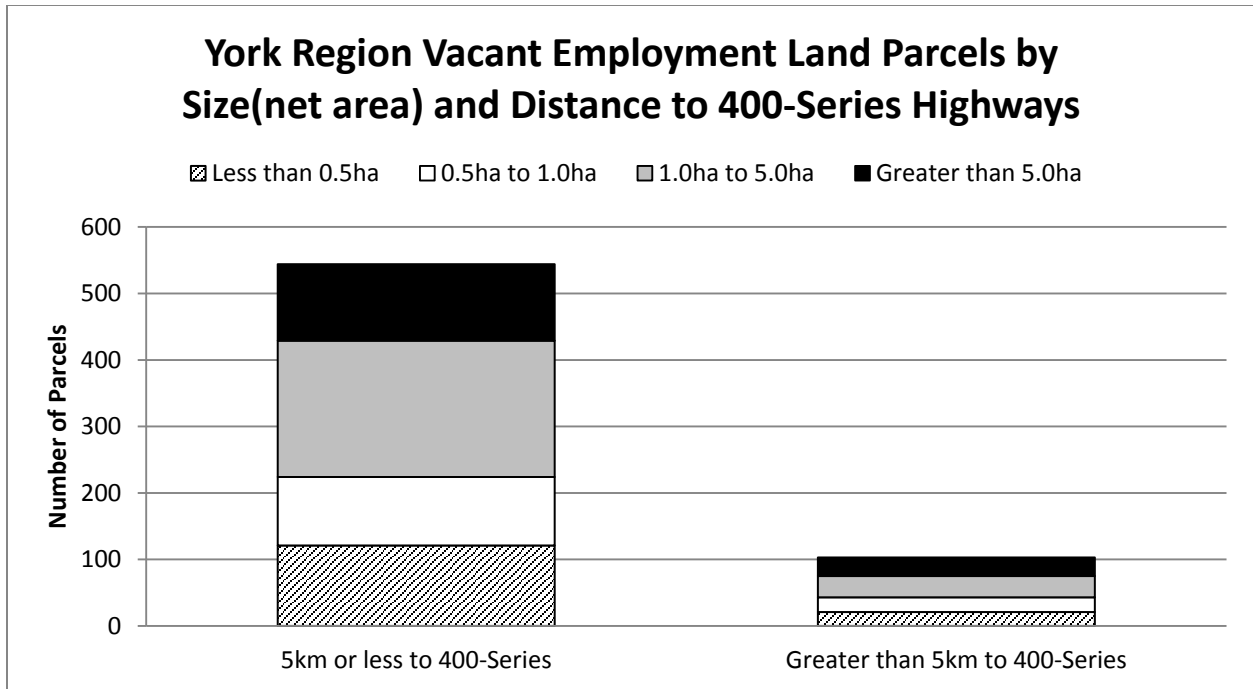
## Attachment 4

### York Region Vacant Employment Land Supply by Site Size and Local Municipality, 2017

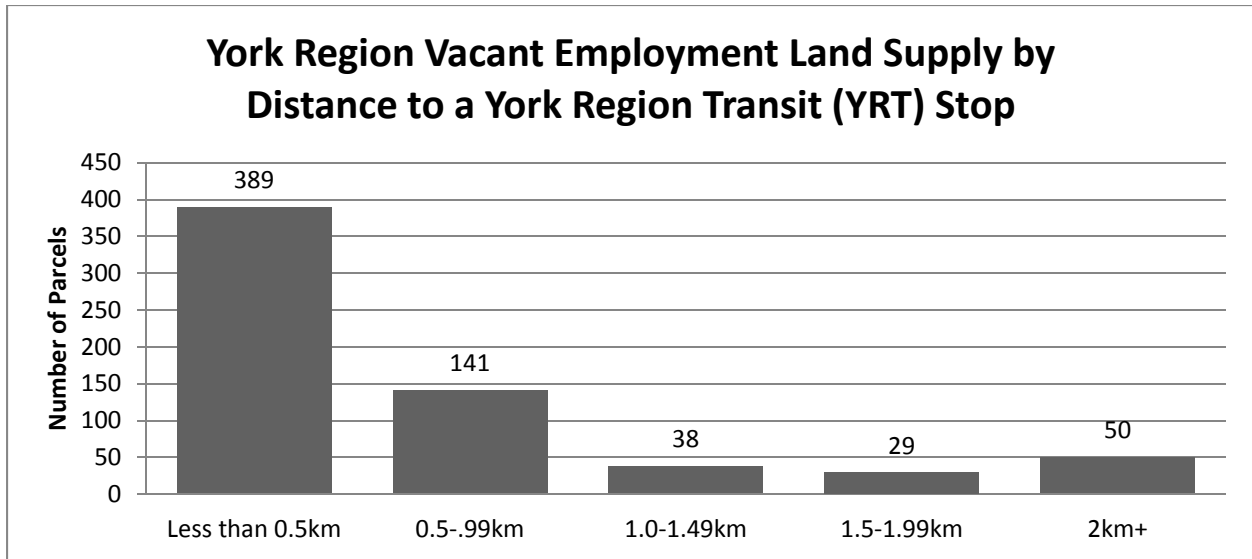
	Less than 0.5ha		0.5ha to 1.0ha		1.0ha to 5.0ha		Greater than 5.0ha		Total	
	<i>Parcels</i>	<i>Net Hectares</i>	<i>Parcels</i>	<i>Net Hectares</i>	<i>Parcels</i>	<i>Net Hectares</i>	<i>Parcels</i>	<i>Net Hectares</i>	<i>Parcels</i>	<i>Net Hectares</i>
<b>Aurora</b>	7	1	14	11	15	35	7	109	<b>43</b>	<b>156</b>
<b>East Gwillimbury</b>	14	4	7	5	22	50	21	264	<b>64</b>	<b>322</b>
<b>Georgina</b>	2	0	1	1	8	23	14	185	<b>25</b>	<b>209</b>
<b>King</b>	7	2	3	2	2	3	3	54	<b>15</b>	<b>61</b>
<b>Markham</b>	29	6	31	23	53	125	23	352	<b>136</b>	<b>506</b>
<b>Newmarket</b>	11	3	6	4	7	16	2	20	<b>26</b>	<b>43</b>
<b>Richmond Hill</b>	9	2	11	10	21	51	6	68	<b>47</b>	<b>130</b>
<b>Vaughan</b>	48	14	38	29	93	222	61	777	<b>240</b>	<b>1,042</b>
<b>Whitchurch-Stouffville</b>	15	3	14	9	16	38	6	68	<b>51</b>	<b>119</b>
<b>York Region</b>	142	36	125	94	237	561	143	1,897	<b>647</b>	<b>2,588</b>

Totals may not add due to rounding

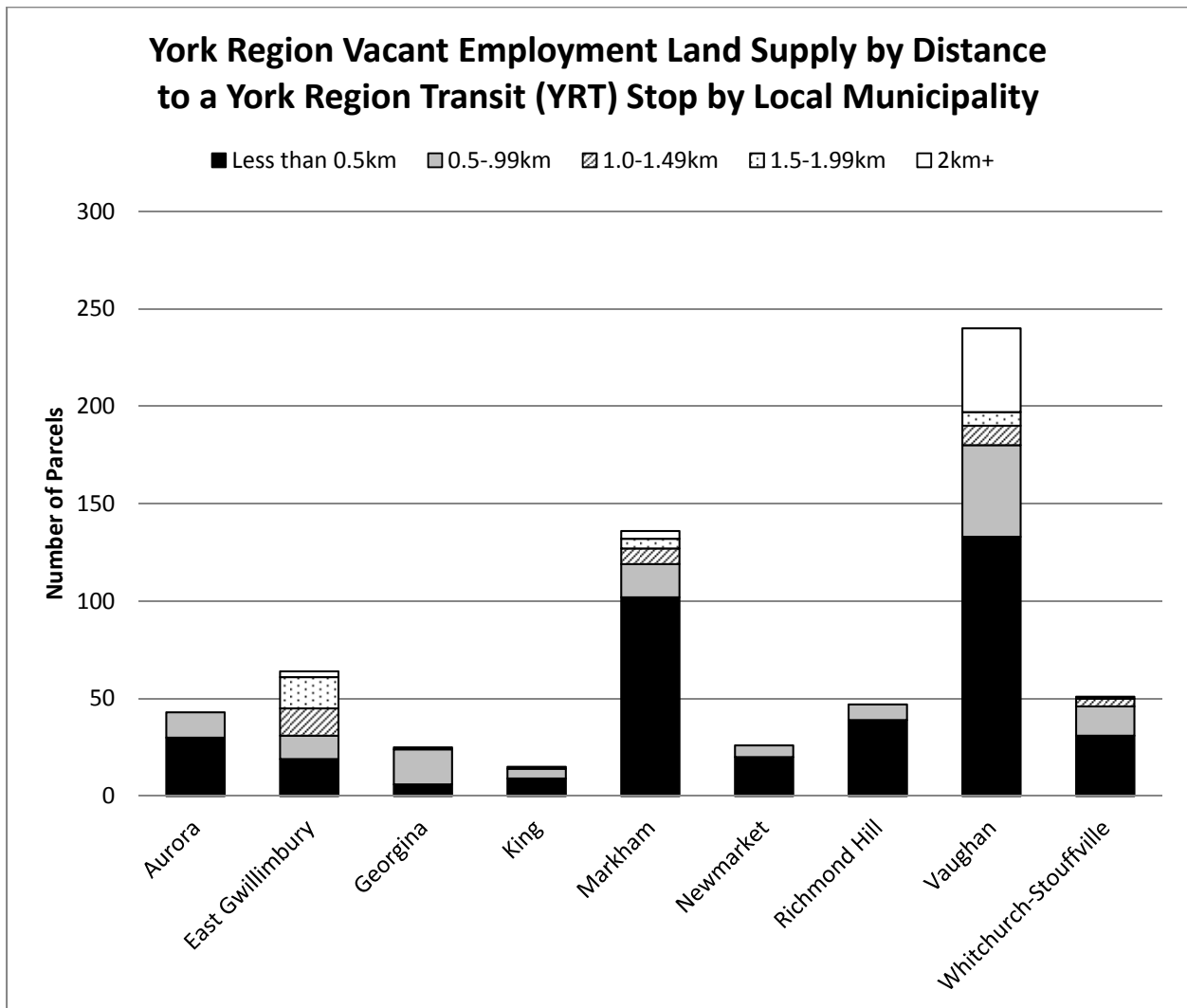
Source: York Region Planning and Economic Development, March 2018



Source: York Region Planning and Economic Development, March 2018



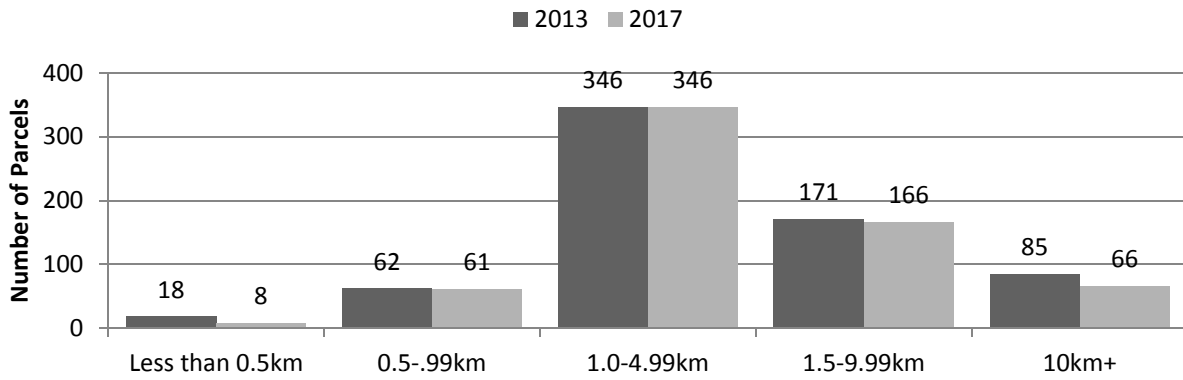
Source: York Region Planning and Economic Development, March 2018



Source: York Region Planning and Economic Development, March 2018

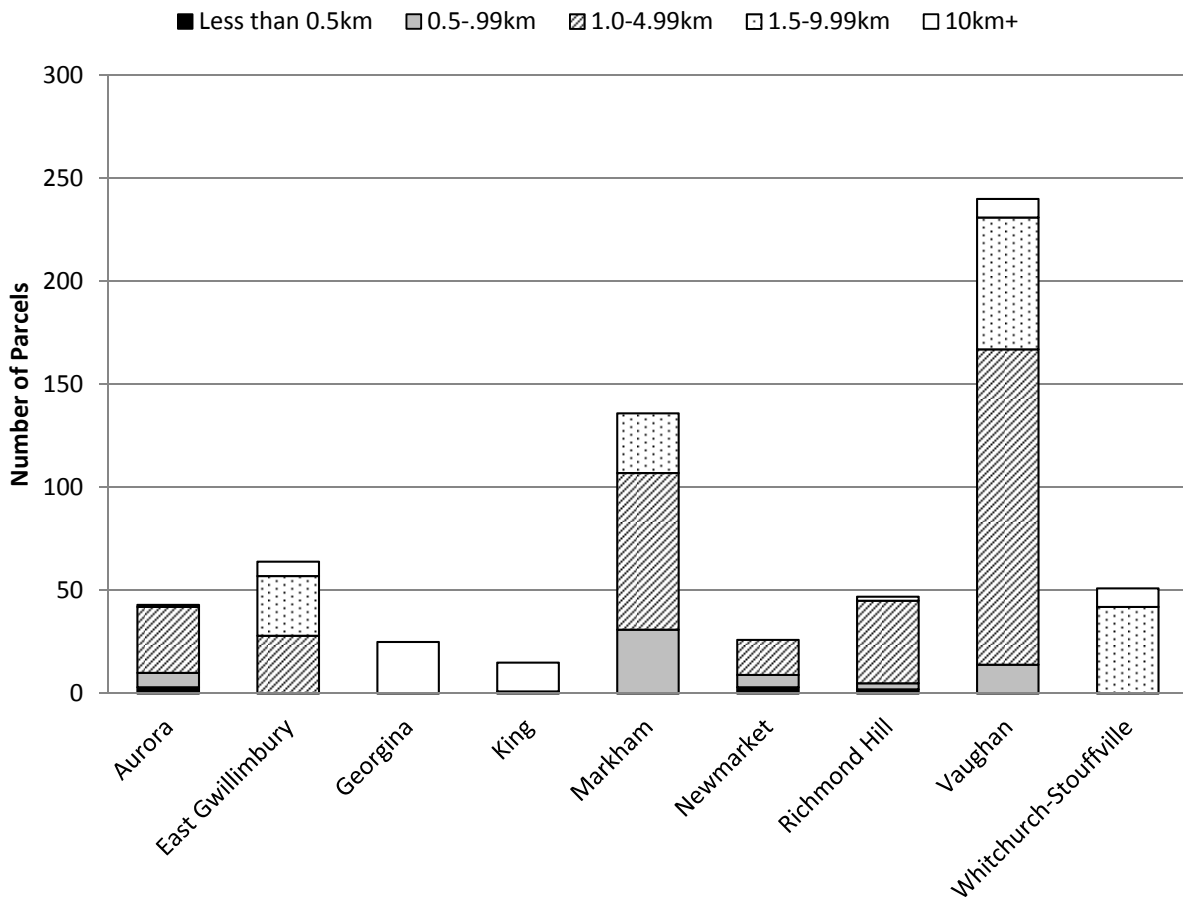


## York Region Vacant Employment Land Supply by Distance to a VIVA Stop



Source: York Region Planning and Economic Development, March 2018

## York Region Vacant Employment Land Supply by Distance to a VIVA Stop by Local Municipality



Source: York Region Planning and Economic Development, March 2018

**Intensification Potential on Employment Lands**

Intensification potential was identified as portions of developed parcels that are either:

1. 50% of the parcel or greater
2. 0.5 developable hectares or greater

Intensification potential includes two types:

- **New Development Potential** – Vacant portion of the parcel has direct road access
- **Expansion Potential** – Vacant portion of the parcel only has road access through the built portion of the parcel

**Example of Intensification Potential Type**



Image Location: 65 Allstate Parkway, Markham

Image Location: 8 Steelcase Road West, Markham

Source: York Region Planning and Economic Development, March 2018

The figure below displays an example of an employment land parcel with intensification potential in 2013, which was partially developed in 2016 and further intensified in 2017.

### Historical Example of 2014 Parcel York Region Employment Land with Intensification Potential Developed in 2016 and 2017



Image Location: 2190 Teston Road, Maple Employment Area, Vaughan  
Source: York Region Planning and Economic Development, March 2018

There are a number of considerations that impact the intensification potential of employment areas parcels, such as:

- Road access
- Site specific requirements, such as space required to meet parking requirements, space required for loading docks, landscaping requirements, etc.
- Land use compatibility with neighbouring uses (i.e. sensitive uses nearby)
- Parcel and building configurations that may limit the development potential of a site
- Landowner preference

Predicting job growth on parcels with intensification potential is difficult to determine as a result of these factors.

## York Region Employment Land Intensification Potential by Local Municipality, 2017

	Parcels	New Development Potential Net Hectares	Expansion Potential Net Hectares	Total Intensification Net Hectares
Aurora	13	6	13	19
East Gwillimbury	9	1	12	13
Georgina	5	6	1	7
King	6	2	8	10
Markham	23	4	50	53
Newmarket	6	2	11	13
Richmond Hill	5	3	9	12
Vaughan	41	33	64	97
Whitchurch-Stouffville	5	7	19	26
<b>York Region</b>	<b>113</b>	<b>62 (25%)</b>	<b>187 (75%)</b>	<b>249 (100%)</b>

\*Totals may not add up due to rounding

Source: York Region Planning and Economic Development, March 2018

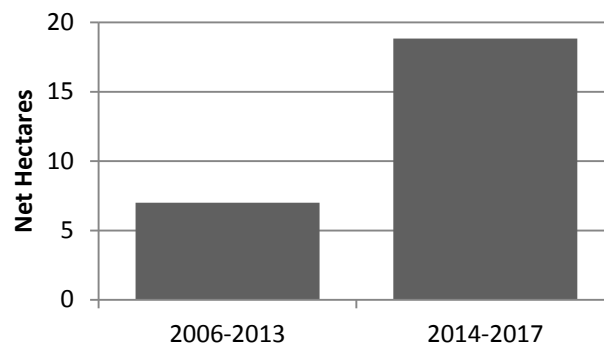
## York Region Employment Land Intensification by Local Municipality, 2013 – 2017

	Parcels	New Development Net Hectares	Expansion Net Hectares	Total Intensification Net Hectares
Aurora	6	6	3	9
East Gwillimbury	3	0	7	7
Georgina	0	0	0	0
King	0	0	0	0
Markham	3	2	0	3
Newmarket	3	0	13	13
Richmond Hill	4	1	4	4
Vaughan	15	5	26	32
Whitchurch-Stouffville	6	1	7	8
<b>York Region</b>	<b>40</b>	<b>15 (20%)</b>	<b>60 (80%)</b>	<b>75 (100%)</b>

\*Totals may not add up due to rounding

Source: York Region Planning and Economic Development, March 2018

## Average Annual Intensification of York Region Employment Parcels, 2006-2017



Source: York Region Planning and Economic Development, March 2018

# York Region 2017 Vacant Employment Land Inventory

Presentation to

**Committee of the Whole**

**Paul Bottomley**

March 22<sup>nd</sup>, 2018



# Presentation Outline

- Policy context
- Vacant employment land inventory objectives
- York Region vacant employment land analysis
  - Supply
  - Absorption
  - Servicing status
  - Size and location
  - Intensification
- York Region 2016 labour force
- Employment Strategy and MCR





# Growth Plan requires the Region to develop an Employment Strategy

- Provincial direction emphasizes the protection of employment lands
- Employment Strategy will:
  - Assess current and future employment composition
  - Delineate employment areas in the ROP
  - Establish minimum density target for employment areas
  - Identify intensification potential

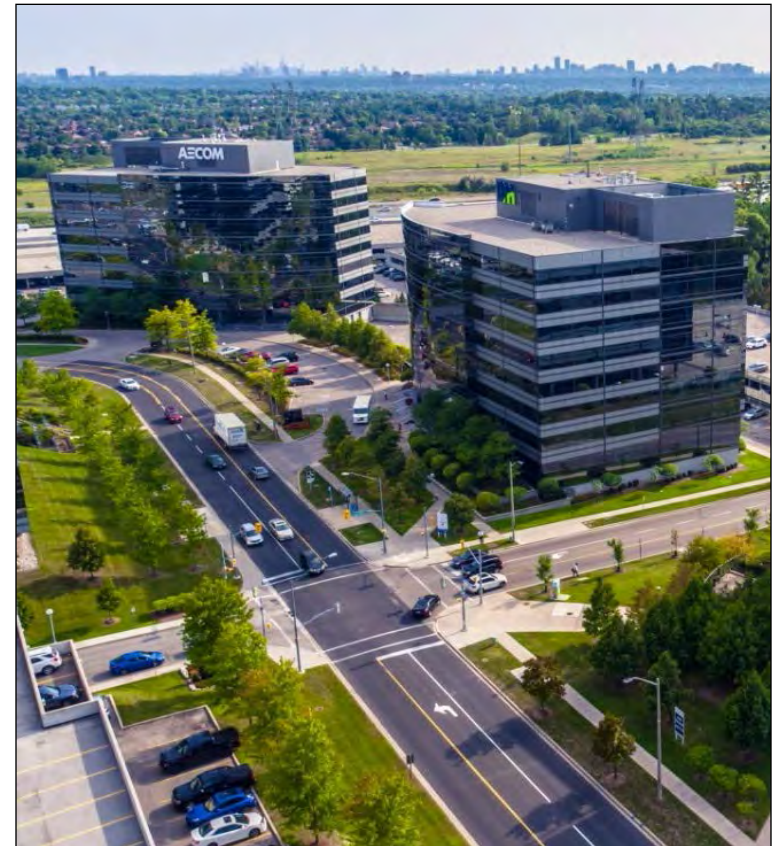


York Region to plan for an additional 280,000 jobs by 2041

# Vacant employment land inventory provides input to the Region's Employment Strategy

## Key Objectives:

- Employment land supply, characteristics and absorption
- Intensification opportunities
- Review Regional Official Plan policies
- Supply/demand analysis
- Attract investment





# Employment includes four main categories

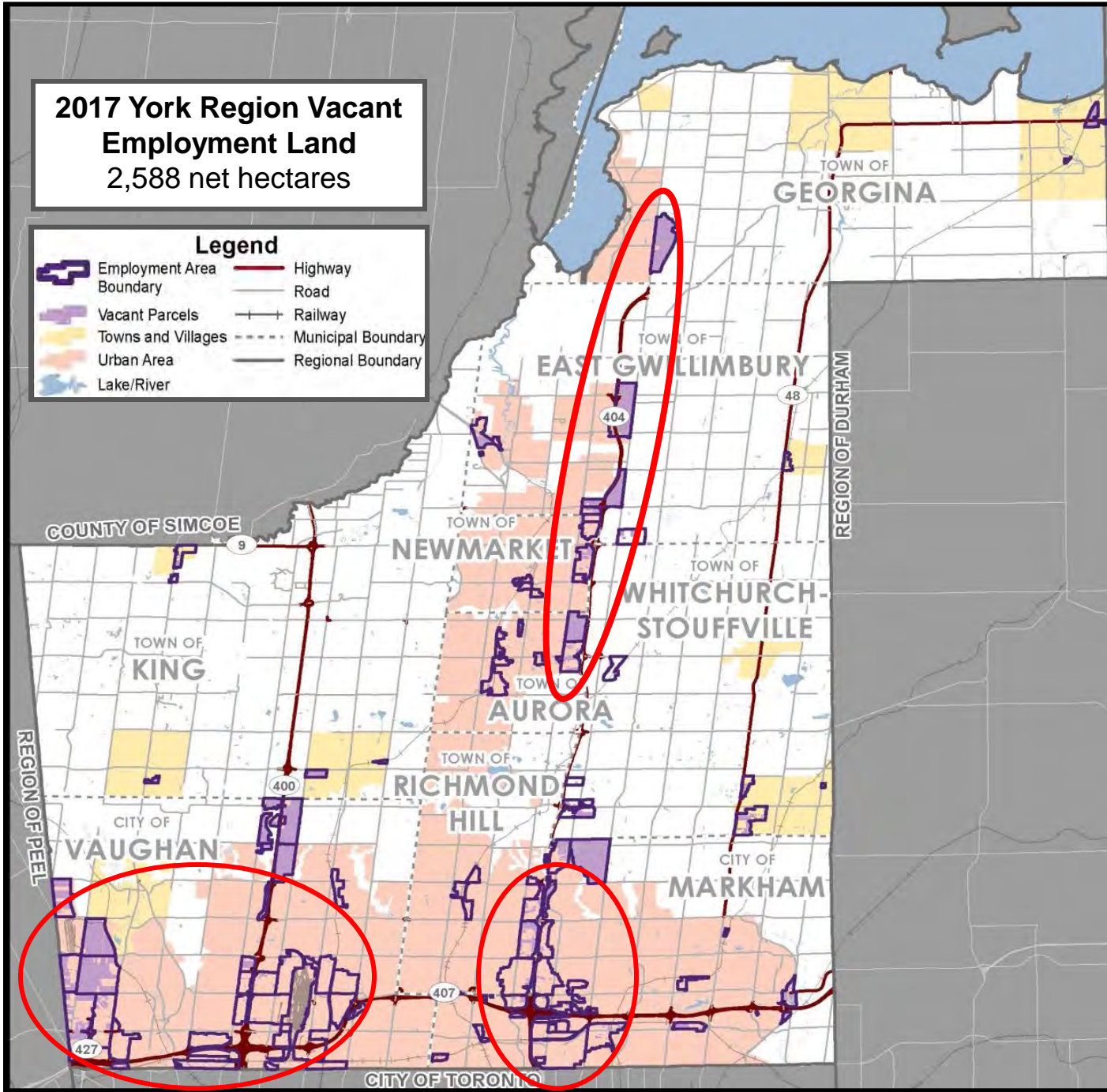
- **Major Office:** free standing office buildings of 1,860 square metres (20,000 square feet) or larger
- **Population-Related:** serves the local population (i.e. retail, services, education, government, community services)
- **Rural-Based:** includes jobs dispersed throughout rural areas (i.e. agriculture, primary industries)
- **Employment Land:** Refers to employment within designated employment areas



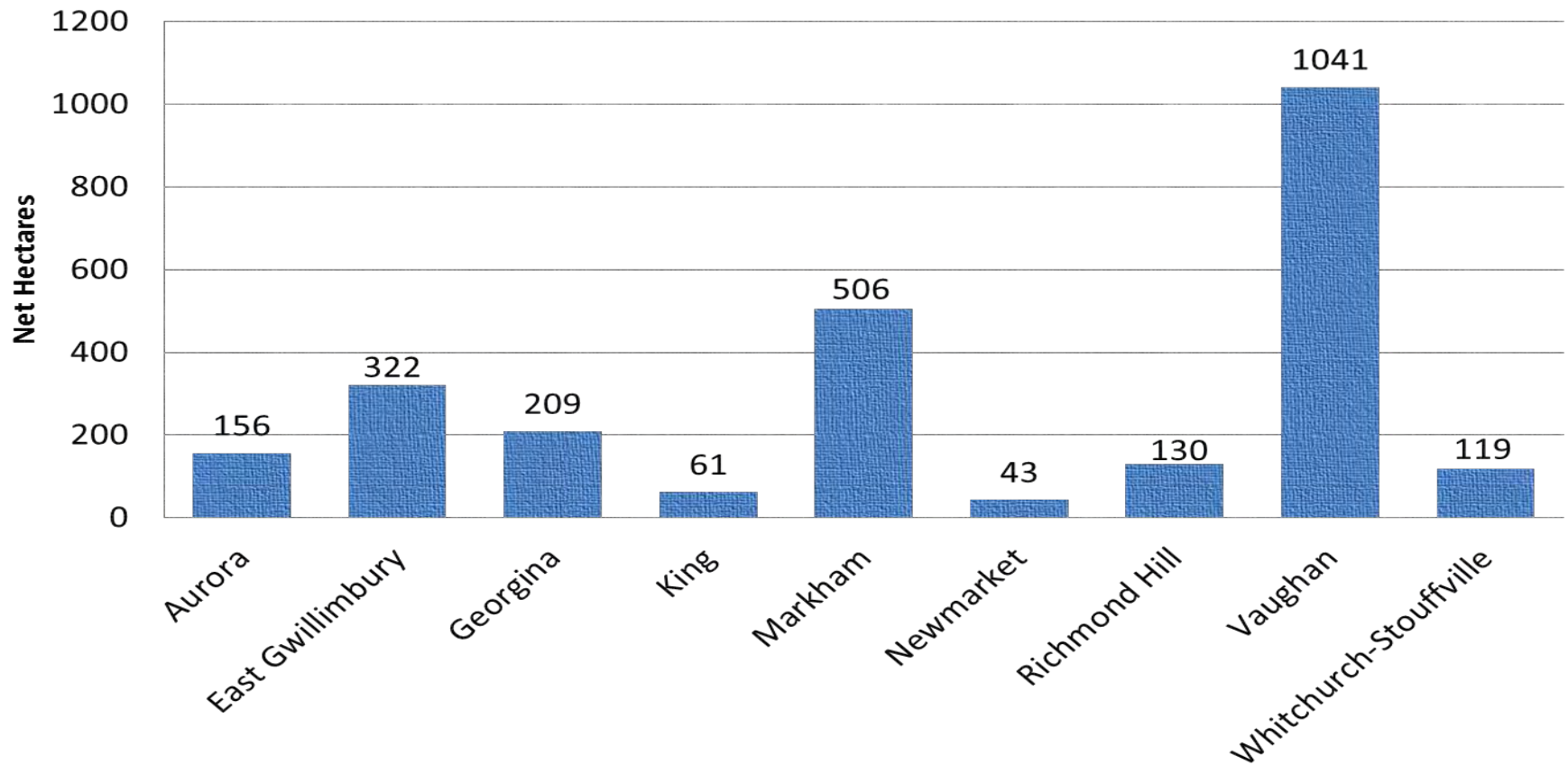
**2017 York Region Vacant  
Employment Land  
2,588 net hectares**

**Legend**

 Employment Area Boundary	 Highway
 Vacant Parcels	 Road
 Towns and Villages	 Railway
 Urban Area	 Municipal Boundary
 Lake/River	 Regional Boundary



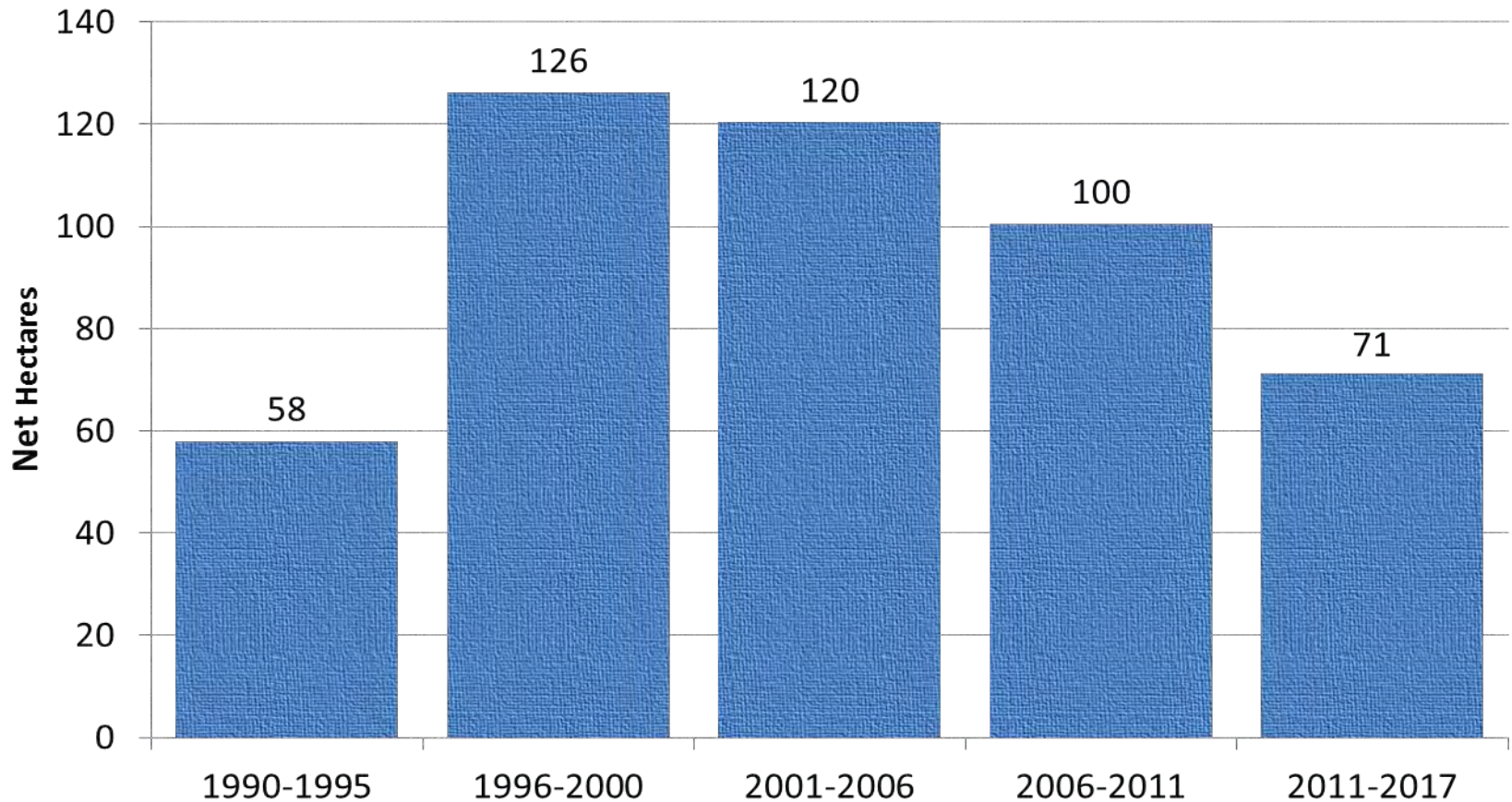
# Vacant employment land supply remains healthy but needs to be protected



2,588 net ha of vacant employment land in York Region

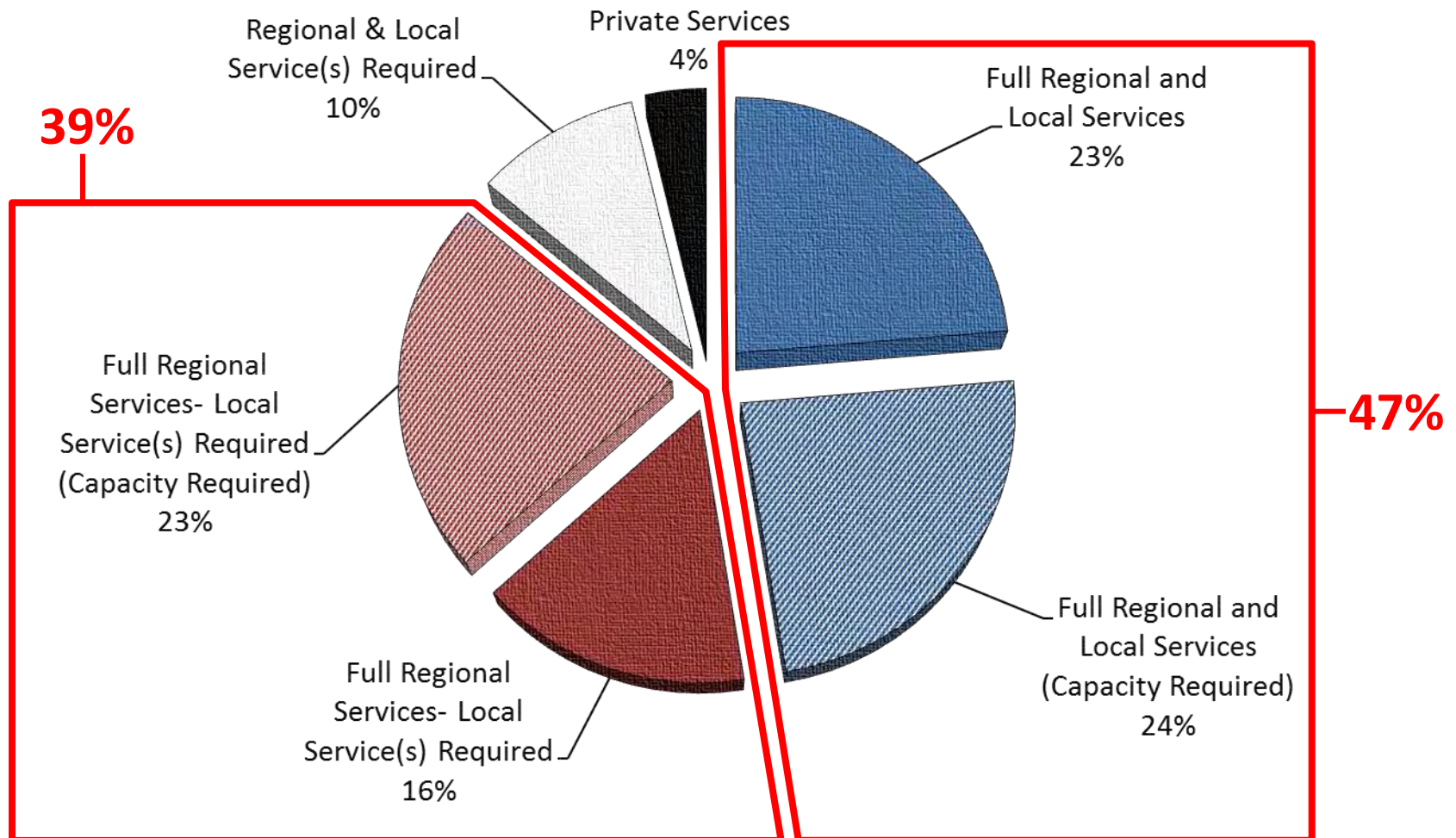


# Employment land absorption is lower than historical average



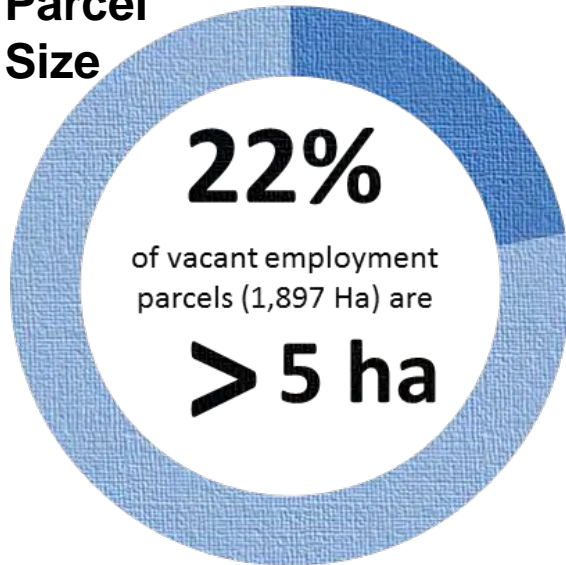
Employment land employment increased by 60,000 jobs between 2006 and 2017

# 47% of vacant employment land has full regional and local servicing



# Flexibility in location and site size is important in attracting employers

Parcel  
Size



**60%**

of vacant parcels  
(928 Ha) within

**500  
metres**

of a transit stop



**84%**

of vacant parcels  
(2,183 Ha) within

**5km**

of a 400-Series  
Highway



45% increase in York Region residents taking  
transit to work between 2006 and 2016



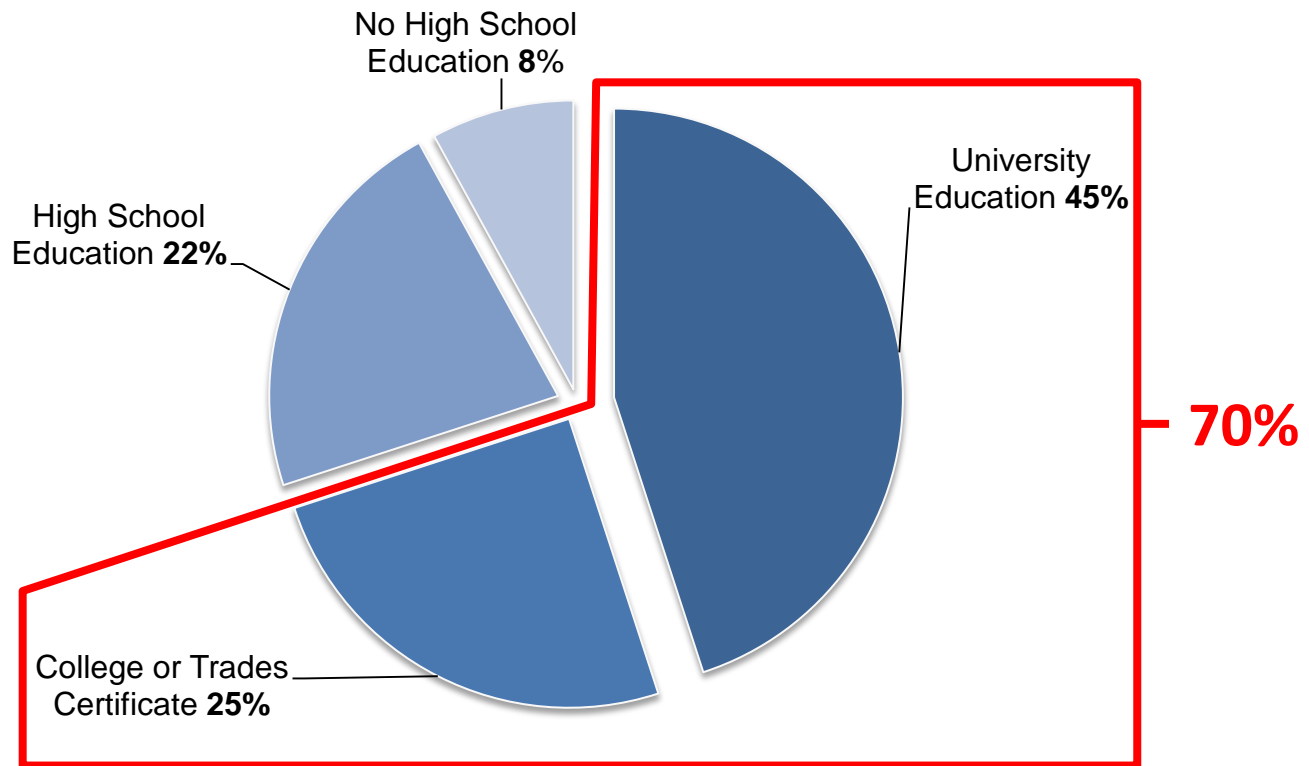
# 249 hectares have employment intensification potential



Keele St. & Teston Rd., Vaughan

Intensification potential refers to built parcels with a vacant portion that is either >50% of the site or >0.5 Ha. in size

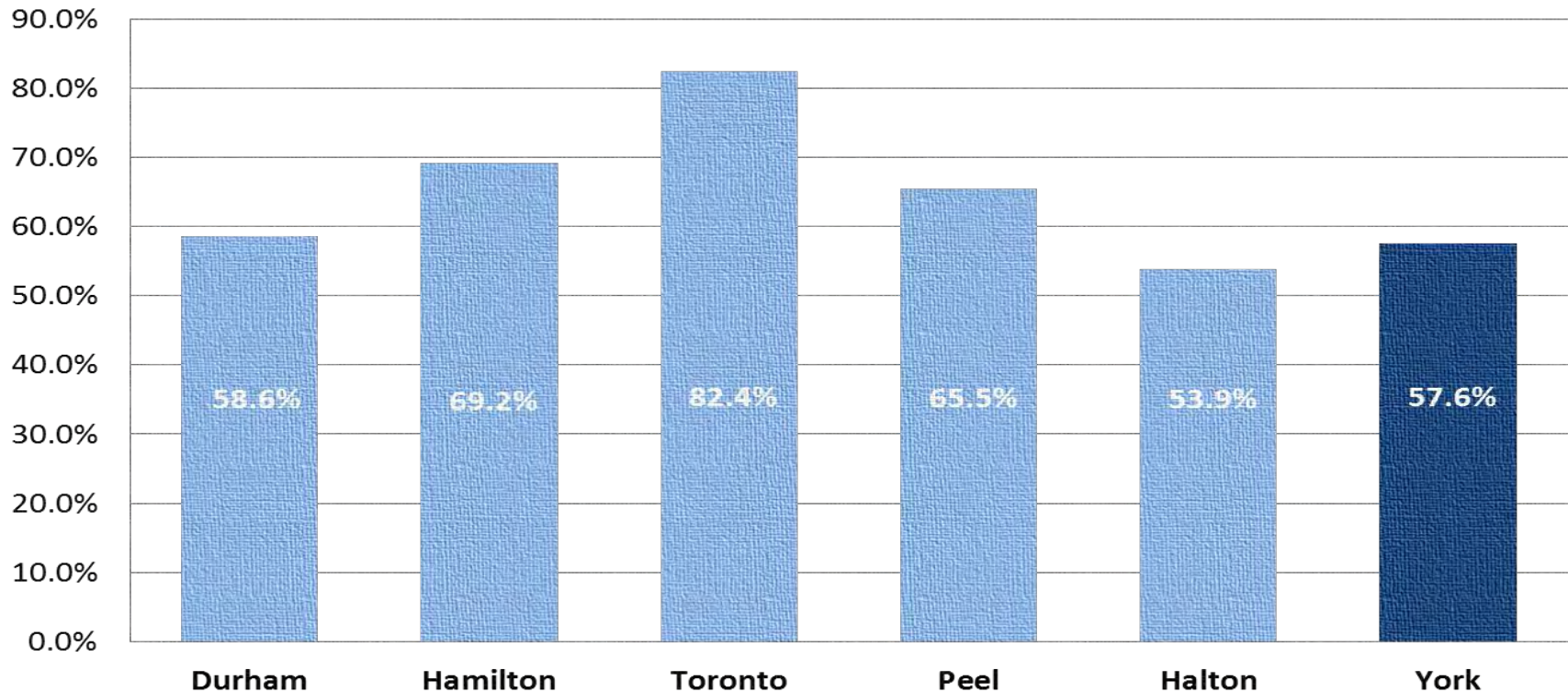
# A talented labour force can attract high quality jobs



70% of working age (25-64) residents have a post-secondary education



# 58% of employed residents live and work in York Region

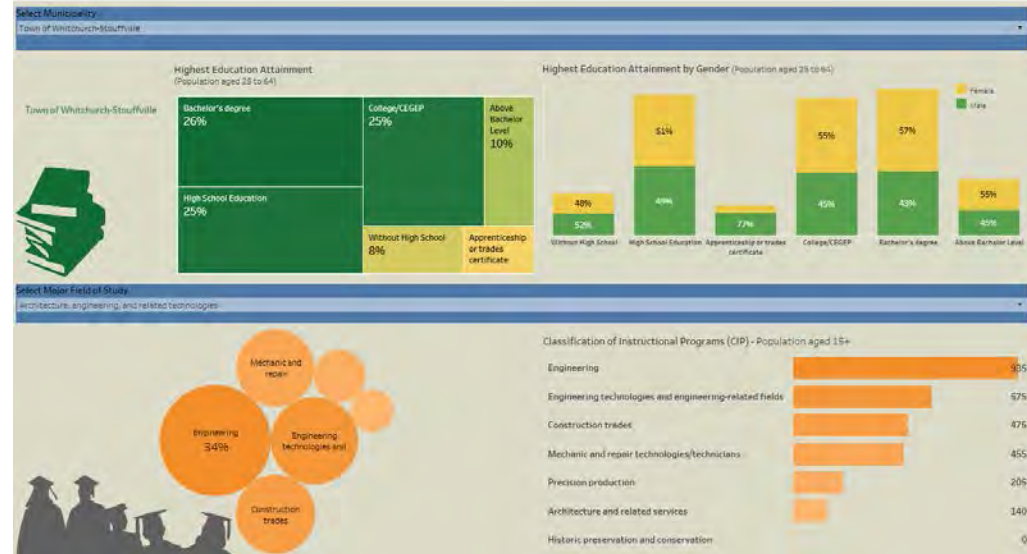
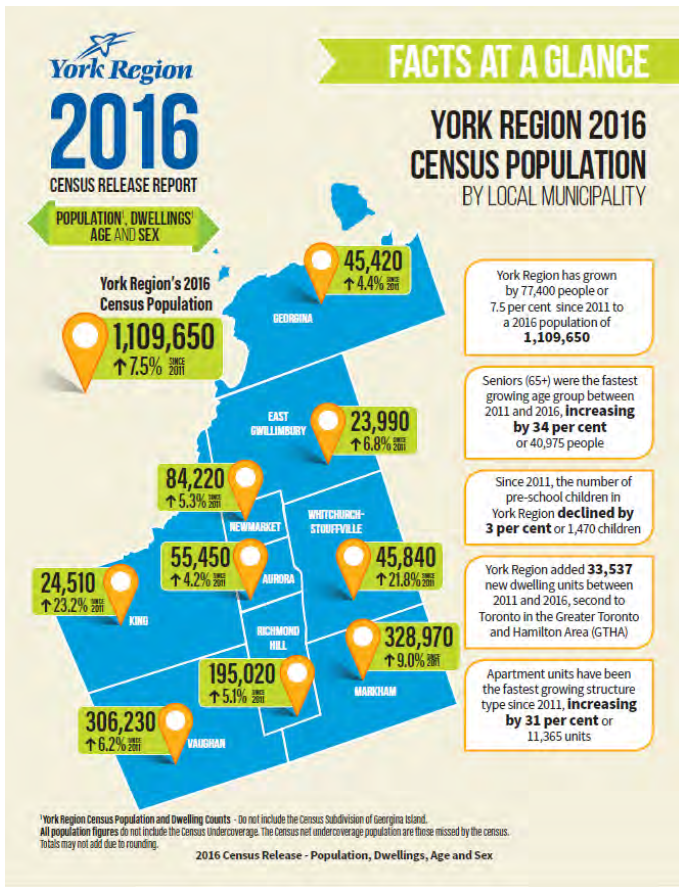


A diverse supply of employment land helps attract business investment and retain talent

# Census material is available on york.ca

## Census Explorer

### Bulletins

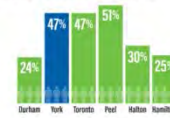


## Census Stories

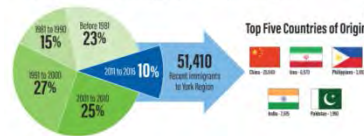
A story map: 2016 CENSUS PROFILE | IMMIGRATION & ETHNOCULTURAL DIVERSITY

### 1 in 2 York Region residents were born outside of Canada

- In 2016, 47% (515,000) of York Region residents were born outside of Canada - the 3rd highest in the GTHA and Ontario



- Recent immigrants arriving between 2011 and 2016 account for 10% (51,410) of the total immigrant population in York Region



- China, Iran and the Philippines were the top 3 countries of origin for recent immigrants to York Region. This remained unchanged from the 2011 Census

Select your town or city from the drop-down menu to explore the countries of origin of recent immigrants.

### Top 10 Countries of Origin of Recent Immigrants\*



[www.york.ca/census](http://www.york.ca/census)

# Employment Strategy will include a number of products

- Employment and Industry report (February)
- Vacant Employment Land Inventory (March)
- Employment and Labour Force Census report (March)
- Economic Development 2017 Year in Review (March)
- Employment trends evaluation
- Employment forecast by type and land needs assessment
- Update employment policies and designate employment areas in the Regional Official Plan





# Recommendations

1. Council receive this report for information
2. Circulate the York Region 2017 Vacant Employment Land Inventory to local municipalities

