



# 2005 York Region Vacant Employment Land Inventory Preliminary Report

Presentation to Planning  
Committee

September 7, 2005



# York Region Employment Forecast

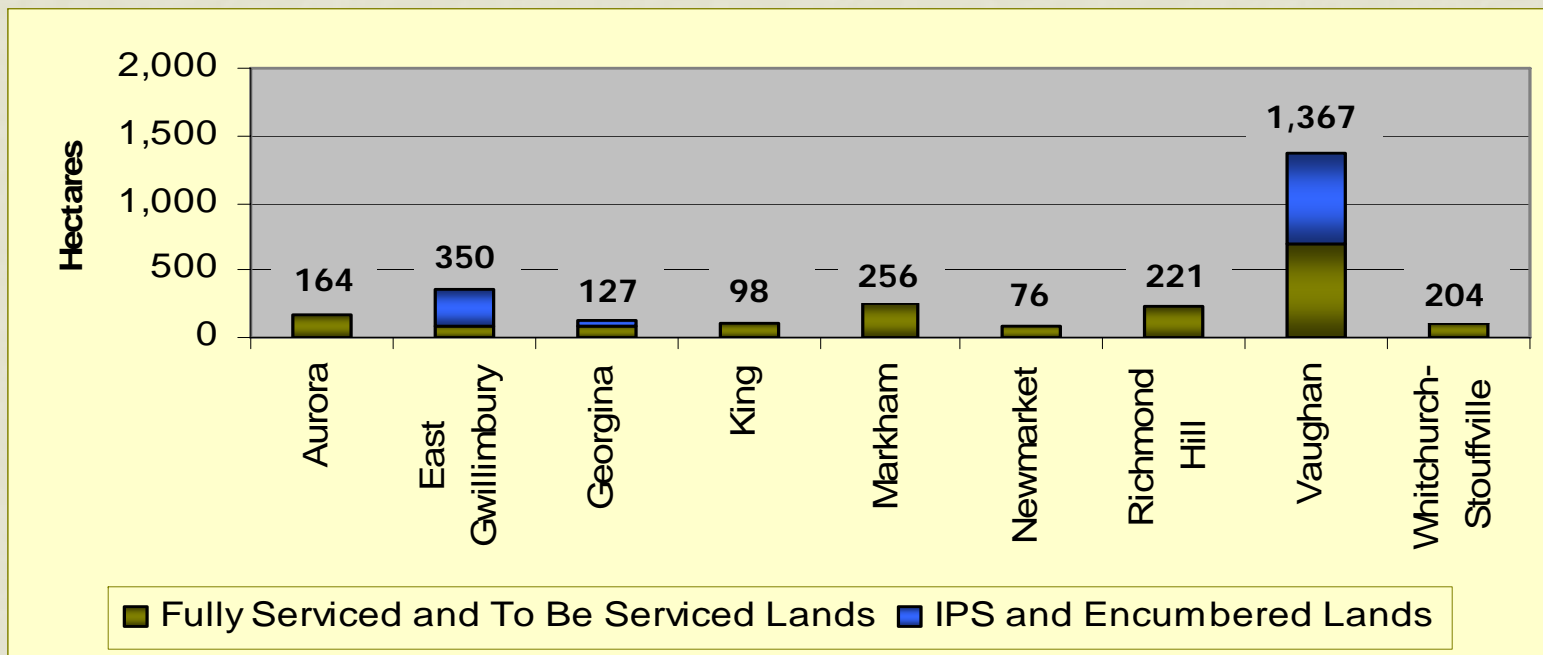
- 2004 estimate – 440,000 jobs in York Region (250,000 jobs on Employment Lands).
- ROP 2026 Forecast – 696,000 jobs (404,000 jobs on Employment Lands).
- 60% of total job growth to 2026 on Employment Lands (154,000 jobs)



# Highlights

- Region wide Demand/Supply analysis based on ROP forecast.
- Total vacant employment land inventory of 2,862 net ha (7,073 net acres).
  - Estimated 18.5 year supply.
- Vacant employment lands, less the IPS and encumbered portions, is 1,754 net ha (4,336 net acres).
  - Estimated 11.8 year supply.
- Total vacant employment lands could absorb 146,000 jobs. The Provincial forecast to 2031 calls for 178,500 additional jobs on employment lands.

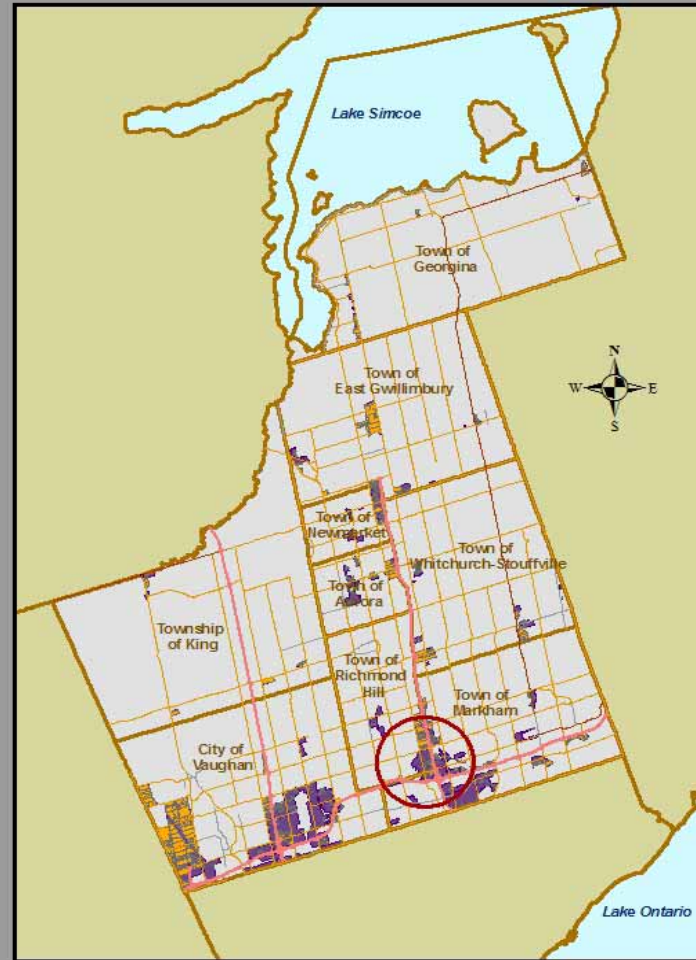
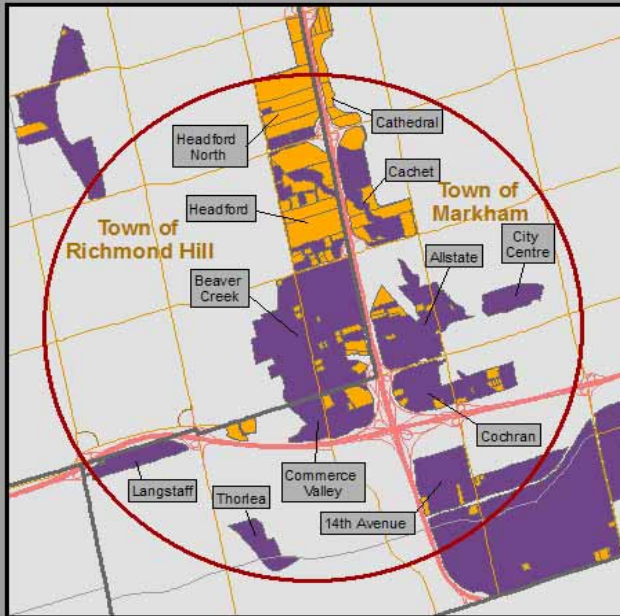
# Total Inventory of Vacant Employment Land By Municipality



- Fully Serviced – Serviced by regional water and wastewater systems.
- To Be Serviced – Currently unserviced.
- IPS – Lands approved for industry on private services.
- Encumbered – Currently unserviced and constrained from development in the short to medium term.

# Sample Map

## York Region Vacant Employment Land Inventory Draft



# Conclusions

- Region-wide total vacant employment land supply (2,862 net ha) is approximately a 18.5 year supply.
- Current supply will not meet Regions 2026 forecast nor Provincial 2031 forecast.
- Issues
  - Long term supply dominated by Vaughan (48%). Of Vaughan's total supply, approximately 50% is currently encumbered.
  - Aurora, Newmarket and Richmond Hill approaching complete build-out.
  - Pressures to redesignate to allow for residential uses.
  - Employment Lands lost to retail and other non-industrial uses
- Limited supply of strategically located lands (i.e. 400 series corridors) need to be preserved over the long term.
- A number of potential strategically located lands are currently located in the Provincial Greenbelt Plan.

# Next Steps

- Assess need for additional employment lands and Area Municipal allocation based on the new Provincial forecasts.
- Examine policy options, including the strengthening of the ROP to support retention of employment lands.
- Work with staff in Georgina and Vaughan on the preparation of their current employment land studies.
- Further discussion with the development industry, real estate industry, local municipal economic officers and local municipal planners.