



York Region 2041 Preferred Growth Scenario 2041 Population and Employment Forecasts



November 2015



1.0 SUMMARY

Below are highlights from the York Region 2041 Population and Employment Forecasts which are based on York Region's preferred growth scenario. This report is the second in a series of attachment reports that bring forward supporting background material for the preferred growth scenario.

The preferred growth scenario is to be used as the basis for further discussion and refinement leading to a recommended scenario being presented to Council in the spring of 2016.

The Attachment reports in this series are:

1. 2041 Draft Growth Scenario Evaluation (Attachment 1)
2. York Region 2041 Population and Employment Forecasts (Attachment 2)
3. York Region 2041 Intensification Strategy (Attachment 3)
4. York Region Land Budget (Attachment 4)
5. Consistency and Conformity with Provincial Policy (Attachment 5)
6. Phase 2 Consultation Update (Attachment 6)

All six attachment reports are to be considered at the Committee of the Whole meeting on November 5, 2015 and should be read in the order in which they are listed above.

1.1 Highlights

1. Consistent with Amendment 2 to the *Growth Plan*, York Region is forecast to grow to a population of 1.79 million and employment of 900,000 by 2041.
2. York Region is forecast to grow by nearly 725,000 people and 390,000 jobs from 2011 to 2041.
3. The population and employment forecasts were prepared using a standard forecast methodology that is consistent with the *Growth Plan* and current York Region Official Plan, 2010 (YROP-2010) forecast methods.
4. The forecasts take account of a range of demographic, economic and policy factors as well as the planned capacity and timing for delivery of major infrastructure projects.
5. The majority of the population growth (just over 70%) and employment growth (approximately 75%) is anticipated to occur in the Region's southern municipalities of Markham, Richmond Hill and Vaughan.
6. The number of households in York Region is projected to increase to approximately 583,600 by 2041, an increase of approximately 260,100 from 2011.

7. The average household size is anticipated to decline over the forecast period from 3.17 persons per household in 2011 to 2.95 in 2041.
8. A continued shift in the housing market towards row and apartment housing types will be required to accommodate 45% intensification.
9. The basis for the employment forecast includes the need to create and maintain a balanced relationship between residents and jobs for each local municipality and to improve the live/work relationship for York Region residents.
10. The distribution of employment growth within the Region is anticipated to shift with East Gwillimbury and Georgina playing more prominent roles in accommodating employment growth in the later years of the forecast.
11. Additional urban lands for both population and employment will be required to accommodate the growth forecast to 2041. Attachment 4 – York Region Land Budget - sets out the additional Urban Area land requirements to 2036 and 2041.
12. A number of municipalities have a diminishing supply of greenfield land (Newmarket, Aurora, Richmond Hill) and intensification will therefore play a more prominent role in accommodating their future growth.

Contents

1.0 SUMMARY.....	i
1.1 Highlights.....	i
2.0 PURPOSE	1
3.0 BACKGROUND	1
3.1 The Region’s population and employment forecasts are being updated to be consistent with Amendment 2 to the Provincial <i>Growth Plan</i>	1
3.2 Updating the Region’s forecasts is part of the Regional Municipal Comprehensive Review and the 5-year Regional Official Plan update	1
3.3 New growth forecasts will provide the foundation for infrastructure master plans and the development charges background study.....	3
3.4 Three draft growth scenarios were developed and evaluated	3
3.5 Preferred growth scenario meets the requirements of the <i>Growth Plan</i> and is consistent with PPS 2014 and ROP policies.....	3
3.6 The forecast was prepared with input from local municipalities, the public and other stakeholders	4
3.7 The forecasts are aligned with infrastructure capacity and timing	5
4.0 POPULATION AND HOUSEHOLD FORECAST	5
4.1 Population forecast methodology	5
4.2 Population and Household Forecast for the GTHA	6
4.3 York Region Population and Household Forecast.....	8
4.4 Household size declining more slowly than previously forecast	10
4.5 Shift in the market to medium and higher density forms of housing	11
4.6 York Region Age and Gender Forecast.....	12
4.7 Local municipal population and household forecast	14
5.0 EMPLOYMENT FORECAST	18
5.1 Employment forecast method.....	18

5.2 Employment Forecast for the GTHA.....	18
5.3 Labour force participation	19
5.4 Adjustment for unemployment and net in-commuting.....	19
5.5 Employment forecast is allocated to three employment types.....	19
5.6 York Region employment forecast by type	20
5.9 Employment Forecast by Type Summary for York Region.....	23
5.10 Employment Forecast by Local Municipality.....	24
6.0 CONCLUSION	28

2.0 PURPOSE

The purpose of this report is to present details of population, household and employment forecasts to the year 2041 based on the preferred growth scenario and to provide the method and background information used to prepare the forecasts. The preferred growth scenario forecast is proposed to be used as the basis for development of the recommended growth scenario. The recommended growth scenario will be incorporated into a draft amendment to the Regional Official Plan (ROP) and presented to Council in 2016.

3.0 BACKGROUND

3.1 The Region's population and employment forecasts are being updated to be consistent with Amendment 2 to the Provincial *Growth Plan*

Amendment 2 to the *Growth Plan for the Greater Golden Horseshoe* (the *Growth Plan*), which came into effect in June 2013, provides updated forecasts of population and employment for 2031 and introduces new population and employment forecasts for 2036 and 2041 for York Region and the rest of the Greater Golden Horseshoe (GGH). York Region is forecast to grow to a population of 1.79 million and employment of 900,000 by 2041 (see Table 1). The Regional Official Plan must be brought into conformity with Amendment 2 by June 17, 2018.

Table 1
Growth Plan Schedule 3 Forecasts

York Region	2011*	2031	2036	2041
Population	1,065,200	1,590,000	1,700,000	1,790,000
Employment	510,000	790,000	840,000	900,000

Source: *Growth Plan* for the Greater Golden Horseshoe, 2006, Office Consolidation, June 2013

*Note: 2011 figures are a York Region Long Range Planning division estimate for mid-year 2011

3.2 Updating the Region's forecasts is part of the Regional Municipal Comprehensive Review and the 5-year Regional Official Plan update

Council received the "Regional Municipal Comprehensive Review Work Plan" staff report in May 2014, which outlined the work plan components and anticipated timing. The Municipal Comprehensive Review (MCR) is a primary component of the mandatory 5-year review and update of the York Region Official Plan (YROP-2010), a requirement under the *Planning Act*. The main

components of the MCR are an update of the Region's forecasts and a review of ROP policies.

In addition to the population and employment forecast summarized in this report, the following studies feed into the MCR process:

- Employment land and major office inventories (completed June 2014)
- Residential inventory and intensification analysis (completed March 2015)
- Three draft growth scenario forecasts for York Region and the nine local municipalities (completed April 2015)
- An evaluation of the three draft growth scenarios (see Attachment 1)
- Development of a preferred growth scenario forecast (this report)
- A York Region 2041 Intensification Strategy (see Attachment 3)
- A Regional land budget (see Attachment 4) exercise to determine land required to accommodate future population and employment growth. This work also includes a number of associated studies including:
 - a retail trends study (completed March 2015),
 - an employment trends study (completed October 2015), and
 - a Cemetery Needs analysis (being undertaken through this MCR in response to matters arising through the YROP-2010 Ontario Municipal Board process)
- YROP-2010 policy review and update
- A provincial conformity report (see Attachment 5)
- An extensive public consultation program (see Attachment 6)

Once finalized through the recommended growth scenario, the updated forecasts 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.

3.3 New growth forecasts will provide the foundation for infrastructure master plans and the development charges background study

Updates to the Regional Water and Wastewater Master Plan and the Transportation Master Plan are currently in progress and are planned to be completed in 2016. This work is based on updated York Region population and employment forecasts in order to properly assess and plan for the Region's long-term infrastructure requirements. Background work for the next development changes by-law will commence in 2016 and will be based on updated growth forecasts.

3.4 Three draft growth scenarios were developed and evaluated

The April 2015 staff report to Council "2041 York Region Draft Growth Scenarios and Land Budget", set out three draft growth scenarios based on varying levels of residential intensification – 40% intensification, 50% intensification and a 'no urban expansion' scenario. The intensification percentages refer to the share of housing growth occurring annually within the provincially defined Built Boundary. These scenarios were evaluated using a range of inputs and considerations related to land use planning (e.g. preservation of the natural environment, support of the Region's centres and corridors, affordable housing provision, economic development and other land use planning criteria), water and wastewater and transportation infrastructure provision, fiscal impact and a housing market analysis. Attachment 1 summarizes the results of the draft growth scenario evaluation. A hybrid scenario of 45% intensification was selected as the preferred scenario (see York Region 2041 Preferred Growth Scenario staff report).

3.5 Preferred growth scenario meets the requirements of the *Growth Plan* and is consistent with PPS 2014 and ROP policies

The preferred growth scenario is consistent with following key requirements in the Provincial *Growth Plan*:

- Conformity with the population and employment forecasts in Schedule 3 of the *Growth Plan*;
- Achievement of a minimum 40% intensification within the Built-Up Area by 2015 and each year thereafter;
- Achievement of a minimum density of 50 people and jobs per developable hectare in the Designated Greenfield Area; and

- Achievement of a minimum density of 200 people and jobs per hectare for the Region's four Urban Growth Centres located in Markham, Vaughan, Richmond Hill and Newmarket.

Details on how the preferred growth scenario meets these *Growth Plan* requirements are provided in Attachments 3, 4 and 5 on the York Region Land Budget.

The *Provincial Policy Statement, 2014 (PPS)* provides policy direction on land use matters that are of Provincial interest. All planning decisions must be consistent with *PPS* policies. Within York Region there is significant overlap between the requirements of the *PPS*, the *Growth Plan* and other provincial plans. The Preferred Growth Scenario is consistent with the fundamental guiding principles contained in both the *PPS* and the *Growth Plan*:

- The building of strong, healthy, complete communities for people of all ages,
- Supporting a strong and competitive economy,
- Making wise use and management of natural resources to protect and enhance a clean, healthy environment, and
- Optimizing and making efficient use of infrastructure to support the planning of growth in a compact and efficient manner.

In addition, the preferred forecast scenario is also based on the following key principles in the YROP-2010:

- Support for the Region's system of Centres and Corridors which are to be the focus for intensification and mixed-use development in the Region;
- Continued protection of the Greenbelt and Oak Ridges Moraine;
- Maintaining a strong, linked Natural Heritage System in conformity with the Greenbelt Plan;
- Urban area expansion of carefully phased and sequenced new communities within the 'whitebelt' lands

3.6 The forecast was prepared with input from local municipalities, the public and other stakeholders

Following the release of the three draft growth scenarios in April 2015, York Region staff met individually with staff from each of the nine local municipalities. Presentations have also been made by York Region staff to each of the nine local municipal councils. In addition, four public open houses on the proposed draft growth scenarios were held across the Region in June 2015 where comments were received from members of the public and other stakeholders. A

presentation to BILD was also made in June 2015. York Region planning staff have also consulted with staff from other York Region departments including Environmental Services, Transportation Services and Finance in evaluating the Draft Growth Scenarios and developing the preferred Growth Scenario.

3.7 The forecasts are aligned with infrastructure capacity and timing

The population and employment forecasts have been aligned with the current planned capacity and schedule of major Regional water and wastewater and transportation infrastructure. The period of time required to deliver major infrastructure projects that enable realization of the forecasts and stand-alone wastewater systems serving various communities (e.g. Mount Albert) throughout the Region, the planned GTA West highway corridor and other infrastructure projects, have also been considered throughout the forecast work.

4.0 POPULATION AND HOUSEHOLD FORECAST

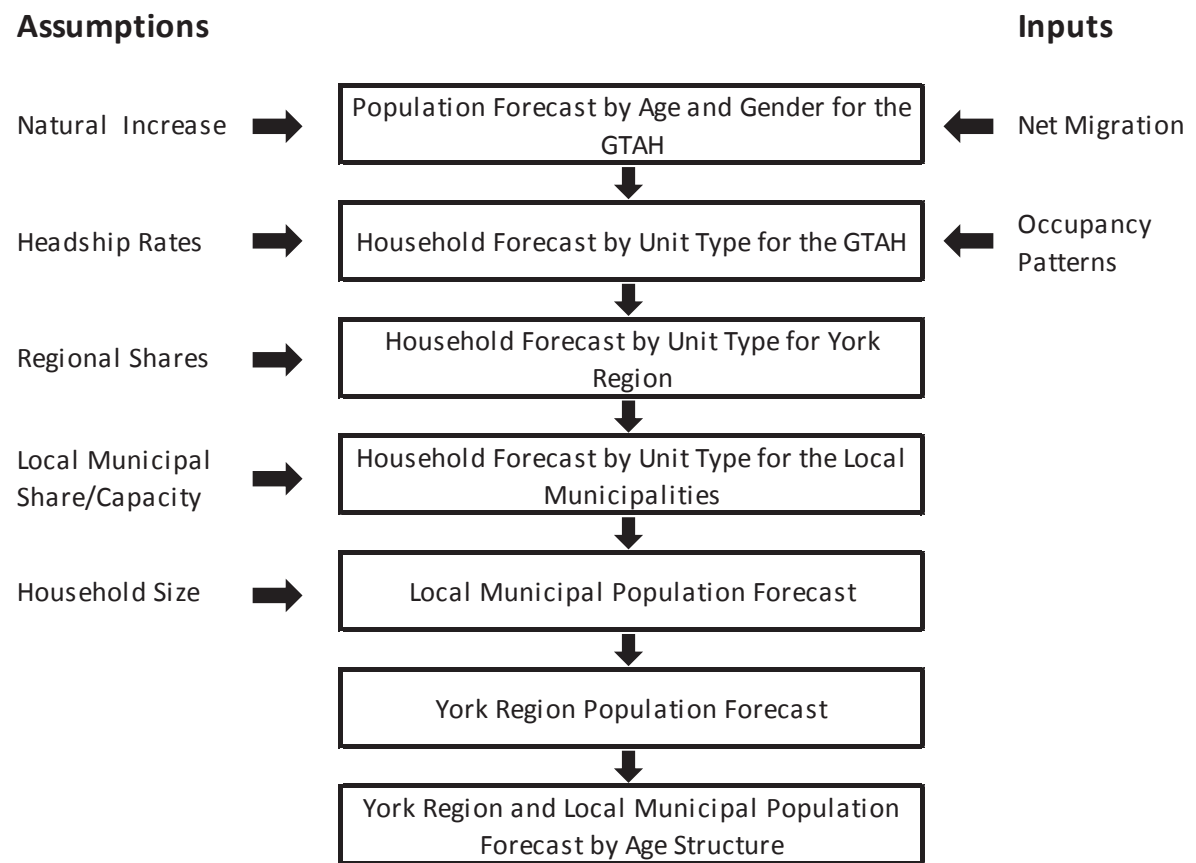
4.1 Population forecast methodology

Staff maintain an in-house population, household and employment forecast model (see Figure 1). The model uses the cohort (age group) survival method modified by migration that ages the population and calculates future growth based on assumptions related to fertility rates, mortality rates and levels of net migration.

The model forecasts population and households for the GTHA and then distributes this growth to York Region and its local municipalities based on a share analysis of the housing market. This top-down approach is used in conjunction with land use planning policy targets, vacant land inventories and infrastructure capacity, location and timing factors as well as local municipal growth management work.

This forecast method is consistent with the method used for the forecast for the *Growth Plan* as well as the forecast method previously used for the YROP-2010. The forecast modelling was undertaken by York Region staff using more recent data, such as the Census 2011 demographic data, which was not yet available for the Amendment 2 update of the Provincial *Growth Plan* forecasts.

Figure 1: Population and Household Forecast Methodology Assumptions



4.2 Population and Household Forecast for the GTHA

The population forecast generated for the GTHA is consistent with the forecast in Amendment 2 to the *Growth Plan*. The key demographic assumptions that will influence population growth in the GTHA include fertility, mortality and migration (people moving into the GTHA). Among these factors, net migration is the most sensitive and will continue to play a key role in population growth in the GTHA.

Fertility rates

The total fertility rate represents the average number of children born to women over their lifetime. The average for the 2006-2011 period (which was the last available complete data set during the preparation of these forecasts) was 1.63, which is below the level required to replace the population (the population replacement fertility rate is 2.1). A gradual increase in the total fertility rate for the GTHA between 2011 and 2041 to 1.76 is projected. The rate of increase derived from the higher fertility rates has been incorporated as part of the forecast update.

Mortality rates

Mortality rates will continue to decline further as the life expectancy of Canadians continues to rise. Average life expectancy has increased from 77 in 1990 to 82 in 2012. 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 2041, people will be living longer than they are today.

Migration

The forecast assumes the GTHA will continue to attract a large number of migrants from the rest of Ontario, Canada and the world. Immigration to Canada and the intra-provincial flow of migrants within Ontario are the most important components of population growth, therefore Federal immigration levels play a significant role in the forecasted GTHA population growth levels.

GTHA net migration was modelled separately using the most recent data available by regional municipality (Statistics Canada Annual Demographic Statistics data by Census Division). The GTHA is anticipated to remain a positive force in attracting new residents well into the forecast period, thus maintaining high levels of net migration. The forecast assumes annual GTHA net migration levels ranging from approximately 60,500 to 71,100 over the 2011-2041 period.

The GTHA population forecast is calculated by applying the fertility, mortality and net migration assumptions into the cohort survival model. Consistent with the *Growth Plan*, the forecast anticipates that 10.1 million people will be living in the GTHA by 2041 (see Table 2). Growth remains at a rate of around 1.8% annually from 2011 to 2031 and then slows during the latter part of the forecast.

Table 2
Population Forecast for the GTHA

	Population	Growth by 5 Year Period	Average Annual Growth Rate
2011	6,790,000	-	-
2016	7,300,000	510,000	1.8%
2021	7,820,000	520,000	1.7%
2026	8,400,000	580,000	1.8%
2031	9,010,000	610,000	1.8%
2036	9,590,000	580,000	1.6%
2041	10,130,000	540,000	1.4%

The number of households in the GTHA 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 GTHA. Housing preferences (occupancy patterns) are then applied to the household forecast for the GTHA to determine housing units by dwelling type. Table 3 summarizes the GTHA housing forecast for growth from 2011 to 2041.

Table 3
Household Growth Forecast for the GTHA 2011-2041

	Singles	Semis	Rows	Apts	Duplex	Total
2011-16	55,600	9,300	28,300	96,200	8,800	198,300
2016-21	79,500	13,300	36,900	76,100	9,200	214,900
2021-26	85,600	14,800	39,600	80,600	9,600	230,200
2026-31	86,400	14,900	38,900	80,700	10,100	231,000
2031-36	77,700	12,700	35,200	78,100	10,100	213,800
2036-41	68,000	10,900	32,100	71,100	10,300	192,300

Note: Figures may not sum due to rounding.

4.3 York Region Population and Household Forecast

Based on the housing forecast generated above, York Region's share of the GTHA housing market is estimated, resulting in a York Region household forecast by dwelling type. York Region's market shares are based on examining a range of factors including historic market shares, housing supply in the Region by land use category and maintaining the 45% intensification target throughout the forecast. In addition, Regional policies on housing affordability, Centres and Corridors, Regional and local municipal growth management work, and meeting the 2036 and 2041 Provincial *Growth Plan* population targets for York Region are also considered in forecasting market shares.

In generating the housing forecast for York Region, an initial market-based forecast by housing type is prepared. Assumptions are made regarding the proportion of housing units by type that will be built within the built boundary. Using this calculation, the intensification percentage for each five year period of the forecast can be estimated. In order to meet the 45% intensification target, a portion of the forecast single and semi-detached units are changed to rows and apartments while maintaining the single and semi-detached person per unit values; this is a reflection of the expectation that more family sized apartment units will be built in the Region.

Table 4 shows the York Region housing forecast from 2011 to 2041 by housing type. York Region is forecast to grow from approximately 323,400 households in 2011 to 583,600 in 2041.

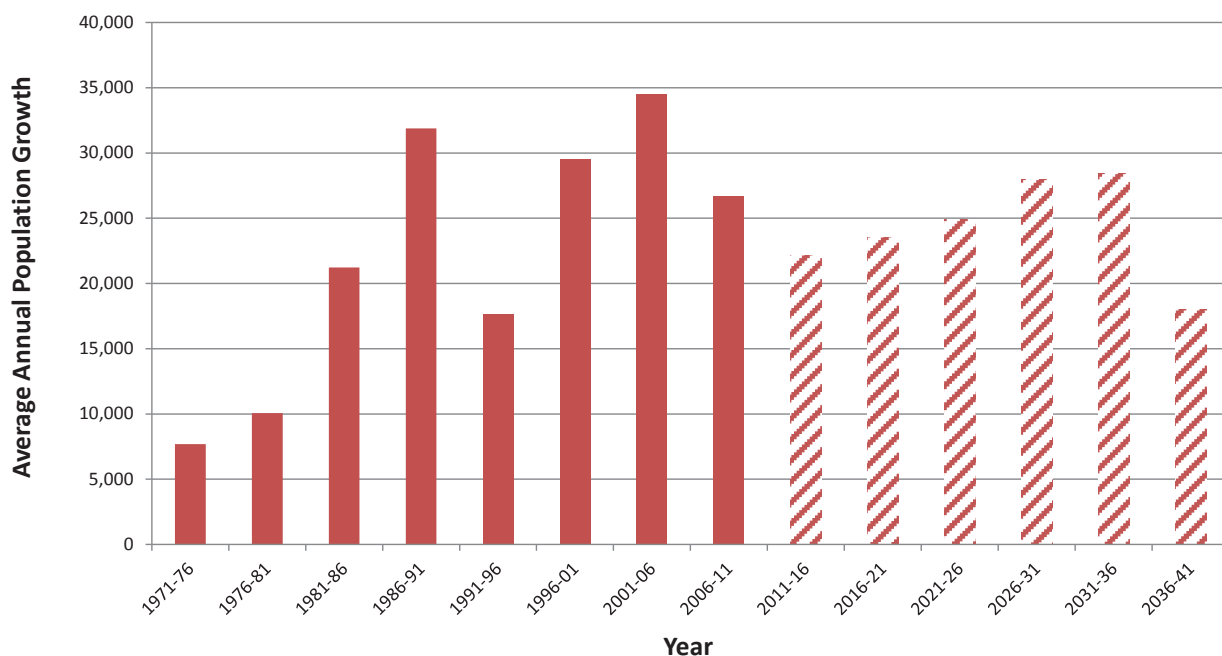
Table 4
York Region Household Growth Forecast 2011-2041

	Singles	Semis	Rows	Apts	Duplex	Total	Units/Year
2011-16	16,200	2,600	8,700	12,200	1,300	41,000	8,200
2016-21	18,000	2,600	9,600	13,200	1,400	44,800	9,000
2021-26	15,200	2,300	11,200	16,300	1,400	46,400	9,300
2026-31	13,900	1,900	11,400	20,000	1,500	48,700	9,700
2031-36	13,800	1,300	11,900	19,900	1,500	48,400	9,700
2036-41	8,400	700	7,200	12,900	1,500	30,700	6,100

Note: Figures may not sum due to rounding.

Later in this report, Table 7 displays the resulting York Region forecast population by local municipality. The following graph (Figure 2) provides a comparison of historic and forecast population growth. It shows that the forecast population growth is below the recent peak period of growth from 2001 to 2006.

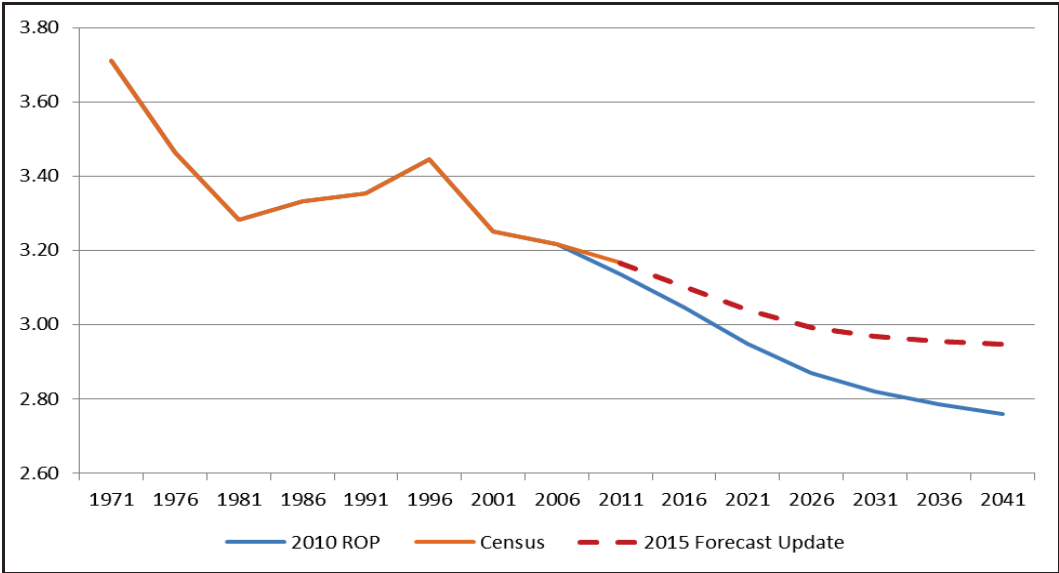
Figure 2: York Region Average Annual Population Growth



4.4 Household size declining more slowly than previously forecast

Average household sizes are projected to continue to decline but not as rapidly as previously forecast (refer to Figure 3). As a point of comparison, York Region’s average persons per unit (PPU) was previously forecast in 2010 to be 2.82 in 2031, while in the current preferred growth scenario forecast, the 2031 PPU is projected to be higher at 2.97 persons per unit. Average household size in the Region is anticipated to decline due to a number of factors including relatively low fertility rates, increasing non-family households, one person households and aging of the population.

Figure 3: York Region Persons Per Household 1971 to 2041

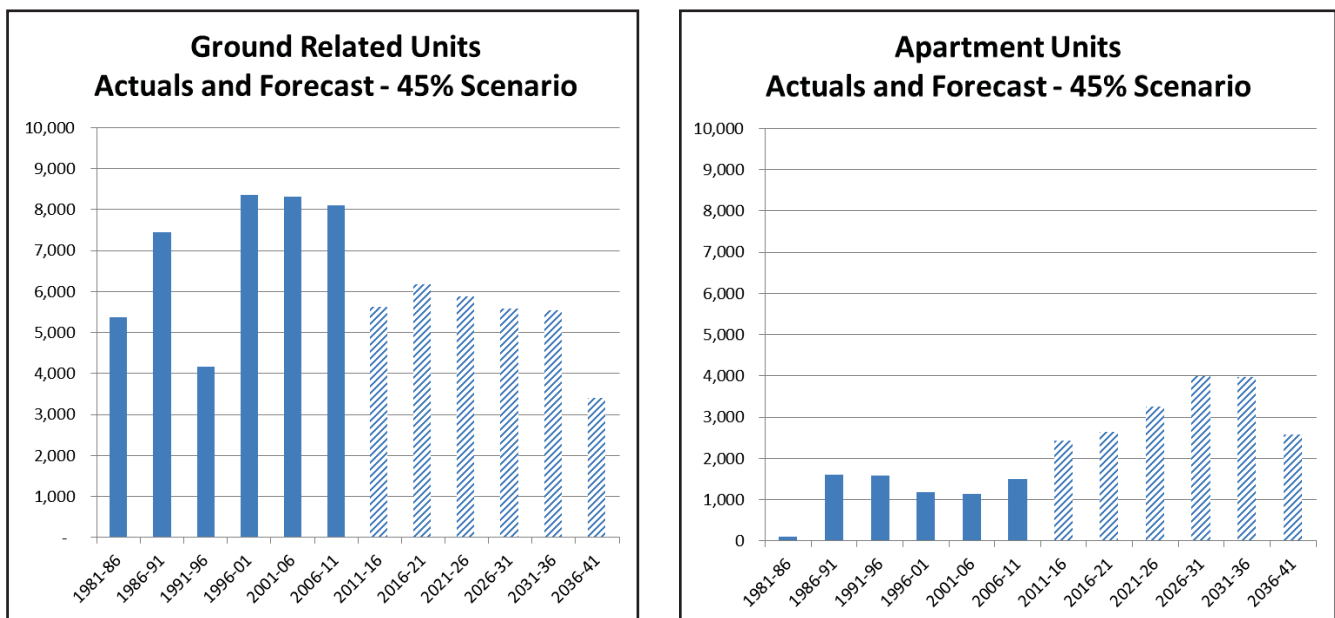


The York Region household forecast by dwelling type is then distributed to the Region’s local municipalities based on historic market shares, market potential, timing of servicing provisions, planning policy considerations and local municipal growth management work. This results in a local municipal household forecast by dwelling type (see Appendix A to this attachment report). Average household size estimates are applied to the local municipal housing forecast to generate the population housed in private households (see Appendix B to this attachment report). Assumptions are made for the population in non-households (i.e. those living in institutions such as nursing homes). This population is added to the private household population. Finally, a Census undercount adjustment is applied to determine a total municipal population forecast. York Region’s population is calculated by summing the local municipal forecasts.

4.5 Shift in the market to medium and higher density forms of housing

The 45% intensification scenario requires a continued shift in the Region’s housing market to row house and apartment units (see Figure 4 below). This continued shift in the housing market may also help address housing affordability issues in the Region as row and apartment units are typically more affordable than single and semi-detached units. Apartments and rows comprise a larger share of the new housing growth towards the latter part of the forecast period. An expansion to the Region’s urban boundary will be required to accommodate the forecast to 2036 and 2041. A separate Attachment Report on the land budget (see Attachment 4) provides the details on the location of the required urban boundary expansion.

Figure 4: York Region Average Annual Housing Growth



Note: Ground Related refers to Singles, Semis, Rows and Duplexes.

The following table displays the percentage distribution by housing type for the 2011 to 2041 forecast by five year period from 2011 to 2041, illustrating the continued shift to apartments in the latter part of the forecast period (see Table 5).

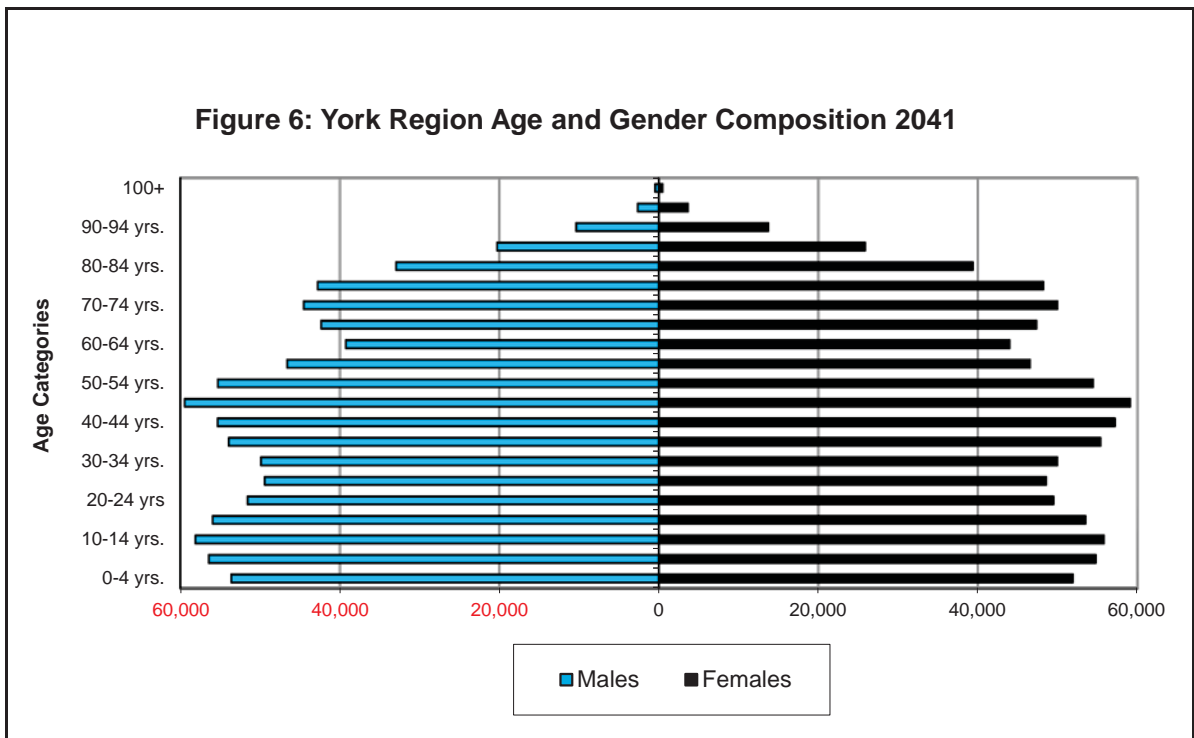
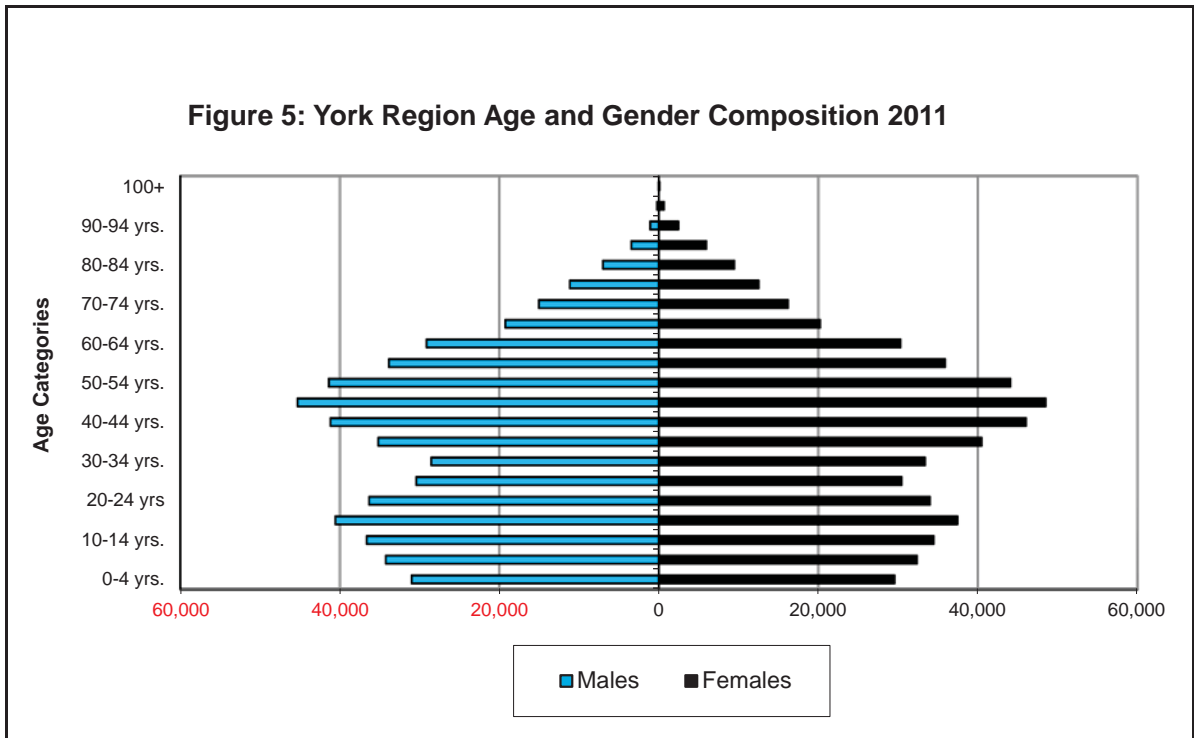
Table 5
Distribution of York Region Household Growth By Housing Unit Type

	Singles	Semis	Rows	Apts	Duplex	Total
2011-16	40%	6%	21%	30%	3%	100%
2016-21	40%	6%	21%	29%	3%	100%
2021-26	33%	5%	24%	35%	3%	100%
2026-31	29%	4%	23%	41%	3%	100%
2031-36	28%	3%	25%	41%	3%	100%
2036-41	27%	2%	23%	42%	5%	100%

Note: Figures may not sum due to rounding.

4.6 York Region Age and Gender Forecast

A distribution of the Region's forecast population by age and gender for each five-year period is calculated as part of the forecast. Figures 5 and 6 below compare York Region's age structure and gender for 2011 and 2041. The age composition of York Region's population is anticipated to continue to shift to an older population, as illustrated by the age composition charts. The migration of young families into the Region will continue to play a prominent role 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 a share of 12% to approximately 24% of York's total population. The population under 50 will decline from 68% to just over 60% of the Regional total. Children from 0 to 14 years of age will decline slightly from 19% of the Region's population to 18%.



4.7 Local municipal population and household forecast

The southern three municipalities of Markham, Richmond Hill and Vaughan will continue to experience the majority of the Region's growth from 2011 to 2041 but at a lower share of overall Regional growth than in the past. This growth will be a combination of intensification in the Region's Centres and Corridors as well as in local centres and corridors, building-out of the remaining designated greenfield areas within the urban boundary and urban expansions in Markham and Vaughan. East Gwillimbury will play a more significant role in accommodating growth in the Region with the completion of the Upper York Sewage Solution which will allow for the full development of intensification and greenfield lands in Sharon, Holland Landing, Queensville and ROPA 1 lands. Table 6 summarizes the local municipal population forecast. Markham and Vaughan are forecast to accommodate nearly 60% of the Region's population growth.

Table 6
York Region Population Forecast by Local Municipality 2011 to 2041

Municipality	2011	2041	Growth	Share	Average Growth Rate
Aurora	54,900	79,000	24,100	3%	1.3%
East Gwillimbury	23,200	118,700	95,500	13%	5.8%
Georgina	44,700	71,300	26,600	4%	1.6%
King	20,500	37,900	17,400	2%	2.1%
Markham	311,400	535,100	223,700	31%	1.9%
Newmarket	82,600	108,200	25,600	4%	0.9%
Richmond Hill	191,500	277,900	86,400	12%	1.3%
Vaughan	297,600	497,400	199,800	28%	1.8%
Whitchurch-Stouffville	38,800	64,500	25,700	4%	1.8%
York Region	1,065,200	1,790,000	724,800	100%	1.8%

The following two tables (Tables 7 and 8) summarize the population and household forecast by local municipality for the preferred growth scenario.

Table 7
York Region Population Forecast by Local Municipality

Municipality	2011	2016	2021	2026	2031	2036	2041
Aurora	54,900	59,100	64,500	69,500	74,900	77,200	79,000
East Gwillimbury	23,200	25,800	39,600	53,300	77,800	104,700	118,700
Georgina	44,700	47,100	51,700	56,600	62,200	67,900	71,300
King	20,500	25,400	29,000	32,000	34,800	37,400	37,900
Markham	311,400	351,700	386,700	425,300	458,800	511,500	535,100
Newmarket	82,600	87,600	92,600	97,100	100,800	105,100	108,200
Richmond Hill	191,500	208,700	224,800	241,800	258,500	269,800	277,900
Vaughan	297,600	324,800	351,700	383,400	427,900	463,000	497,400
Whitchurch-Stouffville	38,800	45,900	53,000	59,000	62,000	63,400	64,500
York Region	1,065,200	1,176,100	1,293,600	1,418,000	1,557,700	1,700,000	1,790,000

Note: Figures may not sum due to rounding.

Table 8
York Region Total Household Forecast by Local Municipality

Municipality	2011	2016	2021	2026	2031	2036	2041
Aurora	17,700	19,390	21,450	23,360	25,300	26,280	27,060
East Gwillimbury	7,550	8,300	12,300	16,330	23,570	31,920	36,140
Georgina	15,850	16,890	18,770	20,750	22,880	25,000	26,300
King	6,650	8,450	9,790	10,940	11,960	12,920	13,180
Markham	90,540	105,460	118,700	132,810	144,580	161,650	169,430
Newmarket	27,410	29,200	31,530	33,660	35,380	37,210	38,590
Richmond Hill	58,650	65,170	71,770	78,350	84,390	88,580	91,610
Vaughan	86,070	95,910	106,590	118,690	134,290	146,570	157,990
Whitchurch-Stouffville	13,040	15,690	18,390	20,820	22,060	22,700	23,260
York Region	323,440	364,450	409,280	455,710	504,420	552,840	583,550

Note: Figures may not sum due to rounding.

Aurora

The Town of Aurora is forecast to grow to a population of 79,000 by 2041, which represents growth of just over 24,000 people from their 2011 population at an average annual growth rate of 1.3%. The main ground-related residential growth areas include the 2C, 2A and Yonge Street South secondary plan areas and other infill developments. Intensification growth will be concentrated in the Aurora Promenade area along Yonge and Wellington Streets. The lands currently identified as 'whitebelt' at the Newmarket/Aurora boundary, east and west of Yonge Street have some limited opportunity to accommodate growth. In that regard, these lands are proposed to be brought into the urban boundary through this Official Plan Update with limited units assigned to the developable portions of the lands through the MCR.

East Gwillimbury

East Gwillimbury's forecast population growth of approximately 95,500 will be made possible through the completion of the UYSS. Residential growth will occur mainly in the communities of Sharon, Queensville and Holland Landing as well as the development of the ROPA 1 lands, including the Green Lane corridor. From 2036 to 2041, an urban expansion will be required to accommodate the forecast (see Attachment 4 on the Regional Land Budget).

Georgina

Most of the population growth in Georgina will occur in the communities of Keswick and Sutton. The population capacity in Sutton is based on the current planned capacity of the Sutton sewage treatment facility. Overall, Georgina is forecast to reach a population of 71,300 by 2041, which is similar to the 2031 forecast for the town in the current YROP-2010.

King

Growth in King Township will occur mainly in King City and Nobleton, as there are limited additional development opportunities in the community of Schomberg. King Township is forecast to reach a population of 37,900 by 2041.

Markham

The City of Markham is forecast to continue to experience strong levels of population growth both through intensification and greenfield development. The development of the ROPA 3 lands will be a major source of greenfield residential growth in the first part of the forecast. From 2031 to 2041, an urban expansion is required to accommodate the forecast. Markham is anticipated to continue its strong growth in intensification through development in Markham Centre,

Langstaff, Cornell and other intensification areas in the City. Markham is forecast to grow by over 220,000, reaching a population of 535,100 by 2041.

Newmarket

As Newmarket's supply of greenfield residential lands dwindles, population growth will be increasingly through intensification. The Newmarket Urban Centres secondary plan area is planned to accommodate the majority of this growth over the forecast period and beyond. The Region's and Province's investment in transit along Yonge Street and Davis Drive will support the development anticipated for these corridors. Newmarket's population is forecast to reach 108,200 by 2041. The lands currently identified as 'whitebelt' at the Newmarket/Aurora boundary, east and west of Yonge Street have some limited opportunity to accommodate growth. In that regard, these lands are proposed to be brought into the urban boundary through this Official Plan Update with limited units assigned to the developable portions of the lands through the MCR.

Richmond Hill

North Leslie, West Gormley and the build-out of Oak Ridges will be the main greenfield residential growth areas over the forecast period. Richmond Hill will also continue to experience strong intensification development, mainly along the Yonge Street Corridor and in Richmond Hill Centre. Richmond Hill's population is anticipated to reach 277,900 by 2041.

Vaughan

Vaughan will continue to play a large role in accommodating population growth in the Region through intensification in the Vaughan Metropolitan Centre and other intensification areas, the continuing development of existing major greenfield areas such as Nashville Heights, Blocks 11, 12, 18 and 40/47 as well as the ROPA 2 lands in Blocks 27 and 41. Additional residential lands in Vaughan will be required post 2036 to accommodate the forecast. Vaughan is forecast to grow by nearly 200,000 people in reaching a 2041 population of 497,400.

Whitchurch-Stouffville

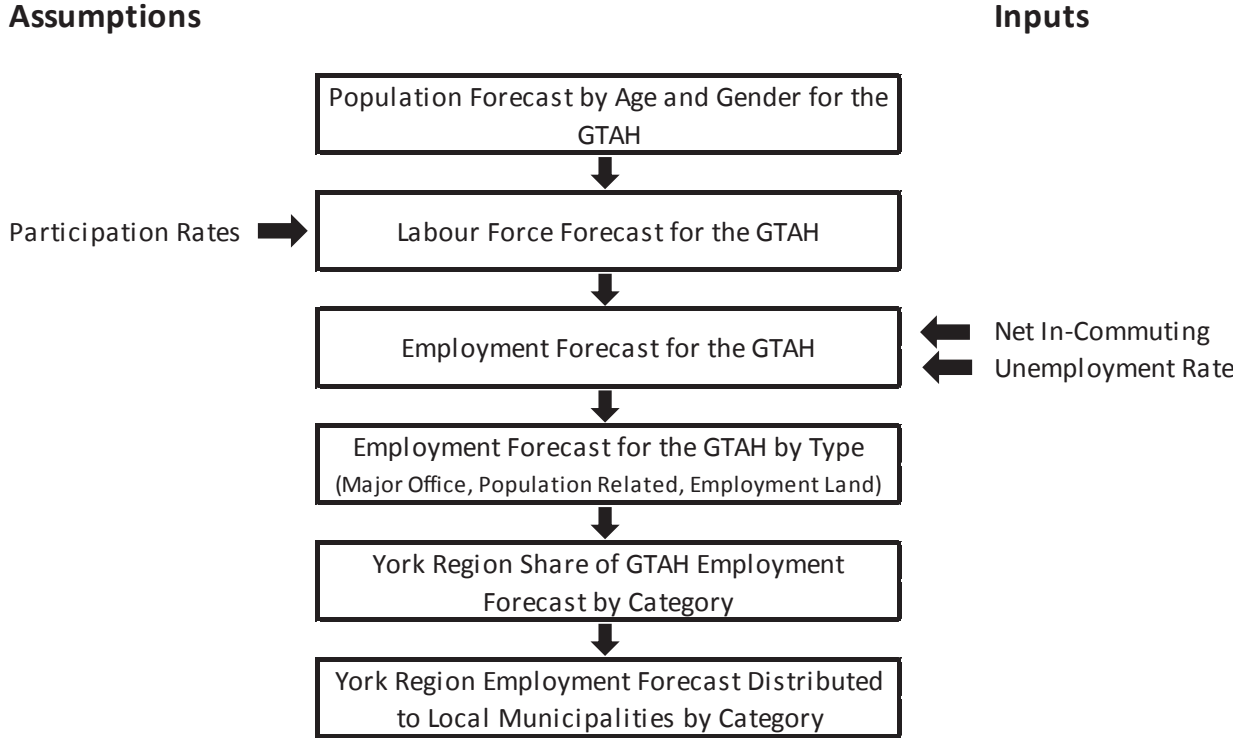
The community of Stouffville will accommodate the majority of the Town's population growth from 2011 to 2041. The population forecast of 64,500 by 2041 represents an average annual growth rate of 1.8%. Most of the residential growth will be through the development of the Stouffville Phase 2 and Phase 3 lands and through intensification in Stouffville.

5.0 EMPLOYMENT FORECAST

5.1 Employment forecast method

The York Region employment forecast model applies projected participation rates by age and gender to the forecasted population of the GTHA to estimate the GTHA labour force (see Figure 7). This estimate is further adjusted to account for unemployment and net in-commuting to produce a forecast for total employment in the GTHA. Employment for the GTHA is divided into three employment types (major office, population-related and employment land employment).

Figure 7: Employment Forecast Method



5.2 Employment Forecast for the GTHA

The employment forecast assumes that the GTHA and York Region economy will continue to provide the necessary opportunities to generate additional job growth to maintain healthy levels of labour force participation rates. It assumes that the GTHA will continue to be the major economic centre of Ontario and Canada. It also assumes that there will be a continuing shift to service based sector jobs over the forecast period but the GTHA will continue to maintain a strong manufacturing and distribution economic base.

5.3 Labour force participation

The employment forecast for the GTHA is driven by the economic outlook for the GTHA and the available labour force. The labour force is calculated using the GTHA population forecast by age and gender, applying labour force participation rates. The participation rate forecast assumes a rise in participation rates for older female age groups. Overall, the participation rates used are consistent with the rates used as the basis for the Amendment 2 *Growth Plan* forecasts which was based on *Ontario's Long-Term Report on the Economy*.

5.4 Adjustment for unemployment and net in-commuting

In order to derive total employment in the GTHA, the forecasted labour force is adjusted for unemployment and an assumption for net-in-commuting from surrounding municipalities outside the GTHA. Unemployment is forecast to remain in the range of 5.5% to 2041, which is slightly below recent levels.

Based on these assumptions, total employment for the GTHA is estimated at 4.8 million jobs by 2041.

5.5 Employment forecast is allocated to three employment types

The employment forecast is distributed to three categories: major office employment, population-related employment and employment land employment.

Major Office Employment: Defined as employment occurring in office buildings of 20,000 square feet or more. Finance, insurance and real estate businesses typically occupy major office space. City or town halls, police stations, hospitals and school board offices are not included in this category and are classified as population-related employment.

The major office employment forecast is based on assumptions related to the overall total employment growth rate. Major office space is forecast by applying a projected floor space per worker to the major office employment forecast. Office employment densities have been increasing in recent years as an increasing number of businesses move towards smaller and shared workspaces. As the GTHA economy increasingly shifts towards a more service-based economy, the share of major office jobs is anticipated to increase.

Population-Related Employment: Refers to employment serving the local population such as retail, education, government, social and community services and medical services. This type of employment tends to grow directly in response to population growth.

The GTHA population-related employment forecast is based on a ratio to population growth. Again with the shift in the economy to more service sector based jobs, this ratio is expected to increase slightly. The share of total GTHA

employment in the population-related category is expected to increase slightly from 38.0% to 38.2% from 2011 to 2041.

Employment Land Employment: Consists of employment occurring in employment areas (excluding major office employment). It mainly consists of activities such as manufacturing, research and development, warehousing and distribution, wholesale trade and ancillary retail uses.

At the GTHA level, employment land employment is determined as the residual component of the share of total employment among the three employment types. This category is projected to decline slightly from approximately 37% to 36% as a share of total GTHA employment.

5.6 York Region employment forecast by type

York Region has a history of strong employment growth and a diversified economy with strengths in manufacturing, transportation and warehousing, wholesale trade, finance and insurance, information and culture and professional, scientific and technical services. The Region is part of the broader GTHA economic region which now encompasses over 6.8 million people, and 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 GTHA's growth. There has been a recent shift towards service-based employment including professional, scientific and technical services, retail trade, personal and business services. While manufacturing remains important to the Regional economy, employment growth in this sector is expected to be modest with more emphasis on the goods movement sector.

York Region Major Office Employment Forecast

York Region has a strong major office base with large concentrations in Highway 404/Highway 7 area in Markham and Richmond Hill and in scattered locations across Vaughan. Existing major office employment in 2011 was estimated to account for approximately 14% of the Region's employment base. Growth in major office employment will be supported by significant investment in transit in the Region's Centres and Corridors, including the subway to the Vaughan Metropolitan Centre and Viva Rapidways. In addition, continued office development in the Region's business parks is anticipated. In total, York Region is forecast to add nearly 91,000 major office jobs from 2011 to 2041. Currently, the vast majority of the Region's major office inventory is located on employment lands. Going forward, an increased share of major office is anticipated in the Region's Centres and Corridors. Over the forecast period, just over half of the Region's major office employment is projected for non-employment land locations.

York Region's forecast share of the GTHA office market is based on the historic rate of major office growth and potential demand that considers the Region's strong existing office base. It also considers recent, under construction and planned transit infrastructure improvements including the subway to the Vaughan Metropolitan Centre, Viva rapid transit along Highway 7 and other improvements to the Region's transit and transportation infrastructure. York Region's share of GTHA major office employment growth is anticipated to increase from a current level of approximately 16% to over 23% by the end of the forecast period (see Table 9). As a share of York Region total employment, the share of major office employment increases from 14% to just over 18% by 2041.

Table 9
York Region Major Office Employment Forecast 2011-2041

	Employment Growth	Share of GTHA Growth	Growth in Occupied Space (m ²)
2011-16	11,400	15.8%	203,500
2016-21	17,500	19.7%	368,400
2021-26	14,100	23.3%	295,100
2026-31	14,800	23.3%	310,000
2031-36	15,400	23.2%	324,100
2036-41	17,700	23.3%	371,100
Total	90,900	21.3%	1,872,100

York Region Population-Related Employment Forecast

In 2011, approximately 44% of the Region's employment base was in population-related employment, an increase of nearly 3% from 2006 levels, in part due to the effects of the economic recession of 2008/2009. Population-related employment is forecast to grow in step with the Region's share of population growth in the GTHA. The addition of the new hospital in Vaughan and continuing growth in other population-related job sectors including the health sector, retail and education will drive employment growth. As a share of total employment in York Region, population-related employment is forecast to decline over the forecast period, mainly to account for the increase in the share of major office employment growth (see Table 10) and is projected to be almost 1% below the 2006 share of total employment.

Table 10
York Region Population-Related Employment Forecast 2011-2041

	Employment	Share of York Region Employment
2011	226,400	44.4%
2016	261,500	44.0%
2021	286,800	42.7%
2026	305,400	42.2%
2031	326,000	41.8%
2036	346,200	41.2%
2041	364,200	40.5%

York Region Employment Land Employment Forecast

In 2011, employment land employment (ELE) accounted for 41.5% of the Region's total employment base. The employment land forecast is based on a number of factors including the Region's historic share of GTHA growth in ELE, the supply of vacant employment land in the Region, the potential for additional greenfield employment lands, the continuing competitiveness of the Region's employment lands as well as the Region's access to key local and Regional markets.

The 2008-2009 economic recession had significant impacts on employment in employment areas across the GTHA, including York Region, with decreasing employment levels and increasing vacancy rates in some buildings and employment areas. In the years following the recession, a portion of employment growth on employment lands has occurred in existing buildings. To account for this, in the 2011-2016 period, a Region-wide re-occupancy assumption of 10% was used to accommodate the portion of employment growth that will occur within existing buildings.

Over the forecast period, the share of employment on employment lands is anticipated to decline slightly as the Region's economy continues to shift to more service-based employment sectors. The forecast projects the need for additional Urban Area lands to accommodate employment land at the end of the forecast, post 2036. Overall, the Region's employment land employment base is forecast to increase by over 161,000 jobs from 2011 to 2041 (see Table 11).

Table 11
York Region Employment Land Employment Forecast 2011-2041

	Employment Growth	Share of GTHA Growth
2011-16	38,500	27.3%
2016-21	34,200	34.0%
2021-26	19,800	36.1%
2026-31	20,100	36.5%
2031-36	24,400	35.9%
2036-41	24,300	34.8%
Total	161,300	33.0%

5.9 Employment Forecast by Type Summary for York Region

York Region's employment is forecast to increase from a 2011 level of approximately 510,000 jobs to 900,000 jobs by 2041 which equates to an average growth level of about 13,000 jobs per year over 30 years. Employment growth is strongest in the first 10 years of the forecast, averaging approximately 16,200 jobs per year with growth slowing to an average of about 11,400 jobs per year. Table 12 summarizes the York Region employment forecast by type.

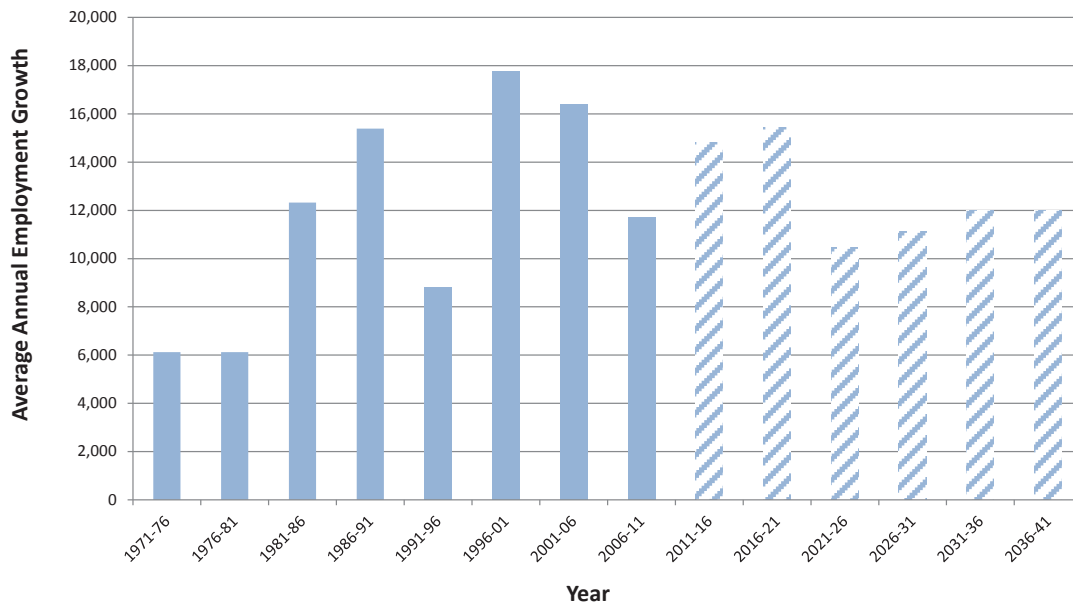
Table 12
York Region Employment Forecast by Type 2011-2041

	Major Office	Population-Related	Employment Land	Total	Growth
2011	72,000	226,400	211,600	510,000	
2016	83,400	261,500	250,100	594,900	84,900
2021	100,900	286,800	284,300	672,100	77,200
2026	115,000	305,400	304,100	724,400	52,300
2031	129,700	326,000	324,200	780,000	55,600
2036	145,200	346,200	348,600	840,000	60,000
2041	162,800	364,200	372,900	900,000	60,000
Growth (11-41)	90,800	137,800	161,300	390,000	390,000
Shares	23.3%	35.3%	41.4%	100%	

Note: Figures may not sum due to rounding.

The overall employment forecast for York Region is comparable to historic average levels of growth in the Region (see Figure 8). The current period is being projected as a higher growth period, partially as a result of recovery from the economic recession.

Figure 8: York Region Average Annual Employment Growth



5.10 Employment Forecast by Local Municipality

The York Region employment forecast is distributed to the local municipalities based on shares of growth by the three employment types. Major office development is anticipated to be concentrated in Markham, Vaughan and Richmond Hill, building upon existing major office concentrations and supporting major transit investments. Aurora, Newmarket, East Gwillimbury and King are anticipated to attract smaller shares of major office growth.

Population-related employment is forecast to increase in proportion to population growth in each local municipality. Employment land employment growth is distributed to each local municipality based on their current and potential supply of employment lands and anticipated employment densities. The employment land supply takes account of recent employment land conversions in both Markham and Richmond Hill. Tables 13 and 14 summarize the employment forecast by local municipality. Part of the basis for the employment forecast includes the need to create and maintain a balanced relationship between

residents and jobs for each local municipality and a commitment to improve the live/work relationship for York Region residents in each local municipality (see Appendix C to this attachment report, which shows the forecast activity rates (ratio of employment to population) by local municipality).

Table 13
York Region Employment Forecast by Local Municipality 2011 to 2041

Municipality	2011	2041	Growth	Share	Average Annual Growth Rate
Aurora	21,900	38,500	16,600	4%	2.0%
East Gwillimbury	7,400	45,100	37,700	10%	6.4%
Georgina	7,700	24,500	16,800	4%	4.1%
King	8,200	16,000	7,800	2%	2.3%
Markham	154,800	269,200	114,400	29%	1.9%
Newmarket	42,800	52,400	9,600	2%	0.7%
Richmond Hill	69,300	109,800	40,500	10%	1.6%
Vaughan	185,100	321,500	136,400	35%	1.9%
Whitchurch-Stouffville	12,800	23,000	10,200	3%	2.0%
York Region	510,000	900,000	390,000	100%	2.0%

Note: Figures may not sum due to rounding.

Table 14
York Region Employment Forecast by Local Municipality

Municipality	2011	2016	2021	2026	2031	2036	2041
Aurora	21,900	28,500	31,600	33,600	35,500	37,000	38,500
East Gwillimbury	7,400	9,900	14,600	17,600	23,900	34,400	45,100
Georgina	7,700	9,700	12,500	14,500	17,400	20,900	24,500
King	8,200	9,500	11,200	12,200	13,000	14,200	16,000
Markham	154,800	178,100	200,500	217,500	233,700	252,000	269,200
Newmarket	42,800	43,400	45,900	47,700	49,400	50,800	52,400
Richmond Hill	69,300	79,600	88,000	94,000	99,600	104,600	109,800
Vaughan	185,100	221,000	250,000	267,600	286,400	303,800	321,500
Whitchurch-Stouffville	12,800	15,200	17,800	19,700	21,100	22,300	23,000
York Region	510,000	594,900	672,100	724,400	780,000	840,000	900,000

Note: Figures may not sum due to rounding.

The following discussion provides a brief description of the forecasted employment growth for each local municipality. The tables in Appendix C display the local municipal employment forecast by employment type.

Aurora

The Town of Aurora is forecast to accommodate 38,500 jobs by 2041, an increase of approximately 16,600 from the 2011 estimate of 21,900. This represents an annual growth rate of nearly 2% over the 30 year period. Just over half of Aurora's employment growth (54%) is anticipated to be on employment lands, mainly in the 2B and 2C secondary plan areas. Population-related employment and major office employment account for 34% and 12% respectively of total employment growth from 2011 to 2041. New major office development in Aurora is anticipated to locate in the Wellington/404 employment area, building on the existing State Farm Insurance office building.

East Gwillimbury

Employment in the Town of East Gwillimbury is forecast to grow to approximately 45,100 jobs by 2041, at an annual average growth rate of 6.2% over the 30 year period. Approximately 56% of the anticipated growth is to occur on employment lands while 42% will be population-related and major office employment located near the GO station. East Gwillimbury's major employment land growth areas will be along the Highway 404 corridor in the ROPA 1 lands and in Queensville. Employment land urban expansion lands are required post 2036.

Georgina

Approximately 65% of Georgina's employment growth from 2011 to 2041 is anticipated to occur on employment lands and mainly in the Keswick Business Park. The remainder of Georgina's total employment growth of 16,800 jobs will be in population-related employment.

King

Nearly half of King Township's employment growth is anticipated to be on employment lands in the communities of King City, Nobleton and Schomberg. Major office employment growth is anticipated for King City which will be the home to the re-located Magna head office from Aurora. King's forecast employment for 2041 is approximately 16,000 jobs, an increase of about 7,800, representing an average annual growth rate of 2.3%.

Markham

The City of Markham is anticipated to continue to play a significant role in accommodating employment growth in the Region, with growth of nearly 114,400 jobs from 2011 to 2041. Markham accommodated over two thirds of the Region's major office employment in 2011 and is expected to continue to be an important

location for major office development in the Region. Major office employment is forecast to grow by nearly 45,800 jobs from 2011 to 2041 which equates to about 40% of Markham's total employment growth. Approximately 34% of Markham's employment growth is anticipated to be in population-related employment with the remaining 25% in employment land employment. Overall, Markham is forecast to reach 269,200 jobs by 2041.

Newmarket

Newmarket is forecast to reach a 2041 employment total of approximately 52,400 by 2041, which equates to growth of 9,600 jobs. About 35% of the Town's employment growth is expected to be through major office employment. The Newmarket Urban Centres Secondary Plan anticipates significant office development in the Yonge Street and Davis Drive corridors. Because of limited remaining vacant land supply, growth in employment land employment is expected to be about 3,200 jobs. The remainder of the forecast employment (32%) will be through population-related employment.

Richmond Hill

Richmond Hill is anticipated to continue to experience relatively strong employment growth across all three employment categories over the first 10 years of the forecast, with growth tapering off towards the end of the forecast due to a diminishing employment land supply. Major office development is expected to continue to be attracted to Richmond Hill Centre, the Yonge Corridor and employment lands along the Highway 404 Corridor. Overall, Richmond Hill's employment base is forecast to grow by approximately 40,500 jobs from 2011 to 2041 with 35% through major office, 46% in population-related employment and 19% in employment land employment.

Vaughan

Vaughan is forecast to accommodate the largest share of employment growth in York Region, at approximately 35% of the Region's total growth. Over half of the Region's 2011 employment land employment was located in Vaughan in 2011. The forecast projects that Vaughan will continue to be a prime location for employment land users with growth of approximately 71,300 employment land jobs from 2011 to 2041, which equates to about 44% of all employment land employment growth in the Region. Just over half of Vaughan's employment growth is anticipated to be on employment lands. Vaughan's share of the Region's major office employment is expected to increase with the opening of the subway to the Vaughan Metropolitan Centre, Viva Rapidways along Highway 7 and other transit improvements. Growth of approximately 23,600 major office jobs are projected over the forecast period. About 30% of Vaughan's employment growth will be in population-related employment.

Whitchurch-Stouffville

Most of the employment growth in the Town of Whitchurch-Stouffville will be located in the community of Stouffville. Approximately 23,000 jobs are anticipated by 2041 which represents an annual growth rate of about 2%. The majority (82%) of the growth is anticipated to occur by 2031 and will be both population-related and employment land employment.

6.0 CONCLUSION

Consistent with Amendment 2 to the *Growth Plan*, York Region is forecast to grow to a population of 1.79 million with employment reaching 900,000 by 2041. The forecasts summarized in this report are based on the preferred growth scenario of 45% intensification. This scenario will require a continued shift in the housing market to medium and higher density forms of housing during the course of the forecast.

At the local municipal level, Markham, Richmond Hill and Vaughan will continue to accommodate the majority of the Region's population growth. In addition, East Gwillimbury will also accommodate a significant share of the population growth to 2041. All nine local municipalities have revised forecasts for 2031 that are above and beyond the currently approved YROP-2010 forecasts for 2031.

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 Region's employment base is forecast to see a continuing shift to service-based economic sectors with increased shares of employment in major office employment.

Urban expansion lands will be required for both community and employment lands to accommodate the forecast population and employment growth to 2041.

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 5-year review of the Regional Official Plan.

Appendix A to Attachment 2

York Region 2011 Household Forecast by Type

Municipality	Single	Semi	Row	Apt	Duplex	Total
Aurora	10,890	1,420	2,960	1,820	620	17,700
East Gwillimbury	6,360	130	490	250	330	7,550
Georgina	13,220	440	640	980	580	15,850
King	6,170	100	70	230	90	6,650
Markham	58,060	5,100	10,930	10,930	5,530	90,540
Newmarket	16,290	2,230	3,420	3,900	1,590	27,410
Richmond Hill	36,500	2,400	8,460	9,450	1,840	58,650
Vaughan	58,230	7,200	9,310	8,270	3,070	86,070
Whitchurch-Stouffville	10,280	680	980	730	380	13,040
York Region	216,000	19,700	37,260	36,560	14,030	323,440

Note: Figures may not sum due to rounding.

York Region 2041 Household Forecast by Type

Municipality	Single	Semi	Row	Apt	Duplex	Total
Aurora	14,520	1,550	4,800	5,220	970	27,060
East Gwillimbury	21,600	2,410	8,630	2,570	940	36,140
Georgina	20,010	590	1,860	2,800	1,040	26,300
King	10,690	140	510	1,460	380	13,180
Markham	78,340	9,570	31,350	42,690	7,490	169,430
Newmarket	18,480	2,490	5,470	10,300	1,860	38,590
Richmond Hill	42,450	2,920	16,750	25,930	3,570	91,610
Vaughan	80,230	10,320	24,550	37,280	5,600	157,990
Whitchurch-Stouffville	15,190	1,170	3,260	2,760	880	23,260
York Region	301,510	31,160	97,180	131,010	22,730	583,550

Note: Figures may not sum due to rounding.

Appendix A to Attachment 2

York Region 2011-41 Household Growth Forecast by Type

Municipality	Single	Semi	Row	Apt	Duplex	Total
Aurora	3,630	130	1,840	3,400	350	9,360
East Gwillimbury	15,240	2,280	8,140	2,320	610	28,590
Georgina	6,790	150	1,220	1,820	460	10,450
King	4,520	40	440	1,230	290	6,530
Markham	20,280	4,470	20,420	31,760	1,960	78,890
Newmarket	2,190	260	2,050	6,400	270	11,180
Richmond Hill	5,950	520	8,290	16,480	1,730	32,960
Vaughan	22,000	3,120	15,240	29,010	2,530	71,920
Whitchurch-Stouffville	4,910	490	2,280	2,030	500	10,220
York Region	85,510	11,460	59,920	94,450	8,700	260,110

Note: Figures may not sum due to rounding.

Appendix B to Attachment 2

York Region Household Size Forecast By Local Municipality

Municipality	2011	2016	2021	2026	2031	2036	2041
Aurora	2.96	2.91	2.87	2.84	2.82	2.80	2.78
East Gwillimbury	2.91	2.89	2.86	2.84	2.83	2.83	2.83
Georgina	2.71	2.68	2.65	2.63	2.62	2.61	2.61
King	2.97	2.89	2.85	2.82	2.80	2.78	2.77
Markham	3.31	3.21	3.14	3.09	3.06	3.05	3.04
Newmarket	2.88	2.87	2.81	2.76	2.72	2.70	2.68
Richmond Hill	3.14	3.08	3.02	2.97	2.95	2.93	2.92
Vaughan	3.33	3.26	3.17	3.11	3.07	3.04	3.03
Whitchurch-Stouffville	2.85	2.81	2.76	2.72	2.69	2.67	2.66
York Region	3.17	3.10	3.04	2.99	2.97	2.95	2.95

Appendix C to Attachment 2

York Region Employment Forecast – Major Office

Municipality	2011	2016	2021	2026	2031	2036	2041
Aurora	1,610	2,130	2,390	2,670	2,970	3,280	3,630
East Gwillimbury	0	0	0	0	300	600	960
Georgina	0	0	0	0	0	0	0
King	0	0	630	910	910	910	910
Markham	48,750	55,350	63,380	70,670	77,870	85,060	94,600
Newmarket	1,680	2,010	2,420	2,930	3,660	4,280	4,990
Richmond Hill	8,100	9,600	11,810	14,060	16,420	19,040	22,220
Vaughan	11,590	13,940	19,950	23,390	27,270	31,650	35,180
Whitchurch-Stouffville	260	340	350	350	350	350	350
York Region	71,980	83,380	100,930	114,980	129,740	145,170	162,840

Note: Figures may not sum due to rounding.

York Region Employment Forecast – Population Related Employment

Municipality	2011	2016	2021	2026	2031	2036	2041
Aurora	12,440	14,600	15,770	16,510	17,300	17,640	17,990
East Gwillimbury	5,750	6,280	9,260	11,300	14,920	18,750	21,540
Georgina	6,950	8,790	9,780	10,510	11,340	12,150	12,820
King	7,260	8,290	9,070	9,530	9,930	10,300	10,410
Markham	55,140	64,120	71,650	77,410	82,360	89,820	94,570
Newmarket	30,750	30,250	31,310	31,980	32,540	33,140	33,760
Richmond Hill	35,490	42,350	45,820	48,340	50,820	52,420	54,050
Vaughan	64,500	77,030	82,840	87,550	94,140	99,110	106,010
Whitchurch-Stouffville	8,150	9,800	11,310	12,220	12,660	12,850	13,090
York Region	226,430	261,500	286,820	305,360	326,020	346,180	364,240

Note: Figures may not sum due to rounding.

Appendix C to Attachment 2

York Region Employment Forecast – Employment Land Employment

Municipality	2011	2016	2021	2026	2031	2036	2041
Aurora	7,880	11,720	13,440	14,420	15,230	16,080	16,850
East Gwillimbury	1,670	3,590	5,310	6,300	8,710	15,060	22,600
Georgina	730	940	2,650	4,030	6,050	8,740	11,690
King	920	1,180	1,530	1,720	2,130	2,980	4,710
Markham	50,900	58,600	65,450	69,400	73,430	77,090	80,000
Newmarket	10,400	11,160	12,190	12,780	13,190	13,430	13,610
Richmond Hill	25,740	27,660	30,410	31,590	32,390	33,130	33,570
Vaughan	109,020	130,080	147,220	156,690	164,950	173,010	180,320
Whitchurch-Stouffville	4,350	5,110	6,140	7,130	8,140	9,110	9,590
York Region	211,590	250,060	284,340	304,070	324,220	348,640	372,930

Note: Figures may not sum due to rounding.

York Region Employment Forecast – Total Employment

Municipality	2011	2016	2021	2026	2031	2036	2041
Aurora	21,900	28,500	31,600	33,600	35,500	37,000	38,500
East Gwillimbury	7,400	9,900	14,600	17,600	23,900	34,400	45,100
Georgina	7,700	9,700	12,500	14,500	17,400	20,900	24,500
King	8,200	9,500	11,200	12,200	13,000	14,200	16,000
Markham	154,800	178,100	200,500	217,500	233,700	252,000	269,200
Newmarket	42,800	43,400	45,900	47,700	49,400	50,800	52,400
Richmond Hill	69,300	79,600	88,000	94,000	99,600	104,600	109,800
Vaughan	185,100	221,000	250,000	267,600	286,400	303,800	321,500
Whitchurch-Stouffville	12,800	15,200	17,800	19,700	21,100	22,300	23,000
York Region	510,000	594,900	672,100	724,400	780,000	840,000	900,000

Note: Figures may not sum due to rounding.

Appendix C to Attachment 2

York Region Employment Forecast – Activity Rates

Municipality	2011	2016	2021	2026	2031	2036	2041
Aurora	40%	48%	49%	48%	47%	48%	49%
East Gwillimbury	32%	38%	37%	33%	31%	33%	38%
Georgina	17%	21%	24%	26%	28%	31%	34%
King	40%	37%	39%	38%	37%	38%	42%
Markham	50%	51%	52%	51%	51%	49%	50%
Newmarket	52%	50%	50%	49%	49%	48%	48%
Richmond Hill	36%	38%	39%	39%	39%	39%	40%
Vaughan	62%	68%	71%	70%	67%	66%	65%
Whitchurch-Stouffville	33%	33%	34%	33%	34%	35%	36%
York Region	48%	51%	52%	51%	50%	49%	50%