

# ECONOMIC POLICY REVIEW STAGE 1 BACKGROUND RESEARCH & POLICY REPORT



**HEMSON**  
Consulting Ltd.

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## I INTRODUCTION

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Hemson Consulting Ltd. was retained by the Town of Richmond Hill in September 2008 to undertake an Economic Policy Review. The purpose of the study is to develop new economic land use policies for the Town's new Official Plan and to provide input to the Town's new Economic Development Strategy.

The Economic Policy Review is one of several background studies being undertaken to develop the new Official Plan. All background studies will be considered comprehensively before decisions are made about the Town's long-term urban structure.<sup>1</sup> The views of local residents have also been considered through the *People Plan Richmond Hill* process, a shared community visioning and joint consultation process initiated by the Town in October 2007.

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<sup>1</sup> *Other background studies include the Socio-Economic Study and the Policy Context Paper which are completed, as well as others which are currently underway: the Urban Structure Study, the Environmental Policy Review, the Housing and Residential Intensification Study, the Transportation Review, Infrastructure and Servicing Review, the Parkland Review, the Urban Design – Heritage Review, the Growth Management Forecast Analysis and this study. Two area-specific studies are also under development: the Downtown Design and Land Use Strategy and the Richmond Hill Regional Centre Design and Land Use Study.*

As part of the new official plan, the intent of new economic policies will be to promote long-term economic prosperity and ensure that the Town of Richmond Hill remains competitive for economic development within the Greater Toronto Area and Hamilton (GTAH). This report presents the findings of Stage 1 of the study, which involves a review of background material and analysis relevant to the formulation of new economic policies for the new official plan.

### A. PURPOSE OF THE STUDY IS TO DEVELOP NEW ECONOMIC LAND USE POLICIES

New economic policies are required for a number of reasons. Primarily, the Town's existing economic policy context is out-of-date and needs to be updated. New policies are also required to address new Provincial policy directions, in particular the *Growth Plan for the Greater Golden Horseshoe* (the *Growth Plan*) and York Region's growth management strategy, *Planning for Tomorrow*.

The Town of Richmond Hill is also interested in developing new policies to enhance and improve existing economic sectors and clusters and to anticipate and capitalize on emerging trends in economic development that may not be recognized in the exiting Official Plan.

### **1. The Town's Current Economic Policy Context Needs to Be Updated**

Richmond Hill's current Official Plan was approved in 1981 when the Town was a largely suburban location. Since 1981, Richmond Hill has grown rapidly and is now primarily an urban community. To manage growth during this time, a number of amendments were made to the 1981 Official Plan, including:

- Three economic policy studies: the *Overview of Business Parks Study* (1989); the *Neighbourhood and Community Commercial Area Study — Asian Oriented Retail Developments* (1995); and the *Gas Bar–Convenience Retail Study* (1992, updated in 2001);
- Twenty-three (23) secondary plans for various areas within the Town, each providing different approaches to economic policy and directions for development of employment and commercial areas;
- A set of urban design guidelines for the Town's newer employment areas to ensure the development of high-quality business parks and encourage sustainable building design and construction; and
- A number of Town-wide Official Plan Amendments (OPAs), including OPA 246 regarding the long-term protection of employment lands.

Although this approach has allowed Richmond Hill to remain sensitive to the market and changing community planning objectives over time, the Town lacks a comprehensive and consistent approach to economic land use policy. Through this study, the Town will work with the community to develop a set of integrated economic policy directions to be incorporated into the new Official Plan.

### **2. New Policies Are Needed to Meet Provincial and Regional Policy Requirements**

The Province of Ontario has recently undertaken a number of planning policy and growth management initiatives that affect planning in the Town of Richmond Hill, in particular the *Growth Plan*. The *Growth Plan* sets out the forecasts to be used for long-range planning and provides direction on how that growth is to be accommodated. Generally, the *Growth Plan* seeks to achieve a set of "good planning" principles, which include:

- Economic vitality;
- More compact urban form;
- A good balance of jobs and housing within communities; and
- The direction of growth to existing built-up areas to minimize the amount of new greenfield development that occurs over the planning period to 2031.

Under the *Growth Plan*, a set of specific intensification and density targets must be achieved. The Region of York, like many other single- or upper-tier municipalities in the Greater Golden Horseshoe (GGH), is directed to plan for:

- A density of 50 residents and jobs combined per ha in new greenfield areas; and
- Accommodating 40% of new units within the built boundary after 2015.

The *Growth Plan* also identifies a series of Urban Growth Centres that are intended to be a focus for investment, high-density major employment centres and transit infrastructure. The Richmond Hill/Langstaff Gateway Urban Growth Centre (the Richmond Hill Regional Centre) is identified as one of the four such centres in the Region of York. A higher density target of 200 residents and jobs per ha is to be achieved in this location.<sup>1</sup>

The Region of York is currently working to implement the *Growth Plan* through the *Planning For Tomorrow* exercise, which includes long-range forecasting and land budget work and a range of other studies regarding intensification, various master plans and the natural environment. New economic policies are required for the Town of Richmond Hill to advance both Regional and Provincial policy objectives.

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<sup>1</sup> *The other three urban growth centres in York Region are the Town of Markham Centre, the Town of Newmarket Centre and the City of Vaughan Corporate Centre.*

### **3. New Policies Are Required to Capitalize on Emerging Trends in Economic Development**

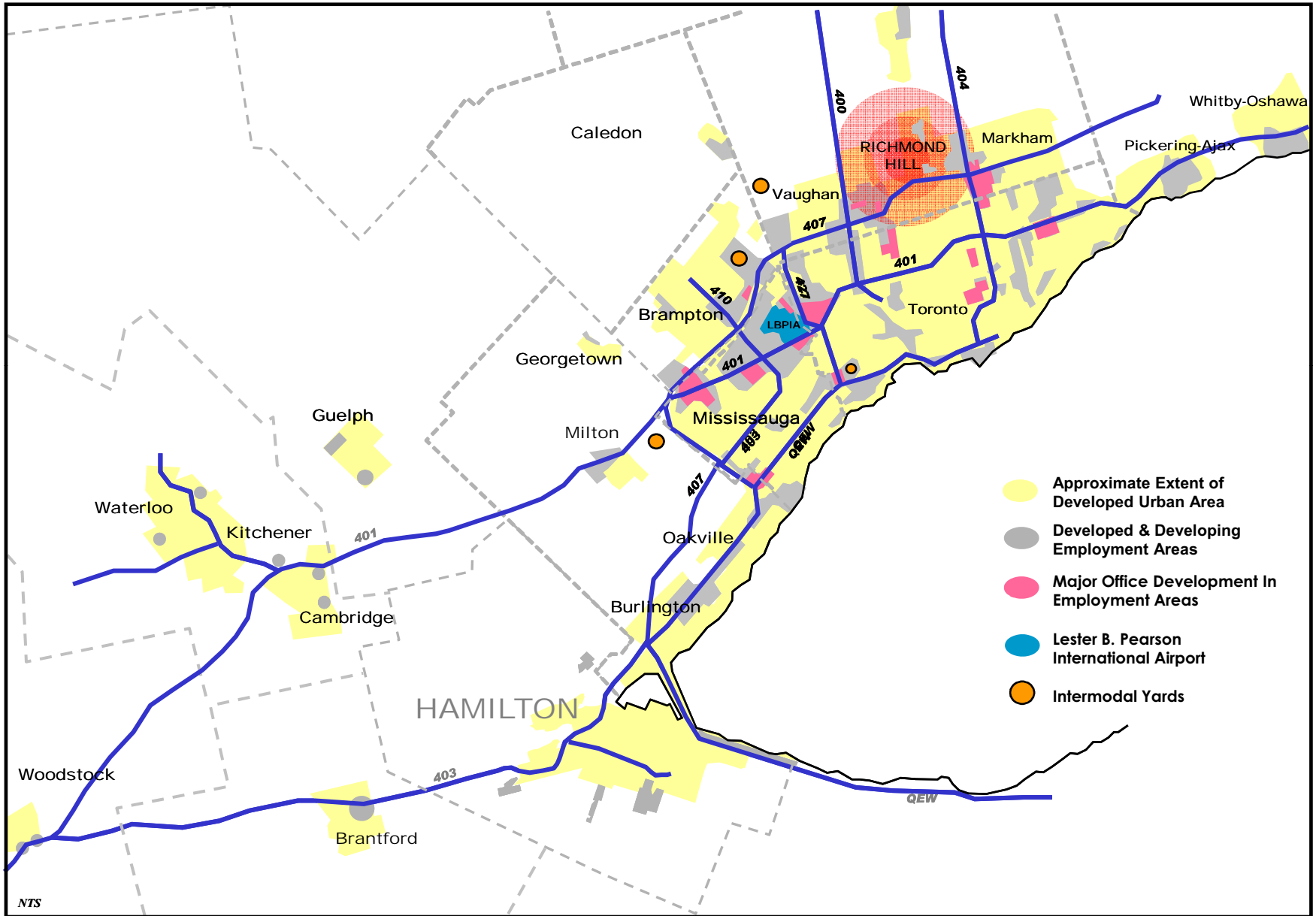
In addition to advancing Regional and Provincial policies, the Town is also interested in better understanding its current economic role and taking advantage of future economic opportunities. Since the Town's 1981 Official Plan was prepared, a number of changes to the competitive environment have taken place, including:

- Ongoing shifts in the structure of employment towards service-oriented sectors and restructuring in the manufacturing sector;
- The increasing importance of lifestyle factors such as the environment, infrastructure and cultural tolerance in the competition for talent; and
- Growing competition from low-cost countries such as China and India.

As illustrated on the map on the following page, the Town of Richmond Hill occupies a central position within the GTA economic region and from a locational perspective is very well-positioned to compete for new investment.

In the new competitive environment, it is likely that the Town's service-oriented sectors will continue to grow and manufacturing will continue to restructure. New economic policies are required to capitalize on these trends, identify the measures needed to enhance economic development and attract the types of employment growth that the Town of Richmond Hill desires.

### Location of Richmond Hill Within the Greater Toronto Area and Hamilton



Source: Hemson Consulting Ltd.

#### **4. Focus of This Study Is on the Land Use Planning Aspects of Economic Policy**

In addressing the issue of economic policy, it is important to understand how communities in the GGH approach economic development. The Town of Richmond Hill, like most other communities in the GGH, addresses economic development through a combination of land use planning and other corporate strategies:

- Land use planning deals with the use of land within the community for all types of urban development, and in particular the use of industrial, office and retail lands for economic development; and
- Corporate strategies address broader issues, such as the community's overall vision for growth, and include the forthcoming Town's *Strategic Plan* and *Economic Development Strategy*. The Town's finance department also provides strategic financial and operational advice to Council regarding growth and development.

While all aspects of economic planning are important, the focus of this study is on land use planning. It is through land use planning that the Town of Richmond Hill will define its vision for the community's built form and urban structure and the primary tool through which Regional and Provincial policy objectives will be advanced. Other corporate strategies will need to be developed, however, to implement the Town's vision, including financial strategies to encourage certain types of development.

#### **B. A KEY ISSUE TO BE ADDRESSED IS THE TOWN'S SHIFT TO A MORE URBAN COMMUNITY**

From a land use planning perspective, the key economic policy issue that needs to be addressed is the nearing build-out of the Town's land supply. Over the next 10 to 15 years, the Town's remaining vacant development areas will be built out and the Town will shift to an increasingly urban landscape. To continue to accommodate employment growth, new development will increasingly need to be accommodated through intensification and redevelopment and in higher density forms.

##### **1. Built Form Is the Primary Factor Influencing Town's Ability to Accommodate Employment Growth**

In order to understand the Town's future economic growth prospects, it is important to understand the relationship between built form, land use and the structure of the regional economy, notably the key role of lands for industrial-type activities in business park environments.

As explained in work undertaken as part of the *Growth Plan*, the structure of the GTA region's economy is overwhelmingly industrial in nature, which gives rise to strong demand for land-extensive industrial-type facilities engaged in a wide variety of economic activities including manufacturing, distribution and warehousing.<sup>1</sup>

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<sup>1</sup> For details, see *The Growth Outlook for the Greater Golden Horseshoe*, prepared by *Hemson Consulting Ltd.*, 2005.

Accordingly, the location of employment growth is driven strongly by the availability of well-located greenfield “employment land” to accommodate the range of industrial-type buildings that dominate the land use profile of the regional economy. It is for this reason that the key bases for employment forecasting are the three land use-based categories of employment activities:

- **Major office employment**, which is defined as employment in free-standing office buildings of 20,000 sq.ft. or greater;<sup>1</sup>
- **Population-related employment**, which is defined as employment providing services to a resident population in retail and institutional establishments, including those who work from home; and
- **Employment land employment**, which is the range of employment uses in industrial-type buildings, typically concentrated in business parks and other designated employment areas. Despite the many different economic sectors found on employment land, most are accommodated within single-storey industrial “boxes” or industrial multiples.

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<sup>1</sup> For employment forecasting and most land-use planning purposes, major offices are traditionally defined as freestanding office buildings greater than 20,000 net sq. ft. in size. The Growth Plan uses the same expression — major office — for a different purpose. In the Growth Plan, major office policies address the desire to locate office buildings of 10,000 m<sup>2</sup> or greater in transit-oriented locations to encourage greater transit use. Except as otherwise noted, this report’s use of major office is the 20,000 sq.ft. or more definition.

It is primarily for employment land where there is the strongest competition within the GTAH, and where land use planning and local economic development policy can have the strongest influence on the amount of new investment that is captured. Major offices develop at very high densities and are not constrained by land supply, and growth in population-related employment is driven largely by growth in local and regional population.

## 2. The Build-out of the Town’s Employment Land Supply Has Key Policy Implications

In the past, the amount and type of employment growth that has occurred in the Town of Richmond Hill has been driven primarily by broader economic and demographic forces. The GTAH has been experiencing a period of strong economic growth and the Town of Richmond Hill is located within a key GTAH office node <sup>2</sup> focussed on the intersection of Highways 404 and 407.

These market forces, combined with the Town’s locational advantages, have led to strong economic performance, including continued employment growth; the development of a large major office inventory and key economic sectors; and, the emergence of clusters of high technology and life science activities. This is also the pattern of development that can be observed in other communities in the Highway 404–407 office node, in particular the Town of Markham.

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<sup>2</sup> For this report, the term “node” is used to refer to the larger sub-market at Highways 404 and 407 and is distinct from the term “centres” as intended and understood in Provincial policy .

One of the key competitive assets that has allowed the Town to participate so strongly in the GTAH employment market has been an available and marketable supply of employment land. Richmond Hill is home to some of the most prestigious business parks in the GTAH.

The long-term anticipation for employment growth in the GTAH and the Region of York is for continued strong demand for industrial-type space in suburban employment land or business park locations.<sup>1</sup> And, to date, there has been little indication that the demand for employment land is being significantly reduced. On the contrary, recent development patterns are suggesting that the demand for employment land may actually be *increasing* as a result of larger and more efficient industrial buildings.<sup>2</sup>

Over the next 10 to 15 years, however, the Town's employment land supply will be depleted and there are virtually no options to provide additional designations. The Town is located within the Oak Ridges Moraine and the Provincial *Greenbelt*, which imposes strict controls on agricultural and open space areas designated as *Protected Countryside*. As the Town's employment land supply is depleted, so too will its ability to compete for this segment of the GTAH employment market.

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<sup>1</sup> For details, see *The Growth Outlook for the Greater Golden Horseshoe, Hemson Consulting Ltd., January 2005.*

<sup>2</sup> For details, see *Understanding Employment Land in the Region of Peel, Hemson Consulting Ltd., 2005.* It is also noted that trends towards integrating offices and other uses within facilities may be further increasing the overall land demand.

Although Richmond Hill will remain a competitive location within the GTAH, its ability to accommodate the types of economic activities that demand locations on employment land will become limited by land supply. As a result, the Town's future economic growth prospects will be driven more by the availability of development sites and the attractiveness of the local investment environment than by broader GTAH-wide economic trends.

### **3. The Town Will Need to Find Different Ways to Accommodate Employment Growth**

As the land supply becomes fully developed, the Town of Richmond Hill will begin to shift from a rapidly-growing suburban community to a more mature and fully built-out urban community. Employment growth will increasingly need to be accommodated through the redevelopment and intensification of existing areas and the Town will need to develop an even greater focus on higher-density built forms such as major office buildings.

Similarly, the rate of population-related employment growth in the Town of Richmond Hill will slow over the forecast period, in concert with slower rates of population growth resulting from the pending build-out of the land supply for ground-related units, which are single and semi-detached units and rowhouses. Reduced growth rates in local population-related employment will be tempered by more rapid growth in metropolitan-wide population-related employment, much of which is currently concentrated in the City of Toronto and includes uses such as the Eaton Centre shopping centre, the cluster of hospitals along University Avenue and major educational facilities.

The Town of Richmond Hill will begin to assume more “central place” functions over time, defined as higher than average concentrations of producer services, government, health care and education services that serve the population and businesses of the broader metropolitan region.

The shift in the nature of employment growth that is anticipated to occur in the Town of Richmond Hill is the same shift that occurred in the City of Toronto in the 1970s and is currently occurring in other central GTA/H communities, particularly the City of Mississauga. The City of Mississauga has recognized the impacts of an increasingly limited land supply and is planning to accommodate both population and employment growth in higher density forms, such as apartments and major office buildings.<sup>1</sup>

The Town of Richmond Hill is well-positioned to accommodate growth in new forms, particularly a greater focus on major offices. The Town already has a large office inventory and an established position in the York Region office market, as well as a number of other key competitive assets, including a large and established economic base, key economic clusters, a number of prestigious business park locations and superior access to existing and planned transportation infrastructure.

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<sup>1</sup> For details, see the Employment Land Review Study, prepared by Hemson Consulting Ltd., for the City of Mississauga in June 2008.

The Town will need to put plans in place to encourage a shift to higher-density forms and also develop strategies to improve the community’s attractiveness for this type of development. It will be important for the Town to protect its competitive position for employment land, major offices and other types of employment in order to maintain and expand the economic base. And by planning to accommodate growth in this manner, the Town of Richmond Hill is supporting key Provincial and Regional growth management objectives.

### **C. THE PURPOSE OF THIS REPORT IS TO RECOMMEND KEY POLICY DIRECTIONS**

The purpose of this report is to present background research and analysis and recommend key economic policy directions to be considered by Town staff, the Official Plan Task Force and the public. Several issues relevant to the Town’s economic context are considered, including:

- The nature of the Town’s economic base, including economic sectors where the Town has a competitive advantage;
- Trends in employment and commercial land use that may not have been contemplated by the Town’s existing official plan;

- The adequacy of the Town's land supply to accommodate future employment growth;
- The role that different geographic areas play within the Town for all types of employment, including the Downtown, the business parks, the centres and corridors; and
- The economic opportunities presented by the Town's many competitive assets, including a central location within the GTA, the York–Central Hospital, the Richmond Hill Regional Centre, a well-educated labour force and the Oak Ridges Moraine.

A variety of information sources and analytical methods have also been considered, including:

- Previous work and reports related to employment land, including work prepared by Hemson Consulting, the Town of Richmond Hill and the Region of York;
- Economic and demographic forecasts, particularly the Regional forecasts provided in Schedule 3 to the *Growth Plan* and Region of York's proposed distribution of those forecasts to the local municipalities;
- The most up-to-date Census and other employment information has been incorporated into the analysis, including detailed information from the Region of York's 2008 employment survey; and
- Relevant Provincial, Regional and Town of Richmond Hill land use planning directions.

The views of the business community have also been sought through the *Economic Policy Roundtable*.<sup>1</sup> Members of the land development industry, local businesses, business organizations and other key stakeholders were consulted on key issues including: the market outlook, trends in built form, Richmond Hill's employment land supply and new Provincial policies. The views expressed by the business community roundtable have been considered as part of this report, which is organized into four chapters.

- This introduction describes the purpose of the study, the main issues to be addressed and the overall structure of the report;
- The second chapter describes the Town's overall economic context, including recent performance, key sectors and activities for which the Town appears to have a competitive advantage;
- The third chapter describes the role that different geographic areas play in the Town's economic performance, in particular the role that employment lands play;
- The fourth chapter describes the future growth outlook for Richmond Hill and some of the challenges and opportunities associated with the build-out of the Town's land supply; and

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<sup>1</sup> The roundtable was held in February 2009 with Town staff, Hemson Consulting Ltd. and various members of the business community including landowners, local business owners, real estate agents, and advisors.

- In the context of the conclusions reached, the final chapter reviews the Town's current economic policy context and suggests a number of new policy directions that might be considered as part of the Town's new Official Plan.

It is important to note that, as this study is being undertaken, the national and global economies are in a period of great uncertainty. Reflecting current conditions, a period of slower growth can be expected over the 2006 to 2011 census period. The manufacturing sector, in particular, is likely to face significant challenges during this period.

Since the focus of this report is on planning and development, it should also be recognized that the current recession will have short-term effects on the residential and non-residential and real estate and development sectors in the GTA. Not only is a general reduction in demand likely, but the financial crisis has made buyers nervous and investors cautious, and has significantly reduced the level of risk many lenders are willing to tolerate.

While the real estate problems are mostly related to the housing market, non-residential land markets have in some degree followed patterns in the housing market. It is important, however, that the local effects on these markets not be overstated. There are some key differences between the Toronto area market, some other Canadian markets and virtually all major United States markets.

In our opinion, housing in the GTA is still more affordable than it was relative to the late 1980s real estate boom here and has not been over-priced or has needed to "correct" as significantly as observed in other large metropolitan markets in Vancouver, Calgary and Edmonton or the many other troubled markets in the United States, including major cities on both coasts and in the southwestern states.

As a result, and within a broader national and global context, our view is that the GTA remains well-positioned to be a focus of growth when the economic recovery occurs. Over the forecast period to 2031, economic output is anticipated to continue to grow over the forecast period, accompanied by associated growth in employment and income.

For the Town of Richmond Hill, the long-term economic outlook remains positive and this should be the primary consideration in the development of new economic policies. It is also worth repeating that the recommendations of all the background studies will need to be considered comprehensively before the Town begins to formulate land use options for the new Official Plan.

## **II THE TOWN OF RICHMOND HILL ECONOMY HAS BEEN PERFORMING VERY WELL**

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This chapter discusses the Town of Richmond Hill's current economic context, including recent economic performance, the sectoral composition of the economic base and relative concentrations of economic activity. The analysis draws on a number of sources such as Statistics Canada and the Region of York Employment Survey (YRES).

Information from the 2006 Census is used to prepare a profile of the Town's economy by sector, measure the concentration of different economic activities within the Town of Richmond Hill and identify the pattern of commuting with other communities.

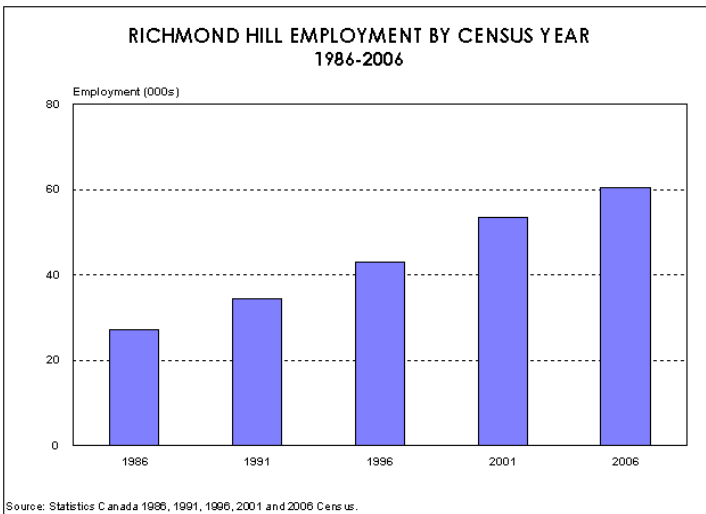
Based on a review of all this information, it is clear that the Town of Richmond Hill's economy has performed strongly over the past 20 years. The Town's economic base shows a focus on service-oriented activities, in particular business and related services, and accommodates a number of key economic clusters including high technology and life science activities. The Town's economic profile is the product of many factors, but particularly its location within the central GTA employment market and a high performance office node in southern York Region.

### **A. STRONG PERFORMANCE HAS BEEN SHOWN ACROSS A RANGE OF INDICATORS**

On virtually every measure, the Town of Richmond Hill economy has performed well over the past 20 years. Employment has grown, non-residential building markets have been strong and industrial land in Richmond Hill is some of the most expensive in the GTA. The Town is also unique in that it has one of the largest office inventories outside of the City of Toronto. Most communities have only limited, if any, employment in major offices.

#### **1. Employment Has Grown Steadily over the Past 20 Years**

As illustrated by the graph below, employment in the Town of Richmond Hill has doubled over the past 20 years, growing from approximately 27,000 jobs in 1986 to approximately 61,100 jobs in 2006. As shown in the table following the graph, Richmond Hill has consistently grown at rates much faster than the GTA as a whole. Even during the recession-dominated 1991 to 1996 period, employment in Richmond Hill grew by nearly 5% while the GTA overall grew only marginally, by only 0.2%.



**Table 1**

**GTAH Employment and Employment Growth  
1986 to 2006 (000s)**

Year	Employment	Growth	Growth Rate
1986	2,280	—	—
1991	2,0	220	1.9%
1996	2,530	30	0.2%
2001	2,940	410	3.0%
2006	3,180	260	1.6%

Source: Statistics Canada, Census of Canada

Note: Employment is “place of work” employment, including the usual place of work and work at home components and no fixed place of work employment.

The 2006 employment figure of 61,100 is the estimate prepared by the Region of York as part of their land budgeting and forecasting work, and differs only slightly from the Hemson Consulting Ltd. estimate.<sup>1</sup> It is also important to note that the figure of 61,100 jobs in 2006 is “Place of Work” (POW) employment, which differs from other measures provided by Statistics Canada.

Statistics Canada provides two primary measures of employment: employment by “Place of Work” and labour force by “Place of Residence”.<sup>2</sup> The focus of this report is on the Town’s 2001 and 2006 POW employment, although Place of Residence information is used to illustrate the pattern of commuting with neighbouring communities and also to identify the “no fixed place of work” category of employment.

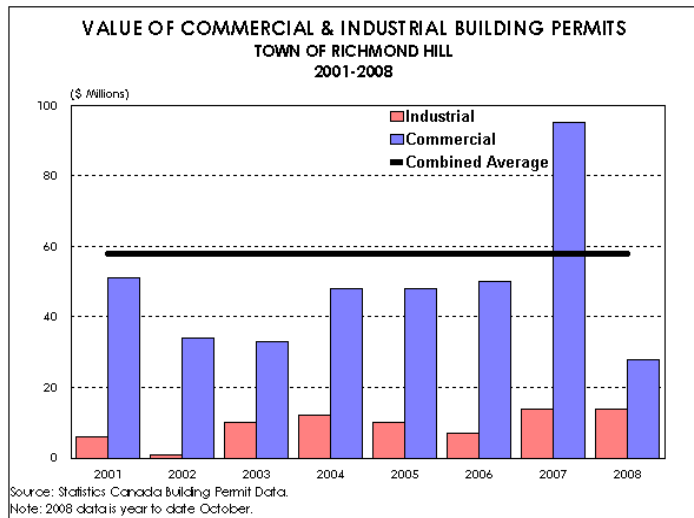
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<sup>1</sup> Based on information from the Region of York, the 2006 Census POW employment for the Town of Richmond Hill, including work at home employment, is estimated to be approximately 61,100 jobs, which differs only slightly from the Hemson estimate of 60,500 jobs. Given the relatively small difference between the two estimates and to avoid unnecessary confusion, the Region’s estimate of 2006 employment is used for this report. The Region’s estimate is also used because it forms the foundation of the Region’s land budgeting and forecasting work, to which the Town of Richmond Hill will need to conform.

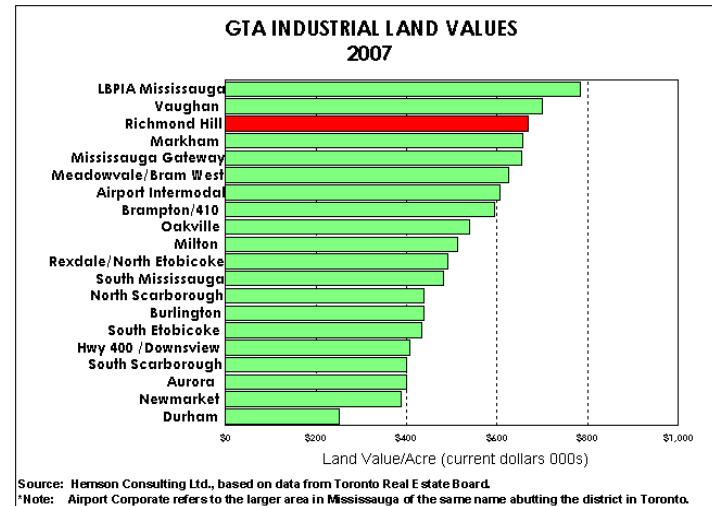
<sup>2</sup> Place of Work employment is a measure of the jobs that are physically located within a community, regardless of where those employees may live. Place of Residence employment is a measure of the labor force that is living in the community, some of which may commute to job opportunities in other communities.

## 2. Industrial and Commercial Building Markets Have Been Strong

As with employment growth, non-residential construction in the Town of Richmond Hill has also shown strong and consistent performance. The Town has averaged approximately \$58 million of industrial and commercial construction combined over the period from 2001 to 2008.



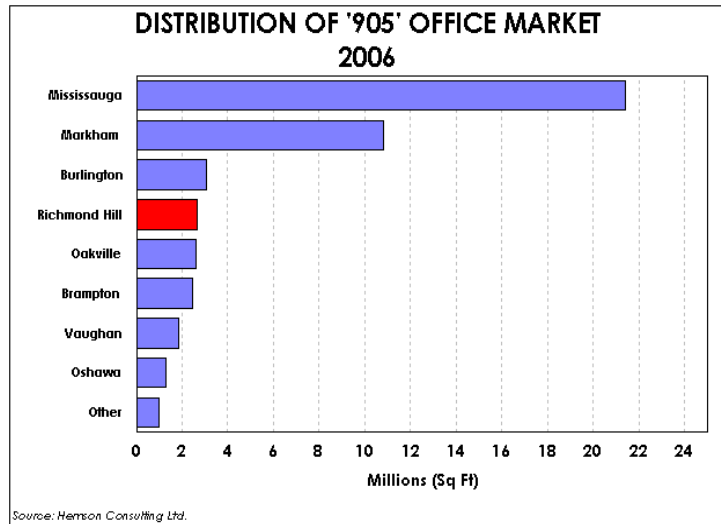
Of particular note is the strong performance of the Town’s commercial sector, reflecting Richmond Hill’s role as a regional service centre and the strong concentration of offices and office-type uses in the community. Consistent with this performance, Richmond Hill’s industrial land is some of the most expensive in the GTA as illustrated by the following graph. Participants at the *Economic Policy Roundtable* were also of the general view that the Town was a very attractive business location.



## 3. Richmond Hill Has One of the Largest Office Markets in the 905 Region

One of the reasons for the high price of industrial land in Richmond Hill is that the Town is a very attractive location for major office development. As illustrated in the graph on the following page, the Town of Richmond Hill also has one of the largest office markets in the 905 regions.

According to the Town’s economic development office, Richmond Hill accommodates the corporate headquarters of nearly 40 businesses engaged in a diverse range of economic activity including health care, public administration, real estate and manufacturing.



The Town of Richmond Hill is one of only a few locations outside of the City of Toronto that accommodate any significant amount of major office space — the other two major suburban office locations are the Airport Corporate Centre in the City of Mississauga and the QEW corridor through southern Halton Region. Most other communities within the GTAH accommodate only a small, if any, amount of major office space.

**4. Efforts Need to Be Made to Improve the Balance of Jobs to Population in the Community**

Despite the Town’s strong economic performance, the activity rate — the ratio of employment to population in the community — is low and the community is a net exporter of labour. Typically, a balanced community would have an activity rate of 50%. As shown in the tables over, Richmond Hill’s activity rate is only 37%.

Town of Richmond Hill	37%
City of Mississauga	64%
Town of Caledon	36%
Town of Milton	64%
Town of Markham	55%
City of Vaughan	67%
Town of Aurora	45%
Town of Newmarket	58%

Source: Hemson Consulting based on Statistics Canada, Census of Canada

Town of Richmond Hill	37%
City of Toronto	59%
Region of Peel	51%
Region of York	51%
Region of Durham	39%
Region of Halton	49%
City of Hamilton	44%
GTAH Overall	53%

Source: Hemson Consulting based on Statistics Canada, Census of Canada

The Town's low activity rate is the result of many factors, including a constrained supply of employment land and the success of other competing communities in attracting employment. Improving the activity rate, also referred to as the "live-work" balance, is considered to be desirable because:

- Providing more job opportunities for local residents provides an opportunity to reduce the need for long-distance commuting and makes more efficient, two-way use of the transportation system; and
- Providing more job opportunities results in a greater diversity in the land and assessment base, which tends to provide the community with greater flexibility in responding to unanticipated changes in the community or market.

An activity rate of under 40% is considered to be relatively low, particularly for a community as central in the GTA as Richmond Hill. Considering the Town's economic base and location within the central GTA, opportunities to improve the Town's live-work balance should be an important long-range planning consideration.

Nevertheless, the Town's economy has performed well. Employment and non-residential building markets have grown, industrial land values are high and the Town accommodates a significant amount of major office employment. Consistent with this profile, the Town's economic base shows a focus on service-producing activities, particularly business and related services.

## **B. ECONOMIC BASE HAS A STRONG FOCUS ON SERVICE-PRODUCING INDUSTRIES**

The profile of the Town's economy is based on an examination of 2001 and 2006 Census according to the North American Industry Classification System (NAICS) of which supercedes the 1980 Standard Industrial Classification (SIC). Under the 2007 NAICS, employment is classed into 20 economic sectors, which are consolidated into 12 larger categories for the purpose of this report.<sup>1</sup> A location quotient analysis has been undertaken to identify relative concentrations of different types of economic activity.

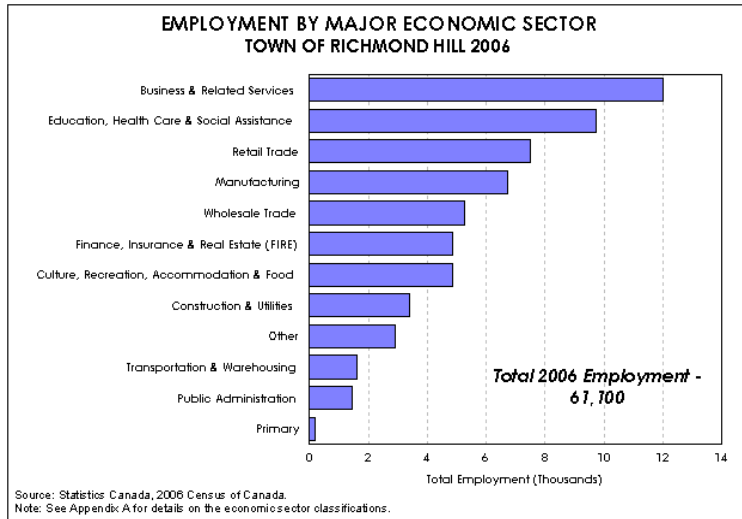
Based on this information and analysis, it is clear that Richmond Hill's economy has a focus on service-producing industries, particularly business and related services. Richmond Hill also accommodates a considerable amount of employment in sectors serving local or regional community functions, such as education, health and social services and retail trade. Richmond Hill's manufacturing sector is relatively small, but focussed on a number of specialized activities and the Town has attracted key knowledge-based or "creative" clusters, in particular high technology and life science activities.

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<sup>1</sup> Details on the economic sectors and their classification into the 12 larger categories are provided in Appendix A.

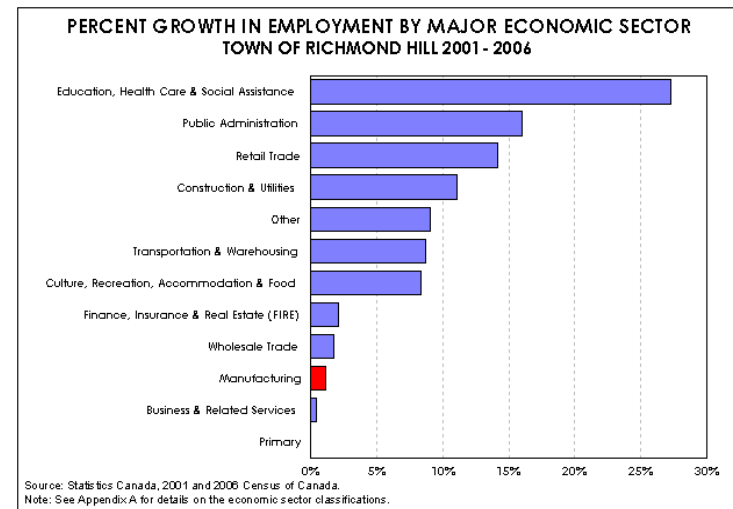
**1. The Town’s Largest and Most Rapidly Growing Sectors Are in Service-Producing Industries**

The Town of Richmond Hill’s top economic sector by employment is business and related services, followed by education, health and social services and retail trade. The Town accommodates comparatively less employment in manufacturing than some other communities in York Region, such as the City of Vaughan, and little employment in primary or agricultural activities.<sup>1</sup> The Town’s employment by sector is illustrated in the graph below.

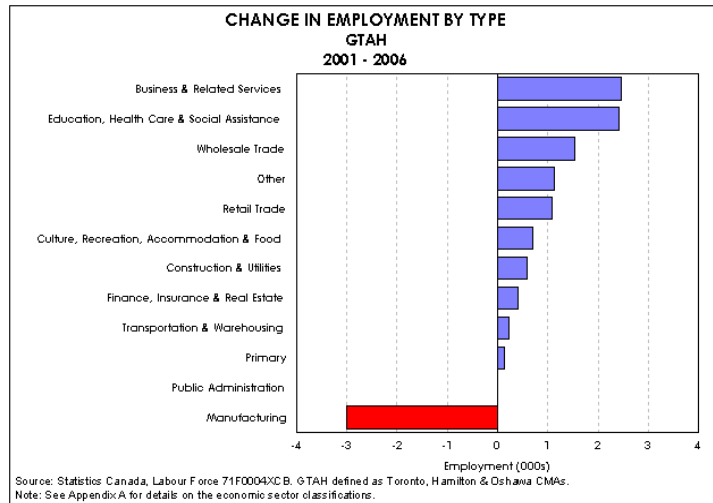


<sup>1</sup> For details on manufacturing employment in Vaughan, see City of Vaughan Official Plan Background Paper on Employment, Hemson Consulting Ltd., June 2008 Draft.

Service-producing sectors have also been the top growers, in particular education, health and social services and retail trade, which are activities serving the local or regional population base. As shown in the following graph, business and related services grew only marginally over the 2001 to 2006 Census period.



As can also be seen from the graph above, the Town of Richmond Hill accommodated a moderate increase in manufacturing employment between 2001 and 2006. This growth is considered to be relatively strong performance for this sector given that total manufacturing employment in the GTA overall declined over the period. The overall pattern of growth by economic sector in the GTA is illustrated in the graph on the following page.



Although some job losses in the GTA have been occurring as a result of restructuring in the manufacturing sector, these jobs have been replaced with gains in employment in other economic sectors, particularly in many of the same sectors in which the Town of Richmond Hill has been performing well. This pattern of growth is a further indication of the strength and diversity of the regional economy and its ability to replace job losses, when they occur, with other economic activities.

## 2. The Town Accommodates Clusters of High Technology and Life Science Activities

The Town of Richmond Hill recently undertook a detailed review of the Town's non-residential land market. One of the key conclusions is that service-producing activities account for a large share of the Town's economy, accounting for approximately 85% of the total employment. Goods producing industries, led by manufacturing, account for only 12% of total employment.

A number of key economic sectors have also been identified through the Town's work:

- The Town has a cluster of high-technology activities that accounts for approximately 14% of the Town's total employment, primarily concentrated in the Beaver Creek and Headford Business Parks; and
- The Town has a cluster of life science activities that accounts for 13% of the overall employment. Approximately half of the employment in this cluster is accommodated in a single location — the York–Central Hospital — with the balance accommodated mainly on employment land.

Participants at the *Economic Policy Roundtable* also identified a burgeoning information technology sector. Together, these types of activities represent a significant amount of employment in knowledge-intensive sectors, or what is increasingly being referred to as the “creative economy”. The presence of this type of economic activity is a further indication of the Town’s strong economic performance and favourable competitive position within the GTA and Provincial economies.

Recent work prepared by the Martin Prosperity Institute has concluded that the Ontario economy is in the midst of a fundamental transformation away from jobs based largely on physical skills to ones that require analytical skills and judgement, including those that provide services and rely on creativity. Competitive advantage and prosperity, according to the report, will go to those jurisdictions that are best prepared to adapt to this new long-run trend.<sup>2</sup>

The Town of Richmond Hill appears to be participating well in this new economic environment, as shown by the presence of many creative economic sectors, such as business and related services, finance, insurance and real estate and the life science cluster. The Town also shows strong concentrations in many of these key service-producing sectors relative to other communities in the GTA.

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<sup>1</sup> According to Town staff, some sub-sectors captured by the High Technology Cluster are also accommodated by the Life Sciences Cluster, so the total employment is not mutually exclusive.

<sup>2</sup> For details, see *Ontario in the Creative Age*, prepared by the Martin Prosperity Institute, February 2009.

### 3. High Concentrations of Service-Producing Sectors Are Observed Relative to Other Communities

The relative concentration of economic activity within the Town is measured using a location quotient analysis, which is a common quantitative approach to identifying clusters.<sup>3</sup> The method is described briefly below:

- The share of employment in the various economic sectors within the Town of Richmond Hill is determined and compared to the share of employment in the GTA and Region as whole;
- If the result (the location quotient, or LQ) is greater than one, we conclude that Richmond Hill has a higher concentration of employment in that particular sector than the GTA or York Region average; and
- If a particular economic sector shows higher than average concentrations of employment, then a cluster may exist and may be a good target for future investment attraction efforts.

In summary, the location quotient analysis shows that the Town of Richmond Hill has high concentrations of service-producing sectors compared to other communities in the GTA and the Region of York, including a high concentration of employment in wholesale trade. Details of the analysis are provided in Appendix B.

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<sup>3</sup> Conference Board of Canada, *The Canada Project: Clusters of Opportunity, Clusters of Risk*, August 2004, p. 4.

As shown in Table 4 below, the Town of Richmond Hill shows the highest relative concentration of employment in wholesale trade, which includes distributors, product agents and brokers. High location quotients are also shown for many of the Town’s largest service-producing sectors, including business and related services.

<b>Table 4</b>	
<b>Location Quotient Analysis Town of Richmond Hill vs GTAH</b>	
Economic Sector	LQ
Wholesale Trade	1.46
Retail Trade	1.18
Business & Related Services	1.13
Culture, Recreation, Accommodation & Food	1.11
Education, Health Care & Social Assistance	1.07
Other	1.06
Construction & Utilities	0.93
Finance, Insurance & Real Estate	0.84
Manufacturing	0.80
Public Administration	0.63
Transportation & Warehousing	0.49
Primary	0.44

Source: Hemson Consulting, based on Statistics Canada information. See Appendix A for details on the economic sector classification.

In order to develop a better understanding of the Town’s economic profile, the Town’s top 3 economic sectors were examined in more detail at a sub-sector level. A number of interesting patterns are revealed:

- Within the wholesale trade sector, the highest location quotients are shown for: Machinery, equipment and supplies wholesaler-distributors (1.93); Personal and household goods wholesaler-distributors (1.80); and Wholesale agents and brokers (1.49);
- Within the retail trade sector, the highest location quotients are shown for: Miscellaneous store retailers<sup>1</sup> (1.93); Electronics and appliance stores (1.86); and Non-store retailers (1.79); and
- Within business and related services, the highest location quotients are shown for Internet publishing and broadcasting (2.37) and Internet service providers, web search portals, and data processing services (1.89). A high location quotient is also shown for Publishing industries (1.81).

The finance, insurance and real estate (FIRE) sector does not show a high overall concentration within Richmond Hill. Within this sector, however, a high location quotient (2.65) is shown for Lessors of non-financial intangible assets (except copyrighted works) which include establishments that are primarily engaged in assigning rights to assets, such as patents, trademarks, brand names, and franchise agreements. Patents are sometimes used as an indicator of the level of innovation or research and development within a community.

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<sup>1</sup> Establishments in this sector include stores with unique characteristics like florists, used merchandise stores, and pet and pet supply stores as well as other retailers.

#### 4. The Manufacturing Sector Is Smaller but Focused on Specialized Activities

Compared to other communities in the GTAH, the Town of Richmond Hill accommodates a relatively lower share of manufacturing employment and is generally less concentrated in this sector. Richmond Hill and the City of Toronto are the only two large communities within the GTAH that do not show a location quotient of over 1 for manufacturing.<sup>1</sup>

However, a number of key points about the Town's manufacturing base are worth noting:

- Although located close to each other, the City of Vaughan and Town of Richmond Hill have very different manufacturing profiles. In Vaughan, the top sub-sectors that show significant concentrations (LQs over 3.5) are wood product manufacturing, furniture and related product manufacturing, and plastics and rubber products manufacturing.
- The top manufacturing sub-sectors in Richmond Hill are printing and related support activities and miscellaneous manufacturing, which includes medical equipment and supplies manufacturing, jewellery, sporting goods, toys and office supplies.

- Miscellaneous manufacturing, in particular, shows a high LQ, 2.09. Medical equipment and supplies manufacturing accounts for 75% of the employment in this sub-sector, suggesting a link to the Town's existing cluster of life science activities.
- Compared to the Town of Markham, however, Richmond Hill's manufacturing base is less specialized in high-technology sectors, such as computer and electronic product manufacturing, electrical equipment, appliance and component manufacturing. For example, computer and electronic product manufacturing shows a very high LQ of 4.59 in Markham but a LQ of only 0.72 in Richmond Hill.
- Miscellaneous manufacturing, on the other hand, is more concentrated in Richmond Hill as compared with Markham. This sector's LQ is over 2 in Richmond Hill and 1.22 in Markham. York–Central Hospital's location may explain this sector's concentration in Richmond Hill.

On the whole, although the Town of Richmond Hill may be under-performing in some industries compared with Markham, it outperforms in others, particularly sub-sectors associated with the life science cluster. The Town also shows concentrations in other technology-based sectors, in particular internet publishing. Given the range of sectors observed, however, the Town is clearly attractive to a wide range of economic activities.

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<sup>1</sup> For the purposes of this analysis, large communities are defined broadly as those having more than 40,000 jobs at Census day 2006. All other municipalities show a greater concentration, including Richmond Hill's immediate neighbours, Vaughan and Markham, with LQs of 1.89 and 1.08 respectively. Details of the analysis are provided in Appendix C.

Given the Town's current economic profile, Richmond Hill appears to be in a good position to compete for investment in key service-producing sectors, including high technology and life science activities and may wish to consider targeting these sectors as part of its investment attraction efforts. The Town also appears to be well-positioned to compete for other specialized activities, such as internet publishing and manufacturing for the life science cluster.

### **C. ECONOMIC PROFILE REFLECTS THE TOWN'S CENTRAL LOCATION WITHIN THE GTA**

The economic profile observed in the Town of Richmond Hill is the result of many factors, but in particular its location within the GTA. The Town enjoys a central location within the GTA and is located within a larger sub-node of economic activity in southern York Region that is focussed on office-type uses.

As a result of its location, the Town's economic profile is consistent with the economic profile of the larger southern York Region sub-market, in particular the Town of Markham, as well as parts of the City of Toronto located along the Don Valley Parkway. Richmond Hill has strong employment linkages within this market and beyond to other markets in the economic region.

### **1. A Number of Distinct Sub-markets Have Developed within the GTA Economy**

The economy of the GTA is defined by many complex relationships interconnected by the transportation system and a complex series of transactions. Within this system, a number of major employment areas have emerged that are oriented strongly towards the transportation infrastructure. These areas include some isolated markets like the Town of Milton along the Highway 401 corridor and other, more central areas that have emerged at the convergence of major transportation routes.

One of the largest suburban employment areas in the GTA is focussed around the Lester B. Pearson International Airport (LBPIA), which includes employment lands located in the Cities of Mississauga and Brampton, and the *Rexdale Employment District* in the City of Toronto. A number of key office nodes have also emerged, including a corridor that has evolved in the central GTA along the Don Valley Parkway and north into York Region.

### **2. Intersection of Highways 404 and 407 Has Evolved into a Key Office Location**

The pattern of office and business park development in southern York Region follows a clear historic pattern of continuing northerly addition to the existing stock of industrial and office-type development along the Don Valley Parkway corridor in the City of Toronto and north along Highway 404 in the Region of York.

Today, the intersection of Highways 404 and 407 has evolved into one of only three major office concentrations outside of the City of Toronto; the other two being the Airport Corporate Centre in the City of Mississauga and the QEW corridor in Oakville and Burlington.

Like the Town of Richmond Hill, the communities that take part in this node are also focussed on offices and a range of high-tech or “creative economy” uses. All of these communities have performed well over the last 20 years and continue to be attractive for economic development, given their central location and increasingly constrained supply of land in the Highway 404 corridor.

Although measured somewhat differently, recent work prepared by the Town of Markham also shows high concentrations of employment in business and related services and finance and insurance.<sup>1</sup> Like the Town of Richmond Hill, Markham also accommodates significant components of employment in major offices, including major concentrations abutting the Town of Richmond Hill in the Commerce Valley Business Park. Some employment areas along the Don Valley Parkway in the City of Toronto are also characterized by office development, in particular the Consumers Road *Employment District*.<sup>2</sup>

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<sup>1</sup> For details, see the Town of Markham Economic Sectors Analysis prepared by urbanMetrics Inc, January 2007.

<sup>2</sup> For details, see the Long-Term Employment Land Strategy, City of Toronto, prepared by Hemson Consulting Ltd., January 2005.

### **3. The Town’s Location within the Southern York Region Market Provides Many Economic Opportunities**

Together, the Towns of Richmond Hill and Markham and some parts of the City of Toronto form a distinct sub-market within the GTA/H that is strongly oriented to office-type uses and has been performing very well. The Town of Richmond Hill is fortunate to be located within such a high-performance economic area, and has strong linkages within the sub-market as reflected in the pattern of commuting to neighbouring communities:

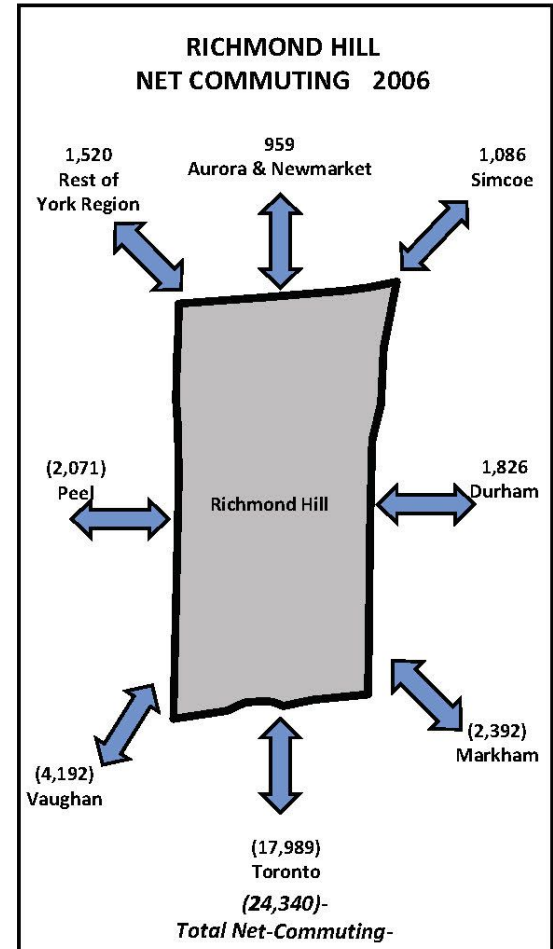
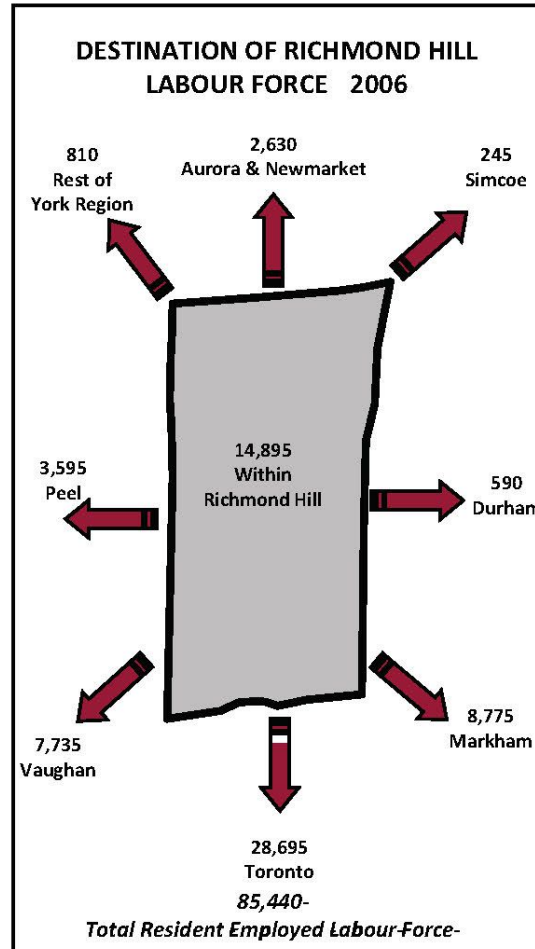
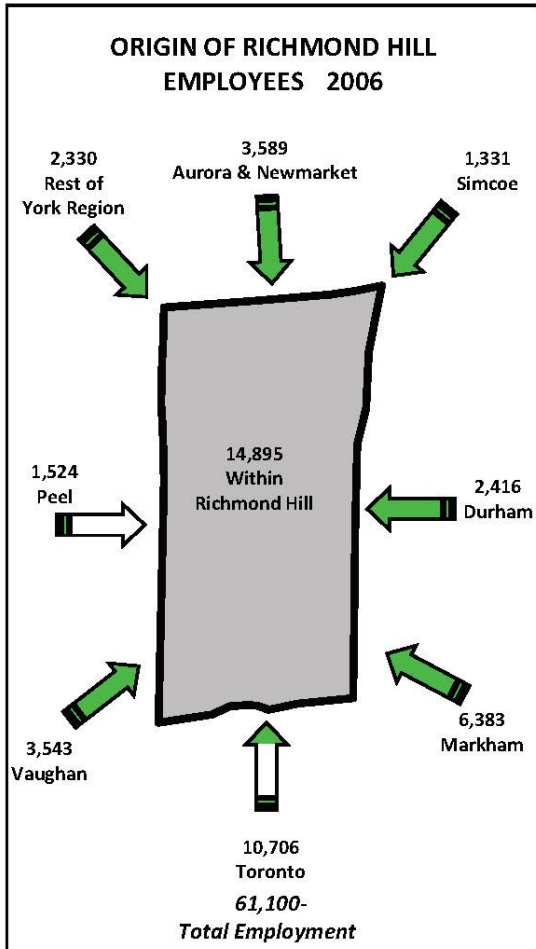
- Overall, the Town of Richmond Hill is a net exporter of labour, meaning that there are more employed residents within the community than there are jobs physically accommodated within the Town.<sup>3</sup>
- The primary destination of out-commuters from the Town of Richmond Hill is overwhelmingly the City of Toronto (18,000 jobs), followed by the City of Vaughan (4,200 jobs) and the Town of Markham (2,400 jobs), all of which are large net importers of labour.

The Town’s commuting relationship with other communities in the GTA/H and beyond is summarized on the map on the following page.

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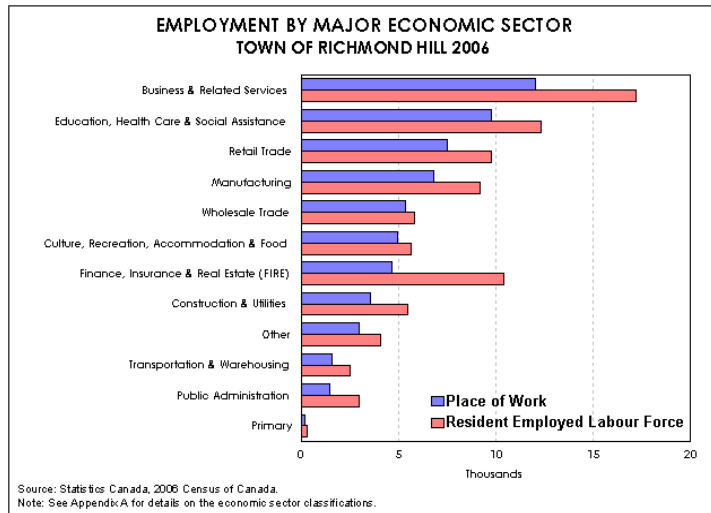
<sup>3</sup> In 2006, Richmond Hill’s total resident employed labour force was approximately 85,400 jobs, whereas the total place of work employment is less at 61,100 jobs. The difference, approximately 24,300 jobs, is the net number of Richmond Hill residents that commute daily to employment opportunities outside of the community.

## RICHMOND HILL COMMUTING PATTERNS - 2006



Source: Hemson Consulting based on data from Statistics Canada

On a sector-by-sector basis, the Town exports labour across all economic sectors, but particularly business and related services and other office-type activities. This is illustrated in the graph below. The detailed commuting flows are shown in Appendix D.



As can be seen from the graph, on a sectoral and geographic basis, the Town of Richmond Hill loses relatively more jobs in business and related services to the Town of Markham and City of Toronto, and more jobs in manufacturing and construction to the City of Vaughan. This relationship reflects both the Town's position within southern York Region economy and the varying sectoral specializations of abutting communities.

The commuting patterns also suggest a number of economic opportunities, particularly in sectors where Richmond Hill exports employment. In the finance sector especially, the number of out-commuters to the City of Toronto alone is nearly twice the size of the entire sector in the Town of Richmond Hill. Similar relationships are also shown for other business and related services, notably Professional, Scientific and Technical Services.

The Town's interconnection with surrounding southern York Region communities is also demonstrated by the pattern of retail employment:

- Retail employment is often considered more locally-oriented than other economic sectors given its flexibility in terms of part-time employment opportunities and because many retail activities by their nature serve local functions.
- In Richmond Hill, however, approximately 50% of the Town's retail employment base lives outside the community and approximately 60% of the Town's resident labour force employed in this sector commute to other communities.
- On a net basis, the Town of Richmond Hill exports approximately 2,200 retail workers to other municipalities. Consistent with broader trends, the primary destinations of this out-commuting are to the Cities of Toronto and Vaughan and the Town of Markham.

Recent work prepared for the Town has confirmed this relationship from an expenditures perspective, concluding that the spending of Richmond Hill residents exceeds the sales of local businesses, implying that local residents are importing retail goods from other communities.<sup>1</sup>

While the Town of Richmond Hill no longer is, nor is expected to become, an agriculture-based community, there may be some additional economic opportunities associated with the Oak Ridges Moraine. Within the context of the *Greenbelt Plan*, the Town may have an opportunity to promote unique destination points on the Moraine and encourage uses such as near-urban agriculture, eco-tourism or recreational and educational opportunities.<sup>2</sup>

Overall, the Town of Richmond Hill's economy has been performing well. The economic base has been growing steadily over the past 20 years and is focussed on service-producing activities including a range of knowledge-based, high technology and life science activities.

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<sup>1</sup> *For details, see the Socio-Economic Study for the Town of Richmond Hill, March 2008, prepared by SHS Consulting in association with the Centre for Spatial Economics.*

<sup>2</sup> *The presence of the Oak Ridges Moraine was identified as a major competitive advantage at the Economic Policy Roundtable, not only because of the potential for new economic uses but also because of its strong contribution to quality of life. The economic activities that should be encouraged on the Oak Ridges Moraine, however, need to be considered within the context of Provincial policies and the Environmental Policy Review, which is also being prepared as part of the Town's new Official Plan.*

The Town's central location within the GTA presents many economic opportunities, particularly with respect to economic sectors that in which jobs are being exported to other communities. The Town has the opportunity to accommodate more employment in virtually all economic sectors, but in particular business and related services and other office-oriented sectors. The Town appears to also have a good opportunity to expand its retail service base to better serve the needs of the local population.

Based on the analysis undertaken for this report, by the Town and by other consultants, the overall sectoral composition of the Richmond Hill's economy and other municipalities within York Region is relatively well-understood. What is not as well-understood is how this economic activity is actually accommodated on the ground and, as a result, where new land use planning policies may be able to improve the Town's economic competitiveness.

Accordingly, the next chapter turns to an examination of the Town's local economy on a geographic basis, including the designated business parks, the centres and corridors and other points of interest such as the York– Central Hospital and the historic downtown. Other elements of the Town's economic base, such as the major office inventory and “work at home” employment, are also examined.

### III ONE OF THE MAIN REASONS FOR THE TOWN'S ECONOMIC SUCCESS HAS BEEN A COMPETITIVE SUPPLY OF EMPLOYMENT LAND

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This chapter provides a discussion of the Town's economic and employment profile by geography, including the role employment land plays in accommodating economic activity. The 2008 York Region Employment Survey (YRES) is used to prepare the economic profile and location quotient analysis to describe the specific geographic areas of the Town. The results are summarized in the following sections, with details provided in Appendix E.

As discussed, for the analysis in this report, employment land by type is defined as lands that are occupied primarily by large, land-extensive, low-rise, industrial-type buildings. In some cases, major office and retail activities may be located within a designated employment area, but these uses are treated separately for analytical purposes:

- Major offices are treated as a separate category of employment because they develop at very high densities, under a unique market dynamic and only in a small number of locations; and
- Large-format retail development is treated as a separate category because it accommodates mainly population-related employment, which is not a significant factor in planning for employment land.

- Planning for population-related employment growth already occurs in the normal secondary planning process for retail and institutional uses.

It is important to note that commercial lands — designated and or occupied— are only excluded from the definition of employment land by type for the purposes of analysis. From a geographic perspective, such lands remain within the Town's designated business parks and are considered to be lands within a designated *Employment Area* as intended and understood in the *Growth Plan*.<sup>1</sup> For this report, however, the discussion of “employment lands”, by type, excludes major office and major retail uses.<sup>2</sup>

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<sup>1</sup> *The Growth Plan defines Employment Area on Page 42 as “Areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities”*

<sup>2</sup> *There is a limited amount of service commercial uses that tend to locate in industrial-type buildings on employment land, which are accounted for in our approach to employment land planning. Such uses include arterial commercial and quasi-industrial commercial uses within industrial multiples, community facilities such as schools, professional associations, day cares and places of religious assembly and others.*

On a geographic basis, employment land accommodates the most significant elements of the Town's economic base. Employment land in Richmond Hill accommodates a large share of total employment, much of the Town's employment in key "creative" sectors and virtually all of the Town's office inventory. The Town's retail economy is accommodated primarily in the Regional Centre and corridors. Interestingly, retail activities are not significantly concentrated in the Downtown, which contains a wide mix of employment uses.

#### A. TOWN HAS APPROXIMATELY 620 NET HA OF EMPLOYMENT LANDS

The Town of Richmond Hill is home to some of the most prestigious business parks in the GTA, in particular the Beaver Creek Business Park. The Town has a total supply of approximately 620 net ha of employment land, including the planned supply in the North Leslie area. The Town's supply is summarized in Table 5 over and illustrated by the map on the following page.

The Town's supply of approximately 620 net ha is relatively small compared to that of some other large communities in the GTA, such as the Cities of Mississauga or Brampton. Unlike these communities, however, the Town's supply is occupied at very high densities — nearly 70 jobs per net ha. Most business parks in the GTA are occupied at a density of between 30 and 40 jobs per net ha.

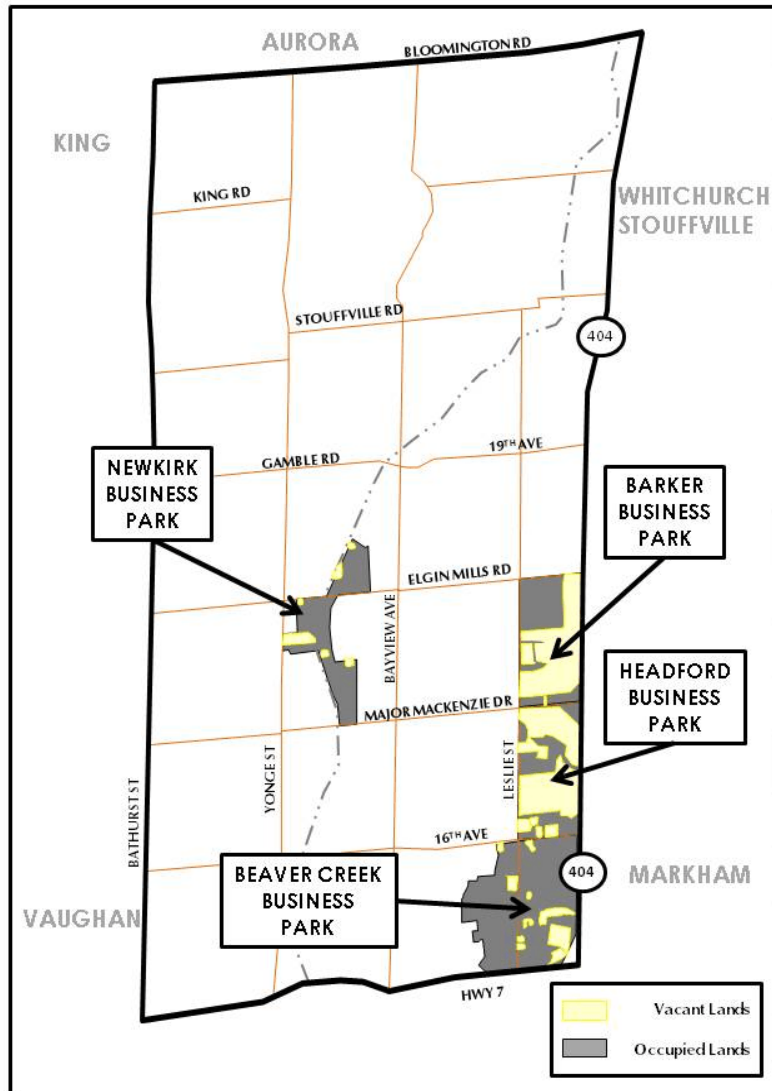
Business Park	Occupied	Vacant	Total
Beaver Creek	190	20	210
Headford	30	90	130
Barker	10	80	100
Newkirk/Edward Ave	90	10	110
Town-Approved North Leslie Lands	0	80	80
<b>Total</b>	<b>330</b>	<b>290</b>	<b>620</b>
<b>Share</b>	<b>53%</b>	<b>47%</b>	<b>100%</b>

Source: Region of York, 2008

Note: Lands occupied by major office buildings are excluded from the estimates

For the purposes of this study, the analysis of supply and demand is undertaken in terms of the *net land area* — defined as the area of the actual buildings and building lots. Net land area excludes use such as roads, storm water management ponds and other services which tend to be roughly 20% of the *gross land area*, excluding non-developable areas such as natural features, hydro corridors or buffers. The results can then be restated to other definitions, including the definition of land area in the *Growth Plan*, which includes roads, services and other non-developable areas.

**Vacant & Occupied Employment Lands – Town of Richmond Hill**



Source: Hemson Consulting Ltd., based on The Regional Municipality of York; data current as of July 1, 2006.  
 Note: Maybe subject to revision.

**1. The Town’s Occupied Employment Land Supply Is Developed at Very High Densities**

The Region of York has estimated that the Town, in 2006, accommodated approximately 21,800 jobs as employment land employment, excluding the jobs that may be accommodated in major offices. Comparing this estimate of employment to a total occupied area of 330 net ha indicates that the Town’s employment land supply is developed at an overall density of 65 jobs per net ha. This is illustrated in Table 6 below.

Component of Estimate	Ha and Jobs
2006 Occupied employment land	330 net ha
2006 Employment Land Employment	21,800
2006 Employment Land Density (jobs divided by occupied ha)	65 jobs per net ha

Source: Region of York, 2008

As shown in table 7 over, the density of employment land in Richmond Hill is significantly higher than most other GTA/H communities. A density of 65 jobs per net ha is much higher than commonly observed.

<b>Table 7</b>	
<b>Estimated Employment Land Densities Selected Municipalities in Ontario 2006</b>	
Municipality	Employees Per Net Ha
Town of Richmond Hill	65
Town of Markham	60
City of Burlington	54
City of Ottawa	48
City of Brampton	42
Town of Oakville	40
City of Mississauga	38
Town of Caledon	35
City of Vaughan	35
Town of Whitby	30
City of Hamilton (excluding older industrial areas)	27

Source: Richmond Hill density based on Region of York data

Densities for other municipalities are Hemson Consulting Ltd. estimates based on available municipal data

This pattern of development is largely a result of the historical pattern of development in Beaver Creek, which includes a number of industrial condominium units, or “multiples”. A similar pattern is shown for some of the older employment areas within the City of Toronto. In the Town’s newer business parks, such as Headford, densities are lower, consistent with the other GTA/H communities shown above. The estimated density in each of the Town’s business parks is shown in Table 8 on the following page.

<b>Table 8</b>	
<b>Employment Land Densities Richmond Hill Business Parks 2006</b>	
Business Park	Employees Per Net Ha
Beaver Creek	81
Headford	34
Barker	3
Newkirk/Edward Ave	53
<b>Total</b>	<b>65</b>

Source: Region of York, 2008. The low density for the Barker Business Park reflects its largely vacant status at the time of the Region’s employment survey (2006) and the presence of land-extensive municipal facilities with little full-time employment.

**2. The Town’s Remaining Vacant Supply Is Anticipated to Be in High Demand**

The Town’s vacant employment land supply is overwhelmingly contained in the greenfield business parks along the Highway 404 corridor, in particular the Headford and Barker Business Parks. Beaver Creek and Newkirk are nearly fully developed and will remain important business locations. The vacant supply in these locations, however, is limited and characterized by small scattered sites that may take longer to develop. Both, however, remain attractive employment areas given their location within the community and relative to key transportation infrastructure.

The Town's future employment land opportunities are in the newer areas to the north along Highway 404, including the employment lands planned as part of the North Leslie area and subject to an Ontario Municipal Board hearing.<sup>1</sup> Based on the criteria commonly used to determine market competitiveness, these lands are anticipated to be in very high demand:

- The lands have direct access to Highway 404 and offer sites not only with good access but also good exposure which are often valued by prestige users who wish to establish a corporate identity with the visual appearance of their building;
- The lands are relatively large, making it easier to avoid land use conflicts and provide a range of site sizes, prices and ownership options. The size of the area also permits the Town a great deal of flexibility in responding to changes in economic conditions, space requirements and shifts in demand; and
- These conclusions were confirmed at the *Economic Policy Roundtable*. Participants identified the Town's central location and transportation access as major advantages for taking advantage of the trend towards smaller-scale logistics activities and firms consolidating industrial and office operations from other locations throughout the GTA.

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<sup>1</sup> *These lands have been included within the supply for the purposes of this report because they have been approved by the Town and their designation as employment land is currently supported by the Region as part of their long-range economic plans.*

Taken as a whole, the Town of Richmond Hill has a highly competitive employment land supply. The near fully-developed nature of the Town's existing employment lands at very high density reflects strong market demand. The Town's remaining vacant employment lands, including the planned North Leslie area, are considered to be highly marketable and anticipated to be in strong demand for new development over the forecast period.

## **B. EMPLOYMENT LAND ACCOMMODATES LARGE PARTS OF THE TOWN'S ECONOMIC BASE**

In terms of its overall contribution to the Town's economic base, employment land plays a major role which is to be expected considering its competitive position. The Town's designated business parks accommodate nearly half of all employment, including considerable employment in the identified "creative" clusters and a significant share of the Town's major office market.

### **1. Employment Land Accommodates a Large Share of the Town's Total Employment**

In describing the role employment land plays in accommodating employment, there is an important distinction between *type* and *geography*.

- By **type**, employment land employment is jobs accommodated in primarily low-rise, industrial-type building space and multiples.
- By **geography**, employment on employment land includes primarily industrial-type development, but also population-related employment and in some cases major offices that lie within industrial areas. It is this geographic definition of employment land that is embodied in the notion of Designated Employment Areas within the meaning of the *Growth Plan*.

As noted previously, by type, employment land employment accounts for a large share of the Town's overall employment, which is consistent with the experience of other communities in the GTAH:

- By type, approximately 21,800 jobs or 35% of the Town's 2006 Census employment is employment land employment;
- An estimated 9,600 jobs or 16% of the employment is major office employment; and
- The remainder, and actually the largest share of the total, is population-related employment, which accounts for approximately 29,800 jobs.

The Town's estimated employment by type in 2006 is shown in Table 9 below.

<b>Table 9</b>		
<b>Town of Richmond Hill Employment by Type, 2006</b>		
Employment Type	Number of Jobs	Percentage
Major Office	9,600	16%
Population-related	29,800	49%
Employment Land	21,800	36%
<b>Total</b>	<b>61,100</b>	<b>100%</b>

Source: Hemson Consulting Ltd. based on Statistics Canada, Census of Canada

Compared to other communities in the GTAH, Richmond Hill accommodates comparatively less employment land employment and more in offices and population-related employment. As shown in Table 10 over, across the entire GTAH area approximately 40% of the total employment is employment land employment. Excluding the cities of Toronto and Hamilton, approximately 55% is employment land employment and only 10% is in offices.

In the Region of York, approximately 56% of the total is employment land employment with approximately 13% in major offices. Of the Regional major office employment, nearly all, approximately 93%, is located in the employment areas, particularly in the Town of Markham where virtually all (98%) of the community's major office inventory is accommodated on employment land.<sup>1</sup>

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<sup>1</sup> For details, see the York Region 2031 Land Budget, January 2009.

Regional Municipality	Employment Land	Major Office	Population Related
City of Toronto	26%	37%	37%
Region of Peel	55%	15%	30%
Region of York	56%	13%	31%
Region of Durham	55%	3%	42%
Region of Halton	59%	9%	32%
City of Hamilton	50%	6%	44%
<b>GTAH Total</b>	<b>41%</b>	<b>23%</b>	<b>35%</b>
<b>Total GTA Excluding Toronto And Hamilton</b>	<b>55%</b>	<b>10%</b>	<b>35%</b>

Source: Hemson Consulting Ltd. based on 2001 and 2006 Census and Statistics Canada Labour Force Information

By geography, however, employment land accommodates an even larger share of the Town's employment because it is home to virtually all of Richmond Hill's industrial-type buildings as well as employment in major offices and in retail and other population-serving activities.

The Town's employment by geography is determined using information from 2008 York Region Employment Survey (YRES) which provides detailed information on employment by area municipality, including employment by economic sector for the Town's business parks, the centres and corridors and other locations, as discussed in more detail later in this chapter.

Consistent with the Region's approach to estimating 2006 Census employment, work at home employment must be added to the YRES results to estimate the 2008 Census employment for Richmond Hill. Work at home employment is estimated as a share of the Town's estimated 2008 Census population for 2008, excluding the Census undercount or "under coverage":<sup>1</sup>

- The Town's total population at June 2008 is estimated to be approximately 183,400 which includes the Census undercount<sup>2</sup>;
- Removing an undercount of approximately 4% from the Region's total population estimate results in a Census population of approximately 176,500;
- Based on 2006 Census employment information, work at home employment represents approximately 4.7% of the Town's Census 2006 population; and

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<sup>1</sup> There are two definitions of population in common use. The population counted by the Census is the "Census population" and the population count including the net under-coverage is the "Total population". The net under-coverage includes people that are missed or counted twice in the Census which, based on studies conducted after the Census, tends to be between 3% and 4%.

<sup>2</sup> The Region of York estimates that the total Richmond Hill population at December 31, 2008 was approximately 185,217 and that the total population in April 2008 was 183,415. Prorating the total difference over the two months from the April 2008 estimate results in an estimated June 2008 total population of 183,415 that is rounded to 183,400. June is consistent with the date of both the Census and YRES information gathering.

- Applying the rate of 4.7% to the Town's 2008 Census Population of approximately 176,500 results in an estimated 8,300 work at home jobs.

Adding this work at home to employment to the YRES employment survey results for 2008 shows an estimated overall employment of approximately 62,700. The Town's 2008 Census employment estimate, based on the YRES and Census information, is shown in Table 11 below.

<b>Estimate of 2008 Census Employment Town of Richmond Hill</b>	
Component of Estimate	Jobs
2008 York Region Employment Survey Total Employment, Excluding "Work at Home"	54,400
Estimated 2008 "Work at Home" Employment	8,300
<b>Total 2008 Census Employment</b>	<b>62,700</b>

Source: Hemson Consulting Ltd. based on information from the Region of York information and Statistics Canada

Based on information from the Region of York's most recent employment survey in 2008, employment land in Richmond Hill accommodated nearly 30,000 jobs or approximately 46% of the Town's 2008 employment. The estimated employment on employment land in Richmond Hill is shown in Table 12 over.

<b>Employment by Designated Employment Area Town of Richmond Hill, 2008</b>		
Location	Employment	Share
Beaver Creek Business Park	21,130	34%
Newkirk Business Park	5,240	8%
Headford Business Park	2,540	4%
Barker Business Park	150	<1%
<b>Business Park Sub-Total</b>	<b>29,060</b>	<b>46%</b>
<b>Total 2008 Employment</b>	<b>62,700</b>	<b>100%</b>

Source: Hemson Consulting Ltd. based on 2008 York Region Employment Survey information provided by the Town of Richmond Hill

## **2. Employment Land Accommodates Much of the Town's Employment in Key Economic Sectors**

In addition to accommodating a large share of the Town's overall employment, employment land plays a major role in accommodating the economic sectors in which Richmond Hill has demonstrated concentrations. Taken together, the Town's designated business parks accommodate:

- Approximately 95% of the Town's employment in the management of companies and enterprises sector, one of the sectors included in business and related services;
- Approximately 90% of the Town's employment in manufacturing;

- Approximately 80% of the Town's employment in Wholesale Trade;
- Approximately two-thirds of the Town's employment in to other key sectors, such as: transportation and warehousing (68%), construction (66%) and professional, scientific and technical services (31%), this last sector also being one of the sectors included in business and related services; and
- Employment in information and cultural industries, where Richmond Hill has a comparative advantage both within the Region and compared to other communities in the GTA, is also strongly concentrated in the business parks.

The Town's business parks also accommodate sectors with a higher proportion of full-time jobs compared to other industries. For example, 90% of manufacturing employment in the Town is full-time employment, whereas only 48% of retail employment is full-time. Overall, 78% of all business park employment is full-time employment, which is higher than the overall Town average of 67.5%.<sup>1</sup>

Within this broad economic context, each of the Town's four major business parks play an important role in the community. The economic profile of each business park is summarized in the sections below with details provided in Appendix E.

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<sup>1</sup> Details of the economic profile and location quotient analysis are provided in Appendix A to this report.

#### a) Beaver Creek Business Park

The Beaver Creek Business Park is the Town's largest and most intensive employment area and contains over 80% of the Town's employment in wholesale trade and nearly half of the Town's employment in business and related services employment.

Beaver Creek is also the primary location of the identified high technology and key elements of the Town's life science cluster. The business park also accommodates approximately half of the Town's manufacturing employment, focussed on activities including:

- Computer and electronic product manufacturing, which constitutes 17% of all manufacturing employment in Beaver Creek;
- Miscellaneous manufacturing, which includes medical equipment manufacturing, and accounts for 14% of manufacturing employment; and
- Printing and related support activities, which accounts for 13% of manufacturing employment.

Outside of the Beaver Creek Business Park, the balance of the Town's manufacturing economy is contained largely within the Newkirk Business Park.

### b) Newkirk Business Park

The Newkirk Business Park is the Town’s smallest and oldest business park. It is primarily a rail-oriented area, with the result that its economic base is focussed on more traditional industrial activities, including:

- Manufacturing, which accounts for over half of the total employment in Newkirk. More than half of the manufacturing employment in Newkirk is in chemical manufacturing, primarily metal and non-metallic mineral product manufacturing;
- Notwithstanding this pattern of traditional industrial activity, the Newkirk Business Park has also attracted a fair amount of employment in health care and social assistance activities and “new economy” uses such as information and cultural industries;
- Approximately 10% of the total employment in Newkirk is in the health care and social assistance sector, likely the result of proximity to the York–Central Hospital. An additional 10% of the area’s employment is accommodated in information and cultural industries which interestingly also show a relatively high concentration of such activities compared to the rest of the community.<sup>1</sup>

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<sup>1</sup> On a Town-wide basis, the Newkirk Business Park shows a location quotient of 2.6 for the Information and Cultural Industries sectors. Details are provided in Appendix E.

The Newkirk Business Park also benefits from a central location within the Town of Richmond Hill and access to planned and existing transit infrastructure, in particular the Newkirk GO station. While the Newkirk Business Park may not be viewed as attractive for large-scale industrial-type uses, the area is clearly attractive for other service-sector activities that value a central location and access to transportation infrastructure, including uses related to the York–Central Hospital and other “new economy” sectors.

### c) Headford Business Park

The Headford Business Park is the Town’s newest employment area and is largely vacant.<sup>2</sup> While the Headford Business Park accounts for a relatively small share of the Town’s overall employment (approximately 4%), the area accommodates a larger share of the Town’s employment in some key economic sectors:

- The business park contains 65% of the Town’s employment in the management of companies and enterprise sector, along with 11% of information and cultural industries employment. Both of these sectors are included within the broader business and related services sector.

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<sup>2</sup> Table 5 notes that, of the total net area of 120 ha, only 30 net ha, or approximately 25%, is currently occupied.

- The management of companies and enterprises sector, in particular, shows a very high highest concentration of employment relative to other locations in the community, largely as a result of the presence of the Staples Business Depot head office.
- The management of companies and enterprises sector shows a location quotient of nearly 16, which is exceptionally high. Employment in information and cultural industries also show a high LQ of 2.8. Details are provided in Appendix E to this report.

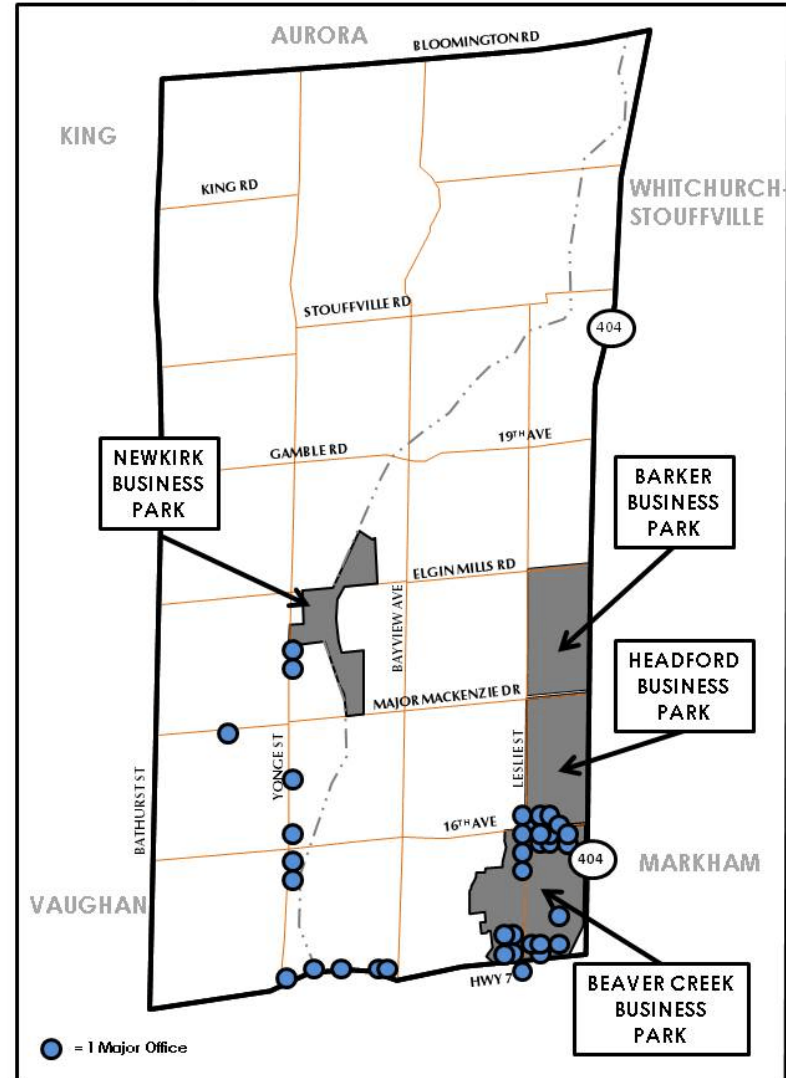
#### d) Barker Business Park

The Barker Business Park is just being developed. It accounts for a very small share of the Town's total employment, including uses in retail, public administration, wholesale, and educational services. Together the Headford and Barker Business Parks, along with the planned employment lands in the North Leslie area, will accommodate the bulk of the Town's economic development to 2031.

### 3. Employment Land Accommodates Approximately Three-quarters of the Major Office Inventory

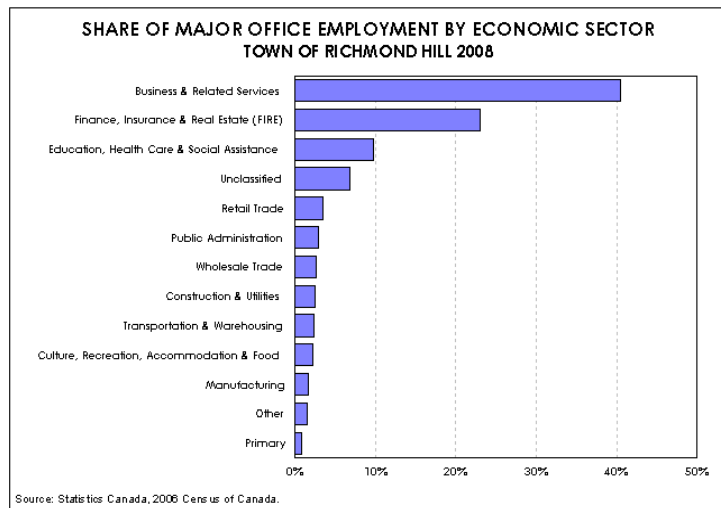
According to the Region of York, in 2006 the Town had a total inventory of approximately 230,000 gross m<sup>2</sup> of office space, of which approximately 75%, or 170,000 m<sup>2</sup> were on employment land. As shown in the map over, the Town's major office inventory is overwhelmingly concentrated in the designated business parks, in particular Beaver Creek. The detailed inventory is provided in Appendix F.

Location of Major Offices – Town of Richmond Hill



Source: Hemson Consulting Ltd., based on York Region's 2006 office inventory.  
 Note: Map does not show more recent development, particularly the Staples Head Office in the Headford Business Park.

The Town also accommodates some office-type uses in industrial condominiums in the Beaver Creek Business park, as well as a number of smaller office buildings under 20,000 sq. ft., often as part of retail malls along major roads.<sup>1</sup> The Town's major office space inventory was built mostly through the late 1980s and 1990s and is in good condition. As illustrated in the graph below, the Town's major offices accommodate mainly service-producing activities, particularly business and related services.



<sup>1</sup> The Town's smaller office buildings accommodate mainly population-related as opposed to the corporate components of office employment.

### C. THE REGIONAL CENTRE AND CORRIDORS ARE IMPORTANT EMPLOYMENT LOCATIONS

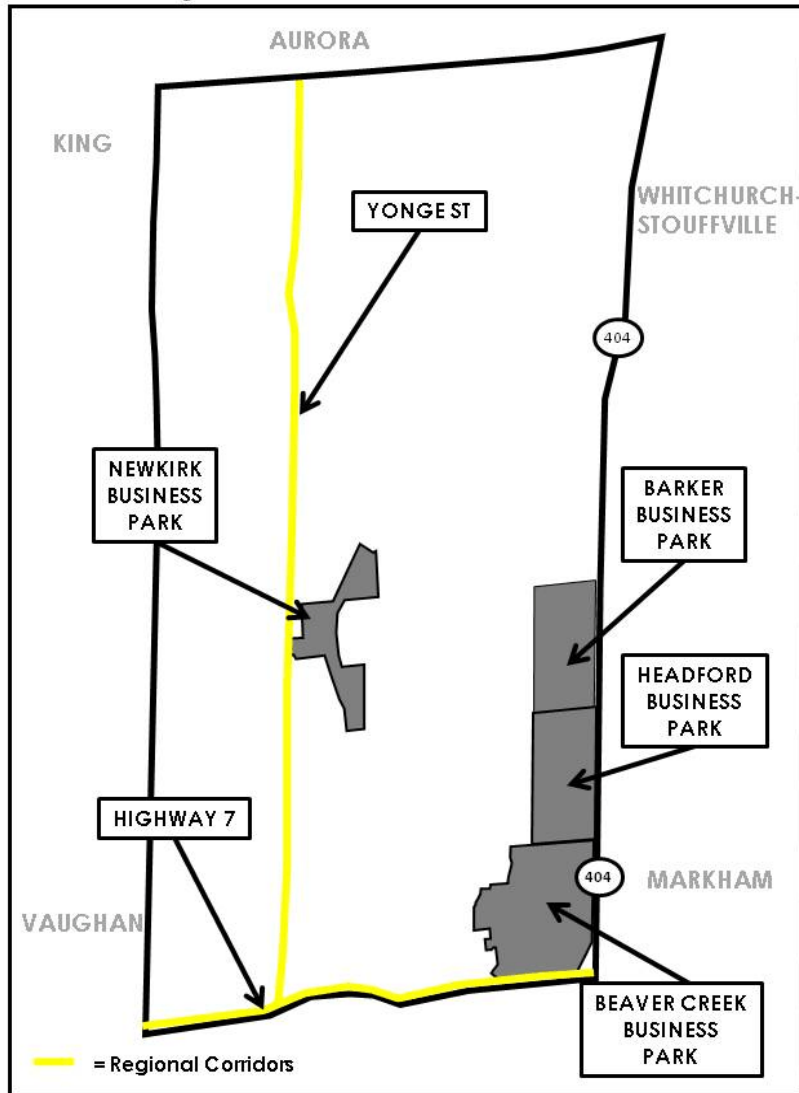
Outside of the Town's business parks, much of the balance of the Town's employment is accommodated along the major transportation corridors, including Highway 7 and Yonge Street and arterial roads. When combined with the Richmond Hill Regional Centre, these locations accommodate nearly 30% of the Town's employment. Most of the jobs in these locations are in community-serving uses, including retail and public administration.

#### 1. Yonge Street and Highway 7 Accommodate Nearly 20% of the Town's Employment

The Region of York has identified Highway 7 and Yonge Street as Regional Corridors as part of its growth management work and *Growth Plan* conformity. Taken together, these two corridors account for approximately 17% of the Town's employment. The Town's Regional Corridors are illustrated on the map on the following page, and discussed briefly below.

- Of the two corridors, Yonge Street is the most important in terms of the overall amount of economic activity. Yonge Street accounts for about 14% of all employment in Richmond Hill, excluding areas in the downtown, the Regional Centre and the frontage of the Newkirk Business Park.

### Location of Regional Corridors – Town of Richmond Hill



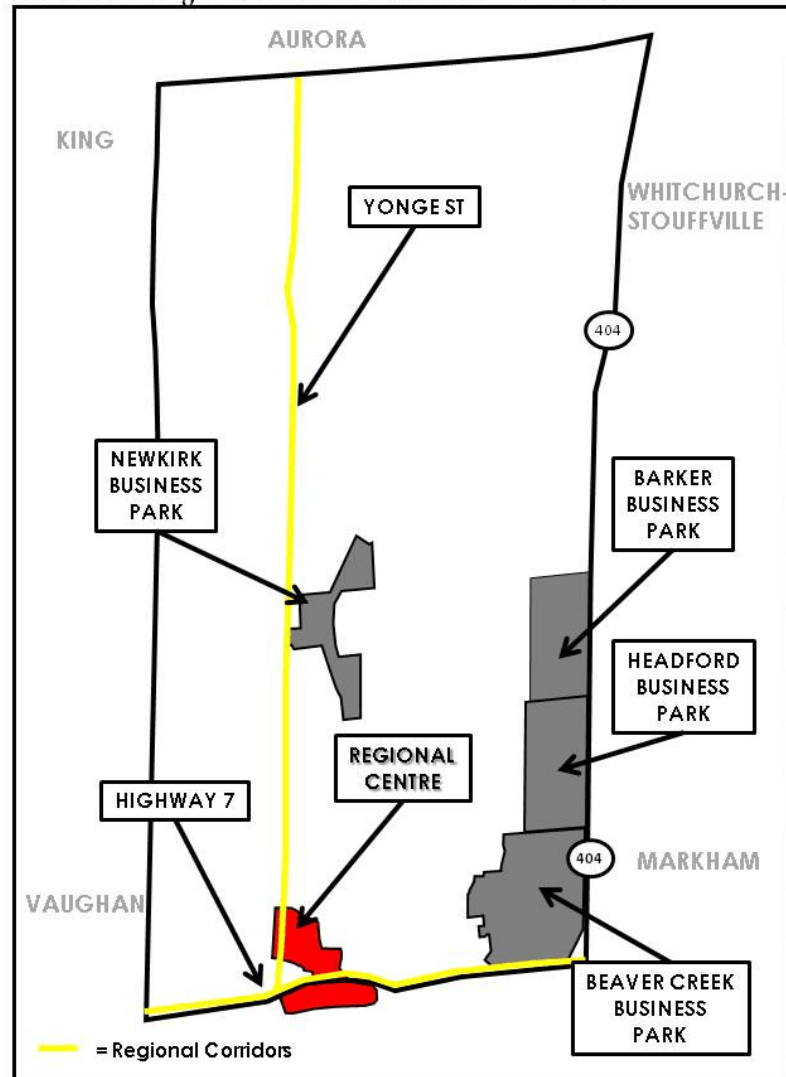
Source: Hemson Consulting Ltd., based on The Regional Municipality of York; data current as of July 1, 2006.

- Yonge Street is also one of the Town's most important retail locations. It accommodates approximately 36% of all retail employment and also shows a high concentration of such employment compared to the rest of the Town. Other population-serving activities such as real estate, finance, and accommodation and food services are also concentrated along Yonge Street.

The Highway 7 corridor accommodates less employment than Yonge Street — about 3% of the total — and a different range of uses. Excluding areas in the Regional Centre and Beaver Creek Business Park, Highway 7 shows an economic profile dominated by sectors that tend to demand space in major office buildings:

- Real estate and rental and leasing, and finance and insurance sectors show very high concentrations of employment along Highway 7, reflected in a LQ of 5.3 and 3.2, respectively;
- This pattern of employment reflects the presence of a number of major office buildings, particularly along the westerly portion of Highway 7 as shown previously. Some office-type uses are also accommodated in local retail plazas and include uses such as Scotia Bank branches and State Farm insurance offices; and
- The culture, recreation, accommodation and food sector also shows a high concentration along Highway 7, made up largely of restaurants.

Location of Regional Centre – Town of Richmond Hill



Source: Hemson Consulting Ltd., based on The Regional Municipality of York; data current as of July 1, 2006 & Places to Grow, Size and Location of Urban Growth Centres in the Greater Golden Horseshoe, 2008.

## 2. Richmond Hill Regional Centre Has a Concentration of Employment in Retail and Public Administration

Within the Region of York, the *Growth Plan* identifies a number of Urban Growth Centres (UGC), one of which is the Richmond Hill/Langstaff Gateway UGC that is located at the intersection of Yonge Street and Highway 7. The Richmond Hill/Langstaff Gateway UGC is within both the Towns of Richmond Hill and Markham.

As illustrated in the map to the left, the portion of the UGC located within the Town of Richmond Hill is north of Highway 7 and referred to as the “Richmond Hill Regional Centre”. The Richmond Hill Regional Centre accommodates 3% of the Town’s employment and shows concentrations of employment in public administration and retail uses.

Public administration, in particular, shows an exceptionally high concentration at this location. The Richmond Hill Regional Centre accounts for 40% of the Town’s employment in public administration, largely as a result of the presence of three major government offices:

- Human Resources Development Canada;
- The Regional Municipality of York South Service Centre; and
- The Richmond Hill Fire Department Station No.5.

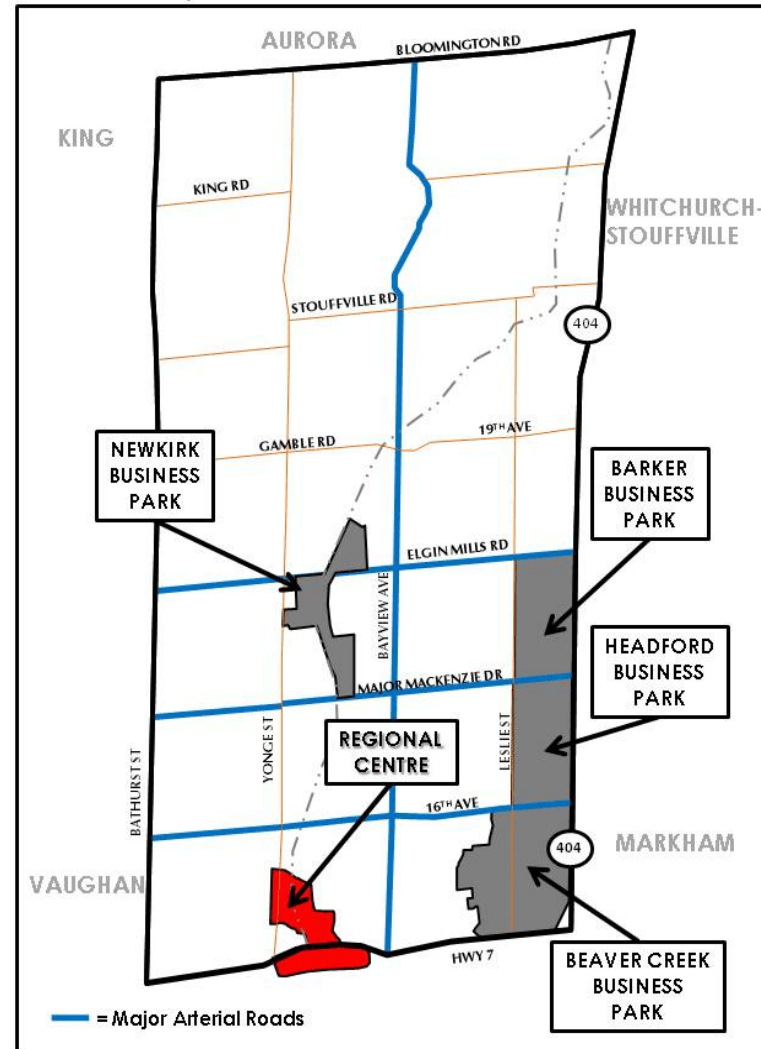
### 3. Major Arterial Roads Accommodate Mainly Community-Serving Uses

Outside of the identified Regional Corridors, the Town of Richmond Hill also accommodates economic activity along its major arterial roads, which for the purposes of this analysis have been defined as Bayview Avenue, Elgin Mills Road, Major Mackenzie Drive, and 16<sup>th</sup> Avenue. The Town's major arterial roads are illustrated to the right.

In total, the major arterial roads accommodate about 8% of the Town's employment and show concentrations of employment in mostly community-serving uses such as public administration, educational services, retail and accommodation and food services:

- Elgin Mills Road and Major Mackenzie Drive both have strong public administration and retail functions. Together they account for about 32% of the Town's total public administration employment and 15% of the Town's retail employment.
- In part, the profile of uses along these major arterial roads is the result of the presence of the Town of Richmond Hill Municipal Operation Centre on Elgin Mills Road and the York Region Police facilities on Major Mackenzie Drive.
- Bayview Avenue and 16<sup>th</sup> Avenue, on the other hand, show a greater focus on other community uses such as educational services and health care and social assistance and retail trade.

Location of Major Arterial Roads – Town of Richmond Hill



Source: Hemson Consulting Ltd., based on The Regional Municipality of York; data current as of July 1, 2006 & Place to Grow, Size and Location of Urban Growth Centres in the Greater Golden Horseshoe, 2008.  
 Note: For the purpose of this analysis, Leslie Street has not been identified as a major arterial road because it is included largely within the designated business parks..

#### D. THE DOWNTOWN AND OTHER LOCATIONS ALSO PLAY AN IMPORTANT ECONOMIC ROLE

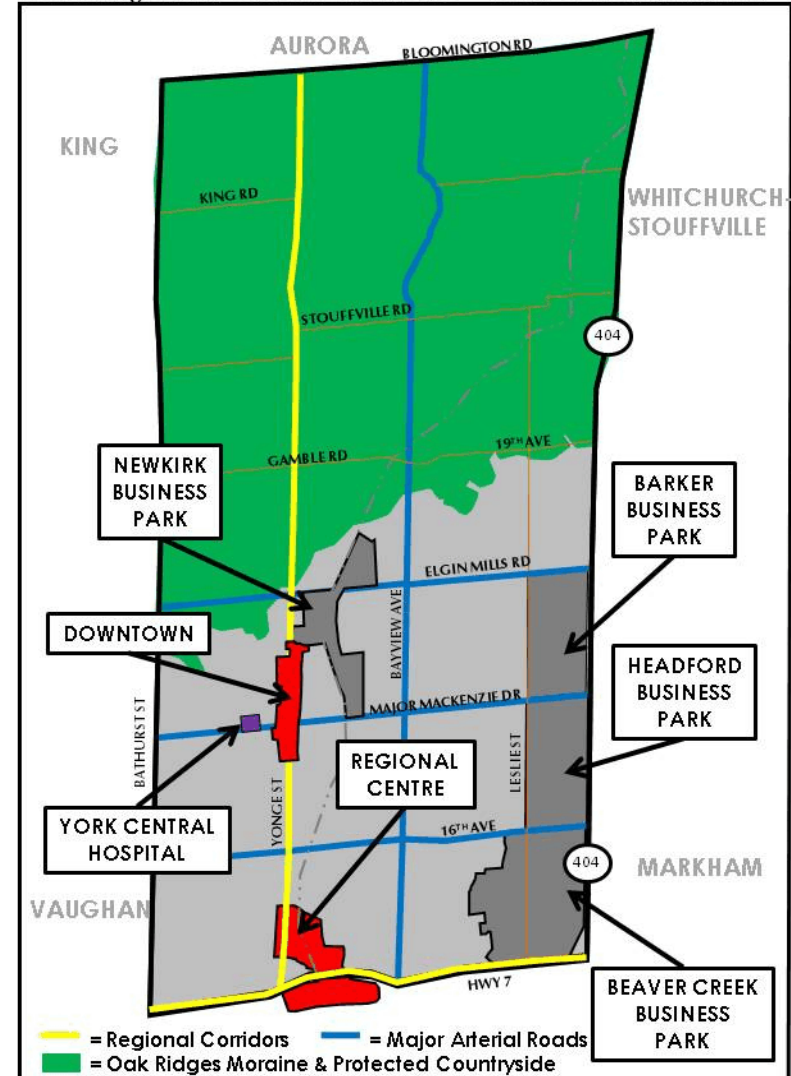
The balance of the Town's economic base is accommodated in a number of other locations, including the downtown, remaining arterial and local roads, through "at home" employment and in other points of interest, including the York– Central Hospital and other small businesses scattered throughout the community.

##### 1. Downtown Accommodates a Wide Range of Economic Activities

The Town of Richmond Hill's historic downtown is centrally located within the community and includes both sides of Yonge Street from just south of Major Mackenzie Drive to south of Elgin Mills Road. The location of the downtown is illustrated in the map to the right.

Richmond Hill's downtown accommodates approximately 3% of the Town's total employment in a variety of mostly population-servicing activities. Interestingly, retail trade is not significantly concentrated within Richmond Hill's downtown. Relative to the rest of the community, downtown Richmond Hill shows the highest concentrations of employment in administrative and support services, information and cultural industries, and health care and social assistance, some of which may be linked to the York–Central Hospital.

Remaining Urban Structure Elements – Town of Richmond Hill



Source: Hemson Consulting Ltd., based on The Regional Municipality of York; data current as of July 1, 2006 & Place to Grow, Size and Location of Urban Growth Centres in the Greater Golden Horseshoe, 2008.

## 2. York– Central Hospital Is an Important Centre of Employment within the Community

York–Central Hospital is a major regional hospital located at the northwest corner of Trench Street and Major Mackenzie Drive West intersection. Although the hospital only accounts for approximately 3% of the Town’s employment, it employs approximately 2,000 people and is the largest single employer in the Town.

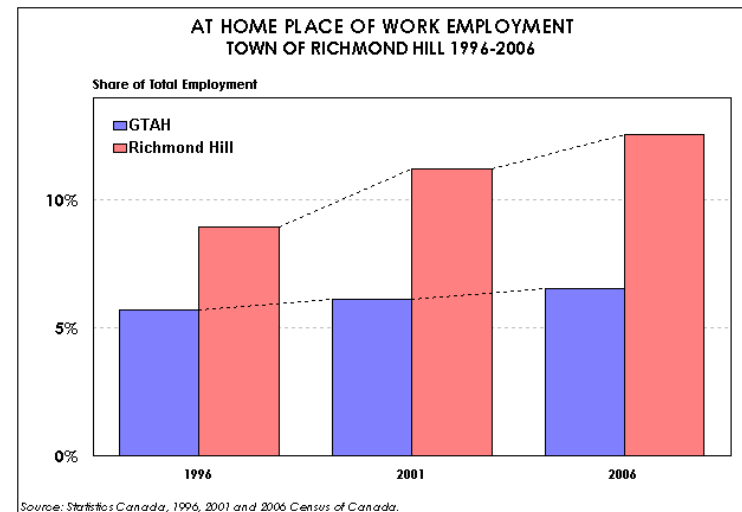
York–Central Hospital is also a key centre for health care and social assistance and plays an important anchoring role in the Town’s identified life science cluster. It accounts for about 33% of the Town’s total health care employment and supports other health care industries, in particular the observed concentration of life science activities in the Beaver Creek Business Park.

## 3. Small Business Are Scattered through Residential Neighbourhoods

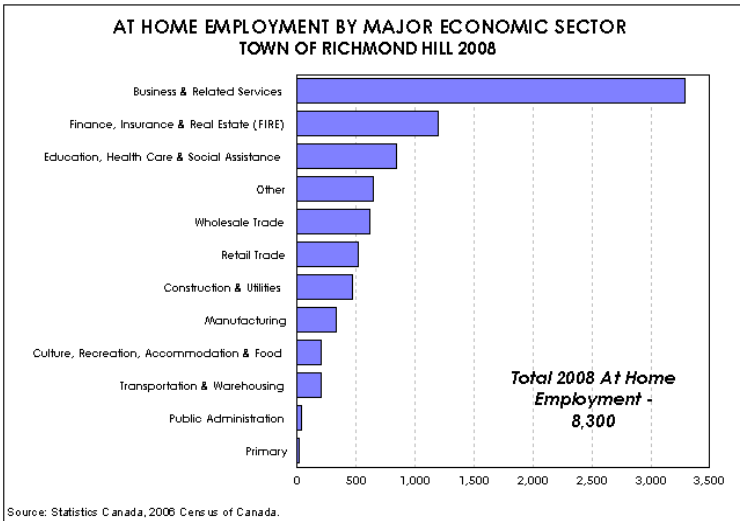
The Town of Richmond Hill also accommodates employment in the form of small businesses scattered in residential neighbourhoods. Employment in throughout these areas is dominated by community-based economic sectors, including educational services, retail, arts, entertainment and recreation. This largely reflects the presence of schools, community centres and community facilities at locations. The Town also accommodates a portion of employment in these locations in “at home” occupations, which are a relatively small but rising share of the Town’s economic base.

## 4. “At Home” Employment Is a Small but Rising Share of the Town’s Economic Base

As shown in the graph below, the Town’s share of “at home” employment has been rising at a slightly faster rate than the GTAH overall, suggesting some economic opportunities may be associated with this component of the economic base.



As illustrated in the graph on the following page, the Town’s “at home” employment is dominated by business and related services, consistent with the Town’s overall economic profile and the pattern typically observed for “at home” employment, which includes occupations such as consultants, home contractors and other freelancers.



Based on the profile of the Town’s employment by geography, summarized in Table 13 over, employment land is a major competitive advantage: it accounts for nearly half of the Town’s total employment, most of the Town’s major office inventory and virtually all of the employment in some key economic sectors, such as business and related services, manufacturing and wholesale trade.

Location	Employment	Share
Beaver Creek Business Park	21,130	34%
Newkirk Business Park	5,240	8%
Headford Business Park	2,540	4%
Barker Business Park	150	<1%
<b>Business Park Sub-Total</b>	<b>29,060</b>	<b>46%</b>
Yonge Street	8,770	14%
Highway 7	1,570	3%
Major Arterial Roads	5,160	8%
Richmond Hill Regional Centre	2,120	3%
Downtown	1,930	3%
York-Central Hospital	2,020	3%
Work at Home	8,350	13%
Other Community Based	4,080	7%
<b>Total</b>	<b>62,700</b>	<b>100%</b>

Source: Hemson Consulting Ltd. based on Municipal Data

Note: Other community-based employment includes schools, churches and various institutional uses. Details are provided in Appendix E.

The Town's Regional Centre and corridors are also important locations for employment, but mainly for community-serving activities such as retail and public administration. These types of economic activities are also scattered in small businesses throughout the Town's residential communities. Other locations, such as the York–Central Hospital, may account for only a relatively small amount of employment but is considered strategically important. The Hospital alone accounts for 3% of Richmond Hill's total employment and is the Town's largest employer.

One of the key factors that will affect the Town's ability to accommodate economic growth in the future, however, is a diminishing land supply, in particular within the designated Business Parks. As discussed in the next chapter, as the Town's employment land supply is depleted, new economic growth will increasingly need to be accommodated in different built forms, and in different locations than has been the case historically.

## **IV OVER THE PLANNING PERIOD TO 2031 THE TOWN WILL NEED TO SHIFT THE WAY IT ACCOMMODATES ECONOMIC DEVELOPMENT**

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Over the next 10 to 15 years, the Town's employment land supply will start to become constrained and the Town will need to shift the manner in which it accommodates economic development. In particular, greenfield employment land will need to be developed at higher densities, and higher-density built forms will need to become a greater focus of growth, in particular major offices.

In addition, to help satisfy Regional and Provincial planning objectives, the location of new economic activity will need to be increasingly shifted towards the centres and corridors, including the Richmond Hill Regional Centre. A number of challenges will need to be overcome to achieve these objectives, particularly related to shifting the location of economic activity over time.

The Town of Richmond Hill is very well-positioned, however, to accommodate economic development differently. The Town has a number of key assets that it may use to take advantage of future economic opportunities, including a central location and highly educated labour force. New Provincial policies may provide a further advantage by restricting opportunities for greenfield development in other locations.

### **A. EMPLOYMENT LAND WILL NEED TO BE DEVELOPED AT HIGHER DENSITIES**

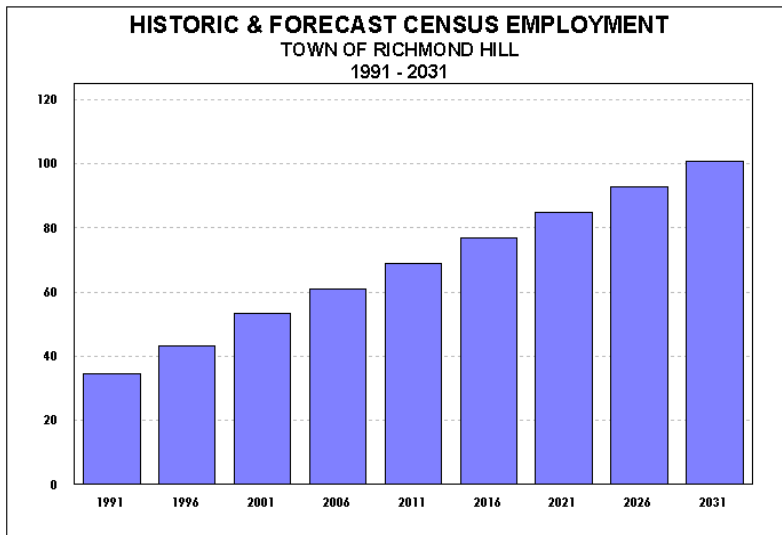
In order to achieve the employment forecast that has been allocated to the Town of Richmond Hill by the Region of York, the current Town-wide density of approximately 65 employees per net ha will need to be maintained. In order to achieve this objective, the density of new development will need to be increased.

#### **1. Richmond Hill Is Forecast to Grow to Just over 100,000 Jobs by 2031**

The *Growth Plan* provides a set of long-range forecasts that must be used for long-range planning. Under the *Growth Plan*, employment in the Region of York is forecast to grow from a 2006 employment of 460,000 jobs to 780,000 jobs by 2031, which represents a significant amount of growth over the period.

Under the *Growth Plan*, upper-tier municipalities in the GGH are required to allocate growth projections to the lower-tier municipalities, identify intensification and density targets and provide policy direction on matters that cross municipal boundaries.

As part of its *Growth Plan* conformity work, the Region has allocated a total employment of approximately 100,700 jobs to Richmond Hill in 2031. As illustrated below, the forecast is for a general continuation of the Town's past levels of growth.



Source: The Regional Municipality of York: *Planning for Tomorrow* Reports, April 4, 2007 and the Regional Municipality of York: *York Region 2031 Land Budget*, January 7, 2008.  
 Note 1: Employment figures between 2006 & 2031 are evenly pro-rated by Hemson Consulting Ltd.

**2. Approximately 40% of the Forecast Will Be Employment Land Employment**

In addition to the overall employment forecast, the Region has allocated the employment forecast to the local municipalities by the three types: major office; population-related and employment land employment.

According to the Region's allocation: approximately 38,100 jobs, or 38%, of the Town's 2031 employment will be employment land employment; approximately 43,900 jobs, or 44%, of the 2031 employment will be population-related; and the balance, approximately 18,600 jobs, or 18%, of the total will be major office employment.

As shown in Table 14 below, this Region's forecast by type anticipates a gradual rise in the share of both employment land and major office employment, and a reduction in the share of population-related employment. The reduction in the share of population-related employment reflects the Town's diminishing supply of land to accommodate ground-related housing and, hence, to accommodate continued rapid population growth over the forecast period. As the rate of population growth declines, so too will the rate of growth in local population-related employment.

<b>Town of Richmond Hill Forecast of Employment by Type, 2006</b>				
Employment Type	2006	Share	2031	Share
Major Office	9,600	16%	18,600	18%
Population-related	29,800	49%	43,900	44%
Employment Land	21,800	36%	38,100	38%
<b>Total</b>	<b>61,100</b>	<b>100%</b>	<b>100,700</b>	<b>100%</b>

Source: Region of York 2008

### 3. To Achieve This Forecast, the Density of New Development Will Need to Increase

To achieve the Region of York forecast of 38,100 jobs on the Town's current supply of employment land, the Town will need to achieve an overall density of approximately 62 jobs per net ha, including the North Leslie area.<sup>1</sup> This is illustrated in Table 15 below.

Component of Estimate	jobs/ha
2031 Employment Land Employment	38,100 jobs
Total Employment Land Supply, including the North Leslie Area	620 net ha
Density Required to Accommodate Future Employment Land Employment (Forecast 2031 Employment Divided by Land Supply)	62 jobs per net ha

Source: Hemson Consulting Ltd., based on information from the Region of York information and statistics Canada

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<sup>1</sup> Assumes 100% development of the employment land base, which differs from the approach taken by Hemson Consulting Ltd. in other cases. Typically, estimates of employment land capacity include a 5% long-term vacancy factor and other adjustments to account for declines in the existing employment land base. For the purposes of illustrating the density implications for Richmond Hill, however, and consistent with the approach taken by the Region of York, no such adjustments are made.

Although the required density is lower than the Town's current density of 65 jobs per net ha, the Town's current density is largely the result of the unique pattern of development in the Beaver Creek Business Park. More recent development in the Headford Business Park is occurring at a lower density of 34 jobs per net ha. As illustrated in Table 16 below, development of the Town's remaining vacant land supply at this density would produce an ultimate employment land supply capacity of only 31,700 jobs, which is below the Region's forecast of 38,100 jobs.

Land Supply	Net ha
Vacant Employment Land Supply at 100% Development, including the North Leslie Area	290
Employment Capacity	Jobs
Employment capacity of the vacant supply at recent densities of 34 Jobs per net ha (jobs)	9,900
2006 Employment Land Employment	21,800
Capacity of Employment Land Supply	31,700
Region of York 2031 Employment Land Employment Forecast For The Town	38,100
Surplus/(Shortfall)	(6,400)

Source: Hemson Consulting Ltd., based on information from the Region of York information and statistics Canada

In order to achieve the Region's 2031 employment land employment forecast, the density of new development will need to increase from the current rate of approximately 34 jobs per net ha to approximately 56 jobs per net ha. This is illustrated in Table 17 below.

Employment Land Employment Growth	Jobs
2006 Employment Land Employment	21,800
2031 Employment Land Employment	38,100
Growth in Employment Land Employment, Over the 2006 to 2031 Period	16,300
Density Required to Accommodate Growth	Jobs/ net ha
Vacant Employment Land Supply at 100% Development, including the North Leslie Area	290
Jobs To be Accommodated on Vacant Supply	16,300
Density Required (jobs/net ha)	56

Source: Hemson Consulting Ltd., based on information from the Region of York information and Statistics Canada

Even at higher densities, however, it is anticipated that the Town's employment land supply will be largely developed during the 2021 to 2026 period.

According to the Region's forecasts, the overall pattern of growth that is anticipated for employment land in the Town of Richmond Hill is shown in Table 18 below. As can be seen, the most rapid rate of growth is expected to occur early in the forecast period, while there is an ample supply of employment land, and then decelerate in later periods as the employment land supply becomes constrained.

Census Period	Employment	Growth	CAGR*
2006	21,800	-	-
2011	27,700	5,900	5.0%
2016	33,400	5,700	3.8%
2021	36,900	3,500	2.0%
2026	37,900	1,000	0.6%
2031	38,100	200	0.1%
Total	n/a	16,300	2.3%

Source: Hemson Consulting Ltd., based on information from the Region of York information and Statistics Canada

\*Note: CAGR Stands for Compound Annual Growth Rate

As shown in Table 18, even at higher densities, the rate of employment land employment growth declines significantly after 2021 with the result that higher density forms will need to become a greater focus of growth.

## **B. HIGHER DENSITY FORMS WILL NEED TO BECOME A GREATER FOCUS OF GROWTH**

As the Town's employment land supply becomes constrained over the planning period, more jobs will need to be accommodated through intensification and redevelopment. The Town will need to accommodate more employment in major offices and, to advance Regional and Provincial planning objectives, increasingly direct new economic activity to the centres and corridors.

### **1. More Employment Will Need to Be Accommodated through Intensification and Redevelopment**

Although not explicitly addressed in the *Growth Plan*, implicit in the notion of good planning and complete communities is higher employment densities, including employment intensification. This is reflected in *Growth Plan* policies that require municipalities, in planning for employment land, to facilitate the development of transit-supportive, compact built form and to minimize surface parking (Section 2.2.6.10).

From the Town of Richmond Hill's perspective, it will be necessary to accommodate more jobs through employment intensification than it has been in the past. Even at higher densities than currently observed, the Towns' employment land supply will become constrained before 2021. In order to maintain historic levels of growth, new building space will need to be added to developed areas to continue to accommodate job growth.

In the past, however, the potential for employment intensification has been limited. There is little evidence of employment intensification occurring in other communities in the GTA and there is no established economic base for employment intensification.

On the contrary, because of the increased reliance of economic activity in the GTA on truck transportation and efficient production systems — including “just-in-time” delivery — the location of new industrial development is increasingly dependent upon good access to transportation infrastructure, particularly roads.<sup>1</sup>

Achieving more intensive forms of employment will also be a challenge given current development trends, which indicate that the overall density of employment land is actually declining, contrary to broad *Growth Plan* objectives. The challenge of increasing the density of industrial-type development on employment land has, however, been recognized by most planners, including the Province, which addresses this issue in its background report on employment land:

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<sup>1</sup> *While there are some specific differences between industry types, the common locational requirement for most industries is access to large contiguous employment areas that are well-served by road transportation infrastructure and properly buffered from other uses, primarily residential. For additional details, see City of Hamilton Comprehensive Employment Study, Hemson Consulting Ltd., November 2006.*

The manufacturing sector is expected to continue to be a major contributor to the economy of the Greater Golden Horseshoe and the whole of Ontario. Productivity is expected to continue to grow in this sector, primarily due to new technologies and increases in production efficiencies. Research shows that the Greater Golden Horseshoe is following North American and global trends of building bigger and more efficient industrial facilities that house fewer employees, particularly in the logistics and distribution sectors. So, even as employment density (jobs per hectare) in manufacturing declines, it is expected that this important economic sector will continue to generate significant land demand.<sup>1</sup>

## 2. The Town Will Need to Increase the Share of Major Office Employment

In addition to achieving more intensive forms of employment land development, the Town of Richmond Hill will also need to increase the share of major office employment. According to the Region's forecast, major office employment in the Town of Richmond Hill is forecast to nearly double, growing from 9,600 jobs in 2006 to 18,600 jobs in 2031, with the share of major office employment rising from the current 16% to approximately 18% of the Town's overall employment.

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<sup>1</sup> Planning for Employment in the Greater Golden Horseshoe Background Paper, May 2008, prepared by the Ontario Growth Secretariat, Ministry of Public Infrastructure Renewal, Province of Ontario.

In order to achieve this forecast, the Town of Richmond Hill will need to at least maintain and preferably improve its competitive position for major office development within the York Region and GTAH market:

- The major office market is very competitive. Across the Greater Toronto Area and Hamilton (GTAH), major office employment makes up only 25% of total employment and is viewed as an attractive prospect by most communities;
- Major offices also develop at very high densities, meaning that potential supply of development sites is nearly unlimited. As a result, the location of major office development is driven mainly by market demand and, in the past, has not been greatly influenced by land-use planning.

Given the highly competitive nature of the office market in the GTAH, it will be important for the Town of Richmond Hill to ensure it remains attractive for this type of development. Similarly, it will also be important for the Town to maintain its attractiveness for the high-technology and knowledge-intensive uses that are currently demanding office space in the community. Many other communities in both York Region and beyond are currently planning to target these types of economic development.<sup>2</sup>

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<sup>2</sup> The Region of York, the Town of Markham and the City of Vaughan are actively targeting these offices and "high-technology" sectors. Many other communities throughout the GTAH, such as the Town of Oakville, are also developing strategies to attract high technology, life sciences, advanced manufacturing and head office uses to the community.

### 3. The Location of Major Offices Will Need to Be Shifted to the Centres and Corridors

In addition to accommodating more major offices, in order to advance key Provincial and Regional planning objectives, their location will need to be shifted to the centres and corridors over time:

- Under the *Growth Plan*, municipalities are encouraged to direct major office development to major transit stations and intensification corridors (Section 2.2.5) and away from designated Employment Areas (Section 2.2.6.4); and
- The Region has identified centres and corridors to serve as a focus of growth, in particular as a means to promote a greater share of employment and population growth within transit-oriented locations.

One of the challenges to advancing these policy objectives is that, historically, land use planning has had a weak influence on the location of major offices:

- The experience of most suburban communities, including the City of Brampton, the City of Mississauga and the Town of Richmond Hill is for major offices to demand locations primarily within employment areas with good transportation access. In the Town of Richmond Hill, these are the business parks in the Highway 404 corridor.
- Most of the major office space that has been built in the Region of York has also been accommodated in greenfield business park locations, particularly in the Town of Markham.

Part of the reason why suburban business parks are attractive for major office development is transportation access, but also the ability to provide large areas of surface parking. Although major offices could, in theory, be accommodated in the centres and corridors, the evidence to date is that they have not been attractive locations.<sup>1</sup>

There is little doubt that Richmond Hill can remain attractive for major offices. However, one of the key challenges that the Town will face in achieving the *Growth Plan* intensification and employment objectives is the extent to which the location of major offices can be directed within the community.

### 4. The Location of New Retail Development Will Also Need to Be Shifted

In addition to major offices, new retail development will also need to be directed to the centres and corridors. Both the PPS and *Growth Plan* encourage municipalities to maintain the viability and vitality of downtowns and other transit-supportive locations; new approaches to commercial planning have recognized the role that retail development can play in supporting this type of development:

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<sup>1</sup> Most of the transit-oriented nodes that have been planned for office development in the GTA have been relatively poor performers. With the exception of downtown Toronto, the majority of new office space in the GTA has been within suburban business park environments. For details, see *The Growth Outlook for the Greater Golden Horseshoe*, Hemson Consulting Ltd, January 2005.

- A significant retail centre can act as a centre within the overall urban structure of the community.
- By focussing market demand and combining other uses within the centre or corridors, it becomes not only a retail destination, but also an employment, service, cultural recreation and government destination; and
- Combining these activities with higher-density residential areas can create a live–work node where people can walk to services, retail activities and employment, and can become the focus for higher-order transit.<sup>1</sup>

In the current market, however, the preferred location for new retail uses is not in the centres and corridors but rather greenfield suburban locations with good transportation access in large-format or “big box” forms, including large areas of surface parking.

As with major offices, directing new retail uses away from the currently preferred location will be a challenge as it would also likely require either underground or multi-storey structured parking, both of which may be prohibitively expensive for the developer. The introduction of additional development and operational costs to businesses through regulation or inconvenience would need to be carefully considered in the broader context of the economic competitiveness of the GTA in North America and the competitiveness of the Town within the GTA.

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<sup>1</sup> *City of Hamilton Commercial Strategy Study, Module 3, Planning Mechanisms, Section 5.3, Recommended Approach, 2006.*

## **C. THE TOWN IS WELL-POSITIONED TO COMPETE FOR THIS TYPE OF DEVELOPMENT**

Although there are some challenges to be overcome, the Town of Richmond Hill is well-positioned to compete for growth in higher-density forms. A number of factors suggest that the potential for employment intensification may be improving, and the Town has a number of key competitive assets it can use to take advantage of future opportunities. New Provincial policies may also help to improve the Town’s competitive position by restricting greenfield development in other communities.

### **1. The Potential for Employment Intensification May Improve over the Forecast Period**

While there may not be a great deal of evidence currently suggesting that the pattern of land use is shifting significantly, a number of factors suggest that in the future the potential for employment intensification may improve. There is no doubt that some shifts are occurring in the “status quo” of how companies in Canada and the United States do business with respect to the following:

- The current economic downturn, which is almost certain to have some effects on the business decisions of some firms, including those that may demand sites on employment land;

- Continued restructuring in the manufacturing sector, which may spur more rapid growth in some types of manufacturing over others, particularly higher value-added activities for which access to a central location and a large labour force is important. To these uses, existing sites within older established business parks may become more attractive;
- *Growth Plan* policies to focus more population growth within existing areas, which may further increase the attraction of existing employment areas to certain types of economic activities, particularly uses in the “talent” or “creative” economies; and
- A rising interest in infrastructure investment, particularly transit, which may provide a higher level of transportation access to existing areas. For Richmond Hill, the extension of the Yonge Subway would further improve the Town’s competitive advantage.<sup>1</sup>

While it may be too early to determine if these changes will alter the pattern of employment land development over the long term, there is no question that some economic shifts are occurring that may affect, and hopefully improve, the prospects for employment intensification.

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<sup>1</sup> As discussed in some of our previous reports and many others, the “infrastructure deficit” is now widely recognized. The draft plan recently developed by Metrolinx is an indication of the broad desire to improve the region’s transportation system, and includes nearly 100 specific actions to reduce congestion and maintain economic competitiveness, including a major expansion to the rapid transit network.

## **2. The Town Has a Well-educated and Active Labour Force**

According to a recent study of the Town’s key demographic and economic characteristics, Richmond Hill has a highly educated population and the Town’s labour force participation rates are relatively high compared to the Toronto Census Metropolitan Area, but lower than other communities in the Region of York.<sup>2</sup>

The Town of Richmond Hill has a relatively high share of the population with a university education and a relatively low share without a high school diploma. The educational profile of the population many provide opportunities to achieve a better match between the resident labour force and local employment opportunities, including high-technology or life sciences activities.

## **3. Richmond Hill Is One of the Best Business Park Locations in the GTA**

Of the many factors that contribute to the competitiveness of business parks, or “employment land”, transportation access is one of the most important.<sup>3</sup>

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<sup>2</sup> For details, see the Socio-Economic Study for the Town of Richmond Hill, March 2008, prepared by SHS Consulting in association with the Centre for Spatial Economics.

<sup>3</sup> Employment land refers to the areas within a community that are occupied with, or designated to accommodate, primarily low-rise, industrial-type building space.

The better the transportation access, the more competitive a given piece of employment land will be, assuming there are no major physical constraints to development. In addition, business parks must have a sufficient size to provide a range of sites and appropriate buffering from sensitive land uses, particularly residential uses. The Town of Richmond Hill meets all of these requirements:

- As noted earlier, Highway 404 provides superior transportation access and a series of business parks are designated in the corridor;
- In our view, the presence of the Oak Ridges Moraine is an additional competitive advantage rather than a constraint, particularly considering the role that it may play in attracting firms in economic sectors that value an attractive natural setting; and
- Further improving the Town's business park and employment land opportunities is the very limited land supply within the Highway 404 corridors. The Town of Richmond Hill's ability to provide large development parcels within the highway corridor is a major competitive advantage.

To take advantage of these opportunities, the Town will need to provide an appropriate supply of employment land, particularly in the highly competitive Highway 404 corridor. And, although some of the Town's older industrial areas, such as those in the Newkirk Business Park, may not be as attractive for large-scale industrial activities, they remain well-suited for the many uses that value a central location and proximity to existing and planned transit.

#### **4. Town Has Been Identified as a Strategic Location for Regional Transit Investment**

In addition to the Town's broad locational advantages, Richmond Hill has also been identified as a key node within the Region's planned urban structure that is focussed around a series of centres and corridors. The centres and corridors are anticipated to accommodate a range of employment and housing types, in a built form that is compact, pedestrian-friendly and transit-supportive.

The Town of Richmond Hill is a key location within the Region's planned urban structure, located at the intersection of major highways and arterial road networks. Several transportation infrastructure upgrades are planned as part of the Region's strategy, including the extension of the Yonge Street subway. When completed, these improvements will further increase the Town's attraction as a location for future investment.

#### **5. Other Communities in York Region and the GTA/H Are Also Well-positioned to Compete**

While the Town of Richmond Hill may be well-positioned to compete for new investment, including growth in higher-density built forms, this is an opportunity that will be shared with other communities. Virtually all communities within the central and western GTA/H are well-positioned to accommodate economic development, particularly communities within southern York Region as well as the Regions of Halton and Peel.

With respect to the municipalities that will be competing directly with the Town of Richmond Hill, the abutting and nearby communities of the Town of Markham and the Cities of Vaughan and Toronto are particularly relevant:

- From an employment land perspective, both the Town of Markham and the City of Vaughan have large and competitive supplies of vacant employment land and are in a strong position to compete with Richmond Hill over the next 25 years.<sup>1</sup> Both communities are also considering additional employment land designations as part of their current *Growth Plan* conformity and official plan review processes;
- From a major office perspective, the Town of Markham has a much larger major office inventory and shares many of the Town of Richmond Hill's competitive assets, including a central location within the GTA and a well-educated labour force.<sup>2</sup> The City of Toronto will also be competing for major office investment over the planning period, and has recently implemented a number of financial incentives to promote office development and knowledge-based uses.

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<sup>1</sup> Based on the *York Region Employment Land Area Analysis*, April 2008, the City of Vaughan and the Town of Markham have vacant supplies of employment of approximately 1,270 net ha and 480 net ha, respectively.

<sup>2</sup> For details, see the *Town of Markham Economic Sectors Analysis prepared by urbanMetrics Inc., January 2007.*

Within this broader context, however, there are some factors that set the Town of Richmond Hill apart from other York Region and GTA communities, in particular:

- Richmond Hill has one of the largest historic cores in the Region of York. Downtown Richmond Hill is the historic heart of the community and provides a significant opportunity to create a walkable and transit-oriented centre, consistent with Provincial and Regional policy directions.
- The Town's downtown therefore provides opportunities to achieve a range of economic and other strategic opportunities that may not be available to other communities. The Town of Richmond Hill has the opportunity to direct and focus retail development in the Downtown in order to encourage the development of a mixed-use node and reinforce the existing "main street" character of the area.
- New Provincial policies may provide an even further advantage. Among other planning objectives, the *Growth Plan* seeks to change the way employment is accommodated, in particular through policies that encourage municipalities to plan for higher employment densities and direct major offices to the urban growth centres. The combined effect of these policies will be to restrict the supply of greenfield sites throughout the GTA, including competing communities within York Region.

If the *Growth Plan* policies are successful in changing the way employment is accommodated, the share of new development historically accommodated on greenfield development will begin to shift to other locations, likely those with the most desirable transportation access and community attributes. Within this context, the Town of Richmond Hill is very well-positioned to compete for new investment.

Other communities, however, are also well-positioned to compete within this new environment. In order for the Town to take full advantage of these economic opportunities, new policies will need to be developed to advance Provincial planning objectives while at the same time maintaining the Town's long-term economic prosperity. Accordingly, the next and final chapter of the report provides a discussion of the key policy updates that should be considered as part of the new Official Plan.

## V THE TOWN'S ECONOMIC POLICY CONTEXT NEEDS TO BE UPDATED

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The final chapter of this report examines Richmond Hill's current economic policies in the context of the conclusions that have been reached thus far. A number of key policy directions are recommended for consideration as part of the Town's new Official Plan and compared to existing policies to identify any "gaps" that may exist.

Overall, the policy gap is relatively small. The Town already has a strong economic policy context which has served the community well. The existing policies do, however, need to be updated to reflect the Town's evolution to a more mature community, and to recognize and advance Provincial and Regional policy directions. New economic policies may need to be more restrictive in terms of the type and form of development that is permitted, yet flexible enough to capitalize on changes in the economy.

Broader issues related to the community vision, including the specific economic sectors that may need to be targeted, will need to be addressed through the Town's strategic planning and economic development exercises. In particular, the Town may need to consider financial or other strategies to promote higher-density forms and a shift of economic activity towards the centres and corridors.

### A. A NUMBER OF POLICY DIRECTIONS NEED TO BE TAKEN

Based on the analysis and conclusions reached thus far in the report, it is clear that a number of key economic policy directions need to be considered as part of the new Official Plan. Improving the live-work balance, capitalizing on the economic potential for the Town's employment land supply and planning for the long-term shift to higher-density forms should form the foundation for the development of new economic policies.

#### 1. Improve the Relationship between Population and Employment

Consistent with existing Town, Regional and Provincial planning objectives, improving the Town's live-work balance should be the key economic policy direction. This direction could involve policies to:

- Increase the number of jobs relative to the local population, as measured by an increasing activity rate;
- Increase the overall quality of jobs, as measured by, for example, faster growth in head offices, high-technology or life science activities;
- Reduce out-commuting in order to make more efficient use of the transportation system;

- Concentrate new retail development in the Town's centres and corridors to create live–work nodes where residents can walk to retail and employment opportunities and that can become a focus for transit investment; and
- Promote a more intensive development and redevelopment of the Town's older commercial areas, or “greyfields”, rather than large stand-alone uses.

## **2. Protect the Town's Existing Employment Land Supply**

Given that employment land is a highly valued, finite resource and is critical to achieving and maintaining a healthy balance and range of employment uses, protecting the Town's existing employment land supply should also be an important consideration. Although such lands may develop more slowly than residential lands, particularly during an economic downturn, the Town must resist all efforts to convert employment lands to other uses. This direction could involve policies to:

- Retain employment land as a tool for ensuring that Town, Regional and Provincial economic objectives are achieved within the context of a constrained urban land supply for all types of urban land uses;
- Resist the conversion of employment land in the vicinity of higher-order transit. Experience from the City of Toronto indicates that transit actually works best where it serves concentrations of employment, including central Toronto and the major transit nodes located along Yonge Street; and

- Encourage changes in site design and other development standards to increase the density of new development. Such changes may include reducing the land areas devoted to landscaping, encouraging multi-storey construction for the office portion of “prestige” industrial facilities and encouraging the use of shared truck turning areas, parking and the provision of structured parking.

## **3. Maximize the Economic Potential of the Town's Employment Land Supply**

Recognizing that the Town will need to accommodate more intensive forms of development over the planning period to achieve the Region's employment allocations, the Town should consider options to maximize the potential of the existing land supply.

Employment land has been one of the Town's major competitive advantages and new economic policies should seek to make the most of this economic asset. New economic policies should seek not only to retain the current amount of employment land, but also to increase densities in both occupied and vacant areas.

The Town's existing economic clusters will continue to grow and evolve; however, it is difficult to determine with any reasonable level of accuracy how their precise sectoral composition will shift over time. From a land use planning perspective, however, the locational requirements of the Town's key economic sectors is likely to remain the same: large contiguous employment areas that are well-served by transportation infrastructure.

#### **4. Improve the Town's Competitive Position for Major Offices**

As the employment land supply is depleted, the Town will need to develop an even greater focus on major office development, both on employment land and in new locations. New economic policies should therefore seek to improve Richmond Hill's market attractiveness for this type of development, including the relationship to transit accessibility. As with employment intensification, development incentives may be required.

#### **5. Shift Economic Activity to the Centres and Corridors Over Time**

And finally, new economic policies should seek to shift new economic activity to the Regional Centre and corridors, particularly Yonge Street and Highway 7. In addition to major offices, new retail development may also need to be focussed in the centres and corridors in order to encourage the pattern of development that is encouraged in the *Growth Plan* and by the Region of York. Retail uses within the Town's planned commercial structure are being addressed in later stages of the economic policy review.

Within the context of these directions, the Town of Richmond Hill already has a strong economic policy context. The Town's existing planning framework addresses many of the key economic policy issues identified in this report, including those related to the live-work balance and employment land.

#### **B. TOWN'S CURRENT ECONOMIC POLICIES ALREADY ADDRESS MANY OF THESE DIRECTIONS**

The Town of Richmond Hill's existing economic policies already contain an objective for strong employment growth over the planning period. Both the Town and Region have addressed the issue of employment land protection through recent amendments, and the Town has taken the additional step of implementing design guidelines for its newer employment areas which provide further control of the type and quality of development that will occur. Only minor revisions may be required for these policies.

##### **1. Official Plan Contains an Objective For Strong Employment Growth**

The Town of Richmond Official Plan addresses the issue of employment growth by setting out a set of projections as well as the anticipated location of employment growth over the planning period. Section 1.2.4.7 of the Town's Official Plan states that:

Employment projections have been undertaken for the Town which suggest that employment could reach 115,000 by the year 2021 and 119,000 by the Year 2026. Future employment is expected to be concentrated along the Highway 404 Corridor as well as within existing employment areas such as Newkirk Business Park and Enford Road Industrial Area. (Section 1.2.4.7 as amended by OPA 218).

The Town's Official Plan goes on to indicate that the community is in a favourable competitive position to achieve these and other economic objectives as a result of its strong locational advantages. Section 1.2.5 of the Official Plan states that:

The Town of Richmond Hill has experienced significant growth since the adoption of the Official Plan in 1981. Its location in close proximity to 400 series highways including Highways 404 and 407 has made it a strategic location for both residential and employment growth (Section 1.2.5 as amended by OPA 218)

The Town's existing employment projections of between 115,000 and 119,000 are higher than currently anticipated by the Region of York. The Region has forecast a total 2031 employment of just over 100,000 jobs as part of its growth management work. A key issue that will need to be addressed in the Town's new Official Plan is whether or not the more aggressive employment projection should be maintained as a target for economic planning. The Town may also wish to include a specific activity rate target in the new Official Plan to address the issue of improving the live-work balance in the community.

## **2. Protection of Employment Land Is Addressed through Local and Regional Initiatives**

Generally, the issue of employment land protection is well-addressed in the Town's current policy framework. Policies in the existing Official Plan to encourage a higher activity rate draw a clear link to employment land, and also encourage the provision of industrial lands for all types of industrial uses in locations with good access to major transportation routes (Section 1.3.2.8).

More recent initiatives have brought an even clearer emphasis to the role of employment land. From a local perspective, the Town of Richmond Hill's Official Plan Amendment (OPA) 246 addresses the issue of employment land conversion by incorporating the tests for conversion set out in the *Growth Plan*.

Consistent with *Growth Plan* directions for employment land, the Region of York has also recognized the strategic importance of employment land, including existing and potential future employment land in the Highway 404 corridor in the Town of Richmond Hill. Taken together, these are strong new policies that the Town will be able to use to protect employment land for long-term economic development purposes.

## **3. Design Guidelines Provide Further Control over the Quality of Industrial Development**

The Town has also implemented a series of design guidelines which are increasingly recognized as the preferred approach to planning for high-quality employment lands. The existing guidelines seek to ensure superior and sustainable urban design in the business parks and include:

- The *Headford Business Park Urban Design Guidelines* (1989, updated in 2004 and 2007); and
- The *Barker Business Park Urban Design Guidelines* (2007).

The Town's approach is solid, considering that emerging approaches to employment land planning are increasingly recognizing that land use designations may be differentiated more by design than use. Previous work undertaken for the City of Brampton concluded that it is increasingly the design of the buildings in employment areas that determines "prestige", as opposed to the regulation of specific types of uses:<sup>1</sup>

- A number of changes have occurred in the industrial structure of Canadian urban areas, which taken together have led to an increasingly marginal differentiation in facility between different land use functions. Despite the wide range of activities carried out in employment areas, they are typically found in one of three basic built forms — pure office buildings, "large boxes" and industrial multiples.
- Because of these changes, traditional methods of planning for employment areas through the regulation of use are increasingly ineffective in achieving a desired quality of development. Many prestige facilities in the GTA are home to what may be described as relatively standard functions, including warehousing, distribution and manufacturing.
- Rather than use, the quality of various employment areas is therefore determined by the scale and design of the building and the level of investment and maintenance.

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<sup>1</sup> Bramwest Secondary Plan Area, Employment Land Allocation Analysis, May 2002, prepared for the City of Brampton by Hemson Consulting Ltd.

Achieving a high quality of development within an employment area is therefore determined mainly by the scale and design of buildings, which has little to do with use. As a result, the Town of Richmond Hill should continue its efforts in the application of urban design guidelines in the newer employment areas, while remaining flexible to meet the economic needs of future users.

Although the Town's economic policy context is relatively strong, some more significant updates are required to reflect the nearing build-out of the Town's land supply and new Provincial and Regional policy directions. These are discussed in the final section.

### **C. UPDATES ARE REQUIRED TO REFLECT A FINITE LAND SUPPLY AND NEW POLICY ENVIRONMENT**

Given that the Town will need to shift the way it accommodates economic development over the planning period, new policies are required to encourage: a more intensive pattern of employment land development; more employment in major offices; and, a shift in the location of major offices within the community.

As an organizing element, new economic policies should reflect the Town's major urban structure elements and include new retail policies to plan for employment growth as an integral part of the centres and corridors. The Town's current planning framework does not explicitly identify the centres and corridors as part of the urban structure.

### 1. New Policies Are Required to Encourage a More Intensive Pattern of Economic Development

Currently the Town’s economic policy context does not address the issue of employment intensification and encouraging a more efficient — i.e. higher-density — use of the remaining land supply. The Town may wish to consider including policies to encourage a more intensive pattern of development, in order to advance local, Regional and Provincial planning objectives.

Initiatives to increase density can include strategies to attract more intensive employment land users, policy initiatives to promote a higher-density pattern of development or policies to encourage a higher level of employment intensification. The following key points warrant attention:

- Attracting more intensive employment land users would involve the development of economic development or other specific targeting strategies to attract uses that tend to develop at higher densities, or to attract major institutional investments such as educational or health care facilities, which support other economic activities in the Town;<sup>1</sup>

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<sup>1</sup> *This will be primarily an economic development challenge, because land use planning policy can regulate land use and built form, but cannot control the density of new development or the specific economic sectors that locate within a community;*

- Planning policy may be able to exert an influence on the density on greenfield employment land through measures such as reducing the land areas devoted to landscaping, encouraging multi-storey construction for the office portion of industrial buildings, encouraging the shared use of entrances, truck turning area or parking, and the provision of structured parking; and
- In the short term, the Town’s best opportunity to encourage employment intensification is within the Newkirk Business Park. Given the existing pattern of development in newer business parks, the short-term potential for intensification in locations such as Beaver Creek or Headford is likely to be limited.

Newkirk is one of the Town’s older employment areas and contains land-extensive uses and other facilities that may be nearing the end of their functional life. The business park also benefits from a close proximity and access to GO transit, suggesting that the area may be attractive for the types of service-producing activities already located in the community. The area may also be attractive for retail uses, however further study is required to determine the appropriateness of such activity in this location.

The Newkirk Business Park may also be attractive for other types of redevelopment. One of the key issues identified at the *Economic Policy Roundtable* was a shortage in supply of small industrial condominium units or “multiples” in the Town. The potential to provide such space through the renovation of older buildings in the Newkirk Business Park was identified as an economic opportunity.

It is important to note, however, that some of the changes that are involved in encouraging higher employment densities may have broader consequences for the Town's competitive position:

- Changes, such as reduced or eliminated landscaping, may achieve a desired density goal but may be contrary to other public interests. For example, shared use of space for truck entrances, turning, loading or storage may introduce significant hurdles for liability and security; and
- Such an approach would also mean a significant change to the Town's zoning by-laws in terms of rights-of-way and maintaining health and safety.<sup>1</sup> The introduction of additional development and operational costs to businesses through regulation or inconvenience would also need to be carefully considered in the broader context of the economic competitiveness of the GTAH in North America and the competitiveness of Richmond Hill within the GTAH.

By way of some additional minor policy revisions, Richmond Hill may also wish to explicitly recognize the high-quality nature of the sites along the Highway 404 corridor, including continued restrictions on open storage and obnoxious uses and continuing to limit retail uses to ancillary and service-commercial uses.

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<sup>1</sup> *There is also a Regional interest in the issue of rights-of-way and health and safety standards.*

## **2. New Policies Are Required to Encourage More Major Office Employment and a Shift in Their Location**

The Town will also need to consider the development of new policies to direct the location of major offices. New policies may be required to clarify the role that major offices will play in the Town's economic future, including the role office plays on employment land. The Town's current economic land use policy context actively encourages offices on employment land and this approach has also served the community very well.

In the short term, future demand for major offices in Richmond Hill will be largely for greenfield employment land sites, particularly locations with superior transportation access. This is consistent with observed patterns in the Town and other communities in the GTAH. From a market perspective, the Headford and Barker Business Parks will likely be the most attractive near- to mid-term opportunities for accommodating major offices.

Over time, however, the Town will need to shift the location of major office growth to other locations. Consistent with *Growth Plan* directions, the Region of York as part of its growth management work is anticipating that a large proportion of the major office growth in Richmond Hill will be directed to the Richmond Hill Regional Centre. While removing permissions for major offices in the Town's designated business parks is likely not a reasonable option for the Town of Richmond Hill, new policies may need to be more restrictive in terms of office location.

### 3. Policies Should Be Organized to Reflect the Town's Major Urban Structure Elements

The Town's current planning framework is made up of the existing Official Plan and a number of secondary plans adopted by way of OPAs. A total of 23 secondary plans have been adopted, each outlining different approaches to economic policy and land use. The secondary plans can be grouped into three broad categories:

- Secondary plans that address areas of employment land, for example, OPA 38 and OPA 41 regarding the Headford Business Park;
- Secondary plans that address residential communities, for example, OPA 30 regarding the Elgin West area, or OPA 237 regarding West Gormley; and
- Secondary plans that address other key areas within the Town, such as OPA 32 regarding the Central Business District or OPA 130 regarding the Yonge-Weldrick area in the historic downtown.

Generally, the secondary plans follow the historic pattern of growth within the Town and have been implemented well. The plans for employment land, in particular, have been effective in creating a high quality of development, largely through the restriction of certain types of uses such as outdoor storage. The secondary plans addressing residential communities have also developed largely as intended, including the development of retail commercial uses along major arterial roads.

As the Town of Richmond Hill approaches build out, the Town may wish to consider changing the geographic orientation of the Town's economic policy framework to reflect the major urban structure components of the community. In particular, new economic policies should be oriented towards elements such as the centres and corridors, as directed by new Provincial and Regional policies, and the historic downtown and other local centres and corridors to be identified by the Town in later stages of the Official Plan review process.

### 4. Retail Policies Should Be Updated to Reflect the Provincial Vision for Growth

As part of new policy directions to plan for employment growth in the centres and corridors, the Town may also wish to update its retail policy framework to be consistent with the *Growth Plan*. The Town's current approach to commercial land use planning reflects the standard retail hierarchy typical of most older Official Plans. The *Commercial Area* designation is categorized according to a gradation of different areas, which include:

- **Convenience Commercial Area**, which serves a local area retail function as set out in the Official Plan's *Residential Area Designation*;
- **Neighbourhood Commercial Area**, which is intended to serve the need of one or more Planning Districts, or secondary plan areas;
- **Community Commercial Area**, which is intended to serve the needs of all or part of the broader Town of Richmond Hill;

- **Regional Commercial Area**, which is intended to serve broader local and Regional functions; and
- **Central Business District Areas**, which is a separate category to allow for the identification and improvement of the historic core of the Town of Richmond Hill; and
- **General Commercial Area**, which generally takes the form of commercial strip development along major corridors such as Yonge Street.

The Town should update its current retail policy hierarchy to reflect the *Growth Plan* vision to encourage growth in the Regional Centre and other transit-supportive locations. The Town may develop policies to encourage redevelopment of older commercial areas, mainly related to population-serving activities. In this planning period, there will be sufficient sites for major office development.

New policies may also be required to encourage certain types of employment uses and investment in the Regional Centre and the historic downtown. Participants in the *Economic Policy Roundtable* described downtown Richmond Hill as an area in need of improvement. New policies for the downtown should address this issue, while maintaining and enhancing the downtown's main street character, consistent with the Town's evolving policy directions.

## 5. Other Specific Policy Matters Could Be Addressed in the New Official Plan

In addition to the land use and other policy matters already discussed, additional issues related to the Town's economic policies may be considered as part of the new Official Plan:

- **The York–Central Hospital** — There is currently no clear policy context to promote economic development as it relates to the York–Central Hospital. The Town may consider new policies to leverage the opportunities associated with this economic asset and its relation to the Town's life science cluster.
- **Major Educational Facilities** — Through consultation with Town staff during the preparation of this background analysis, it was noted that the Town may have the opportunity to attract a major educational facility as a stimulus for economic development. There are opportunities to attract a variety of education-related economic activities potentially linking to the York–Central Hospital, including jobs in health care, health research and other related sectors.
- **Home Occupations** — The profile of “at home” employment suggests that there may be opportunities to attract more employment in business and related services, a large portion of which is currently out-commuting to other communities. Encouraging home occupations would require careful consideration in terms of the potential for land use conflicts. Consistency in policy across the Town would also be required.

## 6. Strong Economic Development Support Will Be Required to Achieve the Vision

Once new economic policies are in place, the Town will need to provide strong economic development support to achieve the shift to higher density forms. The Town of Richmond Hill Office of Economic Development already provides a range of successful support programs to attract new investment and serve existing business; including:

- Site selection services and investment marketing and promotion programs;
- Information, research and communication of economic indicators, demographics, the real estate market and the local economic base;
- Advice and information on government and other business assistance programs;
- Facilitation of strategic and economic alliance partnerships;
- Small business consultations, seminars and self-help services;
- Downtown Facilitation and Revitalization; and
- Others, including a corporate calling program, and facade assistance program for properties within the Town's historic downtown.

Over the planning period to 2031, the Town will need to expand its economic development and strategic planning initiatives to the broader competitive environment. Emerging approaches to economic development are increasingly recognizing the importance of actions to maintain the overall attractiveness of the investment environment for long-term prosperity.<sup>1</sup> In the case of the Town of Richmond Hill, the required actions will need to include:

- Investment in infrastructure to maintain the attractiveness of the Town as a location for business investment. Of particular importance will be investment in transportation infrastructure to alleviate congestion and promote more intensive forms of employment land development<sup>2</sup>;
- The provision of development incentives to encourage higher densities through employment intensification. Development incentives may also be required to promote redevelopment or intensification of the existing business parks;

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<sup>1</sup> For details, see *Retooling for Growth: Building a 21st Century Economy in America's Older Industrial Areas*, McGahey and Vey, eds., Brookings Institution Press, 2008.

<sup>2</sup> Experience from the City of Toronto indicates that employment intensification can be achieved. However, significant program and policy support along with a full range of development incentives is typically required to put industrial redevelopment sites on an equal competitive footing with greenfield opportunities.

- The provision of development incentives to shift major offices towards the centres and corridors. In particular, the Town may need to consider methods to reduce the cost of structured parking, including public–private partnerships, reducing parking standards or providing financial incentives;
- Advocating for transit investment. Major transit investment will be one of the central determining factors of the Town’s future economic success as well as its ability to achieve both the Region’s and Provincial vision for growth;
- Continued efforts focussed on the attraction of specific economic sectors or other major institutional uses, such as major medical facilities or a major secondary or post-secondary education facility; and,
- The formation of strategic partnerships with other municipalities in York Region, considering that considerable amounts of employment in some of the Town’s key economic sectors are being exported to these communities.

The need for such strategic initiatives was confirmed at the *Economic Policy Roundtable*. One of the key themes arising from the roundtable discussion was the need for the Town of Richmond Hill to at least maintain, and preferably improve, its attractiveness for investment by taking a range of actions including the provision of transit, development incentives and community marketing. The roundtable participants acknowledged that most of these actions are beyond the control of land use planning.

Relevant examples of economic policies being considered in other communities can be taken from the Cities of Toronto and Mississauga, both of which are planning to achieve many of these objectives. The City of Toronto, in particular, was one of the first communities to recognize the need for financial assistance to achieve a set of optimistic economic objectives in a mature urban community.

A number of successful examples and tools can be drawn from the City of Toronto, including Community Improvement Plans (CIP), Tax Increment Equivalent Grants (TIEGs), the sale or lease of publicly owned lands, and a range of other programs to provide direct and in-kind financial incentives, including the New Toronto Employment Centre Project, which contains a program of tax incremental grant which has already stimulated a major new investment within one of the City’s older Employment Districts.<sup>1</sup>

Any number, or a combination of all of these types of initiatives, could be considered as a means to promote more intensive development in Richmond Hill. Some of the required actions, particularly investment in transit, are of such a significant scale that senior levels of government will need to provide assistance in implementation, in particular the extension of the Yonge subway.<sup>2</sup>

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<sup>1</sup> For details, see the Long-Term Employment Land Strategy, City of Toronto (Phase 2 Report) prepared by Hemson Consulting Ltd. in January 2007.

<sup>2</sup> For details, see Employment Land Review Study, prepared by Hemson Consulting Ltd. for the City of Mississauga in June 2008.

Overall, the Town of Richmond Hill's economy has been performing very well. The Town is well-positioned to compete for economic development and take advantage of the many economic opportunities that are available to the community. Because of a finite land supply, however, the Town will need to plan for a shift to higher density forms, in particular major offices.

Within this context, the Town's economic policy framework is relatively strong. The "gap" between the policies that should be in the Official Plan and those that are yet to be developed is small. The Town's Official Plan and recent amendments contain an objective for strong employment growth and recognize the role that employment land plays in achieving this objective. The Town's policies also address the issue of protecting employment land and encourage high-quality development in the newer business parks.

Some new policies are required, however, to better reflect Provincial and Regional planning directions. New economic policies are required to promote more intensive forms of development on employment land and other locations. The Town will also need to develop policies to encourage a shift in the location of new office and retail development towards the Regional Centre and corridors.

The Town of Richmond Hill will be able to define its vision for the community's built form and urban structure through new land use policies. Strong economic development support, however, will be required to actually *achieve* this vision. Strategies will need to be developed to stimulate investment in transportation infrastructure, attract employment in key economic sectors and achieve other community objectives, such as leveraging the economic opportunities associated with the York–Central Hospital and related life science activities. These issues will need to be explored through the Town's new Economic Development Strategy.

#### **D. NEXT STEPS**

The next step in the study process is for the policy directions recommended in this report to be considered along with the results of the other background studies as the Town begins to develop land use options for the new Official Plan. A retail–commercial policy review is being undertaken as part of this study, including an analysis of market demand and the identification of the policies required to achieve the Town's economic objectives.

More specific economic land use policies and supporting corporate or financial strategies will be developed at this and later stages, through consultation with key stakeholders and the public.

Based on the input received, land use options will be developed and tested, with a view to identifying the preferred land use option. Once the preferred land use option has been finalized, the Town will proceed with the formulation of official plan policies, leading to the preparation of a draft official plan in 2010.

**APPENDICES**

**Appendix A: Economic Sector Classification**

**Appendix B: Location Quotient Analysis of Richmond Hill Within the GTAH**

**Appendix C: Profile of the Manufacturing Sector**

**Appendix D: Richmond Hill Commuting Flows**

**Appendix E: Detailed Economic Profile and Town-Wide Location Quotient Analysis**

**Appendix F: Richmond Hill Major Office Profile**

**APPENDIX A**

**Economic Sector Classification**

## Employment Sectors: Categorization of NAICS Categories to Hemson Categories

Hemson Sectors	NAICS Sectors
<b>Manufacturing</b>	Includes Sectors 31-33, Manufacturing.
<b>Retail Trade</b>	Includes Sectors 44-45, Retail Trade.
<b>Wholesale Trade</b>	Includes Sector 41, Wholesale Trade.
<b>Education, Health Care &amp; Social Assistance</b>	Includes: Sectors 61, Educational Service and 62, Health Care and Social Assistance.
<b>Business &amp; Related Services</b>	Includes: Sectors 51, Information and Cultural Industries; 54, Professional, Scientific and Technical Services; 55, Management of Companies and Enterprises; 56, Administrative and Support, Waste Management and Remediation Services.
<b>Culture, Recreation, Accommodation &amp; Food</b>	Includes Sectors 71, Arts, Entertainment and Recreation and 72, Accommodation and Food Services.
<b>Finance, Insurance &amp; Real Estate</b>	Includes Sectors 52, Finance and Insurance and 53, Real Estate and Rental and Leasing.
<b>Construction &amp; Utilities</b>	Includes Sectors 23, Construction and 22, Utilities.
<b>Transportation &amp; Warehousing</b>	Includes Sectors 48-49, Transportation and Warehousing.
<b>Other</b>	Includes Sector 81, Other Services (except Public Administration).
<b>Public Administration</b>	Includes Sector 91, Public Administration.
<b>Primary</b>	Includes Sectors 11, Agriculture, Forestry, Fishing and Hunting and 21, Mining, Quarrying, and Oil and Gas Extraction.

## **North American Industry Classification (NAICS) Definition 2007**

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Statistics Canada classifies employment into 20 industrial sectors, which are described below.

### **1. Agriculture, Forestry, Fishing and Hunting**

This sector comprises establishments primarily engaged in growing crops, raising animals, harvesting timber, harvesting fish and other animals from their natural habitats and providing related support activities. Establishments primarily engaged in agricultural research or that supply veterinary services are not included in this sector.

### **2. Mining, Quarrying, and Oil and Gas Extraction**

This sector comprises establishments primarily engaged in extracting naturally occurring minerals. These can be solids, such as coal and ores; liquids, such as crude petroleum; and gases, such as natural gas. The term "mining" is used in the broad sense to include quarrying, well operations, milling (for example, crushing, screening, washing, or flotation) and other preparation customarily done at the mine site, or as a part of mining activity. Establishments engaged in exploration for minerals, development of mineral properties and mining operations are included in this sector. Establishments performing similar activities, on a contract or fee basis, are also included.

### **3. Utilities**

This sector comprises establishments primarily engaged in operating electric, gas and water utilities. These establishments generate, transmit, control and distribute electric power; distribute natural gas; treat and distribute water; operate sewer systems and sewage treatment facilities; and provide related services, generally through a permanent infrastructure of lines, pipes and treatment and processing facilities.

### **4. Construction**

This sector comprises establishments primarily engaged in constructing, repairing and renovating buildings and engineering works, and in subdividing and developing land. These establishments may operate on their own account or under contract to other establishments or property owners. They may produce complete projects or just parts of projects. Establishments often subcontract some or all of the work involved in a project, or work together in joint ventures. Establishments may produce new construction, or undertake repairs and renovations to existing structures.

A construction establishment may be the only establishment of an enterprise, or one of several establishments of an integrated real estate enterprise engaged in the land assembly, development, financing, building and sale of large projects.

## **5. Manufacturing**

This sector comprises establishments primarily engaged in the physical or chemical transformation of materials or substances into new products. These products may be finished, in the sense that they are ready to be used or consumed, or semi-finished, in the sense of becoming a raw material for an establishment to use in further manufacturing. Related activities, such as the assembly of the component parts of manufactured goods; the blending of materials; and the finishing of manufactured products by dyeing, heat-treating, plating and similar operations are also treated as manufacturing activities. Manufacturing establishments are known by a variety of trade designations, such as plants, factories or mills.

Manufacturing establishments may own the materials which they transform or they may transform materials owned by other establishments. Manufacturing may take place in factories or in workers' homes, using either machinery or hand tools.

Certain activities involving the transformation of goods are classified in other sectors. Some examples are post-harvest activities of agricultural establishments, such as crop drying; logging; the beneficiating of mineral ores; the production of structures by construction establishments; and various activities conducted by retailers, such as meat cutting and the assembly of products such as bicycles and computers.

## **6. Wholesale Trade**

This sector comprises establishments primarily engaged in wholesaling merchandise and providing related logistics, marketing and support services. The wholesaling process is generally an intermediate step in the distribution of merchandise; many wholesalers are therefore organized to sell merchandise in large quantities to retailers, and business and institutional clients. However, some wholesalers, in particular those that supply non-consumer capital goods, sell merchandise in single units to final users.

## **7. Retail Trade**

The retail trade sector comprises establishments primarily engaged in retailing merchandise, generally without transformation, and rendering services incidental to the sale of merchandise.

The retailing process is the final step in the distribution of merchandise; retailers are therefore organized to sell merchandise in small quantities to the general public.

## **8. Transportation and Warehousing**

This sector comprises establishments primarily engaged in transporting passengers and goods, warehousing and storing goods, and providing services to these establishments. The modes of transportation are road (trucking, transit and ground passenger), rail, water, air and pipeline. These are further subdivided according to the way in which businesses in each mode organize their establishments. National post office and courier establishments, which also transport goods, are included in this sector. Warehousing and storage

establishments are subdivided according to the type of service and facility that is operated.

Many of the establishments in this sector are structured as networks, with activities, workers, and physical facilities distributed over an extensive geographic area.

Exclusion: establishments primarily engaged in renting and leasing transportation equipment without operator, which is included in 532, Rental and Leasing Services.

## **9. Information and Cultural Industries**

This sector comprises establishments primarily engaged in producing and distributing (except by wholesale and retail methods) information and cultural products. Establishments providing the means to transmit or distribute these products or providing access to equipment and expertise for processing data are also included.

The unique characteristics of information and cultural products, and of the processes involved in their production and distribution, distinguish this sector from the goods-producing and services-producing sectors.

The value of these products lies in their information, educational, cultural or entertainment content, not in the format in which they are distributed. Most of these products are protected from unlawful reproduction by copyright laws. Only those possessing the rights to these works are authorized to reproduce, alter, improve and distribute them. Acquiring and using these rights often involves significant costs.

The main components of this sector are the publishing industries (except exclusively on Internet), including

software publishing, the motion picture and sound recording industries, the broadcasting industries (except exclusively on Internet), the telecommunications and related services industries (i.e., telephony, including VoIP; cable and satellite television distribution services; Internet access; telecommunications reselling services), data processing industries, and the other information services industries, including Internet publishing and broadcasting and web search portals. There are establishments engaged in culture-related activities that are classified in other sectors of NAICS. The most important are listed below.

Exclusion(s): establishments primarily engaged in:

- duplicating information or cultural products in print form, or in the form of optical or magnetic media (31-33, Manufacturing)
- wholesaling information and cultural products such as newspapers, books, software, videocassettes, DVDs and sound recordings (41, Wholesale Trade)
- retailing information and cultural products such as newspapers, books, software and sound recordings (44-45, Retail Trade)
- design activities (54, Professional, Scientific and Technical Services)
- performing in artistic productions, and in creating artistic and cultural works or productions as independent individuals (71, Arts, Entertainment and Recreation)
- preserving and exhibiting objects, sites, and natural wonders of historical, cultural and/or educational value (71, Arts, Entertainment and Recreation)

- producing live presentations that involve the performances of actors and actresses, singers, dancers, musical groups and artists, and other performing artists (71, Arts, Entertainment and Recreation)

## **10. Finance and Insurance**

This sector comprises establishments primarily engaged in financial transactions (that is, transactions involving the creation, liquidation, or change in ownership of financial assets) or in facilitating financial transactions. Included are:

- establishments that are primarily engaged in financial intermediation. They raise funds by taking deposits and/or issuing securities, and, in the process, incur liabilities, which they use to acquire financial assets by making loans and/or purchasing securities. Putting themselves at risk, they channel funds from lenders to borrowers and transform or repackage the funds with respect to maturity, scale and risk.
- establishments that are primarily engaged in the pooling of risk by underwriting annuities and insurance. They collect fees (insurance premiums or annuity considerations), build up reserves, invest those reserves and make contractual payments. Fees are based on the expected incidence of the insured risk and the expected return on investment.

- establishments that are primarily engaged in providing specialized services that facilitate or support financial intermediation, insurance and employee benefit programs.

In addition, establishments charged with monetary control — the monetary authorities — are included in this sector.

## **11. Real Estate and Rental and Leasing**

This sector comprises establishments primarily engaged in renting, leasing or otherwise allowing the use of tangible or intangible assets. Establishments primarily engaged in managing real estate for others; selling, renting and/or buying of real estate for others; and appraising real estate, are also included.

## **12. Professional, Scientific and Technical Services**

This sector comprises establishments primarily engaged in activities in which human capital is the major input. These establishments make available the knowledge and skills of their employees, often on an assignment basis. The individual industries of this sector are defined on the basis of the particular expertise and training of the service provider.

The main components of this sector are legal services industries, accounting and related services industries, architectural, engineering and related services industries, surveying and mapping services industries, design services industries, management, scientific and technical consulting services industries, scientific research and development services industries, and advertising services industries.

The distinguishing feature of this sector is the fact that most of the industries grouped in it have production processes that are almost wholly dependent on worker skills. In most of these industries, equipment and materials are not of major importance. Thus, the establishments classified in this sector sell expertise. Much of the expertise requires a university or college education, though not in every case.

Establishments primarily engaged in providing instruction and training in a wide variety of subjects and those primarily engaged in providing health care by diagnosis and treatment are not included in this sector.

### **13. Management of Companies and Enterprises**

This sector comprises establishments primarily engaged in managing companies and enterprises and/or holding the securities or financial assets of companies and enterprises, for the purpose of owning a controlling interest in them and/or influencing their management decisions. They may undertake the function of management, or they may entrust the function of financial management to portfolio managers.

### **14. Administrative and Support, Waste Management and Remediation Services**

This sector comprises two different types of establishments: those primarily engaged in activities that support the day-to-day operations of other organizations; and those primarily engaged in waste management activities.

The first type of establishment is engaged in activities such as administration, hiring and placing personnel, preparing documents, taking orders from clients, collecting payments for claims, arranging travel, providing security and

surveillance, cleaning buildings, and packaging and labelling products. These activities are often undertaken, in-house, by establishments found in many sectors of the economy. The establishments classified to this sector specialize in one or more of these activities and can therefore provide services to clients in a variety of industries and, in some cases, to households.

Waste management establishments are engaged in the collection, treatment and disposal of waste material, the operation of material recovery facilities, the remediation of polluted sites and the cleaning of septic tanks.

### **15. Educational Services**

This sector comprises establishments primarily engaged in providing instruction and training in a wide variety of subjects. This instruction and training is provided by specialized establishments, such as schools, colleges, universities and training centres. These establishments may be privately owned and operated, either for profit or not, or they may be publicly owned and operated. They may also offer food and accommodation services to their students.

Educational services are usually delivered by teachers who explain, tell, demonstrate, supervise and direct self-learning. Instruction is imparted in diverse settings, such as educational institutions, the workplace or the home (through correspondence, television or other means). The lessons can be adapted to the particular needs of the students, for example sign language can replace verbal language for teaching students with hearing impairments. All industries in the sector share this commonality of process, namely, labour inputs of teachers with the requisite subject matter expertise and teaching ability.

## **16. Health Care and Social Assistance**

This sector comprises establishments primarily engaged in providing health care by diagnosis and treatment, providing residential care for medical and social reasons, and providing social assistance, such as counselling, welfare, child protection, community housing and food services, vocational rehabilitation and child care, to those requiring such assistance.

## **17. Arts, Entertainment and Recreation**

This sector comprises establishments primarily engaged in operating facilities or providing services to meet the cultural, entertainment and recreational interests of their patrons. These establishments produce, promote or participate in live performances, events or exhibits intended for public viewing; provide the artistic, creative and technical skills necessary for the production of artistic products and live performances; preserve and exhibit objects and sites of historical, cultural or educational interest; and operate facilities or provide services that enable patrons to participate in sports or recreational activities or pursue amusement, hobbies and leisure-time interests.

There are establishments engaged in activities related to arts and recreation that are classified in other sectors of NAICS. The most important are listed below.

Exclusion(s):

- transportation establishments providing sightseeing and pleasure cruises (48-49, Transportation and Warehousing)
- motion picture theatres, libraries and archives, and publishers of newspapers, magazines, books, periodicals and computer software (51, Information and Cultural Industries)
- establishments that provide both accommodation and recreational facilities, such as hunting and fishing camps, resorts and casino hotels (721, Accommodation Services)
- restaurants and night clubs that provide live entertainment in addition to the sale of food and beverages (722, Food Services and Drinking Places)

## **18. Accommodation and Food Services**

This sector comprises establishments primarily engaged in providing short-term lodging and complementary services to travellers, vacationers and others, in facilities such as hotels, motor hotels, resorts, motels, casino hotels, bed and breakfast accommodation, housekeeping cottages and cabins, recreational vehicle parks and campgrounds, hunting and fishing camps, and various types of recreational and adventure camps. This sector also comprises establishments primarily engaged in preparing meals, snacks and beverages, to customer order, for immediate consumption on and off the premises.

## **19. Other Services (except Public Administration)**

This sector comprises establishments, not classified to any other sector, primarily engaged in repairing, or performing general or routine maintenance, on motor vehicles, machinery, equipment and other products to ensure that they work efficiently; providing personal care services, funeral services, laundry services and other services to individuals, such as pet care services and photo finishing services; organizing and promoting religious activities; supporting various causes through grant-making, advocating (promoting) various social and political causes, and promoting and defending the interests of their members. Private households are also included.

## **20. Public Administration**

This sector comprises establishments primarily engaged in activities of a governmental nature, that is, the enactment and judicial interpretation of laws and their pursuant regulations, and the administration of programs based on them. Legislative activities, taxation, national defence, public order and safety, immigration services, foreign affairs and international assistance, and the administration of government programs are activities that are purely governmental in nature.

Ownership is not a criterion for classification. Government owned establishments engaged in activities that are not governmental in nature are classified to the same industry as privately owned establishments engaged in similar activities.

Government establishments may engage in a combination of governmental and non-governmental activities. When separate records are not available to separate the activities that are not governmental in nature from those that are, the establishment is classified to this sector.

Source: Statistics Canada, 2007  
<http://www.statcan.gc.ca/subjects-sujets/standard-norme/nacics-scian/2007/list-liste-eng.htm>

**APPENDIX B**

**Location Quotient Analysis of Richmond Hill Within the GTAH**

## Location Quotient Analysis: Richmond Hill

Data Source: 2006 Census

NAICS	Richmond Hill v.s. GTAH
41 Wholesale trade	1.46
54 Professional, scientific and technical services	1.33
53 Real estate and rental and leasing	1.26
44-45 Retail trade	1.18
51 Information and cultural industries	1.15
72 Accommodation and food services	1.12
62 Health care and social assistance	1.10
71 Arts, entertainment and recreation	1.08
81 Other services (except public administration)	1.06
61 Educational services	1.04
23 Construction	1.02
55 Management of companies and enterprises	1.00
21 Mining and oil and gas extraction	0.88
31-33 Manufacturing	0.80
56 Administrative and support, waste management and remediation services	0.73
52 Finance and insurance	0.69
91 Public administration	0.63
48-49 Transportation and warehousing	0.49
11 Agriculture, forestry, fishing and hunting	0.28
22 Utilities	0.24

Hemson 12 Sectors	Richmond Hill v.s. GTAH
Wholesale Trade	1.46
Retail Trade	1.18
Business & Related Services	1.13
Culture, Recreation, Accommodation & Food	1.11
Education, Health Care & Social Assistance	1.07
Other	1.06
Construction & Utilities	0.93
Finance, Insurance & Real Estate	0.84
Manufacturing	0.80
Public Administration	0.63
Transportation & Warehousing	0.49
Primary	0.44

**Location Quotient Analysis  
Top Three Industrial Concentrations  
Richmond Hill v.s. GTAH**

**Wholesale Trade**

<b>NAICS 3 Digit Subsector</b>	<b>LQ</b>
<b>417 Machinery, equipment and supplies wholesaler-distributors</b>	<b>1.93</b>
<b>414 Personal and household goods wholesaler-distributors</b>	<b>1.80</b>
<b>419 Wholesale agents and brokers</b>	<b>1.49</b>
<b>411 Farm product wholesaler-distributors</b>	<b>1.39</b>
<b>418 Miscellaneous wholesaler-distributors</b>	<b>1.23</b>
<b>415 Motor vehicle and parts wholesaler-distributors</b>	<b>1.16</b>
<b>416 Building material and supplies wholesaler-distributors</b>	<b>1.06</b>
<b>413 Food, beverage and tobacco wholesaler-distributors</b>	<b>0.81</b>
<b>412 Petroleum product wholesaler-distributors</b>	<b>0.38</b>

Source: Statistics Canada, 2006 Census

**Location Quotient Analysis  
Top Three Industrial Concentrations  
Richmond Hill v.s. GTAH**

**Retail Trade**

NAICS 3 Digit Subsector	LQ
<b>453 Miscellaneous store retailers</b>	1.93
<b>443 Electronics and appliance stores</b>	1.86
<b>454 Non-store retailers</b>	1.79
<b>446 Health and personal care stores</b>	1.47
<b>441 Motor vehicle and parts dealers</b>	1.23
<b>451 Sporting goods, hobby, book and music stores</b>	1.19
<b>444 Building material and garden equipment and supplies dealers</b>	1.17
<b>442 Furniture and home furnishings stores</b>	1.13
<b>447 Gasoline stations</b>	1.04
<b>445 Food and beverage stores</b>	1.01
<b>452 General merchandise stores</b>	0.88
<b>448 Clothing and clothing accessories stores</b>	0.83

Source: Statistics Canada, 2006 Census

**Location Quotient Analysis  
Top Three Industrial Concentrations  
Richmond Hill v.s. GTAH**

**Business and Related**

NAICS 3 Digit Subsector	LQ
<b>516 Internet publishing and broadcasting</b>	2.37
<b>518 Internet service providers, web search portals, and data processing services</b>	1.89
<b>511 Publishing industries (except internet)</b>	1.81
<b>541 Professional, scientific and technical services</b>	1.33
<b>551 Management of companies and enterprises</b>	1.00
<b>517 Telecommunications</b>	0.91
<b>515 Broadcasting (except internet)</b>	0.89
<b>519 Other information services</b>	0.88
<b>561 Administrative and support services</b>	0.74
<b>512 Motion picture and sound recording industries</b>	0.60

Source: Statistics Canada, 2006 Census

**APPENDIX C**

**Profile of the Manufacturing Sector**

**Manufacturing Sector Location Quotients  
GTAH Municipalities with 40,000 or More Jobs**

LQ	Toronto	Mississauga	Brampton	Markham	Vaughan	Richmond Hill	Newmarket	Whitby	Oshawa	Burlington	Oakville	Hamilton
11 Agriculture, forestry, fishing and hunting	0.20	0.35	0.89	0.66	0.63	0.28	0.36	2.01	0.81	0.73	0.35	3.30
21 Mining and oil and gas extraction	1.11	1.40	0.30	0.42	0.45	0.88	0.00	0.15	0.24	1.42	1.65	0.53
22 Utilities	0.78	0.52	0.36	0.70	0.34	0.24	0.40	0.97	0.41	0.55	0.75	0.61
23 Construction	0.72	0.91	1.13	1.04	2.57	1.02	0.83	0.79	0.88	1.10	1.18	1.18
31-33 Manufacturing	0.72	1.14	1.67	1.08	1.89	0.80	1.30	1.06	1.63	1.19	1.15	1.12
41 Wholesale trade	0.66	1.84	1.20	1.98	1.49	1.46	0.54	0.80	0.44	1.25	1.23	0.62
44-45 Retail trade	0.89	0.89	1.30	0.95	1.03	1.18	1.53	1.45	1.18	1.27	1.11	1.08
48-49 Transportation and warehousing	0.65	2.46	1.80	0.43	1.13	0.49	0.51	0.63	0.88	0.70	0.78	0.86
51 Information and cultural industries	1.50	0.68	0.37	0.91	0.33	1.15	0.50	0.50	0.40	0.79	0.57	0.49
52 Finance and insurance	1.51	0.78	0.30	1.03	0.31	0.69	0.33	0.42	0.32	0.83	0.59	0.45
53 Real estate and rental and leasing	1.14	0.90	0.73	1.16	0.79	1.26	0.63	0.74	0.82	0.91	0.93	0.79
54 Professional, scientific and technical services	1.22	0.95	0.47	1.67	0.60	1.33	0.59	0.67	0.48	0.85	1.04	0.49
55 Management of companies and enterprises	1.36	0.84	0.83	0.62	0.69	1.00	0.58	0.20	0.17	1.03	1.48	0.28
56 Administrative and support, waste management and remediation services	1.09	1.12	0.91	0.98	0.70	0.73	0.96	0.67	1.26	0.88	0.84	0.82
61 Educational services	1.06	0.70	0.95	0.67	0.57	1.04	0.90	1.37	1.10	0.87	1.11	1.45
62 Health care and social assistance	1.14	0.63	0.75	0.58	0.36	1.10	1.48	1.30	1.30	0.90	0.94	1.65
71 Arts, entertainment and recreation	1.06	0.42	0.53	0.82	1.39	1.08	0.72	0.87	0.66	0.94	1.09	1.01
72 Accommodation and food services	1.01	0.83	0.75	0.91	0.81	1.12	1.19	1.46	1.01	1.25	1.11	1.18
81 Other services (except public administration)	1.05	0.80	0.83	0.97	0.91	1.06	1.11	0.94	1.07	1.01	1.16	1.12
91 Public administration	1.26	0.57	1.11	0.25	0.28	0.63	2.07	1.69	1.60	0.69	0.69	1.13

Source: Statistics Canada, 2006 Census.

## Comparison of Manufacturing Profile of Richmond Hill, Toronto, Markham and Vaughan

**Town of Richmond Hill**

NAICS	LQ
339 Miscellaneous manufacturing	2.09
323 Printing and related support activities	1.90
313 Textile mills	1.78
325 Chemical manufacturing	1.25
327 Non-metallic mineral product manufacturing	1.20
332 Fabricated metal product manufacturing	1.08
335 Electrical equipment, appliance and component manufacturing	0.87
333 Machinery manufacturing	0.86
334 Computer and electronic product manufacturing	0.72
315 Clothing manufacturing	0.72
331 Primary metal manufacturing	0.69
337 Furniture and related product manufacturing	0.60
336 Transportation equipment manufacturing	0.55
321 Wood product manufacturing	0.53
312 Beverage and tobacco product manufacturing	0.38
311 Food manufacturing	0.33
324 Petroleum and coal products manufacturing	0.33
326 Plastics and rubber products manufacturing	0.32
314 Textile product mills	0.17
322 Paper manufacturing	0.15
316 Leather and allied product manufacturing	0.00

**City of Toronto**

NAICS	LQ
315 Clothing manufacturing	1.71
316 Leather and allied product manufacturing	1.25
314 Textile product mills	1.05
311 Food manufacturing	1.02
312 Beverage and tobacco product manufacturing	1.01
313 Textile mills	1.00
324 Petroleum and coal products manufacturing	0.97
337 Furniture and related product manufacturing	0.96
325 Chemical manufacturing	0.94
323 Printing and related support activities	0.92
322 Paper manufacturing	0.91
334 Computer and electronic product manufacturing	0.86
339 Miscellaneous manufacturing	0.81
335 Electrical equipment, appliance and component manufacturing	0.72
326 Plastics and rubber products manufacturing	0.68
327 Non-metallic mineral product manufacturing	0.59
332 Fabricated metal product manufacturing	0.58
321 Wood product manufacturing	0.54
333 Machinery manufacturing	0.41
336 Transportation equipment manufacturing	0.35
331 Primary metal manufacturing	0.18

## Comparison of Manufacturing Profile of Richmond Hill, Toronto, Markham and Vaughan

Town of Markham	
NAICS	LQ
334 Computer and electronic product manufacturing	4.59
323 Printing and related support activities	2.69
335 Electrical equipment, appliance and component manufacturing	2.14
337 Furniture and related product manufacturing	2.00
313 Textile mills	1.45
316 Leather and allied product manufacturing	1.33
314 Textile product mills	1.33
339 Miscellaneous manufacturing	1.22
325 Chemical manufacturing	0.92
322 Paper manufacturing	0.75
321 Wood product manufacturing	0.71
333 Machinery manufacturing	0.69
331 Primary metal manufacturing	0.59
315 Clothing manufacturing	0.54
326 Plastics and rubber products manufacturing	0.53
311 Food manufacturing	0.47
332 Fabricated metal product manufacturing	0.42
327 Non-metallic mineral product manufacturing	0.42
336 Transportation equipment manufacturing	0.39
324 Petroleum and coal products manufacturing	0.35
312 Beverage and tobacco product manufacturing	0.12

City of Vaughan	
NAICS	LQ
321 Wood product manufacturing	3.67
337 Furniture and related product manufacturing	3.66
326 Plastics and rubber products manufacturing	3.58
327 Non-metallic mineral product manufacturing	2.76
332 Fabricated metal product manufacturing	2.73
314 Textile product mills	2.15
333 Machinery manufacturing	2.00
336 Transportation equipment manufacturing	1.82
316 Leather and allied product manufacturing	1.75
339 Miscellaneous manufacturing	1.68
322 Paper manufacturing	1.55
325 Chemical manufacturing	1.31
323 Printing and related support activities	1.14
334 Computer and electronic product manufacturing	1.12
311 Food manufacturing	1.09
313 Textile mills	0.94
335 Electrical equipment, appliance and component manufacturing	0.92
331 Primary metal manufacturing	0.75
315 Clothing manufacturing	0.59
312 Beverage and tobacco product manufacturing	0.53
324 Petroleum and coal products manufacturing	0.50

Source: Statistics Canada, 2006 Census

**APPENDIX D**

**Richmond Hill Commuting Flows**

## EMPLOYMENT BY PLACE OF WORK & PLACE OF RESIDENCE

### Town of Richmond Hill

#### A. Origin of Employees Working in Richmond Hill

<u>Municipality</u>	<u>Employment</u>
Richmond Hill	14,895
York Region (exl. Richmond Hill)	15,844
Markham	6,383
Vaughan	3,543
Newmarket	1,902
Aurora	1,687
Rest of York Region	2,330
Toronto	10,706
Durham Region	2,416
Peel Region	1,524
Simcoe County	1,331
Rest of Canada	979
At Home	7,680
No fixed from Richmond Hill*	1,812
No fixed from beyond Richmond Hill*	3,913
Outside Canada	-
<b>Total Employment**</b>	<b>61,100</b>

#### B. Destination of Richmond Hill Residents for Employment

<u>Municipality</u>	<u>Employment</u>
Richmond Hill	14,895
York Region (exl. Richmond Hill)	19,950
Markham	8,775
Vaughan	7,735
Newmarket	1,275
Aurora	1,355
Rest of York Region	810
Toronto	28,695
Durham Region	590
Peel Region	3,595
Simcoe County	245
Rest of Canada	860
At Home	7,680
No fixed in Richmond Hill*	1,812
No fixed beyond Richmond Hill	6,558
Outside Canada	560
<b>Total Employment</b>	<b>85,440</b>

#### Net Commuting Flows

<u>Municipality</u>	<u>Employment</u>
Richmond Hill	-
York Region (exl. Richmond Hill)	(4,106)
Markham	(2,392)
Vaughan	(4,192)
Newmarket	627
Aurora	332
Rest of York Region	1,520
Toronto	(17,989)
Durham Region	1,826
Peel Region	(2,071)
Simcoe County	1,086
Rest of Canada	119
At Home	-
No fixed in Richmond Hill	-
No fixed beyond Richmond Hill	(2,645)
Outside Canada	(560)
<b>Total Employment</b>	<b>(24,340)</b>

Source: Hemson Consulting Ltd. Based upon 2006 Census data from Statistics Canada

Note: \* No fixed employment is reallocated by Hemson Consulting based on shares of usual place of work employment.

\*\*Total employment and commuting flows have been prorated to the Region of York estimated 2006 employment of 61,100.

**11 Agriculture, Forestry, Fishing and Hunting**  
**Town of Richmond Hill**

**A. Origin of Employees Working in Richmond Hill**

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	10
York Region (exl. Richmond Hill)	31
Markham	-
Vaughan	10
Newmarket	-
Aurora	-
Rest of York Region	20
Toronto	31
Durham Region	-
Peel Region	-
Simcoe County	-
Rest of Canada	-
At Home	-
No fixed from Richmond Hill*	1
No fixed from beyond Richmond Hill*	5
Outside Canada	-
<b>Total Employment**</b>	<b>77</b>

**B. Destination of Richmond Hill Residents for Employment**

<b>Municipality</b>	<b>Employment</b>	<b>Employment</b>	
Richmond Hill	10	Richmond Hill	-
York Region (exl. Richmond Hill)	55	York Region (exl. Richmond Hill)	(24)
Markham	40	Markham	(40)
Vaughan	-	Vaughan	10
Newmarket	-	Newmarket	-
Aurora	-	Aurora	-
Rest of York Region	15	Rest of York Region	5
Toronto	15	Toronto	16
Durham Region	-	Durham Region	-
Peel Region	15	Peel Region	(15)
Simcoe County	-	Simcoe County	-
Rest of Canada	-	Rest of Canada	-
At Home	-	At Home	-
No fixed in Richmond Hill*	1	No fixed in Richmond Hill	-
No fixed beyond Richmond Hill	29	No fixed beyond Richmond Hill	(24)
Outside Canada	-	Outside Canada	-
<b>Total Employment</b>	<b>125</b>	<b>Total Employment</b>	<b>(72)</b>

Source: Hemson Consulting Ltd. Based upon 2006 Census data from Statistics Canada

Note: \* No fixed employment is reallocated by Hemson Consulting based on shares of usual place of work employment.

\*\*Total employment and commuting flows have been prorated to the Region of York estimated 2006 employment of 61,100.

**21 Mining and Oil and Gas Extraction**  
**Town of Richmond Hill**

**A. Origin of Employees Working in Richmond Hill**

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	10
York Region (exl. Richmond Hill)	20
Markham	-
Vaughan	-
Newmarket	-
Aurora	10
Rest of York Region	10
Toronto	15
Durham Region	-
Peel Region	10
Simcoe County	-
Rest of Canada	15
At Home	15
No fixed from Richmond Hill*	1
No fixed from beyond Richmond Hill*	5
Outside Canada	-
<b>Total Employment**</b>	<b>92</b>

**B. Destination of Richmond Hill Residents for Employment**

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	10
York Region (exl. Richmond Hill)	-
Markham	-
Vaughan	-
Newmarket	-
Aurora	-
Rest of York Region	-
Toronto	80
Durham Region	10
Peel Region	15
Simcoe County	-
Rest of Canada	20
At Home	15
No fixed in Richmond Hill*	1
No fixed beyond Richmond Hill	9
Outside Canada	-
<b>Total Employment</b>	<b>160</b>

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	-
York Region (exl. Richmond Hill)	20
Markham	-
Vaughan	-
Newmarket	-
Aurora	10
Rest of York Region	10
Toronto	(65)
Durham Region	(10)
Peel Region	(5)
Simcoe County	-
Rest of Canada	(5)
At Home	-
No fixed in Richmond Hill	-
No fixed beyond Richmond Hill	(4)
Outside Canada	-
<b>Total Employment</b>	<b>(47)</b>

Source: Hemson Consulting Ltd. Based upon 2006 Census data from Statistics Canada

Note: \* No fixed employment is reallocated by Hemson Consulting based on shares of usual place of work employment.

\*\*Total employment and commuting flows have been prorated to the Region of York estimated 2006 employment of 61,100.

## 22 Utilities

### Town of Richmond Hill

#### A. Origin of Employees Working in Richmond Hill

<u>Municipality</u>	<u>Employment</u>
Richmond Hill	20
York Region (exl. Richmond Hill)	31
Markham	-
Vaughan	-
Newmarket	10
Aurora	10
Rest of York Region	10
Toronto	31
Durham Region	-
Peel Region	-
Simcoe County	-
Rest of Canada	10
At Home	10
No fixed from Richmond Hill*	2
No fixed from beyond Richmond Hill*	7
Outside Canada	-
<b>Total Employment**</b>	<b>110</b>

#### B. Destination of Richmond Hill Residents for Employment

<u>Municipality</u>	<u>Employment</u>
Richmond Hill	20
York Region (exl. Richmond Hill)	90
Markham	60
Vaughan	20
Newmarket	-
Aurora	-
Rest of York Region	10
Toronto	295
Durham Region	110
Peel Region	20
Simcoe County	-
Rest of Canada	15
At Home	10
No fixed in Richmond Hill*	2
No fixed beyond Richmond Hill	53
Outside Canada	-
<b>Total Employment</b>	<b>615</b>

<u>Municipality</u>	<u>Employment</u>
Richmond Hill	-
York Region (exl. Richmond Hill)	(59)
Markham	(60)
Vaughan	(20)
Newmarket	10
Aurora	10
Rest of York Region	0
Toronto	(264)
Durham Region	(110)
Peel Region	(20)
Simcoe County	-
Rest of Canada	(5)
At Home	-
No fixed in Richmond Hill	-
No fixed beyond Richmond Hill	(46)
Outside Canada	-
<b>Total Employment</b>	<b>(564)</b>

Source: Hemson Consulting Ltd. Based upon 2006 Census data from Statistics Canada

Note: \* No fixed employment is reallocated by Hemson Consulting based on shares of usual place of work employment.

\*\*Total employment and commuting flows have been prorated to the Region of York estimated 2006 employment of 61,100.

## 23 Construction

### Town of Richmond Hill

#### A. Origin of Employees Working in Richmond Hill

<u>Municipality</u>	<u>Employment</u>
Richmond Hill	395
York Region (exl. Richmond Hill)	280
Markham	87
Vaughan	41
Newmarket	36
Aurora	41
Rest of York Region	76
Toronto	260
Durham Region	92
Peel Region	71
Simcoe County	61
Rest of Canada	66
At Home	420
No fixed from Richmond Hill*	583
No fixed from beyond Richmond Hill*	1,204
Outside Canada	-
<b>Total Employment**</b>	<b>3,433</b>

#### B. Destination of Richmond Hill Residents for Employment

<u>Municipality</u>	<u>Employment</u>
Richmond Hill	395
York Region (exl. Richmond Hill)	925
Markham	280
Vaughan	535
Newmarket	20
Aurora	20
Rest of York Region	70
Toronto	505
Durham Region	15
Peel Region	150
Simcoe County	10
Rest of Canada	20
At Home	420
No fixed in Richmond Hill*	583
No fixed beyond Richmond Hill	1,812
Outside Canada	30
<b>Total Employment</b>	<b>4,865</b>

<u>Municipality</u>	<u>Employment</u>
Richmond Hill	-
York Region (exl. Richmond Hill)	(645)
Markham	(193)
Vaughan	(494)
Newmarket	16
Aurora	21
Rest of York Region	6
Toronto	(245)
Durham Region	77
Peel Region	(79)
Simcoe County	51
Rest of Canada	46
At Home	-
No fixed in Richmond Hill	-
No fixed beyond Richmond Hill	(608)
Outside Canada	(30)
<b>Total Employment</b>	<b>(2,077)</b>

Source: Hemson Consulting Ltd. Based upon 2006 Census data from Statistics Canada

Note: \* No fixed employment is reallocated by Hemson Consulting based on shares of usual place of work employment.

\*\*Total employment and commuting flows have been prorated to the Region of York estimated 2006 employment of 61,100.

**31-33 Manufacturing  
Town of Richmond Hill**

**A. Origin of Employees Working in Richmond Hill**

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	1,050
York Region (exl. Richmond Hill)	2,003
Markham	754
Vaughan	423
Newmarket	275
Aurora	219
Rest of York Region	331
Toronto	2,049
Durham Region	377
Peel Region	398
Simcoe County	280
Rest of Canada	163
At Home	305
No fixed from Richmond Hill*	40
No fixed from beyond Richmond Hill*	194
Outside Canada	-
<b>Total Employment**</b>	<b>6,860</b>

**B. Destination of Richmond Hill Residents for Employment**

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	1,050
York Region (exl. Richmond Hill)	3,680
Markham	1,280
Vaughan	1,775
Newmarket	325
Aurora	205
Rest of York Region	95
Toronto	2,800
Durham Region	70
Peel Region	660
Simcoe County	110
Rest of Canada	150
At Home	305
No fixed in Richmond Hill*	40
No fixed beyond Richmond Hill	230
Outside Canada	60
<b>Total Employment</b>	<b>9,155</b>

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	-
York Region (exl. Richmond Hill)	(1,677)
Markham	(526)
Vaughan	(1,352)
Newmarket	(50)
Aurora	14
Rest of York Region	236
Toronto	(751)
Durham Region	307
Peel Region	(262)
Simcoe County	170
Rest of Canada	13
At Home	-
No fixed in Richmond Hill	-
No fixed beyond Richmond Hill	(36)
Outside Canada	(60)
<b>Total Employment</b>	<b>(3,971)</b>

Source: Hemson Consulting Ltd. Based upon 2006 Census data from Statistics Canada

Note: \* No fixed employment is reallocated by Hemson Consulting based on shares of usual place of work employment.

\*\*Total employment and commuting flows have been prorated to the Region of York estimated 2006 employment of 61,100.

**41 Wholesale Trade**  
**Town of Richmond Hill**

**A. Origin of Employees Working in Richmond Hill**

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	855
York Region (exl. Richmond Hill)	1,580
Markham	867
Vaughan	204
Newmarket	148
Aurora	143
Rest of York Region	219
Toronto	1,142
Durham Region	438
Peel Region	204
Simcoe County	122
Rest of Canada	173
At Home	565
No fixed from Richmond Hill*	65
No fixed from beyond Richmond Hill*	271
Outside Canada	-
<b>Total Employment**</b>	<b>5,416</b>

**B. Destination of Richmond Hill Residents for Employment**

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	855
York Region (exl. Richmond Hill)	1,880
Markham	1,030
Vaughan	795
Newmarket	10
Aurora	25
Rest of York Region	20
Toronto	1,465
Durham Region	30
Peel Region	505
Simcoe County	-
Rest of Canada	115
At Home	565
No fixed in Richmond Hill*	65
No fixed beyond Richmond Hill	290
Outside Canada	35
<b>Total Employment</b>	<b>5,805</b>

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	-
York Region (exl. Richmond Hill)	(300)
Markham	(163)
Vaughan	(591)
Newmarket	138
Aurora	118
Rest of York Region	199
Toronto	(323)
Durham Region	408
Peel Region	(301)
Simcoe County	122
Rest of Canada	58
At Home	-
No fixed in Richmond Hill	-
No fixed beyond Richmond Hill	(19)
Outside Canada	(35)
<b>Total Employment</b>	<b>(688)</b>

Source: Hemson Consulting Ltd. Based upon 2006 Census data from Statistics Canada

Note: \* No fixed employment is reallocated by Hemson Consulting based on shares of usual place of work employment.

\*\*Total employment and commuting flows have been prorated to the Region of York estimated 2006 employment of 61,100.

**44-45 Retail Trade  
Town of Richmond Hill**

**A. Origin of Employees Working in Richmond Hill**

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	3,145
York Region (exl. Richmond Hill)	1,881
Markham	795
Vaughan	607
Newmarket	138
Aurora	163
Rest of York Region	178
Toronto	1,076
Durham Region	224
Peel Region	194
Simcoe County	178
Rest of Canada	76
At Home	475
No fixed from Richmond Hill*	151
No fixed from beyond Richmond Hill*	170
Outside Canada	-
<b>Total Employment**</b>	<b>7,571</b>

**B. Destination of Richmond Hill Residents for Employment**

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	3,145
York Region (exl. Richmond Hill)	2,655
Markham	1,040
Vaughan	1,130
Newmarket	160
Aurora	185
Rest of York Region	140
Toronto	2,480
Durham Region	105
Peel Region	335
Simcoe County	20
Rest of Canada	40
At Home	475
No fixed in Richmond Hill*	151
No fixed beyond Richmond Hill	314
Outside Canada	20
<b>Total Employment</b>	<b>9,740</b>

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	-
York Region (exl. Richmond Hill)	(774)
Markham	(245)
Vaughan	(523)
Newmarket	(22)
Aurora	(22)
Rest of York Region	38
Toronto	(1,404)
Durham Region	119
Peel Region	(141)
Simcoe County	158
Rest of Canada	36
At Home	-
No fixed in Richmond Hill	-
No fixed beyond Richmond Hill	(144)
Outside Canada	(20)
<b>Total Employment</b>	<b>(2,943)</b>

Source: Hemson Consulting Ltd. Based upon 2006 Census data from Statistics Canada

Note: \* No fixed employment is reallocated by Hemson Consulting based on shares of usual place of work employment.

\*\*Total employment and commuting flows have been prorated to the Region of York estimated 2006 employment of 61,100.

**48-49 Transportation and Warehousing  
Town of Richmond Hill**

**A. Origin of Employees Working in Richmond Hill**

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	180
York Region (exl. Richmond Hill)	398
Markham	133
Vaughan	97
Newmarket	56
Aurora	56
Rest of York Region	56
Toronto	255
Durham Region	112
Peel Region	20
Simcoe County	36
Rest of Canada	25
At Home	185
No fixed from Richmond Hill*	59
No fixed from beyond Richmond Hill*	272
Outside Canada	-
<b>Total Employment**</b>	<b>1,542</b>

**B. Destination of Richmond Hill Residents for Employment**

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	180
York Region (exl. Richmond Hill)	465
Markham	130
Vaughan	220
Newmarket	45
Aurora	-
Rest of York Region	70
Toronto	620
Durham Region	25
Peel Region	365
Simcoe County	10
Rest of Canada	45
At Home	185
No fixed in Richmond Hill*	59
No fixed beyond Richmond Hill	536
Outside Canada	10
<b>Total Employment</b>	<b>2,500</b>

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	-
York Region (exl. Richmond Hill)	(67)
Markham	3
Vaughan	(123)
Newmarket	11
Aurora	56
Rest of York Region	(14)
Toronto	(365)
Durham Region	87
Peel Region	(345)
Simcoe County	26
Rest of Canada	(20)
At Home	-
No fixed in Richmond Hill	-
No fixed beyond Richmond Hill	(264)
Outside Canada	(10)
<b>Total Employment</b>	<b>(1,025)</b>

Source: Hemson Consulting Ltd. Based upon 2006 Census data from Statistics Canada

Note: \* No fixed employment is reallocated by Hemson Consulting based on shares of usual place of work employment.

\*\*Total employment and commuting flows have been prorated to the Region of York estimated 2006 employment of 61,100.

## 51 Information and Cultural Industries

### Town of Richmond Hill

#### A. Origin of Employees Working in Richmond Hill

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	450
York Region (exl. Richmond Hill)	596
Markham	260
Vaughan	178
Newmarket	51
Aurora	31
Rest of York Region	76
Toronto	607
Durham Region	143
Peel Region	87
Simcoe County	61
Rest of Canada	71
<b>At Home</b>	<b>250</b>
No fixed from Richmond Hill*	41
No fixed from beyond Richmond Hill*	138
Outside Canada	-
<b>Total Employment**</b>	<b>2,444</b>

#### B. Destination of Richmond Hill Residents for Employment

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	450
York Region (exl. Richmond Hill)	535
Markham	350
Vaughan	130
Newmarket	15
Aurora	40
Rest of York Region	-
Toronto	620
Durham Region	15
Peel Region	365
Simcoe County	10
Rest of Canada	640
<b>At Home</b>	<b>250</b>
No fixed in Richmond Hill*	41
No fixed beyond Richmond Hill	134
Outside Canada	25
<b>Total Employment</b>	<b>3,085</b>

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	-
York Region (exl. Richmond Hill)	61
Markham	(90)
Vaughan	48
Newmarket	36
Aurora	(9)
Rest of York Region	76
Toronto	(13)
Durham Region	128
Peel Region	(278)
Simcoe County	51
Rest of Canada	(569)
<b>At Home</b>	<b>-</b>
No fixed in Richmond Hill	-
No fixed beyond Richmond Hill	4
Outside Canada	(25)
<b>Total Employment</b>	<b>(579)</b>

Source: Hemson Consulting Ltd. Based upon 2006 Census data from Statistics Canada

Note: \* No fixed employment is reallocated by Hemson Consulting based on shares of usual place of work employment.

\*\*Total employment and commuting flows have been prorated to the Region of York estimated 2006 employment of 61,100.

## 52 Finance and Insurance

### Town of Richmond Hill

#### A. Origin of Employees Working in Richmond Hill

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	665
York Region (exl. Richmond Hill)	749
Markham	377
Vaughan	143
Newmarket	102
Aurora	51
Rest of York Region	76
Toronto	494
Durham Region	143
Peel Region	76
Simcoe County	76
Rest of Canada	36
<b>At Home</b>	<b>540</b>
No fixed from Richmond Hill*	21
No fixed from beyond Richmond Hill*	48
Outside Canada	-
<b>Total Employment**</b>	<b>2,849</b>

#### B. Destination of Richmond Hill Residents for Employment

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	665
York Region (exl. Richmond Hill)	905
Markham	660
Vaughan	165
Newmarket	15
Aurora	65
Rest of York Region	-
Toronto	4,740
Durham Region	10
Peel Region	250
Simcoe County	-
Rest of Canada	35
<b>At Home</b>	<b>540</b>
No fixed in Richmond Hill*	21
No fixed beyond Richmond Hill	309
Outside Canada	35
<b>Total Employment</b>	<b>7,510</b>

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	-
York Region (exl. Richmond Hill)	(156)
Markham	(283)
Vaughan	(22)
Newmarket	87
Aurora	(14)
Rest of York Region	76
Toronto	(4,246)
Durham Region	133
Peel Region	(174)
Simcoe County	76
Rest of Canada	1
<b>At Home</b>	<b>-</b>
No fixed in Richmond Hill	-
No fixed beyond Richmond Hill	(261)
Outside Canada	(35)
<b>Total Employment</b>	<b>(4,816)</b>

Source: Hemson Consulting Ltd. Based upon 2006 Census data from Statistics Canada

Note: \* No fixed employment is reallocated by Hemson Consulting based on shares of usual place of work employment.

\*\*Total employment and commuting flows have been prorated to the Region of York estimated 2006 employment of 61,100.

**53 Real Estate and Rental and Leasing  
Town of Richmond Hill**

**A. Origin of Employees Working in Richmond Hill**

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	435
York Region (exl. Richmond Hill)	347
Markham	199
Vaughan	41
Newmarket	36
Aurora	36
Rest of York Region	36
Toronto	214
Durham Region	71
Peel Region	31
Simcoe County	-
Rest of Canada	20
<b>At Home</b>	<b>560</b>
No fixed from Richmond Hill*	49
No fixed from beyond Richmond Hill*	74
Outside Canada	-
<b>Total Employment**</b>	<b>1,801</b>

**B. Destination of Richmond Hill Residents for Employment**

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	435
York Region (exl. Richmond Hill)	585
Markham	315
Vaughan	220
Newmarket	10
Aurora	20
Rest of York Region	20
Toronto	850
Durham Region	10
Peel Region	75
Simcoe County	-
Rest of Canada	5
<b>At Home</b>	<b>560</b>
No fixed in Richmond Hill*	49
No fixed beyond Richmond Hill	291
Outside Canada	10
<b>Total Employment</b>	<b>2,870</b>

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	-
York Region (exl. Richmond Hill)	(238)
Markham	(116)
Vaughan	(179)
Newmarket	26
Aurora	16
Rest of York Region	16
Toronto	(636)
Durham Region	61
Peel Region	(44)
Simcoe County	-
Rest of Canada	15
<b>At Home</b>	<b>-</b>
No fixed in Richmond Hill	-
No fixed beyond Richmond Hill	(217)
Outside Canada	(10)
<b>Total Employment</b>	<b>(1,307)</b>

Source: Hemson Consulting Ltd. Based upon 2006 Census data from Statistics Canada

Note: \* No fixed employment is reallocated by Hemson Consulting based on shares of usual place of work employment.

\*\*Total employment and commuting flows have been prorated to the Region of York estimated 2006 employment of 61,100.

**54 Professional, Scientific and Technical Services**  
**Town of Richmond Hill**

**A. Origin of Employees Working in Richmond Hill**

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	1,125
York Region (exl. Richmond Hill)	1,285
Markham	571
Vaughan	224
Newmarket	153
Aurora	143
Rest of York Region	194
Toronto	1,280
Durham Region	291
Peel Region	143
Simcoe County	66
Rest of Canada	204
<b>At Home</b>	<b>2,420</b>
No fixed from Richmond Hill*	140
No fixed from beyond Richmond Hill*	399
Outside Canada	-
<b>Total Employment**</b>	<b>7,352</b>

**B. Destination of Richmond Hill Residents for Employment**

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	1,125
York Region (exl. Richmond Hill)	2,055
Markham	1,350
Vaughan	480
Newmarket	50
Aurora	100
Rest of York Region	75
Toronto	3,535
Durham Region	45
Peel Region	530
Simcoe County	-
Rest of Canada	95
<b>At Home</b>	<b>2,420</b>
No fixed in Richmond Hill*	140
No fixed beyond Richmond Hill	715
Outside Canada	150
<b>Total Employment</b>	<b>10,810</b>

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	-
York Region (exl. Richmond Hill)	(770)
Markham	(779)
Vaughan	(256)
Newmarket	103
Aurora	43
Rest of York Region	119
Toronto	(2,255)
Durham Region	246
Peel Region	(387)
Simcoe County	66
Rest of Canada	109
<b>At Home</b>	<b>-</b>
No fixed in Richmond Hill	-
No fixed beyond Richmond Hill	(316)
Outside Canada	(150)
<b>Total Employment</b>	<b>(4,229)</b>

Source: Hemson Consulting Ltd. Based upon 2006 Census data from Statistics Canada

Note: \* No fixed employment is reallocated by Hemson Consulting based on shares of usual place of work employment.

\*\*Total employment and commuting flows have been prorated to the Region of York estimated 2006 employment of 61,100.

**55 Management of Companies and Enterprises**  
**Town of Richmond Hill**

**A. Origin of Employees Working in Richmond Hill**

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	20
York Region (exl. Richmond Hill)	25
Markham	25
Vaughan	-
Newmarket	-
Aurora	-
Rest of York Region	-
Toronto	36
Durham Region	-
Peel Region	-
Simcoe County	-
Rest of Canada	-
<b>At Home</b>	<b>30</b>
No fixed from Richmond Hill*	1
No fixed from beyond Richmond Hill*	3
Outside Canada	-
<b>Total Employment**</b>	<b>115</b>

**B. Destination of Richmond Hill Residents for Employment**

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	20
York Region (exl. Richmond Hill)	45
Markham	10
Vaughan	35
Newmarket	-
Aurora	-
Rest of York Region	-
Toronto	70
Durham Region	-
Peel Region	20
Simcoe County	-
Rest of Canada	-
<b>At Home</b>	<b>30</b>
No fixed in Richmond Hill*	1
No fixed beyond Richmond Hill	14
Outside Canada	-
<b>Total Employment</b>	<b>200</b>

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	-
York Region (exl. Richmond Hill)	(20)
Markham	15
Vaughan	(35)
Newmarket	-
Aurora	-
Rest of York Region	-
Toronto	(34)
Durham Region	-
Peel Region	(20)
Simcoe County	-
Rest of Canada	-
<b>At Home</b>	<b>-</b>
No fixed in Richmond Hill	-
No fixed beyond Richmond Hill	(11)
Outside Canada	-
<b>Total Employment</b>	<b>(104)</b>

Source: Hemson Consulting Ltd. Based upon 2006 Census data from Statistics Canada

Note: \* No fixed employment is reallocated by Hemson Consulting based on shares of usual place of work employment.

\*\*Total employment and commuting flows have been prorated to the Region of York estimated 2006 employment of 61,100.

**56 Administrative and Support, Waste Management and Remediation Services**  
**Town of Richmond Hill**

**A. Origin of Employees Working in Richmond Hill**

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	395
York Region (exl. Richmond Hill)	489
Markham	204
Vaughan	56
Newmarket	56
Aurora	71
Rest of York Region	102
Toronto	36
Durham Region	51
Peel Region	46
Simcoe County	36
Rest of Canada	291
At Home	325
No fixed from Richmond Hill*	155
No fixed from beyond Richmond Hill*	366
Outside Canada	-
<b>Total Employment**</b>	<b>2,189</b>

**B. Destination of Richmond Hill Residents for Employment**

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	395
York Region (exl. Richmond Hill)	630
Markham	270
Vaughan	240
Newmarket	75
Aurora	45
Rest of York Region	-
Toronto	855
Durham Region	-
Peel Region	70
Simcoe County	-
Rest of Canada	35
At Home	325
No fixed in Richmond Hill*	155
No fixed beyond Richmond Hill	625
Outside Canada	-
<b>Total Employment</b>	<b>3,090</b>

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	-
York Region (exl. Richmond Hill)	(141)
Markham	(66)
Vaughan	(184)
Newmarket	(19)
Aurora	26
Rest of York Region	102
Toronto	(819)
Durham Region	51
Peel Region	(24)
Simcoe County	36
Rest of Canada	256
At Home	-
No fixed in Richmond Hill	-
No fixed beyond Richmond Hill	(259)
Outside Canada	-
<b>Total Employment</b>	<b>(1,041)</b>

Source: Hemson Consulting Ltd. Based upon 2006 Census data from Statistics Canada

Note: \* No fixed employment is reallocated by Hemson Consulting based on shares of usual place of work employment.

\*\*Total employment and commuting flows have been prorated to the Region of York estimated 2006 employment of 61,100.

## 61 Educational Services

### Town of Richmond Hill

#### A. Origin of Employees Working in Richmond Hill

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	1,250
York Region (exl. Richmond Hill)	1,540
Markham	489
Vaughan	347
Newmarket	214
Aurora	224
Rest of York Region	265
Toronto	540
Durham Region	82
Peel Region	10
Simcoe County	71
Rest of Canada	25
At Home	260
No fixed from Richmond Hill*	102
No fixed from beyond Richmond Hill*	181
Outside Canada	-
<b>Total Employment**</b>	<b>4,062</b>

#### B. Destination of Richmond Hill Residents for Employment

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	1,250
York Region (exl. Richmond Hill)	1,580
Markham	625
Vaughan	485
Newmarket	85
Aurora	280
Rest of York Region	105
Toronto	1,840
Durham Region	35
Peel Region	70
Simcoe County	10
Rest of Canada	110
At Home	260
No fixed in Richmond Hill*	102
No fixed beyond Richmond Hill	343
Outside Canada	80
<b>Total Employment</b>	<b>5,680</b>

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	-
York Region (exl. Richmond Hill)	(40)
Markham	(136)
Vaughan	(138)
Newmarket	129
Aurora	(56)
Rest of York Region	160
Toronto	(1,300)
Durham Region	47
Peel Region	(60)
Simcoe County	61
Rest of Canada	(85)
At Home	-
No fixed in Richmond Hill	-
No fixed beyond Richmond Hill	(162)
Outside Canada	(80)
<b>Total Employment</b>	<b>(1,659)</b>

Source: Hemson Consulting Ltd. Based upon 2006 Census data from Statistics Canada

Note: \* No fixed employment is reallocated by Hemson Consulting based on shares of usual place of work employment.

\*\*Total employment and commuting flows have been prorated to the Region of York estimated 2006 employment of 61,100.

**62 Health Care and Social Assistance  
Town of Richmond Hill**

**A. Origin of Employees Working in Richmond Hill**

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	1,660
York Region (exl. Richmond Hill)	1,942
Markham	556
Vaughan	627
Newmarket	280
Aurora	209
Rest of York Region	270
Toronto	933
Durham Region	107
Peel Region	117
Simcoe County	143
Rest of Canada	82
At Home	515
No fixed from Richmond Hill*	100
No fixed from beyond Richmond Hill*	196
Outside Canada	-
<b>Total Employment**</b>	<b>5,795</b>

**B. Destination of Richmond Hill Residents for Employment**

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	1,660
York Region (exl. Richmond Hill)	1,085
Markham	430
Vaughan	300
Newmarket	180
Aurora	115
Rest of York Region	60
Toronto	2,700
Durham Region	45
Peel Region	100
Simcoe County	30
Rest of Canada	55
At Home	515
No fixed in Richmond Hill*	100
No fixed beyond Richmond Hill	300
Outside Canada	30
<b>Total Employment</b>	<b>6,620</b>

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	-
York Region (exl. Richmond Hill)	857
Markham	126
Vaughan	327
Newmarket	100
Aurora	94
Rest of York Region	210
Toronto	(1,767)
Durham Region	62
Peel Region	17
Simcoe County	113
Rest of Canada	27
At Home	-
No fixed in Richmond Hill	-
No fixed beyond Richmond Hill	(104)
Outside Canada	(30)
<b>Total Employment</b>	<b>32</b>

Source: Hemson Consulting Ltd. Based upon 2006 Census data from Statistics Canada

Note: \* No fixed employment is reallocated by Hemson Consulting based on shares of usual place of work employment.

\*\*Total employment and commuting flows have been prorated to the Region of York estimated 2006 employment of 61,100.

**71 Arts, Entertainment and Recreation**  
**Town of Richmond Hill**

**A. Origin of Employees Working in Richmond Hill**

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	415
York Region (exl. Richmond Hill)	362
Markham	87
Vaughan	61
Newmarket	41
Aurora	82
Rest of York Region	92
Toronto	143
Durham Region	20
Peel Region	15
Simcoe County	15
Rest of Canada	10
At Home	120
No fixed from Richmond Hill*	69
No fixed from beyond Richmond Hill*	93
Outside Canada	-
<b>Total Employment**</b>	<b>1,263</b>

**B. Destination of Richmond Hill Residents for Employment**

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	415
York Region (exl. Richmond Hill)	570
Markham	105
Vaughan	380
Newmarket	10
Aurora	45
Rest of York Region	30
Toronto	170
Durham Region	20
Peel Region	35
Simcoe County	20
Rest of Canada	10
At Home	120
No fixed in Richmond Hill*	69
No fixed beyond Richmond Hill	111
Outside Canada	-
<b>Total Employment</b>	<b>1,540</b>

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	-
York Region (exl. Richmond Hill)	(208)
Markham	(18)
Vaughan	(319)
Newmarket	31
Aurora	37
Rest of York Region	62
Toronto	(27)
Durham Region	0
Peel Region	(20)
Simcoe County	(5)
Rest of Canada	0
At Home	-
No fixed in Richmond Hill	-
No fixed beyond Richmond Hill	(18)
Outside Canada	-
<b>Total Employment</b>	<b>(485)</b>

Source: Hemson Consulting Ltd. Based upon 2006 Census data from Statistics Canada

Note: \* No fixed employment is reallocated by Hemson Consulting based on shares of usual place of work employment.

\*\*Total employment and commuting flows have been prorated to the Region of York estimated 2006 employment of 61,100.

**72 Accommodation and Food Services**  
**Town of Richmond Hill**

**A. Origin of Employees Working in Richmond Hill**

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	1,510
York Region (exl. Richmond Hill)	1,127
Markham	612
Vaughan	275
Newmarket	97
Aurora	71
Rest of York Region	71
Toronto	729
Durham Region	25
Peel Region	31
Simcoe County	-
Rest of Canada	15
At Home	70
No fixed from Richmond Hill*	84
No fixed from beyond Richmond Hill*	106
Outside Canada	-
<b>Total Employment**</b>	<b>3,697</b>

**B. Destination of Richmond Hill Residents for Employment**

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	1,510
York Region (exl. Richmond Hill)	955
Markham	390
Vaughan	340
Newmarket	70
Aurora	85
Rest of York Region	70
Toronto	1,105
Durham Region	15
Peel Region	80
Simcoe County	-
Rest of Canada	75
At Home	70
No fixed in Richmond Hill*	84
No fixed beyond Richmond Hill	176
Outside Canada	15
<b>Total Employment</b>	<b>4,085</b>

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	-
York Region (exl. Richmond Hill)	172
Markham	222
Vaughan	(65)
Newmarket	27
Aurora	(14)
Rest of York Region	1
Toronto	(376)
Durham Region	10
Peel Region	(49)
Simcoe County	-
Rest of Canada	(60)
At Home	-
No fixed in Richmond Hill	-
No fixed beyond Richmond Hill	(70)
Outside Canada	(15)
<b>Total Employment</b>	<b>(216)</b>

Source: Hemson Consulting Ltd. Based upon 2006 Census data from Statistics Canada

Note: \* No fixed employment is reallocated by Hemson Consulting based on shares of usual place of work employment.

\*\*Total employment and commuting flows have been prorated to the Region of York estimated 2006 employment of 61,100.

**81 Other Services (except public administration)**  
**Town of Richmond Hill**

**A. Origin of Employees Working in Richmond Hill**

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	900
York Region (exl. Richmond Hill)	637
Markham	270
Vaughan	143
Newmarket	71
Aurora	71
Rest of York Region	82
Toronto	433
Durham Region	82
Peel Region	36
Simcoe County	41
Rest of Canada	10
At Home	590
No fixed from Richmond Hill*	112
No fixed from beyond Richmond Hill*	151
Outside Canada	-
<b>Total Employment**</b>	<b>2,992</b>

**B. Destination of Richmond Hill Residents for Employment**

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	900
York Region (exl. Richmond Hill)	895
Markham	340
Vaughan	385
Newmarket	85
Aurora	55
Rest of York Region	30
Toronto	1,260
Durham Region	-
Peel Region	95
Simcoe County	10
Rest of Canada	-
At Home	590
No fixed in Richmond Hill*	112
No fixed beyond Richmond Hill	153
Outside Canada	20
<b>Total Employment</b>	<b>4,035</b>

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	-
York Region (exl. Richmond Hill)	(258)
Markham	(70)
Vaughan	(242)
Newmarket	(14)
Aurora	16
Rest of York Region	52
Toronto	(827)
Durham Region	82
Peel Region	(59)
Simcoe County	31
Rest of Canada	10
At Home	-
No fixed in Richmond Hill	-
No fixed beyond Richmond Hill	(2)
Outside Canada	(20)
<b>Total Employment</b>	<b>(1,301)</b>

Source: Hemson Consulting Ltd. Based upon 2006 Census data from Statistics Canada

Note: \* No fixed employment is reallocated by Hemson Consulting based on shares of usual place of work employment.

\*\*Total employment and commuting flows have been prorated to the Region of York estimated 2006 employment of 61,100.

**91 Public Administration**  
**Town of Richmond Hill**

**A. Origin of Employees Working in Richmond Hill**

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	415
York Region (exl. Richmond Hill)	484
Markham	82
Vaughan	66
Newmarket	122
Aurora	61
Rest of York Region	153
Toronto	127
Durham Region	143
Peel Region	25
Simcoe County	107
Rest of Canada	46
At Home	30
No fixed from Richmond Hill*	20
No fixed from beyond Richmond Hill*	43
Outside Canada	-
<b>Total Employment**</b>	<b>1,441</b>

**B. Destination of Richmond Hill Residents for Employment**

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	415
York Region (exl. Richmond Hill)	305
Markham	60
Vaughan	85
Newmarket	95
Aurora	65
Rest of York Region	-
Toronto	1,795
Durham Region	30
Peel Region	100
Simcoe County	15
Rest of Canada	55
At Home	30
No fixed in Richmond Hill*	20
No fixed beyond Richmond Hill	125
Outside Canada	30
<b>Total Employment</b>	<b>2,920</b>

<b>Municipality</b>	<b>Employment</b>
Richmond Hill	-
York Region (exl. Richmond Hill)	179
Markham	22
Vaughan	(19)
Newmarket	27
Aurora	(4)
Rest of York Region	153
Toronto	(1,668)
Durham Region	113
Peel Region	(75)
Simcoe County	92
Rest of Canada	(9)
At Home	-
No fixed in Richmond Hill	-
No fixed beyond Richmond Hill	(82)
Outside Canada	(30)
<b>Total Employment</b>	<b>(1,300)</b>

Source: Hemson Consulting Ltd. Based upon 2006 Census data from Statistics Canada

Note: \* No fixed employment is reallocated by Hemson Consulting based on shares of usual place of work employment.

\*\*Total employment and commuting flows have been prorated to the Region of York estimated 2006 employment of 61,100.

**APPENDIX E**

**Detailed Economic Profile and Town-Wide Location Quotient Analysis**

# Richmond Hill Industrial Sector Profile

Data source: 2008 York Region Employment Survey

NAICS	Total Empl	Empl (exl work at home)	Work at Home	Industrial Composition	Full Time %	full_time	part_time	FullTimeOffSite	PartTimeOffSite	SeasonalOnSite	SeasonalOffSite
<b>Unclassified</b>	1043	1043	0	1.7%	83.9%	875	87	77	0	4	0
<b>11 Agriculture, forestry, fishing and hunting</b>	37	37	0	0.1%	83.8%	31	3	0	0	3	0
<b>21 Mining and oil and gas extraction</b>	88	72	16	0.1%	72.2%	52	13	0	0	7	0
<b>22 Utilities</b>	172	161	11	0.3%	94.4%	152	8	1	0	0	0
<b>23 Construction</b>	1744	1288	456	2.8%	52.5%	676	39	430	2	66	75
<b>31-33 Manufacturing</b>	5837	5506	331	9.3%	90.4%	4976	147	264	2	117	0
<b>41 Wholesale trade</b>	4681	4067	614	7.5%	89.9%	3658	228	81	4	96	0
<b>44-45 Retail trade</b>	9337	8821	516	14.9%	47.7%	4210	4218	278	17	98	0
<b>48-49 Transportation and warehousing</b>	1066	865	201	1.7%	65.9%	570	112	3	180	0	0
<b>51 Information and cultural industries</b>	2308	2036	272	3.7%	64.7%	1317	687	16	5	11	0
<b>52 Finance and insurance</b>	3190	2603	587	5.1%	74.7%	1944	286	300	66	7	0
<b>53 Real estate and rental and leasing</b>	1997	1388	609	3.2%	61.2%	849	315	124	90	10	0
<b>54 Professional, scientific and technical services</b>	8509	5879	2630	13.6%	87.5%	5147	457	176	11	84	4
<b>55 Management of companies and enterprises</b>	961	928	33	1.5%	95.6%	887	4	26	0	11	0
<b>56 Administrative and support, waste management and remediation services</b>	1474	1121	353	2.4%	66.9%	750	85	154	103	19	10
<b>61 Educational services</b>	3766	3483	283	6.0%	75.0%	2611	775	15	0	82	0
<b>62 Health care and social assistance</b>	6723	6163	560	10.7%	50.8%	3133	1552	227	759	487	5
<b>71 Arts, entertainment and recreation</b>	1471	1341	130	2.3%	22.8%	306	735	0	0	300	0
<b>72 Accommodation and food services</b>	4223	4223	76	6.9%	46.3%	1957	2189	9	0	68	0
<b>81 Other services (except public administration)</b>	2449	1808	641	3.9%	75.6%	1367	362	40	10	29	0
<b>91 Public administration</b>	1561	1528	33	2.5%	80.0%	1223	90	25	1	174	15
<b>Total</b>	62713	54361	8352	100.0%	67.5%	36691	12392	2246	1250	1673	109

NAICS	Industrial Composition
44-45 Retail trade	14.9%
54 Professional, scientific and technical services	13.6%
62 Health care and social assistance	10.7%
31-33 Manufacturing	9.3%
41 Wholesale trade	7.5%
72 Accommodation and food services	6.9%
61 Educational services	6.0%
52 Finance and insurance	5.1%
81 Other services (except public administration)	3.9%
51 Information and cultural industries	3.7%
53 Real estate and rental and leasing	3.2%
23 Construction	2.8%
91 Public administration	2.5%
56 Administrative and support, waste management and remediation services	2.4%
71 Arts, entertainment and recreation	2.3%
48-49 Transportation and warehousing	1.7%
Unclassified	1.7%
55 Management of companies and enterprises	1.5%
22 Utilities	0.3%
21 Mining and oil and gas extraction	0.1%
11 Agriculture, forestry, fishing and hunting	0.1%
<b>Total</b>	100.0%

Hemson 12 Sectors	Industrial Composition
Business & Related	21%
Ed/Health/Social	17%
Retail Trade	15%
Manufacturing	9%
Cult/Rec/Acc/Food	9%
FIRE	8%
Wholesale Trade	7%
Other	4%
Construction and Utilities	3%
Public Admin	2%
Trans/Warehousing	2%
Unclassified	2%
Primary	0%
<b>Total</b>	100.0%

NAICS	Full Time %
55 Management of companies and enterprises	95.6%
22 Utilities	94.4%
31-33 Manufacturing	90.4%
41 Wholesale trade	89.9%
54 Professional, scientific and technical services	87.5%
Unclassified	83.9%
11 Agriculture, forestry, fishing and hunting	83.8%
91 Public administration	80.0%
81 Other services (except public administration)	75.6%
61 Educational services	75.0%
52 Finance and insurance	74.7%
21 Mining and oil and gas extraction	72.2%
56 Administrative and support, waste management and remediation services	66.9%
48-49 Transportation and warehousing	65.9%
51 Information and cultural industries	64.7%
53 Real estate and rental and leasing	61.2%
23 Construction	52.5%
62 Health care and social assistance	50.8%
44-45 Retail trade	47.7%
72 Accommodation and food services	46.3%
71 Arts, entertainment and recreation	22.8%
<b>Total</b>	67.5%

## Business Parks Location Quotient Analysis

Data source: 2008 York Region Employment Survey

NAICS	Total Employment	Industrial Composition	LQs to Town	Of Town Total Empl by Industry	full_time	part_time	FullTimeOffSite	PartTimeOffSite	SeasonalOnSite	SeasonalOffSite
Unclassified	899	3.1%	1.9	86%	775	43	77	0	4	0
11 Agriculture, forestry, fishing and hunting	0	0.0%	0.0	0%	0	0	0	0	0	0
21 Mining and oil and gas extraction	12	0.0%	0.3	14%	5	7	0	0	0	0
22 Utilities	66	0.2%	0.8	38%	59	6	1	0	0	0
23 Construction	1152	4.0%	1.4	66%	580	30	404	2	61	75
31-33 Manufacturing	5323	18.3%	2.0	91%	4817	136	264	2	104	0
41 Wholesale trade	3810	13.1%	1.8	81%	3465	164	81	4	96	0
44-45 Retail trade	1730	6.0%	0.4	19%	1173	144	275	17	36	0
48-49 Transportation and warehousing	720	2.5%	1.5	68%	443	94	3	180	0	0
51 Information and cultural industries	1672	5.8%	1.6	72%	1256	390	10	5	11	0
52 Finance and insurance	1511	5.2%	1.0	47%	1193	61	206	49	2	0
53 Real estate and rental and leasing	397	1.4%	0.4	20%	329	57	51	40	5	0
54 Professional, scientific and technical services	5156	17.7%	1.3	61%	4614	319	138	11	70	4
55 Management of companies and enterprises	915	3.1%	2.1	95%	875	3	26	0	11	0
56 Administrative and support, waste management and remediation services	796	2.7%	1.2	54%	636	64	46	23	17	10
61 Educational services	599	2.1%	0.3	16%	264	284	10	0	41	0
62 Health care and social assistance	1500	5.2%	0.5	22%	543	208	142	597	9	1
71 Arts, entertainment and recreation	263	0.9%	0.4	18%	88	145	0	0	30	0
72 Accommodation and food services	1548	5.3%	0.8	36%	806	722	0	0	20	0
81 Other services (except public administration)	729	2.5%	0.6	30%	607	73	40	4	5	0
91 Public administration	265	0.9%	0.4	17%	215	27	23	0	0	0
<b>Total</b>	<b>29063</b>	<b>100.0%</b>	<b>1.0</b>	<b>46%</b>	<b>22743</b>	<b>2977</b>	<b>1797</b>	<b>934</b>	<b>522</b>	<b>90</b>

NAICS	Of Town Total Empl by Industry	LQs to Town
55 Management of companies and enterprises	95%	2.1
31-33 Manufacturing	91%	2.0
Unclassified	86%	1.9
41 Wholesale trade	81%	1.8
51 Information and cultural industries	72%	1.6
48-49 Transportation and warehousing	68%	1.5
23 Construction	66%	1.4
54 Professional, scientific and technical services	61%	1.3
56 Administrative and support, waste management and remediation services	54%	1.2
52 Finance and insurance	47%	1.0
22 Utilities	38%	0.8
72 Accommodation and food services	36%	0.8
81 Other services (except public administration)	30%	0.6
62 Health care and social assistance	22%	0.5
53 Real estate and rental and leasing	20%	0.4
44-45 Retail trade	19%	0.4
71 Arts, entertainment and recreation	18%	0.4
91 Public administration	17%	0.4
61 Educational services	16%	0.3
21 Mining and oil and gas extraction	14%	0.3
11 Agriculture, forestry, fishing and hunting	0%	0.0
<b>Total</b>	<b>46%</b>	<b>1.0</b>

Hemson 12 Sectors	Of Town Total Empl by Industry	LQs to Town
Manufacturing	91%	2.0
Unclassified	86%	1.9
Wholesale Trade	81%	1.8
Trans/Warehousing	68%	1.5
Business & Related	64%	1.4
Construction and Utilities	64%	1.4
FIRE	37%	0.8
Cult/Rec/Acc/Food	31%	0.7
Other	30%	0.6
Ed/Health/Social	20%	0.4
Retail Trade	19%	0.4
Public Admin	17%	0.4
Primary	10%	0.2
<b>Total</b>	<b>46%</b>	<b>1.0</b>

# Beaver Creek Business Park

Data source: 2008 York Region Employment Survey

NAICS	Total Employment	Industrial Composition	LQs to Town	Of Town Total Empl by Industry	full time	part time	FullTimeOffSite	PartTimeOffSite	SeasonalOnSite	SeasonalOffSite
Unclassified	682	3.2%	1.9	65%	590	32	57	0	3	0
11 Agriculture, forestry, fishing and hunting	0	0.0%	0.0	0%						
21 Mining and oil and gas extraction	12	0.1%	0.4	14%	5	7	0	0	0	0
22 Utilities	49	0.2%	0.8	26%	43	6	0	0	0	0
23 Construction	620	2.9%	1.1	36%	384	16	213	1	6	0
31-33 Manufacturing	2582	12.2%	1.3	44%	2371	100	64	2	45	0
41 Wholesale trade	3388	16.0%	2.1	72%	3059	153	81	4	91	0
44-45 Retail trade	1512	7.2%	0.5	16%	1066	126	267	17	36	0
48-49 Transportation and warehousing	428	2.0%	1.2	40%	341	87	0	0	0	0
51 Information and cultural industries	902	4.3%	1.2	39%	629	253	10	5	5	0
52 Finance and insurance	1312	6.2%	1.2	41%	1042	58	206	4	2	0
53 Real estate and rental and leasing	351	1.7%	0.5	18%	253	42	51	0	5	0
54 Professional, scientific and technical services	4534	21.5%	1.6	53%	4065	291	122	11	41	4
55 Management of companies and enterprises	273	1.3%	0.8	28%	246	1	20	0	6	0
56 Administrative and support, waste management and remediation services	668	3.2%	1.3	45%	559	52	36	2	9	10
61 Educational services	473	2.2%	0.4	13%	192	233	10	0	38	0
62 Health care and social assistance	868	4.1%	0.4	13%	279	44	36	504	4	1
71 Arts, entertainment and recreation	127	0.6%	0.3	9%	43	75	0	0	9	0
72 Accommodation and food services	1513	7.2%	1.0	35%	781	712	0	0	20	0
81 Other services (except public administration)	602	2.8%	0.7	25%	499	55	40	4	4	0
91 Public administration	234	1.1%	0.4	15%	189	25	20	0	0	0
<b>Total</b>	<b>21130</b>	<b>100.0%</b>	<b>1.0</b>	<b>34%</b>	<b>16636</b>	<b>2368</b>	<b>1233</b>	<b>554</b>	<b>324</b>	<b>15</b>

NAICS	Of Town Total Empl by Industry	LQs to Town
41 Wholesale trade	72%	2.1
Unclassified	65%	1.9
54 Professional, scientific and technical services	53%	1.6
56 Administrative and support, waste management and remediation services	45%	1.3
31-33 Manufacturing	44%	1.3
52 Finance and insurance	41%	1.2
48-49 Transportation and warehousing	40%	1.2
51 Information and cultural industries	39%	1.2
23 Construction	36%	1.1
72 Accommodation and food services	35%	1.0
22 Utilities	28%	0.8
55 Management of companies and enterprises	28%	0.8
81 Other services (except public administration)	25%	0.7
53 Real estate and rental and leasing	18%	0.5
44-45 Retail trade	16%	0.5
91 Public administration	15%	0.4
21 Mining and oil and gas extraction	14%	0.4
62 Health care and social assistance	13%	0.4
61 Educational services	13%	0.4
71 Arts, entertainment and recreation	9%	0.3
11 Agriculture, forestry, fishing and hunting	0%	0.0
<b>Total</b>	<b>34%</b>	<b>1.0</b>

Hemson 12 Sectors	Of Town Total Empl by Industry	LQs to Town
Wholesale Trade	72%	2.1
Unclassified	65%	1.9
Business & Related Services	48%	1.4
Manufacturing	44%	1.3
Transportation & Warehousing	40%	1.2
Construction & Utilities	35%	1.0
Finance, Insurance & Real Estate	32%	1.0
Culture, Recreation, Accommodation & Food	28%	0.8
Other	25%	0.7
Retail Trade	16%	0.5
Public Administration	15%	0.4
Education, Health Care & Social Assistance	13%	0.4
Primary	10%	0.3
<b>Total</b>	<b>34%</b>	<b>1.0</b>

## Headford Business Park

Data source: 2008 York Region Employment Survey

NAICS	Total Employment	Industrial Composition	LQs to Town	Of Town Total Empl by Industry	full_time	part_time	FullTimeOffSite	PartTimeOffSite	SeasonalOnSite	SeasonalOffSite
Unclassified	174	6.9%	4.1	17%	144	10	20	0	0	0
11 Agriculture, forestry, fishing and hunting		0.0%	0.0	0%						
21 Mining and oil and gas extraction		0.0%	0.0	0%						
22 Utilities		0.0%	0.0	0%						
23 Construction	144	5.7%	2.0	8%	46	0	98	0	0	0
31-33 Manufacturing	89	3.5%	0.4	2%	62	4	20	0	3	0
41 Wholesale trade	213	8.4%	1.1	5%	204	4	0	0	5	0
44-45 Retail trade	38	1.5%	0.1	0%	38	0	0	0	0	0
48-49 Transportation and warehousing	79	3.1%	1.8	7%	77	2	0	0	0	0
51 Information and cultural industries	261	10.3%	2.8	11%	218	37	0	0	6	0
52 Finance and insurance	191	7.5%	1.5	6%	143	3	0	45	0	0
53 Real estate and rental and leasing	45	1.8%	0.6	2%	5	0	0	40	0	0
54 Professional, scientific and technical services	443	17.4%	1.3	5%	403	11	15	0	14	0
55 Management of companies and enterprises	620	24.4%	15.9	65%	607	2	6	0	5	0
56 Administrative and support, waste management and remediation services	34	1.3%	0.6	2%	34	0	0	0	0	0
61 Educational services	28	1.1%	0.2	1%	13	15	0	0	0	0
62 Health care and social assistance	84	3.3%	0.3	1%	53	27	4	0	0	0
71 Arts, entertainment and recreation	54	2.1%	0.9	4%	16	32	0	0	6	0
72 Accommodation and food services	17	0.7%	0.1	0%	12	5	0	0	0	0
81 Other services (except public administration)	25	1.0%	0.3	1%	22	3	0	0	0	0
91 Public administration		0.0%	0.0	0%						
<b>Total</b>	<b>2539</b>	<b>100.0%</b>	<b>1.0</b>	<b>4%</b>	<b>2097</b>	<b>155</b>	<b>163</b>	<b>85</b>	<b>39</b>	<b>0</b>

NAICS	Of Town Total Empl by Industry	LQs to Town
55 Management of companies and enterprises	65%	15.9
Unclassified	17%	4.1
51 Information and cultural industries	11%	2.8
23 Construction	8%	2.0
48-49 Transportation and warehousing	7%	1.8
52 Finance and insurance	6%	1.5
54 Professional, scientific and technical services	5%	1.3
41 Wholesale trade	5%	1.1
71 Arts, entertainment and recreation	4%	0.9
56 Administrative and support, waste management and remediation services	2%	0.6
53 Real estate and rental and leasing	2%	0.6
31-33 Manufacturing	2%	0.4
62 Health care and social assistance	1%	0.3
81 Other services (except public administration)	1%	0.3
61 Educational services	1%	0.2
44-45 Retail trade	0%	0.1
72 Accommodation and food services	0%	0.1

Hemson 12 Sectors	Of Town Total Empl by Industry	LQs to Town
Unclassified	17%	4.1
Business & Related Services	10%	2.5
Construction & Utilities	8%	1.9
Transportation & Warehousing	7%	1.8
Wholesale Trade	5%	1.1
Finance, Insurance & Real Estate	5%	1.1
Manufacturing	2%	0.4
Culture, Recreation, Accommodation & Food	1%	0.3
Education, Health Care & Social Assistance	1%	0.3
Other	1%	0.3
Retail Trade	0%	0.1
Primary	0%	0.0
Public Administration	0%	0.0
<b>Total</b>	<b>4%</b>	<b>1.0</b>

# Barker Business Park

Data source: 2008 York Region Employment Survey

NAICS	Total Employment	Industrial Composition	LQs to Town	Of Town Total Empl by Industry	full_time	part_time	FullTimeOffSite	PartTimeOffSite	SeasonalOnSite	SeasonalOffSite
Unclassified		0.0%	0.0	0%						
11 Agriculture, forestry, fishing and hunting		0.0%	0.0	0%						
21 Mining and oil and gas extraction		0.0%	0.0	0%						
22 Utilities		0.0%	0.0	0%						
23 Construction		0.0%	0.0	0%						
31-33 Manufacturing		0.0%	0.0	0%						
41 Wholesale trade	25	16.3%	2.2	1%	25	0	0	0	0	0
44-45 Retail trade	85	55.6%	3.7	1%						
48-49 Transportation and warehousing		0.0%	0.0	0%						
51 Information and cultural industries		0.0%	0.0	0%						
52 Finance and insurance		0.0%	0.0	0%						
53 Real estate and rental and leasing	0	0.0%	0.0	0%	70	15	0	0	0	0
54 Professional, scientific and technical services		0.0%	0.0	0%						
55 Management of companies and enterprises		0.0%	0.0	0%						
56 Administrative and support, waste management and remediation services		0.0%	0.0	0%						
61 Educational services	12	7.8%	1.3	0%	12	0	0	0	0	0
62 Health care and social assistance		0.0%	0.0	0%						
71 Arts, entertainment and recreation		0.0%	0.0	0%						
72 Accommodation and food services		0.0%	0.0	0%						
81 Other services (except public administration)		0.0%	0.0	0%						
91 Public administration	31	20.3%	8.1	2%	26	2	3	0	0	0
<b>Total</b>	<b>153</b>	<b>100.0%</b>	<b>1.0</b>	<b>0.2%</b>	<b>133</b>	<b>17</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>

NAICS	Of Town Total Empl by Industry	LQs to Town
91 Public administration	2%	8.1
44-45 Retail trade	1%	3.7
41 Wholesale trade	1%	2.2
61 Educational services	0%	1.3
Unclassified	0%	0.0
11 Agriculture, forestry, fishing and hunting	0%	0.0
21 Mining and oil and gas extraction	0%	0.0
22 Utilities	0%	0.0
23 Construction	0%	0.0
31-33 Manufacturing	0%	0.0
48-49 Transportation and warehousing	0%	0.0
51 Information and cultural industries	0%	0.0
52 Finance and insurance	0%	0.0
53 Real estate and rental and leasing	0%	0.0
54 Professional, scientific and technical services	0%	0.0
55 Management of companies and enterprises	0%	0.0
56 Administrative and support, waste management and remediation services	0%	0.0

Hemson 12 Sectors	Of Town Total Empl by Industry	LQs to Town
Public Administration	2%	8.1
Retail Trade	1%	3.7
Wholesale Trade	1%	2.2
Education, Health Care & Social Assistance	0%	0.5
Business & Related Services	0%	0.0
Construction & Utilities	0%	0.0
Culture, Recreation, Accommodation & Food	0%	0.0
Finance, Insurance & Real Estate	0%	0.0
Manufacturing	0%	0.0
Other	0%	0.0
Primary	0%	0.0
Transportation & Warehousing	0%	0.0
Unclassified	0%	0.0
<b>Total</b>	<b>0%</b>	<b>1.0</b>

# Newkirk Business Park

Data source: 2008 York Region Employment Survey

NAICS	Total Employment	Industrial Composition	LQs to Town	Of Town Total Empl by Industry	full_time	part_time	FullTimeOffSite	PartTimeOffSite	SeasonalOnSite	SeasonalOffSite
<b>Unclassified</b>	43	0.8%	0.5	4%	41	1	0	0	1	0
<b>11 Agriculture, forestry, fishing and hunting</b>		0.0%	0.0	0%						
<b>21 Mining and oil and gas extraction</b>		0.0%	0.0	0%						
<b>22 Utilities</b>	17	0.3%	1.2	10%	16	0	1	0	0	0
<b>23 Construction</b>	388	7.4%	2.7	22%	150	14	93	1	55	75
<b>31-33 Manufacturing</b>	2652	50.6%	5.4	45%	2384	32	180	0	56	0
<b>41 Wholesale trade</b>	184	3.5%	0.5	4%	177	7	0	0	0	0
<b>44-45 Retail trade</b>	95	1.8%	0.1	1%	69	18	8	0	0	0
<b>48-49 Transportation and warehousing</b>	213	4.1%	2.4	20%	25	5	3	180	0	0
<b>51 Information and cultural industries</b>	509	9.7%	2.6	22%	409	100	0	0	0	0
<b>52 Finance and insurance</b>	8	0.2%	0.0	0%	8	0	0	0	0	0
<b>53 Real estate and rental and leasing</b>	1	0.0%	0.0	0%	1	0	0	0	0	0
<b>54 Professional, scientific and technical services</b>	179	3.4%	0.3	2%	146	17	1	0	15	0
<b>55 Management of companies and enterprises</b>	22	0.4%	0.3	2%	22	0	0	0	0	0
<b>56 Administrative and support, waste management and remediation services</b>	94	1.8%	0.8	6%	43	12	10	21	8	4
<b>61 Educational services</b>	86	1.6%	0.3	2%	47	36	0	0	3	0
<b>62 Health care and social assistance</b>	548	10.5%	1.0	8%	211	137	102	93	5	0
<b>71 Arts, entertainment and recreation</b>	82	1.6%	0.7	6%	29	38	0	0	15	0
<b>72 Accommodation and food services</b>	18	0.3%	0.1	0%	13	5	0	0	0	0
<b>81 Other services (except public administration)</b>	102	1.9%	0.5	4%	86	15	0	0	1	0
<b>91 Public administration</b>		0.0%	0.0	0%						
<b>Total</b>	5241	100.0%	1.0	8%	3877	437	398	295	159	75

NAICS	Of Town Total Empl by industry	LQs to Town
<b>31-33 Manufacturing</b>	45%	5.4
<b>23 Construction</b>	22%	2.7
<b>51 Information and cultural industries</b>	22%	2.6
<b>48-49 Transportation and warehousing</b>	20%	2.4
<b>22 Utilities</b>	10%	1.2
<b>62 Health care and social assistance</b>	8%	1.0
<b>56 Administrative and support, waste management and remediation services</b>	6%	0.8
<b>71 Arts, entertainment and recreation</b>	6%	0.7
<b>81 Other services (except public administration)</b>	4%	0.5
<b>Unclassified</b>	4%	0.5
<b>41 Wholesale trade</b>	4%	0.5
<b>55 Management of companies and enterprises</b>	2%	0.3
<b>61 Educational services</b>	2%	0.3
<b>54 Professional, scientific and technical services</b>	2%	0.3
<b>44-45 Retail trade</b>	1%	0.1
<b>72 Accommodation and food services</b>	0%	0.1
<b>52 Finance and insurance</b>	0%	0.0

Hemson 12 Sectors	Of Town Total Empl by Industry	LQs to Town
<b>Manufacturing</b>	45%	5.4
<b>Construction &amp; Utilities</b>	21%	2.5
<b>Transportation &amp; Warehousing</b>	20%	2.4
<b>Business &amp; Related Services</b>	6%	0.7
<b>Education, Health Care &amp; Social Assistance</b>	6%	0.7
<b>Other</b>	4%	0.5
<b>Unclassified</b>	4%	0.5
<b>Wholesale Trade</b>	4%	0.5
<b>Culture, Recreation, Accommodation &amp; Food</b>	2%	0.2
<b>Retail Trade</b>	1%	0.1
<b>Finance, Insurance &amp; Real Estate</b>	0%	0.0
<b>Primary</b>	0%	0.0
<b>Public Administration</b>	0%	0.0
<b>Total</b>	8%	1.0

## Regional Centre

Data source: 2008 York Region Employment Survey

NAICS	Total Employment	Industrial Composition	LQs to Town	Of Town Total Empl by Industry	full_time	part_time	FullTimeOffSite	PartTimeOffSite	SeasonalOnSite	SeasonalOffSite
<b>Unclassified</b>		0.0%	0.0	0%						
<b>11 Agriculture, forestry, fishing and hunting</b>		0.0%	0.0	0%						
<b>21 Mining and oil and gas extraction</b>		0.0%	0.0	0%						
<b>22 Utilities</b>		0.0%	0.0	0%						
<b>23 Construction</b>		0.0%	0.0	0%						
<b>31-33 Manufacturing</b>	3	0.1%	0.0	0%	3	0	0	0	0	0
<b>41 Wholesale trade</b>		0.0%	0.0	0%						
<b>44-45 Retail trade</b>	735	34.7%	2.3	8%	348	387	0	0	0	0
<b>48-49 Transportation and warehousing</b>		0.0%	0.0	0%						
<b>51 Information and cultural industries</b>	149	7.0%	1.9	6%	7	142	0	0	0	0
<b>52 Finance and insurance</b>	24	1.1%	0.2	1%	10	14	0	0	0	0
<b>53 Real estate and rental and leasing</b>	5	0.2%	0.1	0%	5	0	0	0	0	0
<b>54 Professional, scientific and technical services</b>	7	0.3%	0.0	0%	6	1	0	0	0	0
<b>55 Management of companies and enterprises</b>		0.0%	0.0	0%						
<b>56 Administrative and support, waste management and remediation services</b>	9	0.4%	0.2	1%	7	2	0	0	0	0
<b>61 Educational services</b>	62	2.9%	0.5	2%	54	8	0	0	0	0
<b>62 Health care and social assistance</b>	201	9.5%	0.9	3%	48	20	35	98	0	0
<b>71 Arts, entertainment and recreation</b>		0.0%	0.0	0%						
<b>72 Accommodation and food services</b>	289	13.6%	2.0	7%	131	156	0	0	2	0
<b>81 Other services (except public administration)</b>	25	1.2%	0.3	1%	21	4	0	0	0	0
<b>91 Public administration</b>	612	28.9%	11.6	39%	489	51	2	1	54	15
<b>Total</b>	2121	100.0%	1.0	3%	1129	785	37	99	56	15

NAICS	Of Town Total Empl by Industry	LQs to Town
<b>91 Public administration</b>	39%	11.6
<b>44-45 Retail trade</b>	8%	2.3
<b>72 Accommodation and food services</b>	7%	2.0
<b>51 Information and cultural industries</b>	6%	1.9
<b>62 Health care and social assistance</b>	3%	0.9
<b>61 Educational services</b>	2%	0.5
<b>81 Other services (except public administration)</b>	1%	0.3
<b>52 Finance and insurance</b>	1%	0.2
<b>56 Administrative and support, waste management and remediation services</b>	1%	0.2
<b>53 Real estate and rental and leasing</b>	0%	0.1
<b>54 Professional, scientific and technical services</b>	0%	0.0
<b>31-33 Manufacturing</b>	0%	0.0
<b>Unclassified</b>	0%	0.0
<b>11 Agriculture, forestry, fishing and hunting</b>	0%	0.0
<b>21 Mining and oil and gas extraction</b>	0%	0.0
<b>22 Utilities</b>	0%	0.0
<b>23 Construction</b>	0%	0.0
<b>41 Wholesale trade</b>	0%	0.0
<b>48-49 Transportation and warehousing</b>	0%	0.0
<b>55 Management of companies and enterprises</b>	0%	0.0
<b>71 Arts, entertainment and recreation</b>	0%	0.0
<b>Total</b>	3%	1.0

Hemson 12 Sectors	Of Town Total Empl by Industry	LQs to Town
<b>Public Administration</b>	39%	11.6
<b>Retail Trade</b>	8%	2.3
<b>Culture, Recreation, Accommodation &amp; Food</b>	5%	1.5
<b>Education, Health Care &amp; Social Assistance</b>	3%	0.7
<b>Business &amp; Related Services</b>	1%	0.4
<b>Other</b>	1%	0.3
<b>Finance, Insurance &amp; Real Estate</b>	1%	0.2
<b>Manufacturing</b>	0%	0.0
<b>Construction &amp; Utilities</b>	0%	0.0
<b>Primary</b>	0%	0.0
<b>Transportation &amp; Warehousing</b>	0%	0.0
<b>Unclassified</b>	0%	0.0
<b>Wholesale Trade</b>	0%	0.0
<b>Total</b>	3%	1.0

# Yonge Street

Data source: 2008 York Region Employment Survey

NAICS	Total Employment	Industrial Composition	LQs to Town	Of Town Total Empl by Industry	full time	part time	FullTimeOffSite	PartTimeOffSite	SeasonalOnSite	SeasonalOffSite
Unclassified	63	0.7%	0.4	6%	44	19	0	0	0	0
11 Agriculture, forestry, fishing and hunting		0.0%	0.0	0%						
21 Mining and oil and gas extraction	57	0.6%	4.6	65%	45	6	0	0	6	0
22 Utilities		0.0%	0.0	0%						
23 Construction	32	0.4%	0.1	2%	31	1	0	0	0	0
31-33 Manufacturing	407	4.6%	0.5	7%	395	3	0	0	9	0
41 Wholesale trade	107	1.2%	0.2	2%	85	22	0	0	0	0
44-45 Retail trade	3387	38.6%	2.6	36%	1414	1931	3	0	39	0
48-49 Transportation and warehousing	29	0.3%	0.2	3%	17	12	0	0	0	0
51 Information and cultural industries	48	0.5%	0.1	2%	11	37	0	0	0	0
52 Finance and insurance	552	6.3%	1.2	17%	412	115	20	0	5	0
53 Real estate and rental and leasing	425	4.8%	1.5	21%	340	84	1	0	0	0
54 Professional, scientific and technical services	325	3.7%	0.3	4%	255	65	1	0	4	0
55 Management of companies and enterprises	13	0.1%	0.1	1%	12	1	0	0	0	0
56 Administrative and support, waste management and remediation services	74	0.8%	0.4	5%	53	12	7	0	2	0
61 Educational services	258	2.9%	0.5	7%	157	80	5	0	16	0
62 Health care and social assistance	928	10.6%	1.0	14%	543	306	48	30	1	0
71 Arts, entertainment and recreation	192	2.2%	0.9	13%	46	146	0	0	0	0
72 Accommodation and food services	1310	14.9%	2.2	30%	512	749	9	0	40	0
81 Other services (except public administration)	420	4.8%	1.2	17%	288	121	0	6	5	0
91 Public administration	143	1.6%	0.7	9%	134	9	0	0	0	0
<b>Total</b>	<b>8770</b>	<b>100.0%</b>	<b>1.0</b>	<b>14%</b>	<b>4794</b>	<b>3719</b>	<b>94</b>	<b>36</b>	<b>127</b>	<b>0</b>

NAICS	Of Town Total Empl by Industry	LQs to Town
21 Mining and oil and gas extraction	65%	4.6
44-45 Retail trade	36%	2.6
72 Accommodation and food services	30%	2.2
53 Real estate and rental and leasing	21%	1.5
52 Finance and insurance	17%	1.2
81 Other services (except public administration)	17%	1.2
62 Health care and social assistance	14%	1.0
71 Arts, entertainment and recreation	13%	0.9
91 Public administration	9%	0.7
31-33 Manufacturing	7%	0.5
61 Educational services	7%	0.5
Unclassified	6%	0.4
56 Administrative and support, waste management and remediation services	5%	0.4
54 Professional, scientific and technical services	4%	0.3
48-49 Transportation and warehousing	3%	0.2
41 Wholesale trade	2%	0.2
51 Information and cultural industries	2%	0.1
23 Construction	2%	0.1
55 Management of companies and enterprises	1%	0.1
11 Agriculture, forestry, fishing and hunting	0%	0.0
22 Utilities	0%	0.0
<b>Total</b>	<b>14%</b>	<b>1.0</b>

Hemson 12 Sectors	Of Town Total Empl by Industry	LQs to Town
Primary	46%	3.3
Retail Trade	36%	2.6
Culture, Recreation, Accommodation & Food	26%	1.9
Finance, Insurance & Real Estate	19%	1.3
Other	17%	1.2
Education, Health Care & Social Assistance	11%	0.8
Public Administration	9%	0.7
Manufacturing	7%	0.5
Unclassified	6%	0.4
Business & Related Services	3%	0.2
Transportation & Warehousing	3%	0.2
Wholesale Trade	2%	0.2
Construction & Utilities	2%	0.1
<b>Total</b>	<b>14%</b>	<b>1.0</b>

# Highway 7

Data source: 2008 York Region Employment Survey

NAICS	Total Employment	Industrial Composition	LQs to Town	Of Town Total Empl by Industry	full_time	part_time	FullTimeOffSite	PartTimeOffSite	SeasonalOnSite	SeasonalOffSite
Unclassified	19	1.2%	0.7	2%	18	1	0	0	0	0
11 Agriculture, forestry, fishing and hunting	0	0.0%	0.0	0%						
21 Mining and oil and gas extraction	0	0.0%	0.0	0%						
22 Utilities	0	0.0%	0.0	0%						
23 Construction	16	1.0%	0.4	1%	8	0	8	0	0	0
31-33 Manufacturing	1	0.1%	0.0	0%	1	0	0	0	0	0
41 Wholesale trade	48	3.1%	0.4	1%	44	4	0	0	0	0
44-45 Retail trade	229	14.6%	1.0	2%	103	121	0	0	5	0
48-49 Transportation and warehousing	1	0.1%	0.0	0%	1	0	0	0	0	0
51 Information and cultural industries	0	0.0%	0.0	0%						
52 Finance and insurance	254	16.2%	3.2	8%	152	30	70	2	0	0
53 Real estate and rental and leasing	263	16.8%	5.3	13%	118	73	22	50	0	0
54 Professional, scientific and technical services	211	13.4%	1.0	2%	151	30	25	0	5	0
55 Management of companies and enterprises	0	0.0%	0.0	0%						
56 Administrative and support, waste management and remediation services	40	2.5%	1.1	3%	35	5	0	0	0	0
61 Educational services	30	1.9%	0.3	1%	15	11	0	0	4	0
62 Health care and social assistance	179	11.4%	1.1	3%	77	64	0	34	0	4
71 Arts, entertainment and recreation	14	0.9%	0.4	1%	13	1	0	0	0	0
72 Accommodation and food services	220	14.0%	2.0	5%	128	90	0	0	2	0
81 Other services (except public administration)	43	2.7%	0.7	2%	22	21	0	0	0	0
91 Public administration	1	0.1%	0.0	0%	1	0	0	0	0	0
<b>Total</b>	<b>1589</b>	<b>100.0%</b>	<b>1.0</b>	<b>3%</b>	<b>887</b>	<b>451</b>	<b>125</b>	<b>86</b>	<b>16</b>	<b>4</b>

NAICS	Of Town Total Empl by Industry	LQs to Town
53 Real estate and rental and leasing	13%	5.3
52 Finance and insurance	8%	3.2
72 Accommodation and food services	5%	2.0
56 Administrative and support, waste management and remediation services	3%	1.1
62 Health care and social assistance	3%	1.1
54 Professional, scientific and technical services	2%	1.0
44-45 Retail trade	2%	1.0
Unclassified	2%	0.7
81 Other services (except public administration)	2%	0.7
41 Wholesale trade	1%	0.4
71 Arts, entertainment and recreation	1%	0.4
23 Construction	1%	0.4
61 Educational services	1%	0.3
48-49 Transportation and warehousing	0%	0.0
91 Public administration	0%	0.0
31-33 Manufacturing	0%	0.0
11 Agriculture, forestry, fishing and hunting	0%	0.0
21 Mining and oil and gas extraction	0%	0.0
22 Utilities	0%	0.0
51 Information and cultural industries	0%	0.0
55 Management of companies and enterprises	0%	0.0

Hemson 12 Sectors	Of Town Total Empl by Industry	LQs to Town
Finance, Insurance & Real Estate	10%	4.0
Culture, Recreation, Accommodation & Food	4%	1.6
Retail Trade	2%	1.0
Education, Health Care & Social Assistance	2%	0.8
Business & Related Services	2%	0.8
Unclassified	2%	0.7
Other	2%	0.7
Wholesale Trade	1%	0.4
Construction & Utilities	1%	0.3
Transportation & Warehousing	0%	0.0
Public Administration	0%	0.0
Manufacturing	0%	0.0
Primary	0%	0.0
<b>Total</b>	<b>3%</b>	<b>1.0</b>

## Downtown

Data source: 2008 York Region Employment Survey

NAICS	Total Employment	Industrial Composition	LQs to Town	Of Town Total Empl by Industry	full_time	part_time	FullTimeOffSite	PartTimeOffSite	SeasonalOnSite	SeasonalOffSite
Unclassified	17	0.9%	0.5	2%	15	2	0	0	0	0
11 Agriculture, forestry, fishing and hunting		0.0%	0.0	0%						
21 Mining and oil and gas extraction	3	0.2%	1.1	3%	2	0	0	0	1	0
22 Utilities		0.0%	0.0	0%						
23 Construction	32	1.7%	0.6	2%	10	2	15	0	5	0
31-33 Manufacturing	5	0.3%	0.0	0%	4	1	0	0	0	0
41 Wholesale trade	3	0.2%	0.0	0%	3	0	0	0	0	0
44-45 Retail trade	239	12.4%	0.8	3%	168	67	0	0	4	0
48-49 Transportation and warehousing	110	5.7%	3.4	10%	106	4	0	0	0	0
51 Information and cultural industries	158	8.2%	2.2	7%	41	111	6	0	0	0
52 Finance and insurance	88	4.6%	0.9	3%	50	23	0	15	0	0
53 Real estate and rental and leasing	90	4.7%	1.5	5%	24	16	50	0	0	0
54 Professional, scientific and technical services	128	6.6%	0.5	2%	84	27	12	0	5	0
55 Management of companies and enterprises		0.0%	0.0	0%						
56 Administrative and support, waste management and remediation services	170	8.8%	3.7	12%	13	1	76	80	0	0
61 Educational services	159	8.2%	1.4	4%	115	44	0	0	0	0
62 Health care and social assistance	443	22.9%	2.1	7%	276	163	2	0	2	0
71 Arts, entertainment and recreation	40	2.1%	0.9	3%	11	29	0	0	0	0
72 Accommodation and food services	126	6.5%	1.0	3%	62	64	0	0	0	0
81 Other services (except public administration)	120	6.2%	1.6	5%	95	25	0	0	0	0
91 Public administration		0.0%	0.0	0%						
<b>Total</b>	<b>1931</b>	<b>100.0%</b>	<b>1.0</b>	<b>3%</b>	<b>1079</b>	<b>579</b>	<b>161</b>	<b>95</b>	<b>17</b>	<b>0</b>

NAICS	Of Town Total Empl by Industry	LQs to Town
56 Administrative and support, waste management and remediation services	12%	3.7
48-49 Transportation and warehousing	10%	3.4
51 Information and cultural industries	7%	2.2
62 Health care and social assistance	7%	2.1
81 Other services (except public administration)	5%	1.6
53 Real estate and rental and leasing	5%	1.5
61 Educational services	4%	1.4
21 Mining and oil and gas extraction	3%	1.1
72 Accommodation and food services	3%	1.0
52 Finance and insurance	3%	0.9
71 Arts, entertainment and recreation	3%	0.9
44-45 Retail trade	3%	0.8
23 Construction	2%	0.6
Unclassified	2%	0.5
54 Professional, scientific and technical services	2%	0.5
31-33 Manufacturing	0%	0.0
41 Wholesale trade	0%	0.0
11 Agriculture, forestry, fishing and hunting	0%	0.0
22 Utilities	0%	0.0
55 Management of companies and enterprises	0%	0.0

Hemson 12 Sectors	Of Town Total Empl by Industry	LQs to Town
Transportation & Warehousing	10%	3.4
Education, Health Care & Social Assistance	6%	1.9
Other	5%	1.6
Business & Related Services	3%	1.1
Finance, Insurance & Real Estate	3%	1.1
Culture, Recreation, Accommodation & Food	3%	0.9
Retail Trade	3%	0.8
Primary	2%	0.8
Construction & Utilities	2%	0.5
Unclassified	2%	0.5
Manufacturing	0%	0.0
Wholesale Trade	0%	0.0
Public Administration	0%	0.0
<b>Total</b>	<b>3%</b>	<b>1.0</b>

## York Central Hospital

Data source: 2008 York Region Employment Survey

NAICS	Total Employment	Industrial Composition	LQs to Town	Of Town Total Empl by Industry	full_time	part_time	FullTimeOffSite	PartTimeOffSite	SeasonalOnSite	SeasonalOffSite
62 Health care and social assistance	2020	100.0%	60.1	30%	1154	403	0	0	463	0
<b>Total</b>	2020	100.0%	1.0	3%	1154	403	0	0	463	0

## Arterial Roads

Data source: 2008 York Region Employment Survey

NAICS	Total Employment	Industrial Composition	LQs to Town	Of Town Total Empl by Industry	full_time	part_time	FullTimeOffSite	PartTimeOffSite	SeasonalOnSite	SeasonalOffSite
Unclassified	42	0.8%	0.5	4%	20	22	0	0	0	0
11 Agriculture, forestry, fishing and hunting	37	0.7%	12.2	100%	31	3	0	0	3	0
21 Mining and oil and gas extraction	0	0.0%	0.0	0%	0	0	0	0	0	0
22 Utilities	95	1.8%	6.7	55%	93	2	0	0	0	0
23 Construction	0	0.0%	0.0	0%	0	0	0	0	0	0
31-33 Manufacturing	4	0.1%	0.0	0%	3	1	0	0	0	0
41 Wholesale trade	65	1.3%	0.2	1%	30	35	0	0	0	0
44-45 Retail trade	1716	33.3%	2.2	18%	727	979	0	0	10	0
48-49 Transportation and warehousing	2	0.0%	0.0	0%	2	0	0	0	0	0
51 Information and cultural industries	0	0.0%	0.0	0%	0	0	0	0	0	0
52 Finance and insurance	169	3.3%	0.6	5%	122	43	4	0	0	0
53 Real estate and rental and leasing	25	0.5%	0.2	1%	6	19	0	0	0	0
54 Professional, scientific and technical services	21	0.4%	0.0	0%	15	6	0	0	0	0
55 Management of companies and enterprises	0	0.0%	0.0	0%	0	0	0	0	0	0
56 Administrative and support, waste management and remediation services	2	0.0%	0.0	0%	1	1	0	0	0	0
61 Educational services	770	14.9%	2.5	20%	622	128	0	0	20	0
62 Health care and social assistance	648	12.6%	1.2	10%	355	287	0	0	6	0
71 Arts, entertainment and recreation	81	1.6%	0.7	6%	25	56	0	0	0	0
72 Accommodation and food services	672	13.0%	1.9	16%	286	383	0	0	3	0
81 Other services (except public administration)	311	6.0%	1.5	13%	221	74	0	0	16	0
91 Public administration	498	9.7%	3.9	32%	378	0	0	0	120	0
<b>Total</b>	<b>5158</b>	<b>100.0%</b>	<b>1.0</b>	<b>8%</b>	<b>2937</b>	<b>2039</b>	<b>4</b>	<b>0</b>	<b>178</b>	<b>0</b>

NAICS	Of Town Total Empl by Industry	LQs to Town
11 Agriculture, forestry, fishing and hunting	100%	12.2
22 Utilities	55%	6.7
91 Public administration	32%	3.9
61 Educational services	20%	2.5
44-45 Retail trade	18%	2.2
72 Accommodation and food services	16%	1.9
81 Other services (except public administration)	13%	1.5
62 Health care and social assistance	10%	1.2
71 Arts, entertainment and recreation	6%	0.7
52 Finance and insurance	5%	0.6
Unclassified	4%	0.5
41 Wholesale trade	1%	0.2
53 Real estate and rental and leasing	1%	0.2
54 Professional, scientific and technical services	0%	0.0
48-49 Transportation and warehousing	0%	0.0
56 Administrative and support, waste management and remediation services	0%	0.0
31-33 Manufacturing	0%	0.0
21 Mining and oil and gas extraction	0%	0.0
23 Construction	0%	0.0
51 Information and cultural industries	0%	0.0
55 Management of companies and enterprises	0%	0.0
<b>Total</b>	<b>100%</b>	<b>1.0</b>

Hemson 12 Sectors	Of Town Total Empl by Industry	LQs to Town
Public Administration	32%	3.9
Primary	30%	3.6
Retail Trade	18%	2.2
Education, Health Care & Social Assistance	14%	1.6
Culture, Recreation, Accommodation & Food	13%	1.6
Other	13%	1.5
Construction & Utilities	5%	0.6
Unclassified	4%	0.5
Finance, Insurance & Real Estate	4%	0.5
Wholesale Trade	1%	0.2
Transportation & Warehousing	0%	0.0
Business & Related Services	0%	0.0
Manufacturing	0%	0.0
<b>Total</b>	<b>8%</b>	<b>1.0</b>

# Bayview Avenue

Data source: 2008 York Region Employment Survey

NAICS	Total Employment	Industrial Composition	LQs to Town	Of Town Total Empl by Industry	full_time	part_time	FullTimeOffSite	PartTimeOffSite	SeasonalOnSite	SeasonalOffSite
Unclassified	1	0.1%	0.0	0%	1	0	0	0	0	0
11 Agriculture, forestry, fishing and hunting	37	2.4%	40.5	100%	31	3	0	0	3	0
21 Mining and oil and gas extraction		0.0%	0.0	0%						
22 Utilities		0.0%	0.0	0%						
23 Construction		0.0%	0.0	0%						
31-33 Manufacturing		0.0%	0.0	0%						
41 Wholesale trade	48	3.1%	0.4	1%	21	27	0	0	0	0
44-45 Retail trade	242	15.6%	1.0	3%	131	105	0	0	6	0
48-49 Transportation and warehousing		0.0%	0.0	0%						
51 Information and cultural industries		0.0%	0.0	0%						
52 Finance and insurance	67	4.3%	0.9	2%	46	21	0	0	0	0
53 Real estate and rental and leasing	10	0.6%	0.2	1%	3	7	0	0	0	0
54 Professional, scientific and technical services	1	0.1%	0.0	0%	1	0	0	0	0	0
55 Management of companies and enterprises		0.0%	0.0	0%						
56 Administrative and support, waste management and remediation services	2	0.1%	0.1	0%	1	1	0	0	0	0
61 Educational services	483	31.2%	5.2	13%	379	84	0	0	20	0
62 Health care and social assistance	190	12.3%	1.1	3%	106	80	0	0	4	0
71 Arts, entertainment and recreation	5	0.3%	0.1	0%	5	0	0	0	0	0
72 Accommodation and food services	315	20.3%	3.0	7%	129	183	0	0	3	0
81 Other services (except public administration)	148	9.6%	2.4	6%	115	29	0	0	4	0
91 Public administration		0.0%	0.0	0%						
<b>Total</b>	<b>1549</b>	<b>100.0%</b>	<b>1.0</b>	<b>2%</b>	<b>969</b>	<b>540</b>	<b>0</b>	<b>0</b>	<b>40</b>	<b>0</b>

NAICS	Of Town Total Empl by Industry	LQs to Town
11 Agriculture, forestry, fishing and hunting	100%	40.5
61 Educational services	13%	5.2
72 Accommodation and food services	7%	3.0
81 Other services (except public administration)	6%	2.4
62 Health care and social assistance	3%	1.1
44-45 Retail trade	3%	1.0
52 Finance and insurance	2%	0.9
41 Wholesale trade	1%	0.4
53 Real estate and rental and leasing	1%	0.2
71 Arts, entertainment and recreation	0%	0.1
56 Administrative and support, waste management and remediation services	0%	0.1
Unclassified	0%	0.0
54 Professional, scientific and technical services	0%	0.0
21 Mining and oil and gas extraction	0%	0.0
22 Utilities	0%	0.0
23 Construction	0%	0.0
31-33 Manufacturing	0%	0.0
48-49 Transportation and warehousing	0%	0.0
51 Information and cultural industries	0%	0.0
55 Management of companies and enterprises	0%	0.0
81 Public administration	0%	0.0

Hemson 12 Sectors	Of Town Total Empl by Industry	LQs to Town
Primary	30%	12.0
Education, Health Care & Social Assistance	6%	2.6
Other	6%	2.4
Culture, Recreation, Accommodation & Food	6%	2.2
Retail Trade	3%	1.0
Finance, Insurance & Real Estate	1%	0.6
Wholesale Trade	1%	0.4
Unclassified	0%	0.0
Business & Related Services	0%	0.0
Construction & Utilities	0%	0.0
Manufacturing	0%	0.0
Public Administration	0%	0.0
Transportation & Warehousing	0%	0.0
<b>Total</b>	<b>2%</b>	<b>1.0</b>

# Elgin Mills Road

Data source: 2008 York Region Employment Survey

NAICS	Total Employment	Industrial Composition	LQs to Town	Of Town Total Empl by Industry	full_time	part_time	FullTimeOffSite	PartTimeOffSite	SeasonalOnSite	SeasonalOffSite
Unclassified	12	0.9%	0.5	1%	8	4	0	0	0	0
11 Agriculture, forestry, fishing and hunting		0.0%	0.0	0%						
21 Mining and oil and gas extraction		0.0%	0.0	0%						
22 Utilities	95	7.2%	26.2	55%	93	2	0	0	0	0
23 Construction		0.0%	0.0	0%						
31-33 Manufacturing	2	0.2%	0.0	0%	1	1	0	0	0	0
41 Wholesale trade	4	0.3%	0.0	0%	3	1	0	0	0	0
44-45 Retail trade	547	41.4%	2.8	6%	235	312	0	0	0	0
48-49 Transportation and warehousing		0.0%	0.0	0%						
51 Information and cultural industries		0.0%	0.0	0%						
52 Finance and insurance	39	3.0%	0.6	1%	29	10	0	0	0	0
53 Real estate and rental and leasing	1	0.1%	0.0	0%	1	0	0	0	0	0
54 Professional, scientific and technical services		0.0%	0.0	0%						
55 Management of companies and enterprises		0.0%	0.0	0%						
56 Administrative and support, waste management and remediation services		0.0%	0.0	0%						
61 Educational services	26	2.0%	0.3	1%	9	17	0	0	0	0
62 Health care and social assistance	104	7.9%	0.7	2%	51	52	0	0	1	0
71 Arts, entertainment and recreation	57	4.3%	1.8	4%	17	40	0	0	0	0
72 Accommodation and food services	124	9.4%	1.4	3%	49	75	0	0	0	0
81 Other services (except public administration)	59	4.5%	1.1	2%	32	15	0	0	12	0
91 Public administration	250	18.9%	7.6	16%	130	0	0	0	120	0
<b>Total</b>	<b>1320</b>	<b>100.0%</b>	<b>1.0</b>	<b>2%</b>	<b>658</b>	<b>529</b>	<b>0</b>	<b>0</b>	<b>133</b>	<b>0</b>

NAICS	Of Town Total Empl by Industry	LQs to Town
22 Utilities	55%	26.2
91 Public administration	16%	7.6
44-45 Retail trade	6%	2.8
71 Arts, entertainment and recreation	4%	1.8
72 Accommodation and food services	3%	1.4
81 Other services (except public administration)	2%	1.1
62 Health care and social assistance	2%	0.7
52 Finance and insurance	1%	0.6
Unclassified	1%	0.5
61 Educational services	1%	0.3
41 Wholesale trade	0%	0.0
53 Real estate and rental and leasing	0%	0.0
31-33 Manufacturing	0%	0.0
11 Agriculture, forestry, fishing and hunting	0%	0.0
21 Mining and oil and gas extraction	0%	0.0
23 Construction	0%	0.0
48-49 Transportation and warehousing	0%	0.0
51 Information and cultural industries	0%	0.0
54 Professional, scientific and technical services	0%	0.0
55 Management of companies and enterprises	0%	0.0
56 Administrative and support, waste management and remediation services	0%	0.0

Hemson 12 Sectors	Of Town Total Empl by Industry	LQs to Town
Public Administration	16%	7.6
Retail Trade	6%	2.8
Construction & Utilities	5%	2.4
Culture, Recreation, Accommodation & Food	3%	1.5
Other	2%	1.1
Education, Health Care & Social Assistance	1%	0.6
Unclassified	1%	0.5
Finance, Insurance & Real Estate	1%	0.4
Wholesale Trade	0%	0.0
Manufacturing	0%	0.0
Business & Related Services	0%	0.0
Primary	0%	0.0
Transportation & Warehousing	0%	0.0
<b>Total</b>	<b>2%</b>	<b>1.0</b>

## Major Mackenzie Drive

Data source: 2008 York Region Employment Survey

NAICS	Total Employment	Industrial Composition	LQs to Town	Of Town Total Empl by Industry	full time	part_time	FullTimeOffSite	PartTimeOffSite	SeasonalOnSite	SeasonalOffSite
Unclassified	26	1.4%	0.8	2%	8	18	0	0	0	0
11 Agriculture, forestry, fishing and hunting		0.0%	0.0	0%						
21 Mining and oil and gas extraction		0.0%	0.0	0%						
22 Utilities		0.0%	0.0	0%						
23 Construction		0.0%	0.0	0%						
31-33 Manufacturing		0.0%	0.0	0%						
41 Wholesale trade	4	0.2%	0.0	0%	1	3	0	0	0	0
44-45 Retail trade	829	43.8%	2.9	9%	292	537	0	0	0	0
48-49 Transportation and warehousing	2	0.1%	0.1	0%	2	0	0	0	0	0
51 Information and cultural industries		0.0%	0.0	0%						
52 Finance and insurance	42	2.2%	0.4	1%	31	7	4	0	0	0
53 Real estate and rental and leasing	14	0.7%	0.2	1%	2	12	0	0	0	0
54 Professional, scientific and technical services	12	0.6%	0.0	0%	10	2	0	0	0	0
55 Management of companies and enterprises		0.0%	0.0	0%						
56 Administrative and support, waste management and remediation services		0.0%	0.0	0%						
61 Educational services	160	8.5%	1.4	4%	147	13	0	0	0	0
62 Health care and social assistance	288	15.2%	1.4	4%	148	139	0	0	1	0
71 Arts, entertainment and recreation	8	0.4%	0.2	1%	0	8	0	0	0	0
72 Accommodation and food services	212	11.2%	1.6	5%	88	124	0	0	0	0
81 Other services (except public administration)	48	2.5%	0.6	2%	33	15	0	0	0	0
91 Public administration	248	13.1%	5.3	16%	248	0	0	0	0	0
<b>Total</b>	<b>1893</b>	<b>100.0%</b>	<b>1.0</b>	<b>3%</b>	<b>1010</b>	<b>878</b>	<b>4</b>	<b>0</b>	<b>1</b>	<b>0</b>

NAICS	Of Town Total Empl by Industry	LQs to Town
91 Public administration	16%	5.3
44-45 Retail trade	9%	2.9
72 Accommodation and food services	5%	1.6
62 Health care and social assistance	4%	1.4
61 Educational services	4%	1.4
Unclassified	2%	0.8
81 Other services (except public administration)	2%	0.6
52 Finance and insurance	1%	0.4
53 Real estate and rental and leasing	1%	0.2
71 Arts, entertainment and recreation	1%	0.2
48-49 Transportation and warehousing	0%	0.1
54 Professional, scientific and technical services	0%	0.0
41 Wholesale trade	0%	0.0
11 Agriculture, forestry, fishing and hunting	0%	0.0
21 Mining and oil and gas extraction	0%	0.0
22 Utilities	0%	0.0
23 Construction	0%	0.0
31-33 Manufacturing	0%	0.0
51 Information and cultural industries	0%	0.0
55 Management of companies and enterprises	0%	0.0
56 Administrative and support, waste management and remediation services	0%	0.0
<b>Total</b>	<b>3%</b>	<b>1.0</b>

Hemson 12 Sectors	Of Town Total Empl by Industry	LQs to Town
Public Administration	16%	5.3
Retail Trade	9%	2.9
Education, Health Care & Social Assistance	4%	1.4
Culture, Recreation, Accommodation & Food	4%	1.3
Unclassified	2%	0.8
Other	2%	0.6
Finance, Insurance & Real Estate	1%	0.4
Transportation & Warehousing	0%	0.1
Business & Related Services	0%	0.0
Wholesale Trade	0%	0.0
Construction & Utilities	0%	0.0
Manufacturing	0%	0.0
Primary	0%	0.0
<b>Total</b>	<b>3%</b>	<b>1.0</b>

# 16th Avenue

Data source: 2008 York Region Employment Survey

NAICS	Total Employment	Industrial Composition	LQs to Town	Of Town Total Empl by Industry	full_time	part_time	FullTimeOffSite	PartTimeOffSite	SeasonalOnSite	SeasonalOffSite
Unclassified	3	0.8%	0.5	0%	3	0	0	0	0	0
11 Agriculture, forestry, fishing and hunting		0.0%	0.0	0%						
21 Mining and oil and gas extraction		0.0%	0.0	0%						
22 Utilities		0.0%	0.0	0%						
23 Construction		0.0%	0.0	0%						
31-33 Manufacturing	2	0.5%	0.1	0%	2	0	0	0	0	0
41 Wholesale trade	9	2.3%	0.3	0%	5	4	0	0	0	0
44-45 Retail trade	98	24.7%	1.7	1%	69	25	0	0	4	0
48-49 Transportation and warehousing		0.0%	0.0	0%						
51 Information and cultural industries		0.0%	0.0	0%						
52 Finance and insurance	21	5.3%	1.0	1%	16	5	0	0	0	0
53 Real estate and rental and leasing		0.0%	0.0	0%						
54 Professional, scientific and technical services	8	2.0%	0.1	0%	4	4	0	0	0	0
55 Management of companies and enterprises		0.0%	0.0	0%						
56 Administrative and support, waste management and remediation services		0.0%	0.0	0%						
61 Educational services	101	25.5%	4.2	3%	87	14	0	0	0	0
62 Health care and social assistance	66	16.7%	1.6	1%	50	16	0	0	0	0
71 Arts, entertainment and recreation	11	2.8%	1.2	1%	3	8	0	0	0	0
72 Accommodation and food services	21	5.3%	0.8	0%	20	1	0	0	0	0
81 Other services (except public administration)	56	14.1%	3.6	2%	41	15	0	0	0	0
91 Public administration		0.0%	0.0	0%						
<b>Total</b>	<b>396</b>	<b>100.0%</b>	<b>1.0</b>	<b>1%</b>	<b>300</b>	<b>92</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>

NAICS	Of Town Total Empl by Industry	LQs to Town
61 Educational services	3%	4.2
81 Other services (except public administration)	2%	3.6
44-45 Retail trade	1%	1.7
62 Health care and social assistance	1%	1.6
71 Arts, entertainment and recreation	1%	1.2
52 Finance and insurance	1%	1.0
72 Accommodation and food services	0%	0.8
Unclassified	0%	0.5
41 Wholesale trade	0%	0.3
54 Professional, scientific and technical services	0%	0.1
31-33 Manufacturing	0%	0.1
11 Agriculture, forestry, fishing and hunting	0%	0.0
21 Mining and oil and gas extraction	0%	0.0
22 Utilities	0%	0.0
23 Construction	0%	0.0
48-49 Transportation and warehousing	0%	0.0
51 Information and cultural industries	0%	0.0
53 Real estate and rental and leasing	0%	0.0
55 Management of companies and enterprises	0%	0.0
56 Administrative and support, waste management and remediation services	0%	0.0
91 Public administration	0%	0.0
<b>Total</b>	<b>1%</b>	<b>1.0</b>

Hemson 12 Sectors	Of Town Total Empl by Industry	LQs to Town
Other	2%	3.6
Education, Health Care & Social Assistance	2%	2.5
Retail Trade	1%	1.7
Culture, Recreation, Accommodation & Food	1%	0.9
Finance, Insurance & Real Estate	0%	0.6
Unclassified	0%	0.5
Wholesale Trade	0%	0.3
Business & Related Services	0%	0.1
Manufacturing	0%	0.1
Construction & Utilities	0%	0.0
Primary	0%	0.0
Public Administration	0%	0.0
Transportation & Warehousing	0%	0.0
<b>Total</b>	<b>1%</b>	<b>1.0</b>

## Work at Home

Data source: 2008 York Region Employment Survey

NAICS	Total Employment	Industrial Composition	LQs to Town	Of Town Total Empl by Industry
Unclassified	0	0.0%	0.0	0%
11 Agriculture, forestry, fishing and hunting	0	0.0%	0.0	0%
21 Mining and oil and gas extraction	16	0.2%	1.4	18%
22 Utilities	11	0.1%	0.5	6%
23 Construction	456	5.5%	2.0	26%
31-33 Manufacturing	331	4.0%	0.4	6%
41 Wholesale trade	614	7.4%	1.0	13%
44-45 Retail trade	516	6.2%	0.4	6%
48-49 Transportation and warehousing	201	2.4%	1.4	19%
51 Information and cultural industries	272	3.3%	0.9	12%
52 Finance and insurance	587	7.0%	1.4	18%
53 Real estate and rental and leasing	609	7.3%	2.3	30%
54 Professional, scientific and technical services	2630	31.5%	2.3	31%
55 Management of companies and enterprises	33	0.4%	0.3	3%
56 Administrative and support, waste management and remediation services	353	4.2%	1.8	24%
61 Educational services	283	3.4%	0.6	8%
62 Health care and social assistance	560	6.7%	0.6	8%
71 Arts, entertainment and recreation	130	1.6%	0.7	9%
72 Accommodation and food services	76	0.9%	0.1	2%
81 Other services (except public administration)	641	7.7%	2.0	26%
91 Public administration	33	0.4%	0.2	2%
<b>Total</b>	<b>8352</b>	<b>100.0%</b>	<b>1.0</b>	<b>13%</b>

NAICS	Of Town Total Empl by Industry	LQs to Town
54 Professional, scientific and technical services	31%	2.3
53 Real estate and rental and leasing	30%	2.3
81 Other services (except public administration)	26%	2.0
23 Construction	26%	2.0
56 Administrative and support, waste management and remediation services	24%	1.8
48-49 Transportation and warehousing	19%	1.4
52 Finance and insurance	18%	1.4
21 Mining and oil and gas extraction	18%	1.4
41 Wholesale trade	13%	1.0
51 Information and cultural industries	12%	0.9
71 Arts, entertainment and recreation	9%	0.7
62 Health care and social assistance	8%	0.6
61 Educational services	8%	0.6
22 Utilities	6%	0.5
31-33 Manufacturing	6%	0.4
44-45 Retail trade	6%	0.4
55 Management of companies and enterprises	3%	0.3
91 Public administration	2%	0.2
72 Accommodation and food services	2%	0.1
Unclassified	0%	0.0
11 Agriculture, forestry, fishing and hunting	0%	0.0

Hemson 12 Sectors	Of Town Total Empl by Industry	LQs to Town
Other	26%	2.0
Business & Related Services	25%	1.9
Construction & Utilities	24%	1.8
Finance, Insurance & Real Estate	23%	1.7
Transportation & Warehousing	19%	1.4
Wholesale Trade	13%	1.0
Primary	13%	1.0
Education, Health Care & Social Assistance	8%	0.6
Manufacturing	6%	0.4
Retail Trade	6%	0.4
Culture, Recreation, Accommodation & Food	4%	0.3
Public Administration	2%	0.2
Unclassified	0%	0.0
<b>Total</b>	<b>13%</b>	<b>1.0</b>

## Other Community-based Businesses

Data source: 2008 York Region Employment Survey

NAICS	Total Employment	Industrial Composition	LQs to Town	Of Town Total Empl by Industry	full_time	part_time	FullTimeOffSite	PartTimeOffSite	SeasonalOnSite	SeasonalOffSite
Unclassified	3	0.1%	0.0	0%	3	0	0	0	0	0
11 Agriculture, forestry, fishing and hunting		0.0%	0.0	0%						
21 Mining and oil and gas extraction		0.0%	0.0	0%						
22 Utilities		0.0%	0.0	0%						
23 Construction	56	1.4%	0.5	3%	47	6	3	0	0	0
31-33 Manufacturing	113	2.8%	0.3	2%	103	6	0	0	4	0
41 Wholesale trade	34	0.8%	0.1	1%	31	3	0	0	0	0
44-45 Retail trade	870	21.3%	1.4	9%	277	589	0	0	4	0
48-49 Transportation and warehousing	3	0.1%	0.0	0%	1	2	0	0	0	0
51 Information and cultural industries	9	0.2%	0.1	0%	2	7	0	0	0	0
52 Finance and insurance	5	0.1%	0.0	0%	5	0	0	0	0	0
53 Real estate and rental and leasing	98	2.4%	0.8	5%	27	66	0	0	5	0
54 Professional, scientific and technical services	31	0.8%	0.1	0%	22	9	0	0	0	0
55 Management of companies and enterprises		0.0%	0.0	0%						
56 Administrative and support, waste management and remediation services	30	0.7%	0.3	2%	5	0	25	0	0	0
61 Educational services	1605	39.3%	6.8	43%	1384	220	0	0	1	0
62 Health care and social assistance	244	6.0%	0.6	4%	137	101	0	0	6	0
71 Arts, entertainment and recreation	751	18.4%	7.8	51%	123	358	0	0	270	0
72 Accommodation and food services	58	1.4%	0.2	1%	32	25	0	0	1	0
81 Other services (except public administration)	160	3.9%	1.0	7%	113	44	0	0	3	0
91 Public administration	9	0.2%	0.1	1%	6	3	0	0	0	0
Total	4079	100.0%	1.0	7%	2318	1439	28	0	294	0

NAICS	Of Town Total Empl by Industry	LQs to Town
71 Arts, entertainment and recreation	51%	7.8
61 Educational services	43%	6.6
44-45 Retail trade	9%	1.4
81 Other services (except public administration)	7%	1.0
53 Real estate and rental and leasing	5%	0.8
62 Health care and social assistance	4%	0.6
23 Construction	3%	0.5
56 Administrative and support, waste management and remediation services	2%	0.3
31-33 Manufacturing	2%	0.3
72 Accommodation and food services	1%	0.2
41 Wholesale trade	1%	0.1
91 Public administration	1%	0.1
51 Information and cultural industries	0%	0.1
54 Professional, scientific and technical services	0%	0.1
Unclassified	0%	0.0
48-49 Transportation and warehousing	0%	0.0
52 Finance and insurance	0%	0.0
11 Agriculture, forestry, fishing and hunting	0%	0.0
21 Mining and oil and gas extraction	0%	0.0
22 Utilities	0%	0.0
55 Management of companies and enterprises	0%	0.0
Total	7%	1.0

Hemson 12 Sectors	Of Town Total Empl by Industry	LQs to Town
Education, Health Care & Social Assistance	18%	2.7
Culture, Recreation, Accommodation & Food	14%	2.2
Retail Trade	9%	1.4
Other	7%	1.0
Construction & Utilities	3%	0.4
Finance, Insurance & Real Estate	2%	0.3
Manufacturing	2%	0.3
Wholesale Trade	1%	0.1
Public Administration	1%	0.1
Business & Related Services	1%	0.1
Unclassified	0%	0.0
Transportation & Warehousing	0%	0.0
Primary	0%	0.0
Total	7%	1.0

**APPENDIX F**

**Richmond Hill Major Office Profile**

## Richmond Hill Major Office Inventory

PROPERTY NAME	YEAR BUILT	ADDRESS	BUILDING SQ.FT	BUILDING SQ.M
Not Available	N/A	500 Elgin Mills Road E	43,962	4,084
Not Available	N/A	260 East Beaver Creek R	50,000	4,645
York-Vaughan Medic	1958	10271 Yonge Street	21,800	2,025
Richmond-Hill Prof A	1975	10350 Yonge Street	29,185	2,711
Wintergreen Bldg	1982	8199 Yonge Street	28,000	2,601
Not Available	1986	60 Mural Street	42,000	3,902
TD Bank	1987	500 Hwy 7	27,851	2,587
Beaver Creek Centre - II	1987	125 Mural Street	38,735	3,598
Beaver Creek Centre - I	1987	100 Mural Street	40,107	3,726
Yonge Observatory Shop. Centre	1987	2 Observatory Lane	50,000	4,645
York Corporate Centre - 1	1987	100 York Boulevard	97,500	9,058
Beaver Creek Square Bldg. B	1988	300 West Beaver Creek R	24,000	2,230
Parkway Office Building	1988	650 Highway 7	25,997	2,415
Richmond Hill Medical Building	1988	250 Harding Boulevard W	37,000	3,437
Yonge Observatory Centre	1988	9555 Yonge Street	42,728	3,969
Parkway Executive Centre - 2	1988	9011 Leslie Street	45,000	4,181
Granton Crt. Phase 1	1988	60 Granton Dr	47,000	4,366
Carrville Centre	1989	9251 Yonge Street	20,398	1,895
Not Available	1989	9120 Leslie Street	29,162	2,709
Not Available	1989	20 Wertheim Court	56,500	5,249
Royal Bank Business Centre	1989	260 East Beaver Creek R	62,655	5,821
Capital Centre	1989	1 WestPearce Street	72,460	6,732
LeParc Office Complex 1	1989	8500 Leslie Street	95,000	8,826
Beaver Creek Centre 3	1989	95 Mural Street	108,815	10,109
Not Available	1989	30 West Beaver Creek Rd	120,000	11,148
Park Place Corporate Centre	1989	15 Wertheim Court	130,000	12,077
Chalmers Gate Phase 2	1990	350 Highway 7	48,000	4,459
Executive Centre	1990	9050 Yonge Street	75,000	6,968
Menkes	1990	1595 16th Avenue	120,554	11,199
Parkway Centre B (Sheraton)	1990	225 East Beaver Creek R	137,518	12,775
Commerce Point	1991	45 Vogell Road	167,579	15,568
Chalmers Gate II	1992	330 Hwy. 7	62,100	5,769
Chalmers Gate Phase 2 (Hong Kong Bank Buildin)	1992	330 Highway 7 East	93,102	8,649
Levis Strauss	1998	1725 16th Avenue	85,000	7,897
Beaver Creek Business Park, Phase 1	2000	30 Leek Crescent	100,000	9,290
Campus 2000 - Signature Office - Phase I	2001	120 East Beaver Creek R	66,000	6,131
Beaver Creek Business Park, Phase 2	2001	38 Leek Crescent	100,000	9,290

Source: Region of York

## Town of Richmond Hill Major Offices Profile\*

Data source: 2008 York Region Employment Survey

NAICS	Total Employment	Industrial Composition	LQs to Town	Of Town Total Empl by Industry	full time	part time	FullTimeOffSite	PartTimeOffSite	SeasonalOnSite	SeasonalOffSite
Unclassified	483	6.9%	4.1	46%	429	24	27	0	3	0
11 Agriculture, forestry, fishing and hunting	0	0.0%	0.0	0%	0	0	0	0	0	0
21 Mining and oil and gas extraction	59	0.8%	6.0	67%	46	7	0	0	6	0
22 Utilities	39	0.6%	2.0	23%	35	4	0	0	0	0
23 Construction	135	1.9%	0.7	8%	105	1	26	0	3	0
31-33 Manufacturing	118	1.7%	0.2	2%	99	9	10	0	0	0
41 Wholesale trade	187	2.7%	0.4	4%	173	13	1	0	0	0
44-45 Retail trade	239	3.4%	0.2	3%	190	43	0	0	6	0
48-49 Transportation and warehousing	162	2.3%	1.4	15%	159	3	0	0	0	0
51 Information and cultural industries	243	3.5%	0.9	11%	238	2	0	0	3	0
52 Finance and insurance	1238	17.6%	3.5	39%	1049	53	130	4	2	0
53 Real estate and rental and leasing	381	5.4%	1.7	19%	246	42	39	50	4	0
54 Professional, scientific and technical services	2241	31.9%	2.3	26%	1981	152	76	3	29	0
55 Management of companies and enterprises	212	3.0%	2.0	22%	211	1	0	0	0	0
56 Administrative and support, waste management and remediation services	146	2.1%	0.9	10%	133	9	3	0	1	0
61 Educational services	122	1.7%	0.3	3%	75	41	0	0	6	0
62 Health care and social assistance	562	8.0%	0.7	8%	321	134	36	69	1	1
71 Arts, entertainment and recreation	19	0.3%	0.1	1%	4	6	0	0	9	0
72 Accommodation and food services	137	1.9%	0.3	3%	83	42	9	0	3	0
81 Other services (except public administration)	104	1.5%	0.4	4%	82	15	0	4	3	0
91 Public administration	208	3.0%	1.2	13%	162	26	20	0	0	0
<b>Total</b>	<b>7035</b>	<b>100.0%</b>	<b>1.0</b>	<b>11%</b>	<b>5821</b>	<b>627</b>	<b>377</b>	<b>130</b>	<b>79</b>	<b>1</b>

NAICS	Of Town Total Empl by Industry	LQs to Town
21 Mining and oil and gas extraction	67%	6.0
Unclassified	46%	4.1
52 Finance and insurance	39%	3.5
54 Professional, scientific and technical services	26%	2.3
22 Utilities	23%	2.0
55 Management of companies and enterprises	22%	2.0
53 Real estate and rental and leasing	19%	1.7
48-49 Transportation and warehousing	15%	1.4
91 Public administration	13%	1.2
51 Information and cultural industries	11%	0.9
56 Administrative and support, waste management and remediation services	10%	0.9
62 Health care and social assistance	8%	0.7
23 Construction	8%	0.7
81 Other services (except public administration)	4%	0.4
41 Wholesale trade	4%	0.4
61 Educational services	3%	0.3
72 Accommodation and food services	3%	0.3
44-45 Retail trade	3%	0.2
31-33 Manufacturing	2%	0.2
71 Arts, entertainment and recreation	1%	0.1
11 Agriculture, forestry, fishing and hunting	0%	0.0
<b>Total</b>	<b>11%</b>	<b>1.0</b>

Hemson 12 Sectors	Of Town Total Empl by Industry	LQs to Town
Primary	47%	4.2
Unclassified	46%	4.1
Finance, Insurance & Real Estate	31%	2.8
Business & Related Services	21%	1.9
Transportation & Warehousing	15%	1.4
Public Administration	13%	1.2
Construction & Utilities	9%	0.8
Education, Health Care & Social Assistance	7%	0.6
Other	4%	0.4
Wholesale Trade	4%	0.4
Culture, Recreation, Accommodation & Food	3%	0.2
Retail Trade	3%	0.2
Manufacturing	2%	0.2
<b>Total</b>	<b>11%</b>	<b>1.0</b>

Note: Employment profile for major offices is based on a sample of buildings for which detailed employment data was available from the York Region Employment Survey 2008.