

York Region 2031 Population and Employment Forecasts

York Region Planning and Development Services

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Executive Summary

The Regional Municipality of York continues to experience rapid population and employment growth. Since its creation in 1971, the Region's population has increased from 169,000 to 523,500 in 1991, reached 759,000 in 2001 and surpassed 1,000,000 in 2008. Employment growth has increased from 49,000 in 1971 to 248,000 in 1991, reaching 385,000 by 2001 and 490,000 by 2008. This dramatic growth makes York Region one of the fastest growing municipalities in all of Canada.

Forecasts play a vital role in the planning of future Regional services. They are a fundamental building block to virtually every major Regional study, including planning for infrastructure projects, housing needs, land requirements and various health and social programs. Forecasts are particularly important in determining requirements for the Regional road network, new schools, hospitals and medical services, and for social and community services, such as the police department. They also form the basis for Regional development charges bylaws and fiscal impact studies of growth development patterns.

This report provides a summary of updated and revised population, household and employment forecasts for York Region and its nine local municipalities to the year 2031. The forecasts of the *Provincial Growth Plan – Places to Grow* – were used as the basis for the forecast exercise. York Region is forecasted to grow to a population of 1.5 million with employment reaching 799,000 by 2031.

The forecasts are also based on a number of the *Provincial Growth Plan's* key policy directions that are intended to manage and help shape growth over the coming decades and aim to improve the efficiency of land development, thereby creating transit-supportive, compact communities:

- York Region's communities are to be more compact and are to achieve average minimum densities of 50 people and jobs per hectare.
- York Region's four urban growth centres (Regional Centres) of Markham, Vaughan, Richmond Hill and Newmarket are required to plan for a minimum target of 200 people and jobs per hectare.
- York Region must achieve a minimum 40% intensification target within the built up area by 2015 and each year thereafter to 2031. A significant portion of intensification should be directed to Regional Centres and along intensification or transit corridors.

The forecasts were prepared with the assumption that York Region will continue to be an attractive place to live and work and that the Greater Toronto Area and Hamilton (GTAH) will continue to experience long-term economic viability. The forecasts were also developed using a fully integrated, comprehensive and sustainable approach that considered an analysis of human services, water and wastewater, transportation, natural heritage and twenty five year fiscal impacts.

There is a level of uncertainty attached to any forecasting exercise. Consequently, long-term forecasts are to be used with caution. Unexpected changes to the assumptions, such as a shift in current Federal immigration levels, could alter the outlook. It is the Region's intention to continue to carefully monitor the forecasts.

The Regional forecasts in this report have been developed in consultation with Regional departments and the local municipalities. The forecasts are the product of a number of assumptions that are based on current social, demographic and economic trends, and on Regional and local policy. Regional staff used the most current information available in preparing these forecasts.

Population and Households

- York Region's population is anticipated to reach over 1.2 million people by the year 2016 and approximately 1.5 million by the year 2031. This represents an increase of over 577,000 from the 2006 estimate of 930,000 and an average annual growth rate of 2.0% over 25 years.
- The population forecast calls for 227,000 more people than are currently approved in the Regional Official Plan.
- All nine local municipalities within the Region are assumed to experience population and employment growth over the next twenty-five years.
- Most of the anticipated population growth (almost 70%) will occur in the Region's southern municipalities of Markham, Richmond Hill and Vaughan.
- The number of households in York Region is forecast to increase to approximately 510,000 by 2031, up from the 2006 estimate of approximately 276,000.
- Households are forecasted to grow at a faster rate than population. Households will grow at 2.5% annually, compared to 2.0% for population.
- The average household size will decline over the long-term, decreasing from the current 3.2 persons per household to approximately 2.8 persons per household by 2031.
- All local municipalities will be required to accommodate a share of their growth through intensification within their existing built-up areas.
- The provincial requirement of 40% intensification generates a need for a significant shift towards townhouses and apartment units.
- Single detached housing will continue to comprise the majority of new housing built during the earlier periods of the forecast (2006 to 2016).
- Apartments and rows will comprise the majority of new growth during the latter parts of the forecast (2016 to 2031).
- A number of municipalities have a diminishing supply of greenfield land (Newmarket, Aurora, Richmond Hill), therefore intensification will play a more prominent role in accommodating their future growth.
- The municipalities of East Gwillimbury, Markham and Vaughan have a considerable potential land supply for housing and employment opportunities in the whitebelt lands.

Employment

- York Region's employment is anticipated to grow from 462,000 in 2006 to approximately 799,000 by 2031, slightly higher than the Provincial forecast of 780,000 jobs. The basis for the higher employment forecast includes:
 - A need to create and maintain a strong and balanced relationship between residents and jobs for each local municipality.
 - A commitment to improve the live/work relationship for York Region residents in each municipality.

- A commitment to maintain the current Regional Official Plan (ROP) employment forecasts for each local municipality. The *Growth Plan's* employment forecast for York Region would result in some municipalities not meeting the current ROP employment forecasts.
- Attracting and accommodating this level of employment growth is a major challenge in York Region that requires the preservation of large physical areas of strategically located lands for employment uses.
- Employment growth is anticipated to occur in all of York Region's local municipalities.
- The largest percentage (77%) of the employment growth in York Region to 2031 will be focused in the southern municipalities of Vaughan, Markham and Richmond Hill.
- However, the distribution of growth is anticipated to shift significantly, with the municipalities of East Gwillimbury and Georgina playing a more prominent role in accommodating future employment growth.
- Employment growth occurs most rapidly between 2006 and 2021 with slower growth recorded in subsequent years.

Table 1 summarizes the forecasted growth in population, households and employment between 2006 and 2031.

Table 1
York Region Population, Household and Employment
Forecast by Local Municipality

	2006	2011	2016	2021	2026	2031
Aurora						
Population	49,600	57,300	63,700	68,200	69,700	70,400
Households	15,700	18,400	20,800	22,800	23,800	24,500
Employment	20,300	25,300	29,800	32,900	34,100	34,700
East Gwillimbury						
Population	21,900	26,300	34,700	48,300	66,800	88,000
Households	6,900	8,500	11,500	16,700	23,800	31,700
Employment	5,900	7,400	11,500	17,500	23,800	31,800
Georgina						
Population	44,500	48,700	52,800	58,000	64,100	70,700
Households	15,300	17,000	18,800	21,100	23,700	26,500
Employment	8,000	9,300	12,000	15,400	18,100	21,700
King						
Population	20,300	23,400	27,000	29,900	32,600	35,100
Households	6,400	7,500	8,900	10,100	11,300	12,500
Employment	7,100	8,000	9,700	11,000	11,600	12,100
Markham						
Population	272,500	303,500	337,800	370,500	399,100	423,500
Households	77,200	88,600	101,800	115,900	128,800	139,300
Employment	144,800	178,200	206,300	226,800	238,000	248,500
Newmarket						
Population	77,400	84,000	88,700	91,900	94,600	97,300
Households	25,100	27,500	29,500	31,300	33,200	34,900
Employment	42,100	46,300	47,900	49,000	49,300	49,700
Richmond Hill						
Population	169,500	195,000	216,900	231,500	239,400	242,800
Households	51,000	60,600	69,200	75,700	79,600	81,400
Employment	61,100	75,900	88,500	96,300	99,100	100,600
Vaughan						
Population	248,800	294,200	329,100	360,600	389,700	418,800
Households	69,500	84,500	97,500	111,000	123,700	135,700
Employment	162,200	203,100	233,300	254,800	266,000	275,900
Whitchurch-Stouffville						
Population	25,400	38,700	49,400	55,800	59,200	60,800
Households	8,500	13,300	17,300	20,200	22,000	23,100
Employment	10,900	15,000	19,600	22,200	23,100	23,700
York Region						
Population	929,900	1,071,100	1,200,100	1,314,700	1,415,200	1,507,400
Households	275,600	325,900	375,300	424,800	469,900	509,600
Employment	462,400	568,500	658,600	725,900	763,100	798,700

Source: 2006 households based on Statistics Canada, 2006 Census. 2006 population based on Statistics Canada, 2006 Census using an estimated undercount adjustment of 4.1%. 2006 employment based on York Region Planning Department Survey Data. 2011 to 2031 forecasts provided by York Region Planning and Development Services Department, 2008.

Note: Figures have been rounded to the nearest hundred.

Summary

York Region has used the forecasts in the Provincial *Growth Plan* as input towards a Region-wide population and employment forecast model update to determine the distribution of growth for the Region's nine local municipalities. The population model forecasts population and households for the GTA and then distributes this growth to York Region and the local municipalities, based on a share analysis of the GTA market and policy considerations. The employment model forecasts employment in the GTA for three employment types (major office, population-related and employment land employment) and then a share of the growth in each category is distributed to York Region and the local municipalities based on historic demand patterns, market potential and policy considerations. The distinctive characteristics, unique strengths and long term growth management studies and planning work of the local municipalities were recognized during the preparation phase of these forecasts.

The population and employment forecasts in this report will be included in the Regional Official Plan and are to be used by the Region and its nine local municipalities as the basis for long-term land use, infrastructure and financial planning purposes. Additional lands for both population and employment will be required to accommodate these growth forecasts. The Region will be proceeding with an urban boundary expansion and will continue to ensure that growth is carefully phased and that effective and efficient use is made of existing infrastructure.

The revised and updated forecasts were developed in consultation with Regional departments and the local municipalities. Regional staff also participated in the GTA population and employment forecast steering committee that updated the GTA forecasts that were prepared for the *Growth Plan*. The York Region forecasts incorporate key policies from the *Growth Plan* relating to intensification, urban growth centre targets and new community density targets.

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Background

The Regional Municipality of York's Planning and Development Services Department first prepared population, household and employment forecasts for the Regional Official Plan in 1993. These forecasts were endorsed by Regional Council and subsequently approved by the Minister of Municipal Affairs and Housing on October 17, 1994 as part of the approval of York Region's first Official Plan. The forecasts anticipated 1.13 million people and 625,000 jobs for York Region by the year 2021.

During the latter part of 1998 and throughout 1999, York Region staff participated in a GTA population and employment forecast steering committee that updated the GTA forecasts under the co-ordination of the OGTA (Office of the Greater Toronto Area). In 2000, York Region's revised and updated population and employment forecasts were developed in conjunction with this work and were consistent with the updated GTA forecast. The York Region Official Plan (Office Consolidation, September 30, 2004) forecasts a 2026 population of 1.28 million people, and 696,000 jobs.

The Province retained Hemson Consulting Ltd. in April 2003 to update the 2031 population, household and employment forecasts for the Greater Golden Horseshoe (GGH) with the assistance of the GTAH Forecast Committee, composed of representatives from the Cities of Toronto and Hamilton, the four GTA Regions, the Province, and the Outer Ring Advisory Committee, which was composed of representatives from the Province and the upper-tier municipalities and cities in the outer GTA ring. That forecasting exercise produced the document entitled "*The Growth Outlook for the Greater Golden Horseshoe*" released on January 18, 2005 by the Province of Ontario, Growth Secretariat at the Ministry of Energy and Infrastructure (MEI), formerly the Ministry of Public Infrastructure Renewal. The forecasts provide key information related to the Province's work on growth planning and were incorporated into Schedule 3 of the Provincial *Growth Plan "Places to Grow"*. The forecasts of the *Growth Plan* are to be incorporated into the Official Plans of the upper and single tier municipalities throughout the GGH. The upper tier municipalities are responsible for distributing the Growth Plan forecasts to the local municipalities within their jurisdictions. York Region's 2031 population and employment forecasts in the *Growth Plan* total 1.5 million and 780,000 jobs.

York Region has used the updated forecasts in the Growth Plan as input towards a Region wide population and employment forecast model update to determine the local distribution of growth. The forecast update will help determine how much land will be required to accommodate the future population and employment growth, and the potential level of intensification required in the existing urban boundary.

York Region's forecast approach is consistent with the forecast approach undertaken for *Places to Grow*

York Region's Growth Management exercise builds on the policies outlined in the Provincial *Growth Plan*. York Region's population and employment forecast methodology applies an approach that is consistent with the forecast exercise prepared for the *Growth Plan*, with small refinements to the forecast assumptions. These refinements include a more detailed link to the policies in the *Growth Plan* relating specifically to intensification and greenfield community density targets that were approved as part of the *Places to Grow Act, 2005* after the forecast work was completed. York Region's forecasts also include updated data from the 2006 Census that is used as the base year, whereas the base year for the *Growth Plan* forecast exercise was the 2001 Census.

Forecasts serve a number of purposes

Forecasts of population, households and employment serve a number of purposes and play a vital role in the planning of future Regional services. They are a fundamental building block to virtually every major Regional study including the designation of settlement and land use boundaries, and the planning for infrastructure projects, housing needs, and various health and social programs.

Forecast must be monitored regularly

It is important to note that the forecasts contained within this report are policy based forecasts that reflect the policies in the *Growth Plan*. These forecasts are also based on a number of assumptions on the economy, market trends, Federal immigration targets and a host of other factors, including fertility and mortality rates, levels of net migration, household formation and housing occupancy patterns, and employment. There are risks associated with these forecasts and their accuracy may decline for the longer forecast periods. Forecasts are best estimates about the future and an attempt to anticipate changes over the next twenty to thirty years. Forecasts must be monitored on a regular basis in order to ensure the assumptions remain valid.

Unexpected changes in these demographic variables, the strength of the economy, or Federal immigration policies can significantly affect the amount and timing of overall growth. Long-term forecasts should be used cautiously due to the inherent level of uncertainty that increases as the forecast period lengthens to 20 and 30 years. Careful monitoring will enable the Region to make adjustments deemed necessary for real growth rates that are higher or lower than the forecasts in this report.

The time frame for York Region's revised and updated forecast is the 25 years from 2006 to 2031. This allows the Region to develop a twenty-five year long-range planning strategy for growth management and community building decisions. The population and employment forecasts in this report will be included in the Regional Official Plan.

Report Outline

This report presents revised and updated population, household and employment forecasts for York Region and its nine local municipalities to the year 2031.

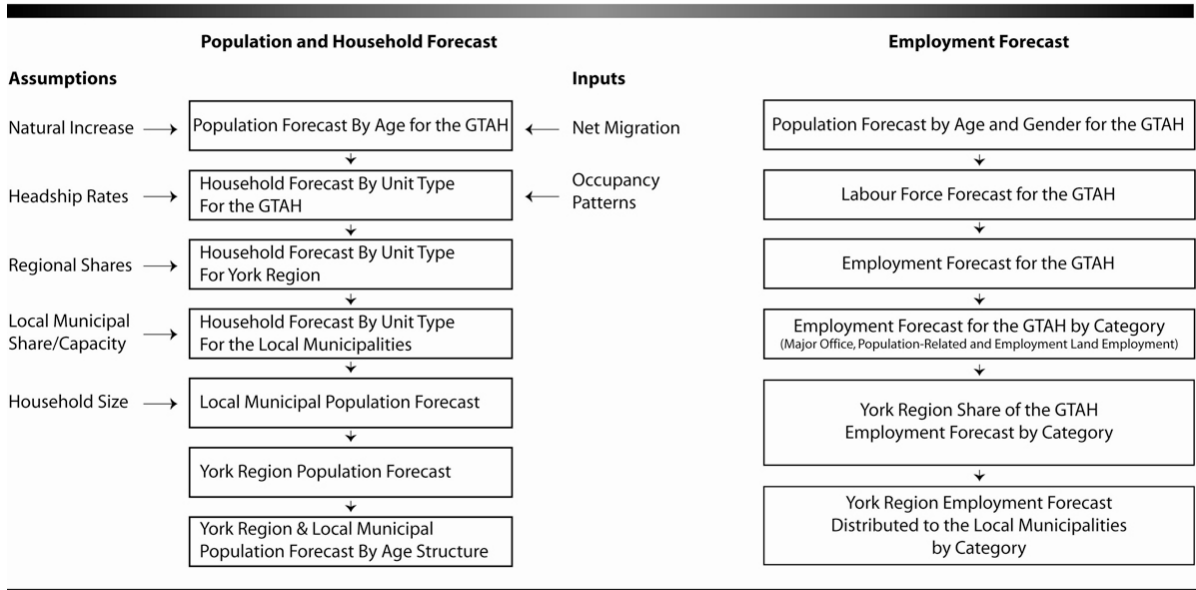
The report begins with a brief explanation of the forecast methodology, followed by a discussion of York's historical growth over the last few decades that sets the context for the forecast exercise. It then provides a detailed outline of the forecast methodology and the assumptions used to derive York Region's population and household forecast. Following this, the methodology and assumptions of York Region's employment forecast are highlighted.

Summary of Population and Employment Forecast Methodology

The York Region Planning and Development Services Department maintains a population, household and employment forecast model. Figure 1 illustrates the major components of the York Region model. The population model uses the cohort (age group) survival method modified by migration that ages the population and calculates future growth based on assumptions on fertility rates, mortality rates and levels of net migration. The model forecasts population and households for the GTA and then distributes this growth to York Region and the local municipalities, based on a share analysis of the GTA housing market and policy considerations. The number of households and population that are likely to occur in both the local municipalities and the Region as a whole can be determined based on this share analysis. The Region's forecast complements this top down approach with a policy driven perspective, which includes the planning work and long-term growth management studies of the local municipalities. Detailed consideration was also given to the existing and planned inventory of development proposals.

The York Region employment forecast model applies forecasted participation rates by age and gender to the forecasted population of the GTA to estimate the GTA labour force. The labour force is then further adjusted to account for unemployment and net-in-commuting to produce a forecast for total employment in the GTA. Employment for the GTA is divided into three employment types (major office, population-related and employment land employment) and then a share of the growth in each category is distributed to York Region and the local municipalities based on historic patterns of demand and market potential and policy considerations.

FIGURE 1
GTAH Forecast Methodology



Source: York Region Planning and Development Services Department, 2008

A New Approach to Planning in Ontario

A number of recent provincial initiatives constitute a new approach to planning in Ontario. Key initiatives that the Province has released over the last few years include *Places to Grow - the Growth Plan for the Greater Golden Horseshoe*, the *Oak Ridges Moraine Conservation Plan*, the *Greenbelt Plan 2005*, *Planning Act Reform*, the *Provincial Policy Statement 2005* and the *Metrolinx Transportation Plan*. In addition, a *Proposed Lake Simcoe Plan* is anticipated to be released in the near future that will include policies to protect Lake Simcoe.

These initiatives represent a more integrated approach to planning in Ontario. These documents will guide decisions on a wide variety of issues including transportation, infrastructure planning, land use planning, urban form, housing, natural heritage protection and resource protection. The intent of the *Growth Plan* is to promote economic prosperity and thus help secure the future prosperity of the Greater Golden Horseshoe.

The release of both the *Oak Ridges Moraine Conservation Plan*, and the *Greenbelt Plan* have real implications on how and where York Region will grow. Approximately sixty-nine (69%) of the Region's land base is covered by policies within these two provincial documents. The *Greenbelt Plan* allows for very little development to occur in a protected countryside designation except for very minor expansions or infilling of settlement areas. Only three major potential development areas exist outside of the *Greenbelt* and existing urban areas. These areas are referred to as "whitebelt lands" and are located in North Markham, North Vaughan and East Gwillimbury. Small portions of whitebelt land are also located in the Township of King and Whitchurch-Stouffville.

The release of the *Growth Plan* signals an end to over a decade of Provincial disinterest in urban planning issues of southern Ontario. Not since the Toronto Central Region Plan of the early 1970s has there been this much Provincial interest and action in land use planning. The *Growth Plan* marks a real shift in how and where we grow, acknowledging that the status quo is not sustainable.

The *Growth Plan* directs a significant amount of additional population and employment to York Region. The Region's forecast anticipates an additional 577,000 people and 336,000 jobs in York Region between 2006 and 2031. The *Growth Plan* includes a number of key policies to manage and help shape growth over

the coming decades and aims to improve the efficiency of land development, thereby creating transit-supportive, compact communities:

- Communities across the Greater Toronto Area and Hamilton (GTAH) are to be more compact with higher, transit supportive densities and are to achieve average minimum densities of 50 people and jobs per hectare.
- York Region's four urban growth centres (Regional Centres) of Markham, Vaughan, Richmond Hill and Newmarket are required to plan for a minimum target of 200 people and jobs per hectare.
- York Region must achieve a minimum 40% intensification target within the built up area by 2015 and each year thereafter to 2031. A significant portion of intensification should be directed to Regional Centres and along intensification or transit corridors.
- The plan takes a "Transit First" approach to transportation, and extensions for Highway 404 and Highway 427 are identified.
- The plan recognizes that water and sewer infrastructure has lagged behind growth and needs to be expanded to support growth.

The implementation of the *Growth Plan* requires significant Provincial infrastructure investment. The Province (through Metrolinx) has recently released a long-term transportation plan for the GTAH. The Metrolinx Transportation Plan outlines a number of infrastructure investments required to support the implementation of the *Growth Plan* and revitalize the GTAH transportation network. Sufficient infrastructure investment is required to properly implement the new approach to planning mandated by the Province.

The recently released Draft Metrolinx Regional Transportation plan includes a number of infrastructure improvements that are required to accommodate forecasted growth in York Region. The plan identifies five top priority projects that are recommended for early implementation in York Region:

- the implementation of VIVA along Highway 7 and Yonge Street.
- the extension of the Spadina Subway line to the Vaughan Corporate Centre.
- the extension of the Yonge Subway line to the Richmond Hill.
- improvements to the existing GO Rail services.
- the extension of highways 404, 400 and the 427.

However, the Metrolinx plan also excludes the proposed Bradford By-Pass, which is a key component in accommodating growth in northern York Region.

In addition to transportation and transit infrastructure, significant investment is required in upgrading York Region's water and wastewater systems and in the provision of human services to the Region's residents. The Region is currently updating its long-term Transportation, Water and Wastewater Master Plans and has completed its first Pedestrian and Cycling Master Plan to provide a better understanding of the capital infrastructure to support the anticipated growth in the Region.

The *Places to Grow Act, 2005* requires municipalities to update their Official Plans to conform to the policies contained within the *Growth Plan* by June 2009. The revised York Region Official Plan will address the requirements of the *Growth Plan*, including planning for a minimum 40% intensification and creating more complete, compact and well designed communities. The Official Plan will also aim to protect and enhance the environment, focus on the economy and jobs, provide human services and improve

sustainability and quality of life. The population and employment forecasts contained in this report represent an important step for York Region in completing this conformity exercise.

A More Sustainable Approach to Planning in York Region

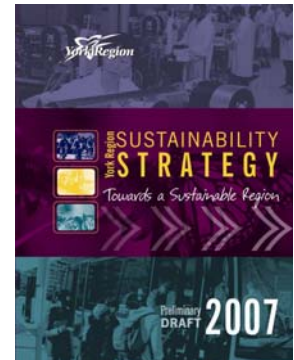
York Region has a strong foundation in managing growth and planning in a sustainable manner. The Regional Official Plan includes policies aimed at promoting economic vitality, healthy communities and a sustainable natural environment. The Region can lay claim to a number of key successes related to growth management:

- The York Region Sustainability Strategy.
- The York Region Greening Strategy.
- York Region's Water for Tomorrow initiative.
- York Region's Pedestrian and Cycling Master Plan.
- The York Region Official Plan.
- The establishment of York Region Transit.
- The establishment of York Region's VIVA rapid transit system.



During 2008, the Region surpassed 1 million people and an estimated 490,000 jobs. Managing growth in York Region needs to be thought of in terms of planning through a more urban lens, which means putting more emphasis on city building, sustainability, liveability and quality of life. The Region approved its first Sustainability Strategy in 2007. The Sustainability Strategy provides a long-term framework for making smarter decisions about growth management, as well as other municipal responsibilities, that better integrate the economy, the environment and community. This means evaluating in a more extensive way than we have in the past, decisions about lifestyle, how we design our communities, how we provide the infrastructure, and how we make financial decisions.

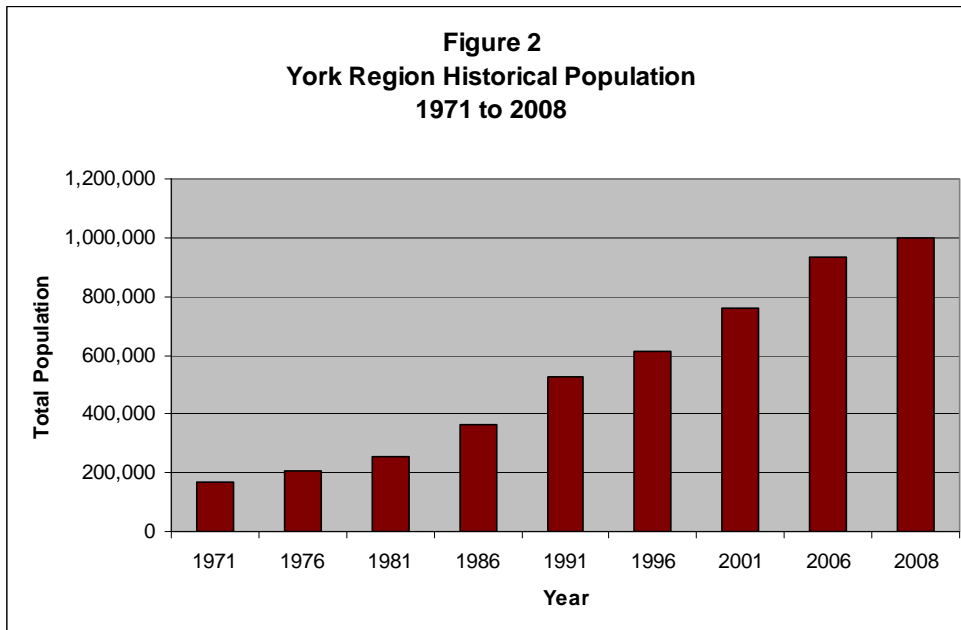
This sustainable approach was considered in the preparation of the population, household and employment forecasts, as the forecasts were part of a comprehensive analysis of five available growth scenarios. The analysis of each scenario considered the relative impact on human services, water and wastewater, transportation, natural heritage and the twenty five year fiscal impacts. Based on this analysis, a recommended preferred scenario was identified and endorsed by Regional Council in June 2008. The preferred scenario, which represents the forecasts highlighted within this report, is based on a minimum 40% intensification target for residential growth.



York Region has experienced significant population and employment growth

Population has grown rapidly

Since the creation of the Region in 1971, York Region’s population has grown rapidly from 169,000 in 1971 to 258,000 in 1981, 523,500 in 1991, 759,000 in 2001 and an estimated 1,000,000 by mid-year 2008 (Figure 2). This period of rapid growth was driven primarily by the migration of people into the Region who arrived in increasing numbers when the York-Durham Servicing Scheme (YDSS) was developed, opening up large areas of serviced land for development.

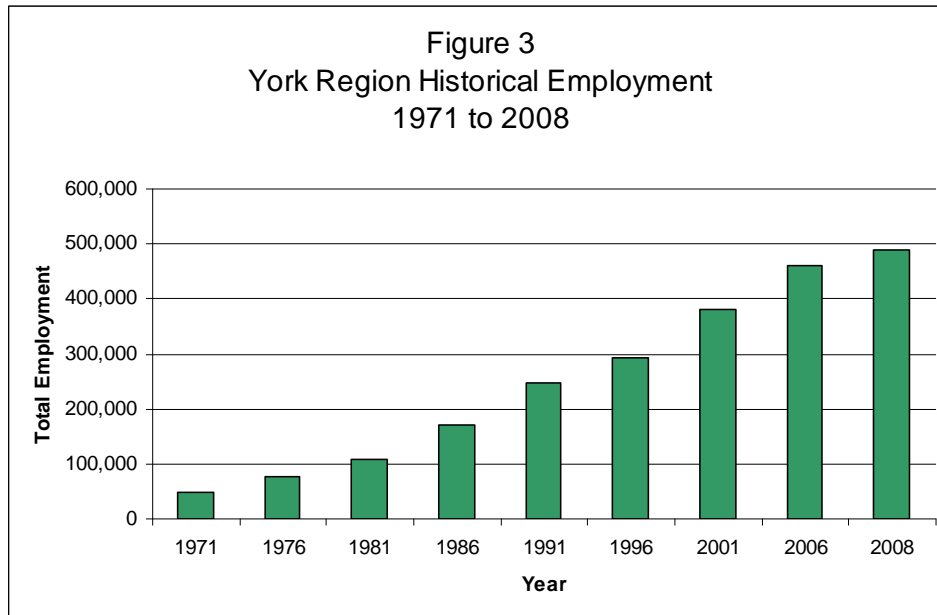


Source: Statistics Canada; York Region Planning and Development Services Department, 2008.

York Region’s share of the GTA population has continued to increase as a result of these robust population growth levels. From 1986 to 2006, York Region’s share of the average annual GTA population growth has ranged from a low of 17% to a high of 37%. Strong growth in the population and economic base of the Region throughout the last four decades puts York Region in the forefront to provide opportunities for future growth well into the 21st century.

Employment growth has historically been very strong

York’s total employment increased from 49,000 in 1971 to 110,000 in 1981, 248,000 by 1991, 385,000 by 2001 and reached 490,000 by mid-year 2008. Annual growth rates averaged 8.6% in the 1970s and 1980s. During the recession of the early 1990s, employment growth averaged 3.3% and since 1996 has averaged 4.8% (Figure 3).



Source: Statistics Canada; York Region Planning and Development Services Department, 2008.

GTAH economy anticipated to remain strong over the long term

According to the background forecast report *The Growth Outlook for the Greater Golden Horseshoe (2005)* prepared for the *Growth Plan*, the long term economic outlook in the Greater Golden Horseshoe (GGH) is very positive. The report indicates that “the Greater Toronto Area and Hamilton (GTAH) is anticipated to remain the primary economic region in Ontario and continue to stimulate economic growth in its surrounding areas”. The current economic downturn that the Region is experiencing in 2008 may affect the forecast in the short term, but the long term prospects for the GTAH Region are still considered very positive.

A number of principle assumptions were used as the basis for the *Growth Plan* forecasts regarding the economic future and prosperity of Ontario, as well as its relation to population, household and employment growth. These assumptions are:

- A positive long term outlook for Canada, Ontario and the GGH economy, closely tied to economic fundamentals and competitiveness.
- A continued concentration of economic and population growth in large urban areas.
- A dynamic and diverse GGH economy with a strong manufacturing base.
- Migration will continue to be the primary generator of population growth.
- The population will continue to age, having enormous implications for growth and planning in the GGH.
- That appropriate long term infrastructure investment and funding arrangements are in place to accommodate growth pressures.

York Region is an attractive location

York Region is part of the broader GTAH economic region which now encompasses over 6 million people. The area continues to attract significant numbers of migrants from the international sphere, from other provinces and from within Ontario. It is anticipated that the Region will continue to maintain a healthy share of the GTAH’s growth well into the 21st century. A number of key factors support this view:

- York Region is committed to maintaining a strong quality of place.

- York Region is ideally situated in the Great Lakes basin. The Region is one hour by air to cities such as New York, Philadelphia, Boston, Chicago and Detroit and within a 1 day drive to over 140 million people in the north eastern United States.
- An excellent transportation network exists that links York Region with the City of Toronto and the surrounding Regions in the GTA.
- The Region has an adequate short and long-term supply of vacant employment lands that support employment opportunities.
- The Region will have in place, the servicing capacity to support the increasing numbers of people and jobs expected to locate in York.
-

Methodology to Forecast the Population for the GTA

The forecast uses the cohort survival method, modified by migration, which ages the population and calculates future growth based on assumptions for fertility and mortality rates and levels of net migration. In this approach, the 2006 Census base population is divided into five year age groups (male and female) which are then aged for each five year period of the forecast, with deaths accounted for by applying assumptions about mortality rates. Births are calculated by applying age specific fertility rates to each five-year age group of the female population of childbearing years. Accordingly, births are added to the lowest population age group.

For migration, assumptions about the level of net migration and the age and gender of these migrants are made. To produce total population forecasts by age group, the forecasts of migrants are added to the appropriate age group of the natural increase (births minus deaths) population. This process is repeated throughout the forecast for each five-year period to the year 2031, with the end result being a population forecast for the GTA by five-year age groups and gender.

Forecast Assumptions for the GTA Population

The key demographic assumptions that will influence population growth in the GTA include fertility, mortality and net migration. Among these variables net migration, rather than natural increase (births minus deaths), is the most sensitive and will continue to play a key role as the driving force of population growth in the GTA.

Fertility rates will remain below the 2.1 babies per woman needed to replace the population

The total fertility rate represents the average number of children born to women over their lifetime. Fertility rates for the GTA have been below replacement levels since the late 1970s. Over the last 20 years, fertility rates have remained relatively stable at an average 1.63. The average for the 1997-01 period (which was the last available complete data set during the preparation of these forecasts) was 1.56. No significant changes are anticipated and the forecast assumes a rate of 1.56, with a slight adjustment to account for the migrant population (see Appendix A).

Mortality rates will continue to decline further

The life expectancy of Canadians continues to rise, and has now reached 80.4 years according to figures released by Statistics Canada in January 2008. In 1991 the average life expectancy was 77.4. Overall mortality rates have declined significantly in this century due to major medical advances and healthier lifestyles. Rates are anticipated to decline further, which means that by 2031, people will be living longer than they are today. The long-term trend of declining mortality rates has been continued in the forecast as current age and gender specific rates are gradually reduced until 2021, where they remain stable to 2031. Appendix A lists the 1997 to 2001 average rates for the GTA and the forecasted rates for the last 5-year period of the forecast.

The forecast assumes the GTAH will continue to attract a large number of migrants from the rest of Ontario, Canada and the World

Net migration rather than natural increase, the most sensitive variable in the forecast, is comprised of the following components: net international migration, net inter-provincial migration and net intra-provincial migration. Immigration to Canada and the intra-provincial flow of migrants within Ontario are the most sensitive of these components. Federal immigration levels play a significant role in the forecasted GTAH population growth levels. Throughout the forecast, Canadian immigration levels are kept constant at 225,000 per year from 2006 to 2031.

GTAH net migration was modelled separately using the most recent data available by regional municipality (Statistics Canada - Annual Demographic data by Census Division). As noted previously, the GTAH is anticipated to remain a positive force in attracting new residents well into the forecast period, thus maintaining high levels of net migration.

A summary of each migration component is provided below:

Net International Migration

International levels of immigration are dependent upon Federal immigration policy. An average of 160,000 immigrants annually have arrived in Canada, varying from a low of 63,000 to a high of 267,000 since 1946. Federal Immigration policy is sensitive to annual Federal Policy decisions and the world economy. Appendix B lists Canadian historical immigration and emigration data from 1961 to 2006. Since 2000, the Federal government's immigration policy has allowed for an annual range of 205,000 to 256,000 immigrants into Canada.

Predicting future immigration levels into Canada beyond the current year is a difficult process. Shifts in public opinion or a change in the government in Ottawa could quickly lead to different policies resulting in significant effects on population growth in the GTAH and York Region.

There are a number of factors that favour the continuance of the current high immigration levels into Canada. These factors include the ageing of the population, the declining natural increase rate and the decline of the labour force growth rate as the baby boom generation heads for retirement. The globalization of the world economy could also contribute towards increased immigration pressure. The GTAH is seen as a high quality urban living environment with an economy that has the ability to create jobs over the long term that are required to maintain strong levels of migrants.

Net international migration is composed of immigrants, emigrants (people who leave Canada), returning Canadians and changes in non-permanent residents (people who apply each year for visas of limited duration, mainly for purposes of study or work). The assumptions in the forecast for net international migration to Canada, Ontario and the GTAH are illustrated in Appendices B through I. These assumptions are highlighted below:

- Annual immigration levels into Canada are assumed to remain constant at the mid-range of the current Federal immigration policy. This results in approximately 225,000 people arriving into the country on an annual basis.
- The forecast maintains Canadian annual emigration levels within a range that is consistent with the long-term historical average (45,000 to 51,000).
- The annual changes in non-permanent residents are anticipated to remain small and are assumed to approach zero by 2011.

Net international migration to the GTAH is a product of Ontario's share of Canada's net international migration and the GTAH's share of Ontario's net international migration. Generally, the shares for each component of net international migration are maintained at levels consistent with recent experience. Some adjustments are made to the share of immigrants arriving into the GTAH to reflect the higher levels of the last few years. In the long-term, these levels are gradually reduced to their historical average.

Appendix F summarizes net international migration to Canada, Ontario and the GTA. In summary, the forecast assumes that net international migration into the GTA starts off in the 101,100 per year range and then moderates down to 77,500 per year. These figures fall within the historical range experienced from 1986 to 2006.

Net Inter-Provincial Migration

Inter-provincial migration is the movement of people between provinces primarily due to fluctuations in the economy. Ontario's strong economic growth in the mid-1980s coupled with the slower economy in Western Canada attracted large number of migrants from that region. Conversely, the deep recession of the early 1990s resulted in a net outflow of migrants from Ontario to other provinces. Ontario's weakening economic growth in the mid-2000s, coupled with the very high growth economy in Western Canada, has attracted a large number of migrants from Ontario to the western provinces. All told, the overall impact of the number of inter-provincial migrants to and from the GTA Region is not large. As shown in Appendix G, the forecast maintains low annual levels in the 1,000 to 3,000 range that are consistent with average levels experienced over the last twenty years.

Net Intra-Provincial Migration

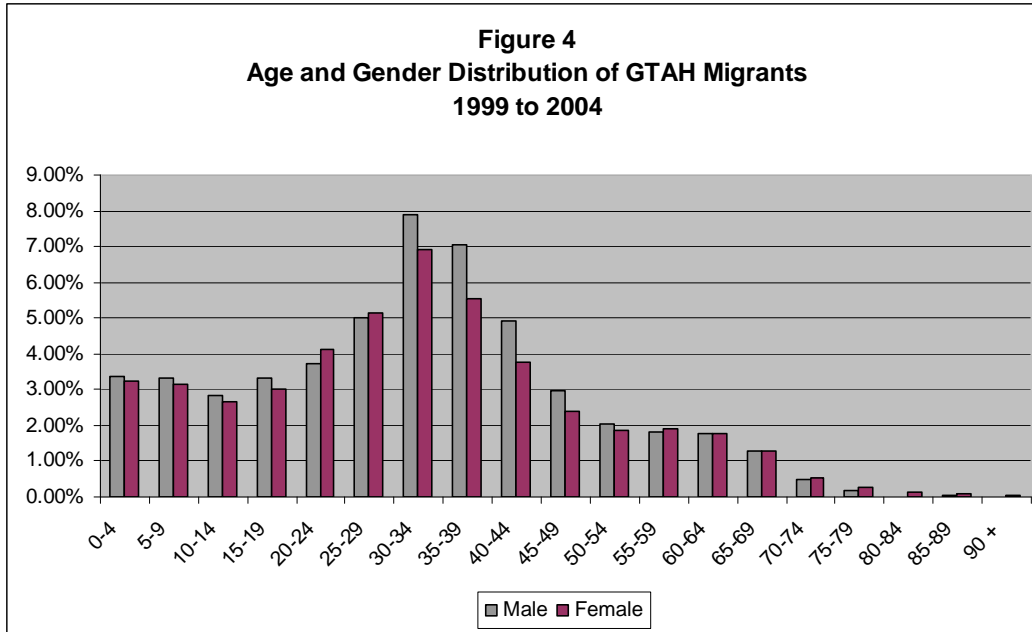
Intra-provincial migration, the movement of people from one region to another within the province, has a considerable level of sensitivity. People tend to move within the province due to the influence of local conditions such as unemployment, the cost of housing, or to improve their quality of life. Since 1986, intra-provincial out migration from the GTA has averaged over 21,000 annually.

The forecast assumes the GTA's contribution and share percentages to the intra-provincial migration pool within Ontario are consistent with recent experience. This results in an annual GTA out-migration flow of approximately 19,000 at the start of the forecast, gradually increasing to approximately 27,000 towards the end of the forecast period. These assumptions are illustrated in Appendix H.

Net migration for the GTA

The sum of each of the migration components (all items above) provides the GTA net migration for the forecast period, illustrated in Appendix I. In summary, the forecast assumes annual GTA net migration levels of over 75,000 to 2011, declining to the 58,000 range to 2021, then to the 54,000 range to 2031.

The age and gender distribution of future migrants over the forecast period is assumed to be consistent with the age structure of net migrants to the GTA during the 1999 to 2004 period. The age and gender distribution of these migrants is illustrated in Figure 4.



Source: Statistics Canada, York Region Planning and Development Services Department, 2008.

Forecast of the GTAH Population

The forecast anticipates that 8.6 million people will be living in the GTAH by 2031

The future population of the GTAH is calculated by applying the fertility, mortality and net migration assumptions into the cohort survival model. Table 2 depicts the resulting population forecast for the GTAH. The 2031 forecast for the GTAH is approximately 8.6 million (see Table 2),

Year	Population
2001	5,811,400
2006	6,320,700
2011	6,818,200
2016	7,278,900
2021	7,737,900
2026	8,197,810
2031	8,622,400

Source: Statistics Canada 2001 and 2006 Census as adjusted for an undercount estimate and York Region Planning and Development Services Department, 2008.

Population Forecast Methodology for York Region

The process for determining York Region’s population forecast is based on the following steps:

- The number of households in the GTAH is forecasted by applying headship rates (the likelihood that people within a specific age group will be household heads or maintainers) for both family and non-family households to the population forecast for the GTAH.
- Housing preferences (occupancy patterns) are then applied to the household forecast for the GTAH to determine housing units by dwelling type.

- York Region's share of the forecasted GTA/H housing unit market is estimated to provide a York Region household forecast by dwelling type.
- The York Region household forecast by dwelling type is then distributed to the Region's local municipalities based on historic patterns of demand and market potential and policy considerations. This results in a local municipal household forecast by dwelling type.
- Average household size estimates are applied to the local municipal dwelling type forecasts to derive the population for each of the local municipalities that is housed in private households.
- Assumptions are made for the population in non-households (i.e. those living in institutions such as correctional facilities, nursing homes etc.). This population is added to the private household population. A Census undercount adjustment is then applied to derive a total local municipal forecasted population.
- York Region's population is calculated by summing the local municipal population totals.

York Region's Population Forecast Assumptions

The share of GTA/H growth that York Region is anticipated to attract is based on a consideration of a number of key factors.

'Vision 2026', the Region's long term vision, requires a careful balance of population and economic growth with the need to protect the environment and create healthy and prosperous communities. Policies within York Region's current Official Plan outline a regional structure and growth management approach that articulates the Region's 'Vision' and describes where and how the Region will grow.

The Regional Official Plan, as part of the conformity exercise, will expand upon existing growth management and community building policies and incorporate the policies of the *Growth Plan*. This will include the following:

- Protection of the Greenbelt and Oak Ridges Moraine.
- Creation of a strong, linked Natural Heritage System in conformity with the *Greenbelt Plan*.
- Protection of agricultural, rural and resource areas.
- Enhancement of policies for the development of the Region's system of Centers and Corridors within the urban envelope that provide a focus for intensification opportunities, mixed-used development and live/work opportunities.
- Planning for a minimum Region-wide intensification level of 40% from 2015 and each year thereafter of the Region's forecast household growth to occur within the existing built-up areas.
- Planning for attaining a minimum target of 200 people and jobs per hectare in the Region's four urban growth centres.
- Development and inclusion of detailed criteria for the building of a new generation of complete, sustainable and more compact communities. The criteria will have an emphasis on transit and pedestrians, and fully integrate land use planning with transportation planning, water and wastewater planning and human services planning.
- Achievement of an average minimum 50 people and jobs per hectare in the Region's new greenfield communities.
- An urban area expansion of carefully phased and sequenced new communities within the whitebelt lands of the Region.
- The long term identification and protection of employment lands to accommodate growth beyond 2031, particularly lands that are strategically located adjacent to major existing or proposed infrastructure, such as 400 series highways.

The revised and updated York Region forecast incorporates the Regional growth management and visionary policies related above. The forecast also recognizes the distinctive characteristics, unique strengths and planning work of the nine local municipalities within York Region. A number of local municipalities have recently completed, or are in the process of completing, detailed long-term growth management studies that provided useful information to this forecasting initiative.

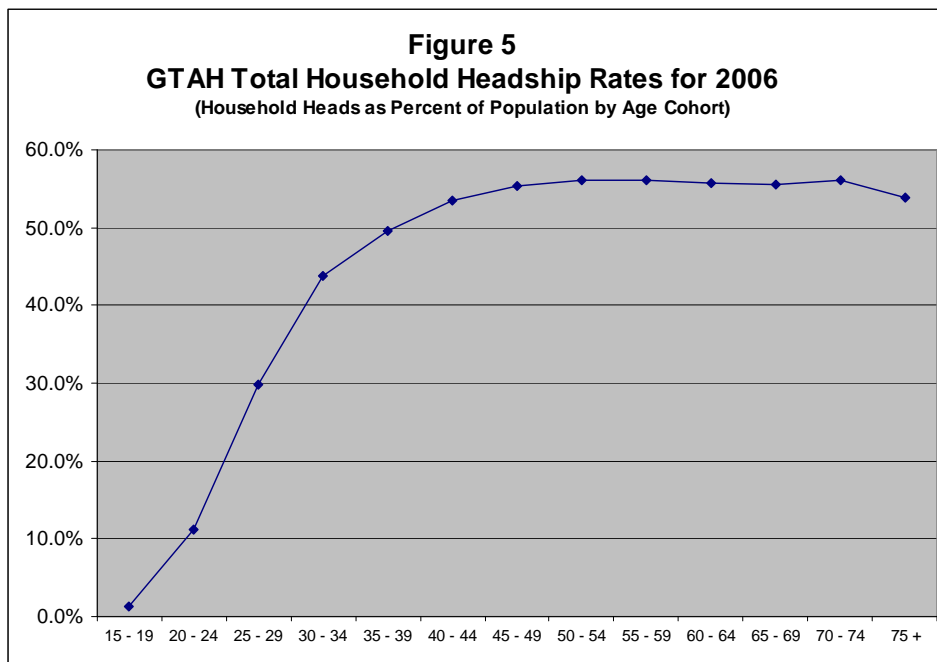
York Region is becoming a more urban and cosmopolitan place

Both Regional and local policy initiatives play significant roles in attempting to meet the needs of York’s growing economy and its changing population and labour force. Relative to the GTA and Canada, York Region currently has a population that is more family oriented, younger, wealthier and better educated. At the same time, the Region’s population of over one million people is becoming increasingly more diversified, and more urban and cosmopolitan in character. A slowdown in family formation, a more varied housing mix, increases in the number of lone parent families and people living alone, and a greater diversity in the ethnic composition of the population are trends that are expected to continue well into the future. The major housing issue for York Region is to ensure that there is a sufficient and appropriate supply of housing to meet the broad diversity of needs of the Region’s future population and labour force.

The Regional Official Plan contains policies that promote an integrated mix and supply of various housing types to ensure the needs of the people who live and work in the Region are met. The minimum 40% intensification target, the development of the Region’s urban growth centres as mixed use live/work environments served by rapid transit, and the development of compact communities with a variety of housing types will provide more opportunities for affordable housing for the Region’s residents and labour force. The forecast reflects these Regional policies by making adjustments to housing preferences and changes to the Region’s shares of the GTA housing market by dwelling type. The forecast assumes that York Region will continue to maintain a large share of the GTA ground related housing market. It also assumes that the Region’s share of row house and apartment unit types will increase to reflect the Region’s changing demographic profile and in keeping with the achievement of the minimum 40% intensification target.

Headship rates not anticipated to change significantly

Headship rates applied to the forecasted population determine the number of future households. Headship rates represent a specific proportion of an age cohort that will likely be a household head. Figure 5 depicts the 2006 Census headship rates (base data) for total households for the GTA.



Source: Statistics Canada, York Region Planning and Development Services Department, 2008.

Adults under the age of 39 have seen their household headship rates decline over the last few Census periods, particularly since 1991. These declines are attributed to reasons such as an economic recession in the early 1990s, the higher cost of GTA/H housing and younger people obtaining more years of education, thereby postponing their entry into the workforce until a later age.

The forecast uses 2006 Census population, household and headship rate data as its base. The forecast assumes that adults under 30 years will continue to be impacted by housing affordability and will continue to strive for higher educational levels. The forecast adjusts the headship rates for 30 to 39 year olds by increasing them to levels experienced in 1996. All other age category rates are kept consistent with rates observed in 2006.

Household occupancy patterns shift towards more multiple style housing

The forecasted number of households in the GTA/H is converted into housing unit dwelling types by applying age specific occupancy patterns for family and non-family households. The forecast organizes occupancy patterns (family and non-family) into the following housing types: single detached units, semi-detached units, apartment units, row house units and duplexes.

Household occupancy patterns have been adjusted to reflect an increasing number of multiple style housing in line with achieving a minimum 40% intensification target. The forecast adjusts 2006 occupancy patterns for family and non-family households to reflect the anticipated changing profile and housing needs of the forecasted population. In summary, the occupancy pattern shares for single detached units are reduced, while those for apartment and row house units are increased.

Appendix J summarizes the forecasted household growth for the GTA/H and York Region and the Region's share of this growth by five-year periods to 2031.

Local Municipal Forecast Share Assumptions

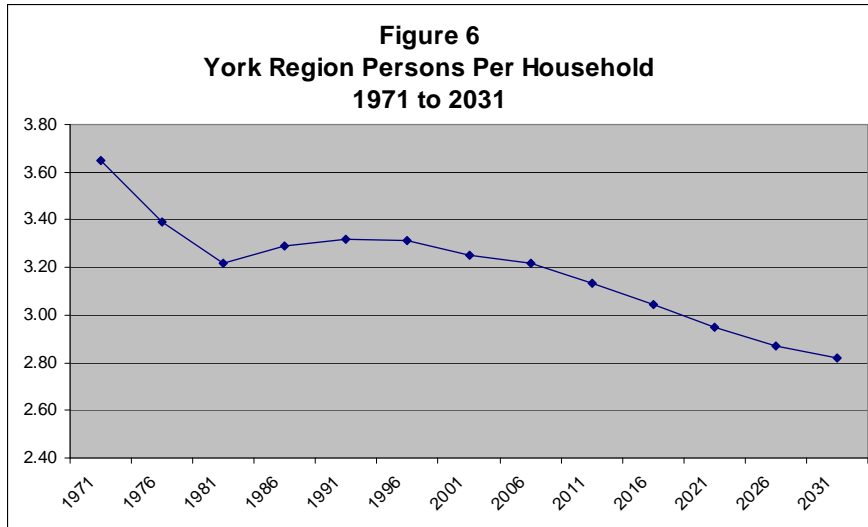
York Region's forecasted household growth is distributed to the local municipalities through a detailed consideration of local policy and growth management planning work, an analysis of the existing planning inventory, historical development activity, market potential and the impact of servicing constraints and land supply on future growth rates. This analysis produces a dwelling unit forecast for each of the local municipalities listed in Appendix M.

Household Sizes to continue Long Term Decline

In the long-term, household sizes are anticipated to continue to decline, though not as rapidly as in the past. Household size figures in York Region decreased from an average of 3.7 persons in 1971 to 3.22 persons in 2006 (see Figure 6).

Household sizes are anticipated to continue to decline over the long-term. Factors such as a relatively low fertility rate, anticipated increases in non-family households, one person households and single parent households, as well as an increase in the senior population will all contribute to a declining household size.

The average household sizes by dwelling type for each of the local municipalities (Appendix K) are applied to the forecast of households to determine the future population in private households.



Source: Statistics Canada, York Region Planning and Development Services Department, 2008.

The York Region population forecast includes an adjustment for the Census undercount and the non-household population

The non-household population (i.e. those living in institutions) is added to the forecast population living in private households. The non-household population is not a large figure nor is it highly variable. In York Region, non-household population accounted for less than one percent of the total population in 2006. The percentage share of the non-household population for each municipality is assumed to remain at 2006 rates for the duration of the forecast.

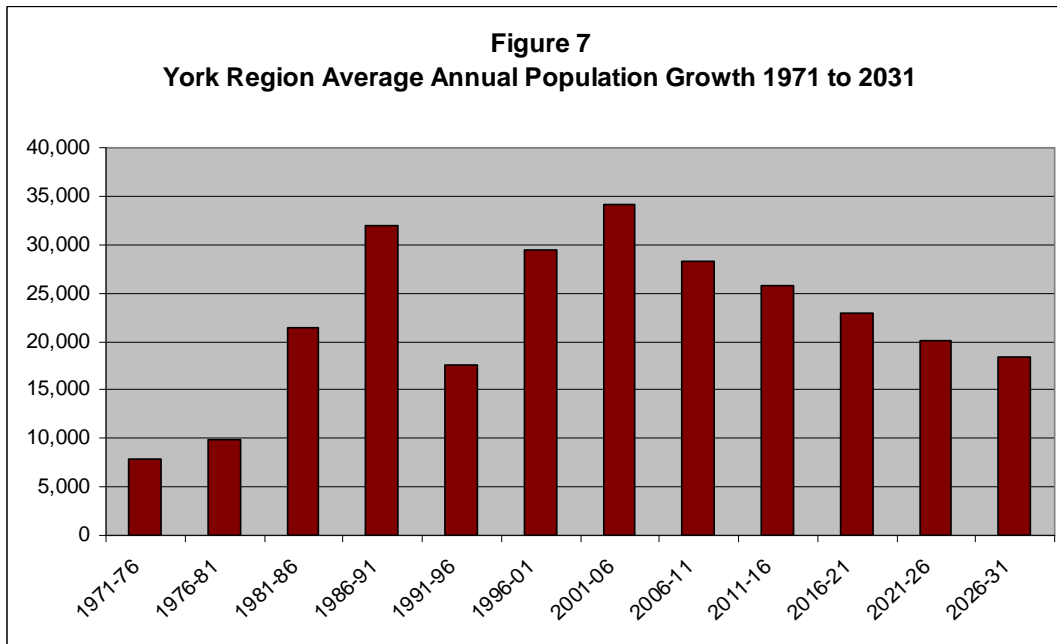
A Census undercount adjustment is then added to provide final forecast population figures for each local municipality. These forecast figures are provided in Appendix L. Population estimates and population forecast figures that the Region releases regularly, include an adjustment for the net census undercount. Statistics Canada traditionally undercounts the population when it conducts the Census because enumerators miss a portion of the population. Estimates of the undercount are published separately and are not included with the publication of Census data. York Region’s revised and updated forecast incorporates the undercount. The 2006 net undercoverage adjustment for York Region was based on 2001 data at approximately 4.2%. This percentage is applied to the base population for each 5 year period of the forecast to 2031.

Summary of York Region’s Population and Household Forecast

York Region’s population is anticipated to increase from the 2006 current estimate of 929,900 to over 1.2 million by 2016 and approximately 1.5 million by 2031 (see Table 3 and Figure 7). This represents an average annual growth rate of 2.0% over the twenty-five years.

Table 3 York Region Population Forecast		
Year	Population	Growth Rate
2006	929,900	
2011	1,071,100	2.87%
2016	1,200,100	2.30%
2021	1,314,700	1.84%
2026	1,415,200	1.48%
2031	1,507,500	1.27%

Source: York Region Planning and Development Services Department, 2008.

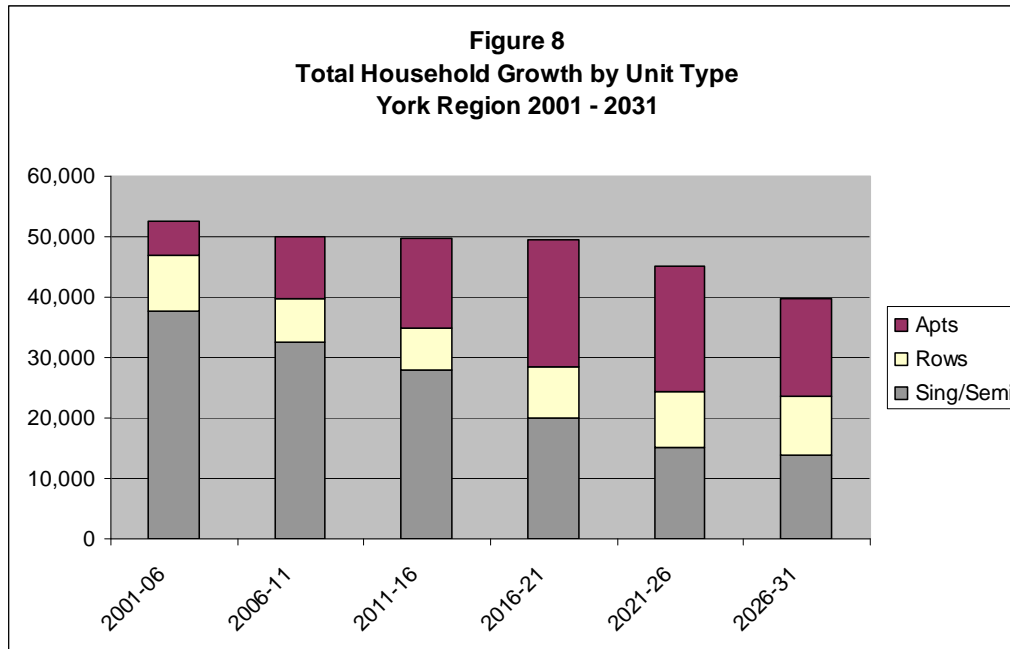


Source: Statistics Canada, York Region Planning and Development Services Department, 2008.

York Region households are forecast to increase from the 2006 figure of 276,000 to almost 510,000 by 2031. This represents an average annual growth rate of 2.5%. The 5 year total and annual growth figures by unit type are provided in Table 4 and Figure 8.

Table 4							
York Region Household Growth							
2006 to 2031							
	Singles	Semis	Rows	Apts	Duplex	Total	Unit/Yr
2006-2011	27,633	3,563	7,228	10,405	1,291	50,121	10,024
2011-2016	22,087	3,825	6,952	15,017	1,915	49,796	9,959
2016-2021	14,647	3,369	8,497	20,910	1,950	49,374	9,875
2021-2026	9,755	3,506	9,058	20,812	1,983	45,116	9,023
2026-2031	8,254	3,714	9,592	16,218	1,926	39,704	7,941
% Distribution of Household Growth							
	Singles	Semis	Rows	Apts	Duplex	Total	
2006-2011	55.1%	7.1%	14.4%	20.8%	2.6%	100.0%	
2011-2016	44.4%	7.7%	14.0%	30.2%	3.8%	100.0%	
2016-2021	29.7%	6.8%	17.2%	42.4%	3.9%	100.0%	
2021-2026	21.6%	7.8%	20.1%	46.1%	4.4%	100.0%	
2026-2031	20.8%	9.4%	24.2%	40.8%	4.9%	100.0%	

Source: Statistics Canada, York Region Planning and Development Services Department, 2008.



Source: Statistics Canada, York Region Planning and Development Services Department, 2008.

Note: Duplexes are included in the Apartment category.

The following observations can be made regarding York Region's population and household forecast.

- The population forecast anticipates 227,000 more people will be living in York Region than are currently approved in the Regional Official Plan.
- The Provincial requirement of a minimum 40% intensification generates a need for a significant shift towards townhouses and apartment units.
- Single detached housing will continue to comprise the majority of new housing built during the earlier periods of the forecast (2006 to 2016).
- Apartments and rows will comprise the majority of new growth during the latter parts of the forecast (2016 to 2031).
- Households are forecast to grow at a faster rate than population. Households will grow at 2.5% annually, compared to 2.0% for population.
- An urban boundary expansion will be required to accommodate the forecasted population growth.
- The pace of growth will create significant demand for infrastructure and human services, and will result in a need for significant financial investment.

Methodology to Forecast York Region's Population by Age and Gender

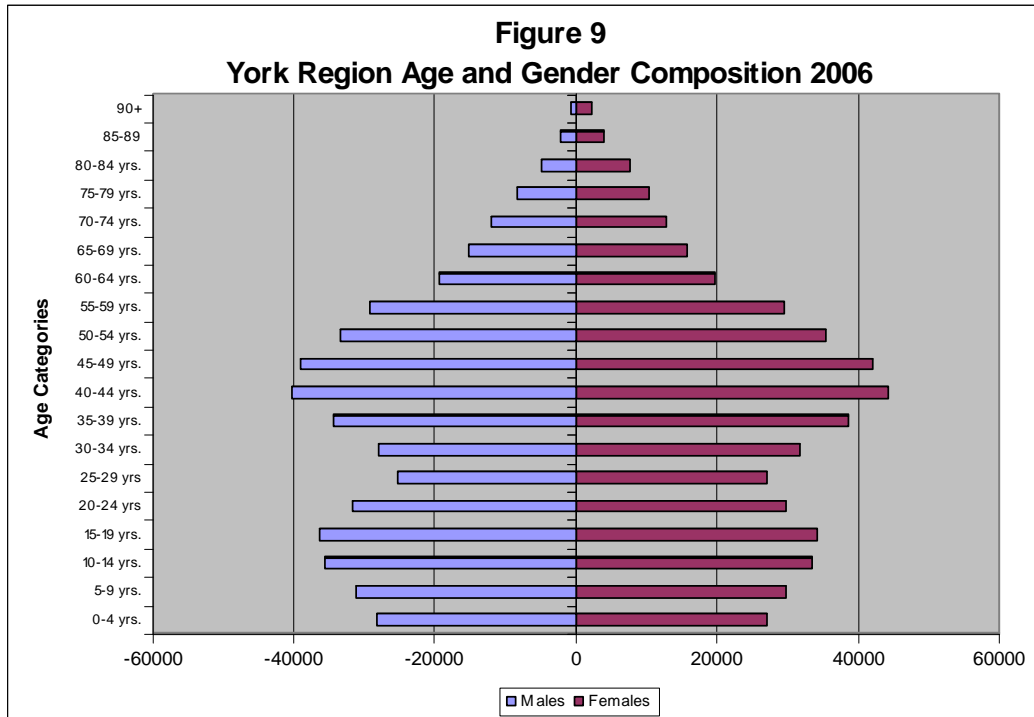
A detailed breakdown of the Regional population by age and gender for each five-year period is calculated for the forecast. An estimate is generated of the forecast population that resulted from natural increase. York Region fertility and mortality rates are input into a cohort survival model to provide this estimate. Net migration is then determined as a residual estimate calculated as the difference between the pre-determined population forecast total and the estimated population resulting from natural increase. This procedure is repeated to derive a forecast population by age and gender for each of the local municipalities and York Region.

Observations of York Region's Future Age Composition

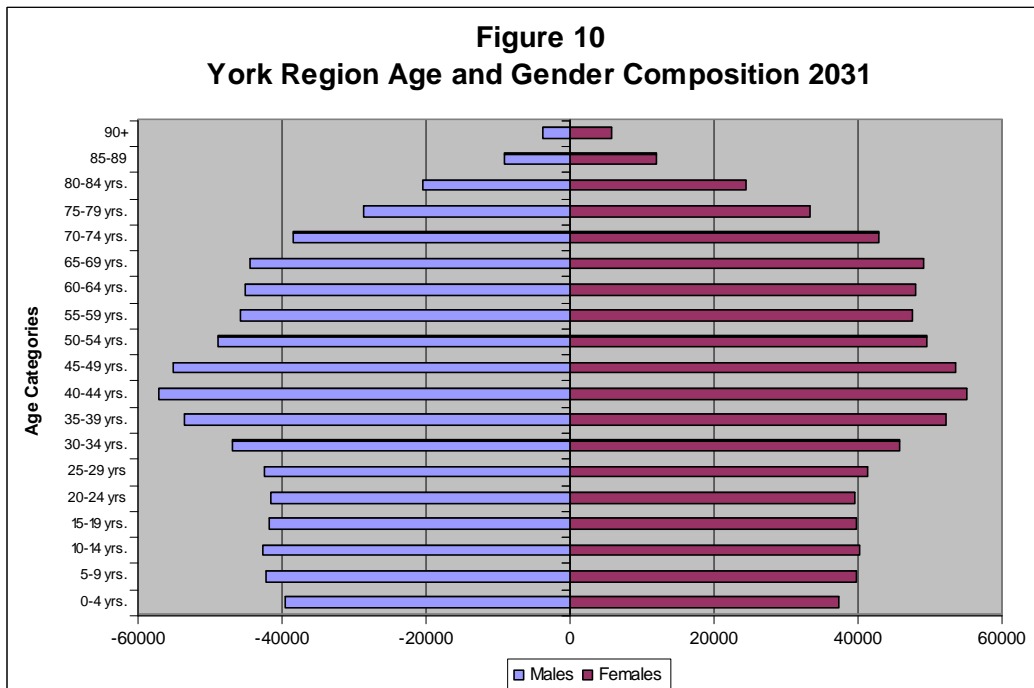
Appendix N depicts York Region's 2006 and 2031 forecast population by age and gender.

Observations on the age structure of York Region's future population are highlighted below:

- The age composition of York Region's population will shift from a younger to an older population. The age composition chart as shown in Figures 9 and 10 illustrates this shift, showing the Region's population in 2006 and the forecast population for 2031.
- The migration of young families into York will continue to play a prominent role in the Region but will not be strong enough to offset the effects of the ageing of the baby boom generation.
- The senior's population will increase from 10% to approximately 21% of York's total population.
- The population under 50 will decline from 72% to just over 60% of the Regional total.
- Children from 0 to 14 years of age will decline from 20% of the Region's population to approximately 16%.



Source: Statistics Canada, York Region Planning and Development Services Department, 2008.



Source: Statistics Canada, York Region Planning and Development Services Department, 2008.

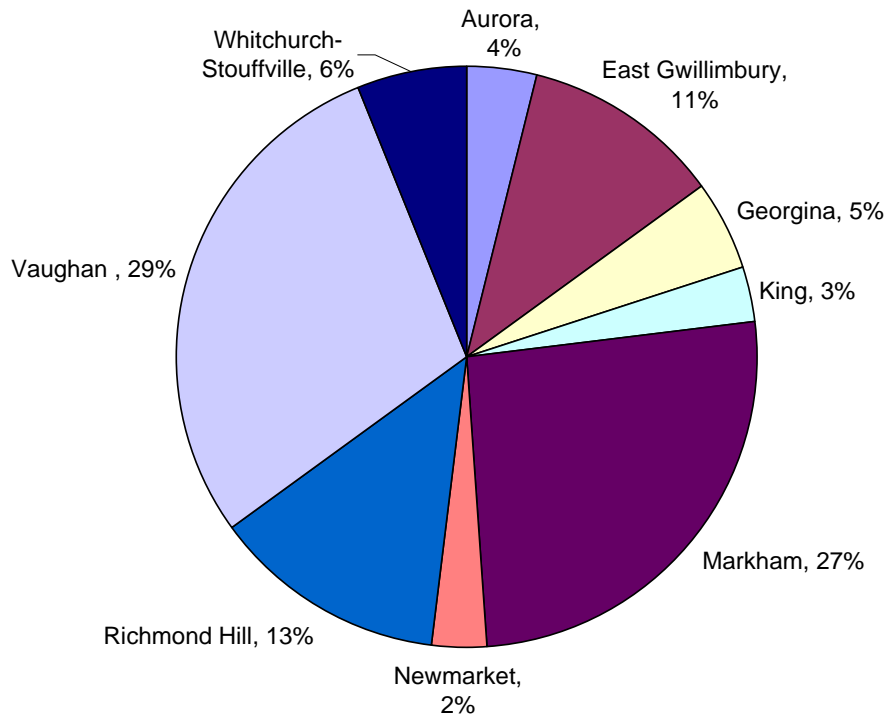
York Region Population and Household Forecast Summary by Local Municipality

All Municipalities will Experience Population Growth during the 2006-2031 Period

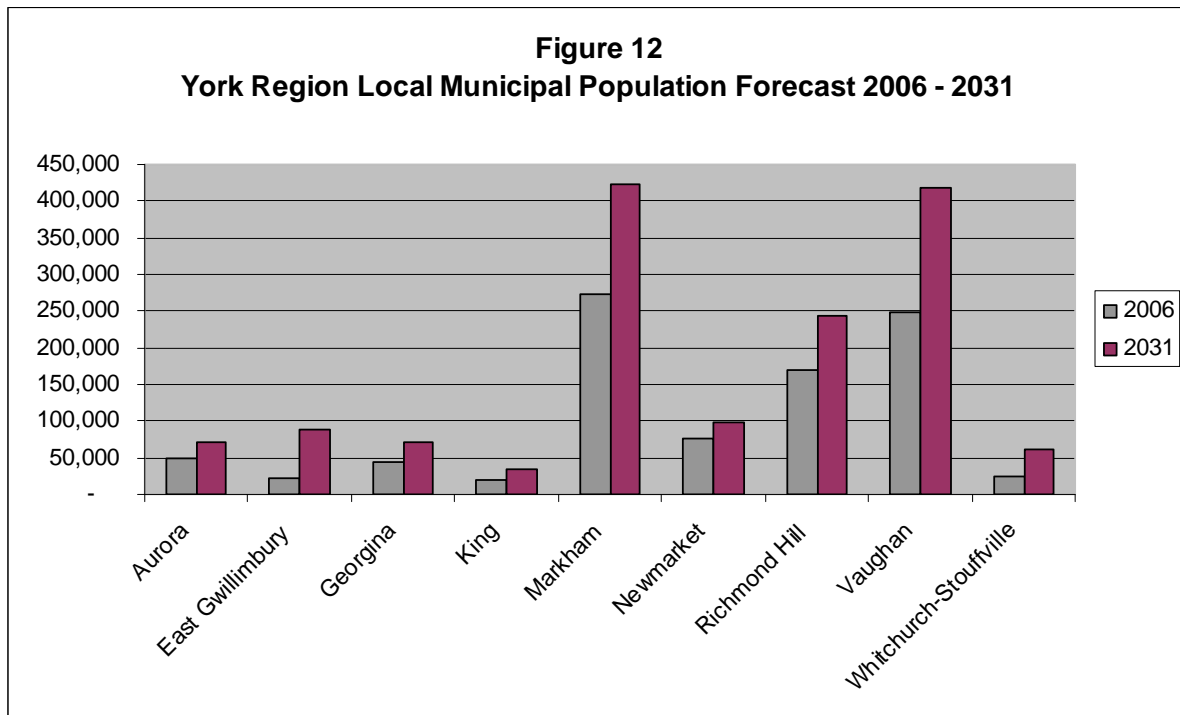
All nine of the local municipalities within the Region are assumed to experience population growth over the next twenty-five years, some more significantly than others. All municipalities will be required to accommodate a share of their growth through intensification within their existing built-up areas. Most of the anticipated growth (almost 70%) will occur in the Region's southern municipalities of Markham, Richmond Hill and Vaughan (see Figures 11 and 12).

The Town of Markham and the City of Vaughan have a considerable potential land supply for housing and employment opportunities in the whitebelt. As all three of the southern municipalities are adjacent to the City of Toronto, they have historically received the strongest growth pressures. The Town of East Gwillimbury will play a more significant role in accommodating growth in the Region, as it has a significant greenfield land supply base available, some of which is located in the whitebelt. A number of municipalities have a diminishing greenfield land supply (Newmarket, Aurora, Richmond Hill), therefore intensification will play a more prominent role in accommodating their future growth.

Figure 11
York Region Local Municipal Shares of Population Growth 2006-2031



Source: Statistics Canada, York Region Planning and Development Services Department, 2008.



Source: Statistics Canada, York Region Planning and Development Services Department, 2008.

Aurora

The Town of Aurora is anticipated to reach a population of almost 70,500 by 2031, an increase of approximately 21,000 from the 2006 population of 49,600. This represents a growth rate of 1.42%. Average annual household growth over the forecast period is 352 units.

East Gwillimbury

The Town of East Gwillimbury forecast incorporates the recently completed growth management work associated with its Official Plan review. East Gwillimbury is forecast to grow to almost 88,000 people by 2031, at a growth rate of 5.7%. Additional lands will be required from the whitebelt area to accommodate the forecast. Household growth is anticipated to average approximately 1,000 units annually over the forecast period. Servicing constraints will moderate growth during the earlier parts of the forecast period.

Georgina

The majority of growth in the Town of Georgina will occur in the communities of Keswick and Sutton. Secondary plan work has been completed for these communities that will ensure the required sewage and water treatment plant upgrades will be in place. The Town has the potential to grow to approximately 71,000 people by 2031. This represents a population growth rate of 1.9% with average household growth of over 450 units per year.

King

Growth in King Township will be concentrated in the communities of King City, Schomberg and Nobleton. King Township's population estimate for 2006 of approximately 20,300 is anticipated to increase to approximately 35,000 by 2031. This represents an annual growth rate of 2.2%. Household growth is expected to average approximately 240 units per year.

Markham

The Town of Markham will continue to experience strong levels of growth throughout the forecast horizon, reaching a population of over 423,000 by 2031. This represents a population increase of approximately 150,000 and an annual growth rate of 1.8%. Average annual household growth of almost 2,500 units is anticipated. Additional lands will be required from the whitebelt area to accommodate the forecast.

Newmarket

The Town of Newmarket has land supply constraints that limit the Town's long-term growth potential. The Town's share of York Region's growth will diminish as its land supply is exhausted. The forecast anticipates that the Town has the potential to grow to over 97,000 people by 2031. This represents a 0.9% growth rate with average annual household growth of almost 400 units over the twenty-five year forecast horizon.

Richmond Hill

The Town of Richmond Hill is assumed to maintain its healthy growth rate in the short to medium term of the forecast. Land supply constraints will limit the municipality's growth potential in the longer term. The population is anticipated to reach 243,000 by 2031 at a growth rate of 1.5%.

Vaughan

The City of Vaughan will continue to experience strong levels of growth throughout the forecast period, reaching a population of over 419,000 by 2031. This represents a population increase of approximately 170,000 and an annual growth rate of 2.1%. Average annual household growth of almost 2,650 units is anticipated. Additional lands will be required from the whitebelt area to accommodate the forecast.

Whitchurch-Stouffville

The community of Stouffville will accommodate the majority of the Town of Whitchurch-Stouffville's growth. The population forecast of approximately 61,000 by 2031 represents a growth rate of 3.6%. Household growth is forecast to average almost 600 units annually.

Employment Forecast Methodology and Assumptions

The GTAH is an attractive location for businesses to locate

The premise of the employment forecast for the GTAH and York Region is that the economy will continue to provide the necessary opportunities to generate additional job growth in order to maintain healthy levels of labour force participation. The GTAH is a major economic centre of Ontario and Canada and is home to approximately 6.3 million residents and 3.2 million jobs (2006). The GTAH economy is diversified and has seen significant growth in service sector jobs, but continues to maintain strong manufacturing and distribution activities. In fact, the GTAH economy is one of North America's most heavily industrialized economies and is anticipated to maintain a strong manufacturing base.

Employment Forecast for the GTAH

York Region's employment forecast model uses a similar methodology to the forecasting method used in generating the forecasts for the *Growth Plan*. Employment for the GTAH is forecast as follows:

- a. Participation rates are applied to the GTAH population forecast by age and gender to generate the labour force by age group and gender.
- b. The labour force is summed and a forecasted unemployment rate is applied to generate the employed labour force.
- c. The employed labour force is adjusted to account for net-in-commuting to generate employment for the GTAH.

Labour Force Participation

The employment forecast for the GTAH to 2031 is driven by the economic outlook for the GTAH and the available labour force. The labour force is calculated using the GTAH population forecast by age and gender and applying labour force participation rates. Statistics Canada has prepared labour force forecasts for Canada and the Provinces from 2006 to 2031 as highlighted in a feature article in the 'Canadian Economic Observer' for June 2007. Statistics Canada's labour force participation rates for the Province of Ontario from the *Rising Participation* scenario were used to derive labour force participation rates for the GTAH to 2031.

The Statistics Canada forecast adjusts labour force participation rates upward between 2006 and 2021 (for most 5 year age cohorts) to reflect emerging demographic trends such as an ageing baby boomer demographic that are anticipated to tighten labour market conditions substantially. The GTAH labour force participation rate data from the 2006 Census was used as the base. Participation rates for each 5 year age and gender group for the GTAH were adjusted using the same percentage increment applied in the Statistics Canada labour force forecast from 2006 to 2021. Participation rates for both males and females were maintained at 2021 levels through to 2031. The following highlights the key factors of the analysis;

Male Participation Rates

- Modest increases under 55 years of age.
- Increases for the 55 to 64 age cohort from a range of 4% to under 8%.
- 65 years of age and over maintained at 2006 rates.

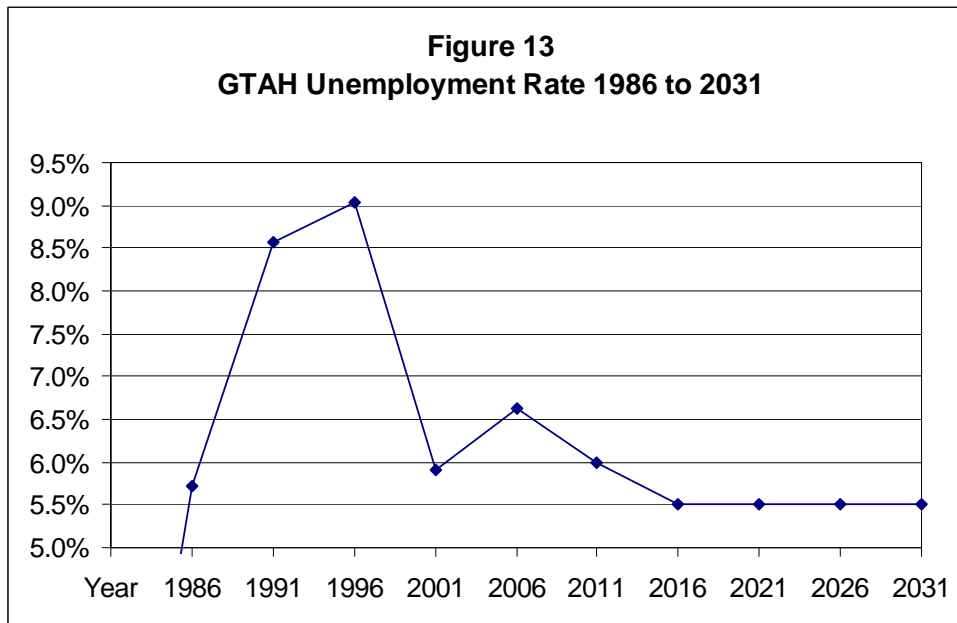
Female Participation Rates

- Modest increases less than 25 years of age.
- Females within 25 to 54 years increased from a range of 4% to 5%.
- Increases for the 55 to 64 years within the 15% range.
- 65 years of age and over increased 2% from 2006 rates.
- Female participation rates still remain lower than male participation rates within the same age cohorts. Increased female participation rates reflect an increase in dual income families as well as more women entering (and remaining) in the workforce.

Based on the Census population (unadjusted for the undercount) total GTAH participation rates increase slightly from 67.3% in 2006 to 67.8% by 2016 and then decline to 64.7% in 2031. The above adjustments generate a forecasted labour force for the GTAH of 4.45 million in 2031. The majority of growth in the labour force will be in the earlier period of the forecast, with slower growth anticipated post 2021.

Adjustment for Unemployment and Net-In-Commuting

In order to derive total employment in the GTAH, the forecasted labour force for the GTAH is adjusted for unemployment and an assumption for net-in-commuting from surrounding municipalities outside the GTAH. Figure 13 illustrates the GTAH unemployment rate from 1986 to 2031. Unemployment will remain in the range of 5.5% to 6.0% over the forecast period. Based on these further adjustments, total employment for the GTAH is estimated at 4.36 million by 2031.



Source: Statistics Canada, York Region Planning and Development Services Department, 2008.

Employment for the GTAH distributed to three employment types

Employment in the forecast has been categorized into three employment types: Major Office, Population-Related and Employment Land Employment. These three categories are consistent with those used in the *Growth Plan* background forecast work. A brief description of these three employment types is provided below:

Major Office Employment

Major office employment is defined as employment occurring in office buildings of 1,860 square metres (20,000 sq.ft.) or larger. Finance, insurance and real estate activities and business services are typical examples of this type of office employment. City or town halls, police stations, hospitals and school board offices are not included in this category and are classified as population-related employment. Major office employment can occur virtually anywhere within an urban area and typically does not require large vacant greenfield land areas. Ideally, major office employment growth should be focused along centres and corridors to better leverage infrastructure investment and promote transit use.

Population-Related Employment

Population-related employment consists primarily of employment which serves the local population, such as retail services, education services, municipal government services, social and community services, medical services and local office uses (local banks, local legal and accounting offices, etc). This

employment tends to evolve according to the location of the resident population. Population-related employment also includes work at home employment.

Employment Land Employment

Employment land employment occurs in industrial or employment areas, and includes activities such as manufacturing, research and development, wholesale trade, warehousing, distribution, and ancillary uses, and does not include employment already classified in the other two categories. Employment land employment includes a number of industry sectors and a limited amount of ancillary uses such as small scale office and retail uses. This type of employment generally requires new vacant greenfield land for development.

Employment for the GTAH by Type

According to the forecasts prepared for the *Growth Plan*, the distribution of employment by type for the GTAH includes 42% employment land employment, 35% population-related and 24% major office. The *Growth Plan* forecast also provides estimates of the employment type for each upper and single tier municipality in the GTAH. York Region has the benefit of a detailed annual employment survey that the Region has used to refine its employment type distribution (see Table 5). The survey is considered the most accurate source of employment information in York Region. This information is supplemented with a geocoded database of major office structures across York Region. As a result, the Region is able to derive a more accurate picture of the distribution of jobs within the three employment categories for York Region. The employment forecast uses York Region Employment Survey data to distribute the 2006 York Region employment base of 462,000 jobs.

**Table 5
York Region Employment by Type, 2006**

Employment Land	Population-Related	Major Office
44%	42%	14%

Source: York Region Planning and Development Services, 2008.

The forecast assumes that the distribution of employment type for the remaining GTAH municipalities (as estimated in the *Growth Plan* forecast) is unchanged. The adjusted York Region distribution has little effect on the overall GTAH employment type distribution and no major changes to the distribution for the GTAH are forecast to 2031.

Employment Forecast Assumptions by Land Use Type in the GTAH

Major Office Employment

Historically, growth in major office employment has grown at a more rapid rate than the rate of total employment growth. As a share of total employment in the GTAH, major office has increased from 20% in 1986 to slightly less than 24% in 2006. Over the forecast period, this share increases slightly from 23.6% in 2006 to 24.4% by 2031.

Major office building square footage is derived from the forecast of major office jobs by applying a floor space per worker assumption within the range of 21.8 and 22.8 square meters per worker over the forecast horizon and by assuming a major office vacancy rate of approximately 8%. In 2031, approximately 24.3 million square meters of major office floor space is anticipated, an increase of over 8.2 million square meters between 2006 and 2031. This translates into an increase of 308,000 major office jobs in the GTAH over the forecast period.

Population-Related Employment

Population-related employment has historically been within a range of 36% to 38% of total employment in the GTAH. There have been some efficiencies in this type of employment in recent years with the advent of banking machines and self scanning machines in supermarkets. Over the forecast period (2006 to 2031),

the share of population-related employment is forecasted to decline slightly from 36.4% in 2006 to 35.6% in 2031, as labour force shortages take hold and these types of efficiencies continue.

Employment Land Employment

Employment land employment is derived as the residual component of the share of total employment once the forecasted shares of both population-related and major office employment are determined. This category is anticipated to remain at approximately 40% of total employment.

York Region's Share of the Employment Forecast for the GTA

York Region is committed to maintaining a balance between population and employment. This balance is essential to ensure the long term economic vitality of the Region over the forecast period. Attracting the level of employment growth forecasted will be a challenge. The effective placement of employment growth (in terms of volume, location and employment type) will help to address several key challenges, including the need to attract a large number of high quality employment opportunities that match the skills of area residents.

York Region is well positioned within the GTA market

Since its inception in 1971, York Region has experienced significant employment growth. Between 1971 and 2008, employment in York Region has grown from approximately 49,000 jobs in 1971 to 490,000 jobs by 2008. York Region's economy is diversified with a strong proportion of traditional manufacturing, transportation, distribution and industrial type uses. In recent years, there has been a shift towards service based employment such as professional, scientific and technical services, retail trade, personal and business services. Both the business services sector and health care and social assistance sector, in particular, have experienced significant growth. Since 1998, these two sectors have seen growth in excess of sixty-five percent. These sectors will help to support a larger proportion of office growth in York Region.

York Region's Major Office Employment

The York Region Employment Survey estimates that major office employment accounts for fourteen percent of total employment. This equates to approximately 66,000 major office jobs in York Region in 2006. Major office employment is anticipated to expand from the strong existing base in Markham and Richmond Hill, as well as emerging major office destinations such as the Town of Aurora and the City of Vaughan. Growth in major office will also be supported by the Region's significant investment in transit along regional centres and corridors.

York Region's share of major office growth in the GTA is forecasted based on the historic rate of major office growth and potential demand that considers the Region's strong existing base and planned infrastructure improvements, such as the extension of the subway into York Region and the further advancement of 'VIVA', the Region's rapid transit system. Significant major office growth is anticipated in York Region. However, York Region's share of major office growth in the GTA declines over the forecast period from 29% between 2001 and 2006 to 15% between 2026 and 2031. This decline reflects the ongoing strength of the City of Toronto's major office market and is consistent with the forecasts prepared for the *Growth Plan*. In 2031, there are 125,700 major office jobs forecast in York Region in approximately 2.87 million square feet of total occupied office space (using an 8% vacancy assumption). Table 6 illustrates York Region's share of the major office employment growth in the GTA for 2001 to 2031.

<i>Year</i>	<i>Share of GTAH</i>	<i>Growth in Occupied Floor Space (sq. metres)</i>	<i>Employment Growth</i>
2001-06	29.9%	360,054	17,792
2006-11	23.0%	453,641	20,023
2011-16	20.0%	373,151	16,037
2016-21	16.0%	275,936	11,411
2021-26	15.0%	167,047	6,391
2026-31	15.0%	165,663	6,218

Source: York Region Planning and Development Services, 2008.

York Region’s Population-Related Employment

The York Region Employment Survey estimates that 42% of total York Region employment is population-related. This equates to approximately 193,000 population-related jobs in York Region in 2006. Population-related employment growth is forecast to grow in step with the Region’s share of population growth in the GTAH. The forecast builds on the existing 2006 population-related employment base and adds additional population-related employment to match the growth in population. This growth will be focused in a number of sectors including health care and social assistance, education, accommodation and food services and retail trade. Table 7 outlines York Region’s population-related employment as a percentage share of the GTAH total.

Year	Share of the GTAH Total	York Region
2001	14.5%	156,110
2006	16.6%	192,936
2011	17.6%	225,086
2016	18.3%	251,529
2021	18.7%	272,423
2026	18.8%	282,957
2031	18.9%	293,444

Source: York Region Planning and Development Services, 2008.

York Region’s Employment Land Employment

The York Region Employment Survey estimates that employment land employment accounts for 44% of total York Region employment. This equates to approximately 204,000 employment land employment jobs in York Region in 2006. York Region’s future share of employment land employment in the GTAH is based on a consideration of the historic share of employment land employment growth in the GTAH, the supply of serviced vacant employment land, the potential for additional greenfield lands available for employment land uses, and the Region’s proximity and transportation access to key local and Regional markets. The forecast anticipates ongoing demand for employment land uses in York Region. Table 8 illustrates York Region’s share of the 905 municipalities employment land employment growth between 2001 and 2031.

Table 8 York Region Employment Land Employment		
Year	Share of 905	Employment Growth
2001-06	30%	22,200
2006-11	35%	54,000
2011-16	37%	47,800
2016-21	38%	34,800
2021-26	38%	20,400
2026-31	38%	19,000

Source: York Region Planning and Development Services, 2008.

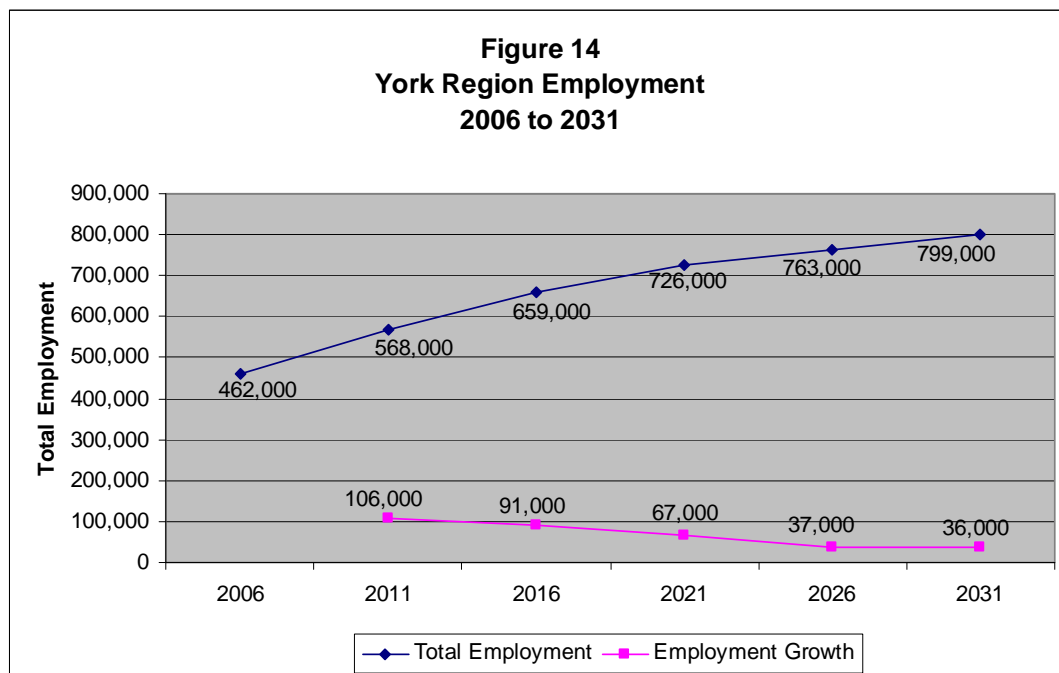
York Region Employment Forecast Summary

336,000 New Jobs are required in York Region by 2031

As of mid-year 2006, there were approximately 462,000 jobs in York Region. These jobs are within a variety of industry sectors, with the largest proportion of employment in service-producing sectors. Over the next 25 years, employment totals are forecasted to increase in all three employment types. Over the forecast period, the supply of vacant land is anticipated to become constrained. As such, it is important to identify and protect Regionally significant vacant employment lands for future use. An urban boundary expansion will be required to accommodate the forecasted growth for employment lands. The rate of growth of both major office and employment land employment is anticipated to exceed the growth in population-related employment. By 2031, approximately 799,000 people will be employed in York Region. This represents an increase of 336,000 jobs or 13,500 jobs per year over 25 years. Attracting and accommodating this level of employment growth is a major challenge in York Region. A summary of York Region employment by type is provided in Appendix O to Appendix R.

Employment to increase steadily over the forecast period

Employment is forecasted to increase steadily over the 25 year forecast period; however, the rate of growth will decline towards the end of the forecast. Figure 14 illustrates York Region’s total employment and employment growth from 2006 to 2031.



Source: York Region Planning and Development Services, 2008

The forecasted employment growth for York Region is approximately 20,000 jobs higher than the *Growth Plan* forecast and reflects York Region’s continued efforts to create and maintain a strong and balanced relationship between residents and jobs for each community within the Region.

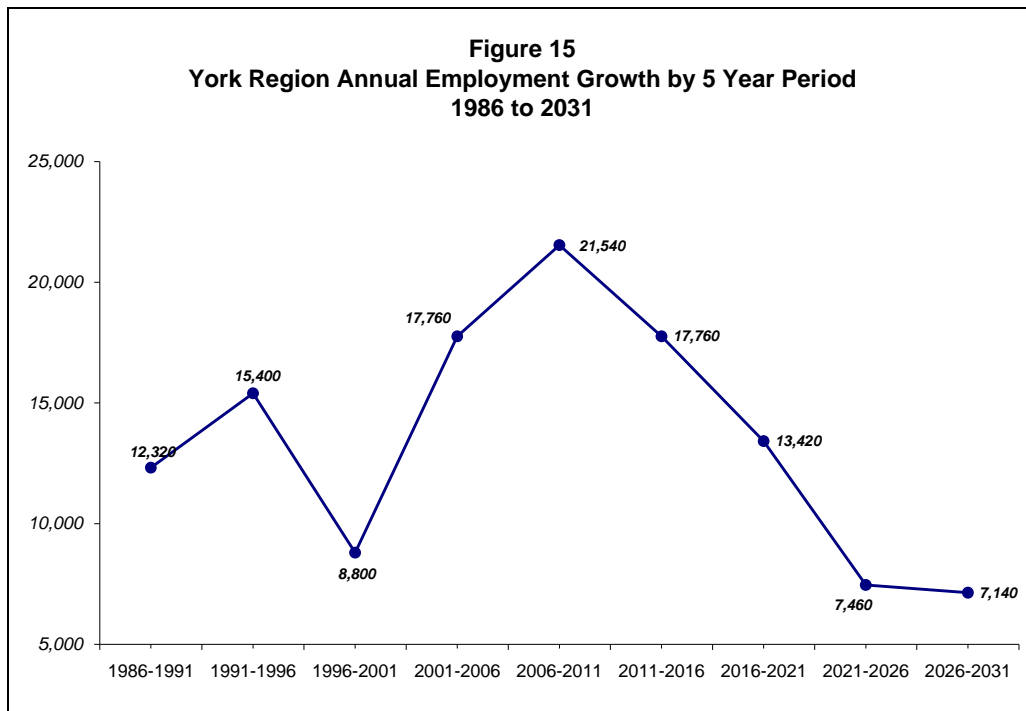
Strategically located employment lands will need to be identified and protected

A significant portion of the total employment growth is anticipated to locate on employment lands. An urban boundary expansion will be required to accommodate the forecasted growth for employment lands to 2031. There is also a limited supply of strategically located employment lands that need to be protected for the longer term (i.e. post 2031). Businesses often require locations with excellent access to major transportation routes and existing local and regional markets. A long term perspective to planning for employment is required in order to protect these lands, particularly lands that are strategically located adjacent to major existing or proposed infrastructure, such as 400 series highways. Despite the challenges, this is an opportunity for York Region to attract high quality employment that will help to maintain a high quality of life for the Region’s residents.

Employment growth is strongest between 2006 and 2021

Employment growth occurs most rapidly between 2006 and 2021, with slower growth recorded in subsequent years. This is the result of stronger labour force growth occurring during the next 15 years. The retirement of the baby boom generation, a declining population growth rate and the ageing of society results in a significantly slower rate of growth post 2021.

Since 1998, York Region has attracted between 15,000 and 20,000 jobs per year. At the peak of the anticipated employment growth in 2011, York Region will add 20,000 to 22,000 jobs per year. Beyond 2021, the employment growth rate moderates to approximately 7,000 to 10,000 new jobs per year (Figure 15). However, the recent economic slowdown in 2008 may be a key area of risk in York Region achieving the forecasted growth in the short term.



Source: York Region Planning and Development Services, 2008

Employment Growth by Land Use Type

Over the 25 year period, major office employment is forecasted to grow at an average annual rate of 3.7%, the fastest growth among the three categories. The second fastest growing employment category is employment land employment (3.5%) followed by population-related employment (2.1%). The anticipated growth in major office employment is forecasted to occur within both Regional Centres and Corridors and employment lands. There is a large existing stock of major office structures on employment lands, which are expected to continue to attract office type development. This represents a challenge in York Region to direct this type of development along major transit corridors. The growth in population-related employment occurs in unison with the population growth over the forecast period. Employment land employment growth will occur on currently approved vacant employment lands, through the redevelopment of underutilized employment lands and on additional lands required in the whitebelt. Table 9 illustrates total employment and employment growth in each category over the forecast period.

Year	Major Office	Population-Related	Employment Land	Total
2006	65,600	193,000	204,000	462,600
2011	85,700	225,000	258,000	568,000
2016	102,000	252,000	305,000	659,000
2021	113,000	272,000	340,000	726,000
2026	119,000	283,000	361,000	763,000
2031	126,000	293,000	380,000	799,000
Growth from 2006 to 2031	60,400	100,000	176,000	336,400
Growth Share 2006 to 2031	18%	30%	52%	100%

Source: York Region Planning and Development Services Department, 2008.

Note: Figures are rounded to the nearest hundred.

York Region Employment Forecast by Local Municipality Summary

Employment anticipated to increase in all local municipalities

The York Region Employment Forecast is distributed to the local municipalities based on shares of growth by the three employment types. Major office uses will be concentrated in Markham, Richmond Hill and Vaughan, expanding upon existing major office markets and leveraging the significant transit investment in these areas. The northern municipalities of Aurora, Newmarket and East Gwillimbury are also anticipated to attract a small share of the major office growth. Population-related employment is anticipated to increase in step with the population growth in each local municipality. Employment land employment growth is distributed to each local municipality based on a number of factors, including their current and potential supply of vacant employment lands, anticipated employment densities and existing clusters of business activity. Employment growth is anticipated to occur in all of York Region’s nine local municipalities. The level of growth for each local municipality is dependent on a number of factors such as:

- The current supply of available designated employment lands for employment land employment.
- Intensification potential within Regional Centres and Corridors.
- The availability of whitebelt lands for future employment uses on greenfield lands.
- The nature and type of employment uses in each local municipality and anticipated employment densities.

The following provides a brief description of the forecasted employment growth for each local municipality:

Aurora

The Town of Aurora is anticipated to accommodate 35,000 jobs by 2031, an increase of approximately 15,000 from the 2006 estimate of 20,300. This represents an annual growth rate of 2.2% over the 25 year period. Approximately 58% of Aurora's total employment growth will be on employment lands, while population-related and major office employment account for 28% and 13%, respectively. The major office employment growth in Aurora includes the recently completed State Farm Insurance Head Office, with additional office growth anticipated within the same employment area.

East Gwillimbury

The Town of East Gwillimbury is forecasted to grow to approximately 32,000 jobs by 2031, at an annual growth rate of 7% over the 25 year period. Accommodating an additional 26,000 jobs (more than the existing employment base in the Town of Aurora) in East Gwillimbury will be a challenge. Approximately 61% of the anticipated growth will occur on employment lands, while 37% will be population-related and 2.3% will be in major office structures. The East Gwillimbury forecast considers the recently completed growth management work associated with its Official Plan review. There is a considerable amount of additional employment lands in East Gwillimbury. Employment growth in East Gwillimbury will be monitored carefully to ensure adequate employment lands are brought on stream as required.

Georgina

The majority of employment growth in the Town of Georgina will occur in the Keswick Business Park. This is primarily due to employment land supply limitations elsewhere in the Town. In fact, approximately 70% of the 2031 forecasted growth will be on employment lands with the vast majority (98%) in the Keswick Business Park. The remainder of the 2031 employment growth in Georgina (4,100 jobs) is anticipated to be population-related.

King

Growth in King Township will be concentrated in King City, Schomberg and Nobleton and will be equally divided between employment land and population-related employment. King's anticipated employment for 2031 is 12,100, an increase of approximately 5,000 employees. This represents an annual growth rate of 2.2%.

Markham

The Town of Markham will continue to experience strong levels of growth throughout the forecast horizon, reaching over 249,000 by 2031. This represents an increase of approximately 104,000 jobs, and an annual growth rate of 2.2%. Major office employment will continue to play a significant role in Markham, accounting for approximately 40% of total employment growth. Markham's employment land employment densities are higher than the York Region average. Over the forecast period, the Town will require additional whitebelt designations to achieve the forecasted employment growth.

Newmarket

The Town of Newmarket has land supply constraints that limit the Town's long-term growth potential. Newmarket's share of York Region's growth will diminish as its land supply is exhausted. The Town is home to some of the densest employment areas in York Region. The forecast anticipates that Newmarket has the potential to grow to over 49,000 jobs by 2031. This represents a 0.7% growth rate with average annual employment growth of over 300 jobs over the twenty-five year forecast period. The Newmarket Centre has the potential to attract major office employment over the forecast period.

Richmond Hill

The Town of Richmond Hill is assumed to maintain its healthy growth rate in the short to medium term of the forecast. There are 286 net hectares of vacant employment land in Richmond Hill, with higher than average regional densities anticipated in these areas. The relatively higher densities reflect the current higher density development in the Town's occupied areas. Land constraints will limit Richmond Hill's growth potential in the longer term. The Town is anticipated to add approximately 40,000 jobs by 2031 with the majority of the growth occurring by 2021. In total, employment in Richmond Hill is forecasted to reach approximately 100,000 jobs, growing by 2.0% per year over the forecast period.

Vaughan

The City of Vaughan is anticipated to experience the largest share of employment growth in York Region. The City is host to a strong manufacturing sector that is anticipated to continue. Moreover, it is anticipated that the emerging Regional Centre and subway extension will attract a significant amount of major office growth to Vaughan. Employment in Vaughan will grow from 162,000 jobs in 2006 to 247,000 jobs in 2031, representing an annual employment growth rate of 2.1% over the 25 year period. Almost 70% of the employment growth will be in Vaughan’s strategically located employment lands.

Whitchurch-Stouffville

The majority of employment growth in the Town of Whitchurch-Stouffville will be directed to the community of Stouffville. Approximately 24,000 jobs are forecast by 2031, which represents an annual growth rate of 3.2%. The majority (88%) of the growth is anticipated to occur by 2021 and will be in both population-related and employment land employment.

A detailed summary of the local municipal employment forecast by employment land use category is available in Appendix O to R.

Southern York Region anticipated to attract the largest proportion of employment growth

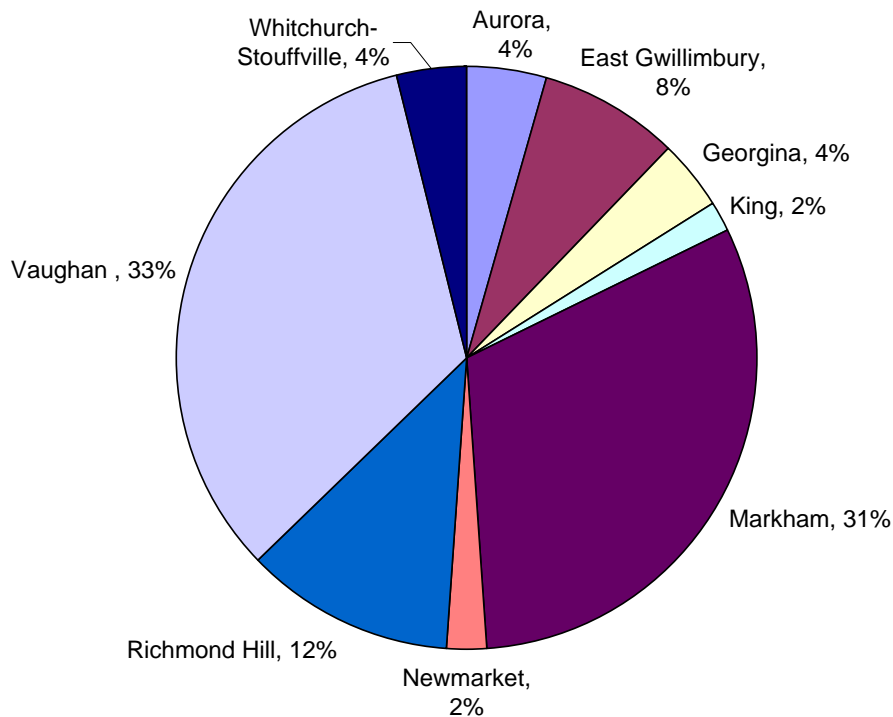
As illustrated in Table 10 and Figure 16, the largest percentage of employment growth in York Region to 2031 will be focused in the southern municipalities of Vaughan, Markham and Richmond Hill. The ongoing challenge in York Region will be the ability to attract jobs in order to maintain a strong balance between population and employment in each local municipality.

**Table 10
Total Employment by Local Municipality
2006 to 2031**

Municipality	Total Employment 2006	Total Employment 2031	Employment Growth 2006-31	2006-31 Avg Annual Increase (%)
Aurora	20,300	34,700	14,400	2.2%
East Gwillimbury	5,900	31,800	25,900	7.0%
Georgina	8,000	21,700	13,700	4.1%
King	7,100	12,100	5,000	2.2%
Markham	144,800	248,500	103,700	2.2%
Newmarket	42,100	49,700	7,600	0.7%
Richmond Hill	61,100	100,600	39,500	2.0%
Vaughan	162,200	275,900	113,700	2.1%
Whitchurch-Stouffville	10,900	23,700	12,800	3.2%
York Region	462,400	798,700	336,400	2.2%

Source: York Region Planning and Development Services, 2008

Figure 16
York Region Local Municipal Shares of Employment Growth 2006-2031



Source: York Region Planning and Development Services, 2008.

Significant employment growth anticipated to occur in northern York Region

Over the forecast period, the distribution of growth throughout the Region is anticipated to shift significantly. The municipalities of East Gwillimbury and Georgina will play a more prominent role in accommodating future employment growth. This growth will be accommodated within the Keswick Business Park in Georgina, the Queensville employment area, as well as other areas proposed in East Gwillimbury, as identified in the Town’s growth management work. The shift is the result of various factors including increased infrastructure investment (particularly water and wastewater servicing and transportation/transit improvements), a diminished supply of available lands in the southern municipalities, and a large supply of whitebelt lands available in the Town of East Gwillimbury.

Attracting and accommodating this level of employment growth is a major challenge in York Region. This requires the preservation of large geographic areas of strategically located lands for employment uses. A long term perspective to planning for employment is a key factor in protecting these lands, particularly lands that are strategically located adjacent to major existing or proposed infrastructure, such as 400 series highways. Despite the challenges, this is an opportunity for York Region to attract high quality sustainable employment that will help to maintain a high quality of life for the Region’s residents.

York Region Population and Employment Forecasts for 2031 to 2051

York Region has also prepared a 2051 growth scenario that analyzes potential population and employment growth beyond the 2031 planning horizon. The 2051 forecast assumes that all of the whitebelt lands in the Region, with the exception of lands identified for environmental protection, will be developed for residential and employment purposes. Forty-four percent (44%) of the whitebelt area will be protected natural heritage areas.

Forty percent (40%) of the available whitebelt lands are assumed to be used by 2031 in order to accommodate the forecast of 1.5 million people and 799,000 jobs. The remaining whitebelt lands have the potential to accommodate significant growth beyond the 2031 horizon.

The 2051 forecast was developed to assist Regional staff in taking a comprehensive planning approach and a long term view, in order to plan efficiently for environmental, infrastructure and land use development requirements. The longer time horizon also allows the Region to identify and protect lands for employment uses. It is essential that future employment lands are protected for employment uses, as these uses have locational and site-specific requirements; many of which are also attractive to residential developers. Employment lands must have reasonable proximity to major transportation corridors, must be serviced, and, in some cases, must be physically separated from non-compatible uses. Additionally, in order to attract a diverse employment base, the supply of vacant lands must include a variety of parcel sizes. Some major manufacturers require large swaths of land in order to operate effectively while others may only require small parcels of land.

York Region's 2051 forecasts are based on a long term forecast horizon and therefore include a great deal of uncertainty. The intent is to provide general guidance on the long term population and employment growth potential in York Region to the year 2051. This information identifies long term infrastructure investment requirements and will help to ensure the protection of the long term supply of strategically located employment lands. The 2051 forecast is subject to sensitivity and risk, and will need to be monitored carefully.

The 2051 forecast uses the Region's in-house forecast model and is based on the identical methodology used to generate the forecasts to 2031. The model forecasts population and households and employment for the GTA and then distributes a share of this growth to York Region and the local municipalities based on a share analysis of the GTA housing market and a share of the three land use based employment types.

Key assumptions for the post 2031 forecast period include the following:

- The economic outlook for the GTA was assumed to remain positive.
- Annual immigration to Canada was adjusted upwards to 300,000.
- The share assumptions for net migration into the GTA for the latter part of the 2031 forecast were continued through to 2051.
- Similarly, labour force participation rates for the latter part of the 2031 forecast were continued to 2051, with the exception of a slight decline for the 65 and over age group category to reflect the higher proportion of retired people over the age of 70.

The following population and employment figures are forecasted for the GTAH (Table 11):

Table 11 Population and Employment Forecast for the GTAH 2031 to 2051			
	Population	Employment	Activity Rate
2031	8,622,400	4,356,200	51%
2041	9,601,600	4,868,100	51%
2051	10,492,300	5,376,700	51%

York Region Planning and Development Services, 2008

York Region’s share of residential growth in the GTAH for the post 2031 horizon

York Region’s share of residential growth within the GTAH market was based on the following:

- An extensive analysis of the potential York Region greenfield land supply and resulting capacity of the whitebelt lands for residential uses was undertaken.
- The minimum 40% residential intensification target was assumed to continue in conjunction with the build out of the greenfield land supply in the whitebelt lands. Intensification was defined as growth within the built-up area of the Region. The Region’s post 2031 built up area does not correspond to the built boundary as defined by the Province in 2006.
- As the residential greenfield land supply in the Region was exhausted, all further growth in the Region was assumed to be in the form of intensification.

Table 12 depicts the Region’s residential growth post 2031.

Table 12 York Region Residential Growth 2031 to 2051					
	Singles	Semis	Rows	Apts	Total
Intensification	0	0	7,000	51,800	63,700
Whitebelt	25,300	4,200	12,700	18,500	60,700
Total	25,300	4,200	19,700	70,200	124,400

York Region Planning and Development Services, 2008.

York Region’s share of employment growth in the GTAH for the post 2031 horizon

York Region’s share of the GTAH employment market was based on the following:

- York Region maintains a healthy share of the GTAH major office market, while population-related employment continues to grow in step with population growth.
- Additional employment lands within the whitebelt were identified and the potential capacity of these lands was estimated using densities that are consistent with the forecast to 2031.
- An evaluation of the Region’s future activity rate (ratio of jobs to population) was undertaken to ensure that the Region’s employment total within the context of the GTAH market was within reason.

The Region’s post 2031 population and employment forecast is illustrated in Table 13.

Table 13			
York Region Population and Employment Forecast			
2031 to 2051			
	Population	Employment	Activity Rate
2031	1,507,500	799,000	53%
2041	1,706,100	912,600	53%
2051	1,804,600	968,700	54%

York Region Planning and Development Services, 2008.

Conclusions

York Region is forecasted to grow to a population of 1.5 million with employment reaching 799,000 by 2031. Accommodating this level of growth will be a challenge. Significant investment in water and wastewater servicing, transportation infrastructure and human services is required to support this growth. Both the Federal and Provincial governments will need to be partners in providing a large portion of this investment.

An additional 577,000 people and 336,000 jobs are forecast in York Region between 2006 and 2031. The majority of the population growth will be due to migration of people into the Region. Employment growth will occur from job opportunities arising from providing services to this rapidly growing population and from developing the Region’s serviceable supply of employment lands. Additional lands for both population and employment will be required to accommodate this growth.

York Region will experience a demographic shift towards an older, more diverse society. Levels of natural increase will remain below replacement levels. The labour force growth rate will decline as the baby boom generation retires. It is anticipated that immigration levels into Canada will continue at high levels. The changing age structure of the forecast population and the arrival of large numbers of immigrants from a variety of cultural backgrounds will put increased pressures on the Region’s services, programs and facilities.

The revised and updated forecasts in this report will be incorporated into the Regional Official Plan. The forecasts will continue to be reviewed at least every five years to coincide with the availability of Census results and the five year review of the Regional Official Plan.

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APPENDIX A
 FERTILITY AND MORTALITY
 RATES FOR THE GTAH

1997-2001 Average GTAH Fertility Rates		
Age	Total GTAH Fertility Rate *	Adjusted GTAH Fertility Rate
< 19	0.01172	0.01125
20 - 24	0.04522	0.04341
25 - 29	0.09230	0.08861
30 - 34	0.10344	0.09930
35 - 39	0.04948	0.04750
40 +	0.00986	0.00946
Total Rate	1.56	1.50

Age	1997-2001 Average GTAH Mortality Rates		2026-2031 Average GTAH Mortality Rates	
	Male	Female	Male	Female
	0 - 4	0.00127	0.00098	0.00063
5 - 9	0.00013	0.00011	0.00005	0.00006
10 - 14	0.00013	0.00009	0.00006	0.00007
15 - 19	0.00044	0.00016	0.00021	0.00012
20 - 24	0.00058	0.00025	0.00028	0.00016
25 - 29	0.00063	0.00033	0.00048	0.00023
30 - 34	0.00083	0.00042	0.00062	0.00034
35 - 39	0.00118	0.00067	0.00095	0.00052
40 - 44	0.00163	0.00088	0.00113	0.00054
45 - 49	0.00244	0.00148	0.00143	0.00092
50 - 54	0.00400	0.00240	0.00213	0.00135
55 - 59	0.00657	0.00419	0.00343	0.00264
60 - 64	0.01102	0.00628	0.00569	0.00380
65 - 69	0.01877	0.01104	0.00994	0.00793
70 - 74	0.03053	0.01715	0.01851	0.01271
75 - 79	0.05210	0.03138	0.03381	0.02370
80 - 84	0.08164	0.05646	0.05656	0.04383
85 - 89	0.14256	0.10139	0.12257	0.09772
90 +	0.24471	0.20842	0.21039	0.20087

Base data source: Statistics Canada, Health Reports and Census.

Note: Adjustment factor of 0.96 used on Total GTAH Fertility Rate to account for migration.

APPENDIX B
 HISTORICAL INTERNATIONAL FLOW OF IMMIGRANTS AND EMIGRANTS
 FOR CANADA, 1961 - 2006

YEAR	Immigration	Emigration	Net Flow of Migrants
1984	88,592	57,770	30,822
1985	83,925	55,202	28,723
1986	88,657	50,595	38,062
1987	130,880	47,707	83,173
1988	152,211	40,978	111,233
1989	177,632	40,395	137,237
1990	203,357	39,760	163,597
1991	221,382	43,692	177,690
1992	244,281	45,633	198,648
1993	266,890	43,993	222,897
1994	235,360	49,456	185,904
1995	220,738	52,069	168,669
1996	217,478	48,396	169,082
1997	224,857	52,815	172,042
1998	194,459	51,816	142,643
1999	173,194	48,008	125,186
2000	205,710	48,089	157,621
2001	252,533	47,766	204,767
2002	256,334	38,928	217,406
2003	199,173	36,013	163,160
2004	239,082	37,911	201,171
2005	244,579	38,249	206,330
2006	254,359	38,551	215,808

YEAR	Immigration	Emigration	Net Flow of Migrants
1961	71,700	72,300	-600
1962	74,600	76,700	-2,100
1963	93,200	83,600	9,600
1964	112,600	92,400	20,200
1965	146,800	105,300	41,500
1966	194,700	91,500	103,200
1967	222,900	108,500	114,400
1968	184,000	100,000	84,000
1969	161,500	90,100	71,400
1970	147,700	81,000	66,700
1971	121,900	70,100	51,800
1972	117,036	66,034	51,002
1973	138,526	63,850	74,676
1974	217,456	83,501	133,955
1975	209,283	78,021	131,262
1976	170,028	66,714	103,314
1977	130,931	57,807	73,124
1978	100,967	63,321	37,646
1979	84,518	62,358	22,160
1980	143,825	49,879	93,946
1981	127,238	44,863	82,375
1982	135,339	54,786	80,553
1983	101,404	59,226	42,178

Source: Statistics Canada, Annual Demographics, Demography Division.

**APPENDIX C
IMMIGRATION
TO CANADA, ONTARIO AND THE GTAH**

	IMMIGRATION			
	Canada Immigration	% to Ontario	Ontario Immigration	% to GTAH
1976-1981	117,500	46.47%	54,600	61.54%
1981-1986	99,600	45.48%	45,300	64.68%
1986-1991	177,100	53.92%	95,500	70.47%
1991-1996	236,900	53.31%	126,300	73.16%
1996-2001	210,200	55.61%	116,900	80.84%
2001-2006	235,000	55.25%	129,800	83.25%
2006-2011	225,000	54.00%	121,500	80.00%
2011-2016	225,000	53.00%	119,300	77.00%
2016-2021	225,000	53.00%	119,300	75.00%
2021-2026	225,000	53.00%	119,300	75.00%
2026-2031	225,000	53.00%	119,300	75.00%
				GTAH Immigration
				33,600
				29,300
				67,300
				92,400
				94,500
				108,100
				97,200
				91,900
				89,500
				89,500
				89,500

Base data source: Statistics Canada, Annual Demographics, Demography Division.

Note: Figures rounded to the nearest hundred.

APPENDIX D
EMIGRATION
FROM CANADA, ONTARIO AND THE GTA/H

	Canada		% from Ontario		Ontario		% from GTA/H		GTA/H	
	Emigration		Ontario		Emigration		GTA/H		Emigration	
1976-1981	25,100		47.01%		11,800		0.00%		0	
1981-1986	29,000		44.48%		12,900		0.00%		0	
1986-1991	27,700		45.13%		12,500		42.40%		5,300	
1991-1996	50,700		48.32%		24,500		51.43%		12,600	
1996-2001	57,100		43.43%		24,800		53.23%		13,200	
2001-2006	45,500		43.00%		19,600		51.50%		10,100	
2006-2011	51,000		45.00%		23,000		52.00%		12,000	
2011-2016	51,000		45.00%		23,000		52.00%		12,000	
2016-2021	51,000		45.00%		23,000		52.00%		12,000	
2021-2026	51,000		45.00%		23,000		52.00%		12,000	
2026-2031	51,000		45.00%		23,000		52.00%		12,000	

Base data source: Statistics Canada, Annual Demographics, Demography Division.

Note: Figures rounded to the nearest hundred.

APPENDIX E
NON-PERMANENT RESIDENTS IN CANADA, ONTARIO AND THE GTAH

	Canada Total	Canada Net Change	Ontario Total	Ontario Net Change	Ontario Total Share	Ontario Change Share	GTAH Total	GTAH Net Change	GTAH Total Share	GTAH Change Share
1976-1981	108,000	6,300	57,200	3,200	52.96%	50.79%	N/A	N/A	N/A	N/A
1981-1986	154,500	9,500	83,200	4,800	53.85%	50.53%	N/A	N/A	N/A	N/A
1986-1991	355,300	43,500	203,100	25,900	57.16%	59.54%	166,300	13,600	81.88%	52.51%
1991-1996	276,100	-30,300	148,600	-22,900	53.82%	75.58%	120,100	-17,200	80.82%	75.11%
1996-2001	268,900	15,000	124,200	7,600	46.19%	50.67%	92,200	7,100	74.24%	93.42%
2001-2006	381,800	17,700	184,000	7,500	48.19%	42.37%	130,100	3,000	70.71%	40.00%
2006-2011	0	0	0	0	0.00%	0	0	0	0.00%	0.00%
2011-2016	0	0	0	0	0.00%	0	0	0	0.00%	0.00%
2016-2021	0	0	0	0	0.00%	0	0	0	0.00%	0.00%
2021-2026	0	0	0	0	0.00%	0	0	0	0.00%	0.00%
2026-2031	0	0	0	0	0.00%	0	0	0	0.00%	0.00%

Base data source: Statistics Canada, Annual Demographics, Demography Division.
Note: Figures rounded to the nearest hundred.

APPENDIX F
NET INTERNATIONAL MIGRATION TO CANADA, ONTARIO AND THE
GTAH

	Canada Total	% to Ontario	Ontario Total	% to GTAH	GTAH Total
1976-1981	92,400	46.32%	42,800	78.50%	33,600
1981-1986	70,600	45.89%	32,400	90.43%	29,300
1986-1991	149,400	55.56%	83,000	74.70%	62,000
1991-1996	186,300	54.64%	101,800	78.49%	79,900
1996-2001	153,000	60.20%	92,100	88.17%	81,200
2001-2006	207,200	56.85%	117,800	85.82%	101,100
2006-2011	174,000	56.67%	98,600	86.51%	85,300
2011-2016	174,000	55.34%	96,300	82.97%	79,900
2016-2021	174,000	55.34%	96,300	80.48%	77,500
2021-2026	174,000	55.34%	96,300	80.48%	77,500
2026-2031	174,000	55.34%	96,300	80.48%	77,500

Base data source: As per Appendix C, D and E.

Note: Figures rounded to the nearest hundred.

APPENDIX G
NET INTER-PROVINCIAL MIGRATION TO ONTARIO AND THE GTAH

	Ontario		% to		GTAH		Ontario		% from		GTAH		Net Inter-Provincial Migration	
	In-Migration	Out-Migration	In-Migration	Out-Migration	In-Migration	Out-Migration	In-Migration	Out-Migration	In-Migration	Out-Migration	In-Migration	Out-Migration	Ontario	GTAH
1976-1981	85,600		38.20%		32,700		97,100		32.44%		31,500		-11,500	1,200
1981-1986	87,100		39.04%		34,000		62,800		32.32%		20,300		24,300	13,700
1986-1991	90,200		43.02%		38,800		77,400		43.02%		33,300		12,800	5,500
1991-1996	67,600		37.87%		25,600		75,600		37.96%		28,700		-8,000	-3,100
1996-2001	74,300		41.05%		30,500		60,500		37.36%		22,600		13,800	7,900
2001-2006	63,500		41.25%		26,200		65,500		38.50%		25,200		-2,000	1,000
2006-2011	74,000		41.00%		30,300		70,000		39.00%		27,300		4,000	3,000
2011-2016	74,000		41.00%		30,300		70,000		39.00%		27,300		4,000	3,000
2016-2021	74,000		41.00%		30,300		70,000		39.00%		27,300		4,000	3,000
2021-2026	74,000		41.00%		30,300		70,000		39.00%		27,300		4,000	3,000
2026-2031	74,000		41.00%		30,300		70,000		39.00%		27,300		4,000	3,000

Base data source: Statistics Canada, Annual Demographics, Demography Division.

Note: Figures rounded to the nearest hundred.

APPENDIX H
NET INTRA-PROVINCIAL MIGRATION TO THE GTAH

	Ontario Population	Migration Pool	% of Population	GTAH Share	% of Pool	GTAH Contribution	% of Pool	GTAH Net Intra-Provincial Migration
1976-1981	8,583,800	324,700	3.78%	139,500	42.96%	142,300	43.83%	2,800
1981-1986	9,048,900	305,200	3.37%	144,300	47.28%	143,600	47.05%	-700
1986-1991	9,866,000	400,600	4.06%	229,600	57.31%	195,000	48.68%	-34,600
1991-1996	10,690,900	367,400	3.44%	202,800	55.20%	184,900	50.33%	-17,900
1996-2001	11,374,000	379,200	3.33%	211,400	55.75%	197,400	52.06%	-14,000
2001-2006	12,210,700	421,300	3.45%	248,500	58.98%	229,600	54.50%	-18,900
2006-2011	12,964,900	440,800	3.40%	251,300	57.01%	231,400	52.50%	-19,900
2011-2016	13,675,200	465,000	3.40%	265,000	56.99%	241,800	52.00%	-23,200
2016-2021	14,381,700	489,000	3.40%	278,700	56.99%	254,300	52.00%	-24,400
2021-2026	15,075,400	512,600	3.40%	292,200	57.00%	266,500	51.99%	-25,700
2026-2031	15,714,900	534,300	3.40%	304,600	57.01%	277,800	51.99%	-26,800

Base data source: Statistics Canada, Annual Demographics, Demography Division.

Note: Figures rounded to the nearest hundred.

APPENDIX I
SUMMARY FORECAST OF NET MIGRATION BY COMPONENT FOR CANADA, ONTARIO AND THE GTA

	Canada Net Migration	Ontario Net Migration	GTAH Net International Migration	GTAH Net Inter-Provincial Migration	GTAH Net Intra-Provincial Migration	GTAH Net Migration
1976-1981	92,400	31,300	33,600	1,200	2,800	37,600
1981-1986	70,600	56,700	29,300	13,600	-700	42,200
1986-1991	149,400	95,800	62,000	5,500	-34,500	33,000
1991-1996	186,300	93,700	79,900	-3,100	-17,900	58,900
1996-2001	153,000	105,900	81,200	7,900	-14,000	75,200
2001-2006	207,200	115,800	101,100	1,000	-19,000	83,100
2006-2011	174,000	102,600	85,300	3,000	-19,800	68,500
2011-2016	174,000	100,300	79,900	3,000	-23,200	59,700
2016-2021	174,000	100,300	77,500	3,000	-24,400	56,100
2021-2026	174,000	100,300	77,500	3,000	-25,600	54,900
2026-2031	174,000	100,300	77,500	3,000	-26,700	53,800

Base data source: As per Appendix F, G and H.
Note: Figures rounded to the nearest hundred.

APPENDIX J
GTAH and YORK REGION
HOUSEHOLD FORECAST

Year	GTAH Households		York Region Households		York Region % Share of 5 Year Total GTAH Growth
	Total	5 Year Growth	Total	5 Year Growth	
2006	2,160,200		275,500		
2011	2,365,000	204,800	325,700	50,200	24.5%
2016	2,560,400	195,400	375,500	49,800	25.5%
2021	2,758,000	197,600	424,800	49,300	24.9%
2026	2,951,300	193,300	470,000	45,200	23.4%
2031	3,123,560	172,260	509,700	39,700	23.0%

Source: Statistics Canada 2006 Census and York Region Planning and Development Services Department, 2008.

Note: Figures rounded to the nearest hundred.

APPENDIX K
YORK REGION
HOUSEHOLD SIZE FORECAST

	2001	2006	2011	2016	2021	2026	2031
Aurora	3.05	2.99	2.95	2.89	2.83	2.76	2.72
East Gwillimbury	3.10	2.99	2.92	2.83	2.71	2.65	2.65
Georgina	2.81	2.75	2.70	2.65	2.59	2.54	2.51
King	3.05	3.03	2.98	2.91	2.83	2.74	2.69
Markham	3.43	3.38	3.28	3.17	3.06	2.96	2.91
Newmarket	3.05	2.92	2.89	2.85	2.78	2.70	2.64
Richmond Hill	3.18	3.17	3.07	2.99	2.92	2.87	2.84
Vaughan	3.43	3.42	3.33	3.23	3.11	3.01	2.95
Whitchurch-Stouffville	2.93	2.83	2.76	2.70	2.62	2.55	2.49
York Region	3.25	3.22	3.13	3.05	2.95	2.87	2.82

Base data source: Statistics Canada Census 2001 and 2006, York Region Planning and Development Services Department, 2008.

Note: Figures are based on Census population and do not include the Census undercount.

APPENDIX L
 YORK REGION POPULATION FORECAST
 BY LOCAL MUNICIPALITY

Municipality	2006	2011	2016	2021	2026	2031
Aurora	49,600	57,300	63,700	68,200	69,700	70,400
East Gwillimbury	21,900	26,300	34,700	48,300	66,800	88,000
Georgina	44,500	48,700	52,800	58,000	64,100	70,700
King	20,300	23,400	27,000	29,900	32,600	35,100
Markham	272,500	303,500	337,800	370,500	399,100	423,500
Newmarket	77,400	84,000	88,700	91,900	94,600	97,300
Richmond Hill	169,500	195,000	216,900	231,500	239,400	242,800
Vaughan	248,800	294,200	329,100	360,600	389,700	418,800
Whitchurch-Stouffville	25,400	38,700	49,400	55,800	59,200	60,800
York Region	929,900	1,071,100	1,200,100	1,314,700	1,415,200	1,507,500

Source: York Region Planning and Development Services Department, 2008.

Note: 2006 Census adjusted for an undercount estimate.

Figures rounded to the nearest hundred.

APPENDIX M
YORK REGION HOUSEHOLD FORECAST
BY LOCAL MUNICIPALITY

Municipality	2006	2011	2016	2021	2026	2031
Aurora	15,700	18,400	20,800	22,800	23,800	24,500
East Gwillimbury	6,900	8,500	11,500	16,700	23,800	31,700
Georgina	15,300	17,000	18,800	21,100	23,700	26,500
King	6,400	7,500	8,900	10,100	11,300	12,500
Markham	77,200	88,600	101,800	115,900	128,800	139,300
Newmarket	25,100	27,500	29,500	31,300	33,200	34,900
Richmond Hill	51,000	60,600	69,200	75,700	79,600	81,400
Vaughan	69,500	84,500	97,500	111,000	123,700	135,700
Whitchurch-Stouffville	8,500	13,300	17,300	20,200	22,000	23,100
York Region	275,600	325,900	375,300	424,800	469,900	509,600

Source: Statistics Canada 2006 Census, York Region Planning and Development Services Department, 2008.

Note: Figures have been rounded to the nearest hundred.

APPENDIX N
YORK REGION FORECAST POPULATION BY AGE AND GENDER

AGE	2006 POPULATION			2031 POPULATION		
	Total	Male	Female	Total	Male	Female
Total	929,900	455,700	474,200	1,507,500	748,500	759,000
0 - 14	185,300	95,100	90,100	244,300	125,600	118,700
15 - 24	131,700	68,000	63,700	161,600	82,800	78,700
25 - 44	269,600	128,000	141,600	400,300	202,800	197,400
45 - 64	247,500	121,000	126,400	389,600	192,900	196,700
65 +	95,800	43,500	52,300	311,700	144,400	167,300

Source: 2006 Census adjusted for an undercount estimate, 2031 York Region Planning and Services Department, 2008.

Note: Figures have been rounded to the nearest hundred.

APPENDIX O
YORK REGION EMPLOYMENT FORECAST
MAJOR OFFICE

Municipality	2006	2011	2016	2021	2026	2031
Aurora	0	1,400	1,700	2,000	1,900	1,900
East Gwillimbury	0	0	0	0	300	600
Georgina	0	0	0	0	0	0
King	0	0	0	0	0	0
Markham	47,400	61,500	73,000	80,600	84,700	88,700
Newmarket	100	600	800	900	1,000	1,000
Richmond Hill	9,600	12,600	15,000	16,700	17,700	18,600
Vaughan	8,600	9,600	11,200	12,900	13,900	14,900
Whitchurch-Stouffville	0	0	0	0	0	0
York Region	65,700	85,700	101,700	113,100	119,500	125,700

Source: York Region Planning and Development Services Department, 2008.

Note: Figures have been rounded to the nearest hundred.

APPENDIX P
YORK REGION EMPLOYMENT FORECAST
POPULATION RELATED EMPLOYMENT

Municipality	2006	2011	2016	2021	2026	2031
Aurora	12,400	14,100	15,400	16,200	16,400	16,500
East Gwillimbury	4,700	5,700	7,400	9,900	11,800	14,200
Georgina	7,100	8,100	8,900	9,900	10,500	11,300
King	6,000	6,700	7,500	8,000	8,300	8,500
Markham	47,500	54,600	61,600	67,500	70,500	73,300
Newmarket	27,600	29,100	30,100	30,700	31,000	31,300
Richmond Hill	29,800	35,600	40,100	42,700	43,600	43,900
Vaughan	51,700	62,100	69,200	75,000	78,000	81,300
Whitchurch-Stouffville	6,100	9,100	11,300	12,500	12,900	13,000
York Region	192,900	225,100	251,500	272,400	283,000	293,300

Source: York Region Planning and Development Services Department, 2008.
Note: Figures have been rounded to the nearest hundred.

APPENDIX Q
 YORK REGION EMPLOYMENT FORECAST
 EMPLOYMENT LAND EMPLOYMENT

Municipality	2006	2011	2016	2021	2026	2031
Aurora	7,900	9,800	12,700	14,800	15,800	16,300
East Gwillimbury	1,200	1,700	4,100	7,600	11,700	17,000
Georgina	900	1,200	3,100	5,500	7,600	10,400
King	1,000	1,300	2,300	2,900	3,400	3,600
Markham	50,000	62,100	71,700	78,600	82,700	86,500
Newmarket	14,400	16,500	17,000	17,300	17,300	17,300
Richmond Hill	21,700	27,700	33,400	36,900	37,900	38,100
Vaughan	101,800	131,500	153,000	166,900	174,100	179,700
Whitchurch-Stouffville	4,800	5,900	8,300	9,700	10,300	10,700
York Region	203,700	257,700	305,600	340,200	360,800	379,600

Source: York Region Planning and Development Services Department, 2008.

Note: Figures have been rounded to the nearest hundred.

APPENDIX R
YORK REGION EMPLOYMENT FORECAST
TOTAL EMPLOYMENT

Municipality	2006	2011	2016	2021	2026	2031
Aurora	20,300	25,300	29,800	33,000	34,100	34,700
East Gwillimbury	5,900	7,400	11,500	17,500	23,800	31,800
Georgina	8,000	9,300	12,000	15,400	18,100	21,700
King	7,000	8,000	9,800	10,900	11,700	12,100
Markham	144,900	178,200	206,300	226,700	237,900	248,500
Newmarket	42,100	46,200	47,900	48,900	49,300	49,600
Richmond Hill	61,100	75,900	88,500	96,300	99,200	100,600
Vaughan	162,100	203,200	233,400	254,800	266,000	275,900
Whitchurch-Stouffville	10,900	15,000	19,600	22,200	23,200	23,700
York Region	462,300	568,500	658,800	725,700	763,300	798,600

Source: York Region Planning and Development Services Department, 2008.

Note: Figures have been rounded to the nearest hundred.