

Employment land density has increased over time

Employment land density is a measure of the number of workers in a given land area. Excluding major office buildings, Vaughan's employment areas have a density of 47 employees per net ha. This is lower than the employment land density in York Region as a whole, which is 50 employees per net ha. Vaughan's employment has a much greater focus on manufacturing and distribution than other parts of York Region; these generally occur at a lower employment density than other employment land uses.

Although Vaughan's employment land density is below the average in York Region, it has increased substantially in recent years, rising above 45 jobs per net ha within the last decade.

Nonetheless, the employment land densities in some recent developments in the GTA, particularly distribution centres, are low (below 30 jobs per net ha). This is due to a number of factors, including increased efficiency and automation in manufacturing and the growing role of warehousing and distribution functions, which require fewer persons for any given amount of space.

Vaughan's supply of ready to develop employment land is limited

While Vaughan has a large long-term supply of vacant employment land, today's readily available supply is more limited. Out of the total vacant supply of 1,270 net ha, only 380 ha are readily available for development.

A significant component of Vaughan's potential employment land supply in the Vaughan Enterprise Zone, about 620 net ha out of the total vacant supply of 1,000 net ha, is currently unavailable for development. It is located along the future extension of Highway 427. The City of Vaughan has designated these lands for employment uses, but until the environmental assessment for the northerly extension of Highway 427 determines its preferred alignment development cannot proceed.

Questions for the Vaughan Official Plan Process

A number of important questions related to employment should be considered as part of the Vaughan Official Plan review. These include:

- Is there an adequate supply of employment land to accommodate Vaughan's employment growth to 2031?
- More than 93,000 people come into Vaughan each day to work while at least 67,000 residents of Vaughan work outside the City. What policies can the City implement to provide more opportunities for a better balance in Vaughan's commuting patterns?
- Vaughan's employment land density has increased substantially over the past 20 years. Some recent developments, however, exhibit lower densities due to increased automation in manufacturing and an increase in the number of distribution centres, among other factors. How might employment land density change in the future?
- Once the alignment of Highway 427 is determined, Vaughan will be able to develop the Vaughan Enterprise Zone as an employment area. Are there any actions that the City should take now, or after the alignment of the Highway is approved, to ensure the successful development of the Vaughan Enterprise Zone once this area is available?
- Vaughan currently has a limited amount of major office employment. How can Vaughan increase its attractiveness for major office uses? As a high-density employment land use, what is the potential role of major office employment in achieving the requirements of the Growth Plan?
- Vaughan has benefited greatly from having access to major highway corridors, the CN Concord Yards and the Lester B. Pearson International Airport. However, what additional transportation infrastructure does Vaughan require to ensure the competitiveness of its employment lands in the future?

Please visit the project website www.vaughtantomorrow.ca for updates and more information.

Vaughan Tomorrow

The City of Vaughan is undertaking an ambitious three-year process to create a new Official Plan. The Official Plan is part of Vaughan's integrated Growth Management Strategy. It will address all elements of effective, sustainable and successful city-building while managing projected growth over the next 25 years.

Employment



As part of this process, Vaughan's Official Plan will be brought into conformity with the Growth Plan for the Greater Golden Horseshoe (the Growth Plan). The Growth Plan is a land use policy framework which sets policies on how regional and local municipalities in the Greater Golden Horseshoe should plan for future development, and which sets standards for a higher

density of development. To achieve these standards, the City will need to understand the main employment trends that affect its development, and how employment will grow over the next 25 years. This bulletin examines those trends, with emphasis on employment located on the City's employment lands.

Vaughan's employment has increased by almost 100,000 jobs in 20 years

Vaughan has one of the largest municipal labour forces in the Greater Toronto Area and Hamilton (GTAH). As shown in the table to the right, between 1986 and 2006 Vaughan's employment almost tripled from about 55,000 jobs to over 150,000 jobs.

The total employment of Vaughan can be better understood by three categories. These are employment land employment, major office employment, and population-related employment.

Employment land employment accounts for the majority of jobs in Vaughan. Much of this category of employment is made up of manufacturing and other industrial-type activities.

Employment		1986	1996	2006
Vaughan	Employment	54,600	83,200	152,700
	Growth	—	28,600	69,500
York Region	Employment	169,800	288,100	453,900
	Growth	—	118,300	165,800
GTAH	Employment	2,274,800	2,526,700	3,184,100
	Growth	—	251,900	657,400

Employment Category	Number of Jobs	Share
Major Office Employment	8,200	5%
Employment Land Employment	104,600	69%
Population-Related Employment	39,800	26%
Total	152,700	100%

Note: Employment land employment accounts for jobs accommodated primarily in low-rise industrial-type building space and multiples. Major office employment is employment in free standing office buildings over 20,000 square feet. Population-related employment is employment that exists in response to the resident population, and includes retail, education, health care and home-based employment.

Outlook in Vaughan is for continued employment growth

York Region forecasts that Vaughan's employment will grow to 278,000 jobs by 2031 up from over 150,000 jobs in 2006. Vaughan's employment in 2031 is categorized into the different employment types identified above as follows:

Projected Employment by Type	2006	2031	Growth 2006-2031
Major Office	8,200	21,000	12,800
Employment Land	104,600	189,000	85,400
Population-Related	39,800	68,000	28,200
Total Employment	152,700	278,000	125,300

Based on these forecasts, the growth and total number of employment land employment jobs will continue to exceed other types of employment. These new jobs will result in the demand for a substantial amount of employment land. As well, an increase in major office employment and population-related employment located on employment land will further add to demand.

Vaughan has strong industrial employment

The City of Vaughan has a strong industrial base. Large proportions of the City's employment are in manufacturing, warehousing, and trade. Manufacturing, for example, accounts for over 30% of employment in Vaughan.

Vaughan is part of a metropolitan labour market where many people commute out of the City to work and many residents elsewhere commute into the City to work. It is important to distinguish Vaughan's resident employed labour force (RELF) and the City's total employment. Vaughan's RELF is the total number of people who live in the City who are employed, whether they work in Vaughan or elsewhere. The City's total employment is the total number of people who work in Vaughan, whether they live in the City or not. Vaughan's commuting patterns are shown in the tables on top right.

On a net basis, the tables indicate that Vaughan is an importer of labour with a daily net in-commute of 26,300 persons. Overall, more than 93,000 people come into Vaughan each day to work and at least 67,000 residents work outside Vaughan. Based on 2001 data, the majority of Vaughan's in-commuting labour comes from Toronto, Brampton, Mississauga, Markham, and Richmond Hill. The majority of Vaughan's outcommuting labour is destined for Toronto, Mississauga and Markham.

Commuting Patterns 2006

Where do Residents of Vaughan Work?	Workers	Share
Total Resident Employed Labour Force is comprised of:	126,400	100%
Outside York Region	57,400	45%
In Vaughan	36,000	28%
No Fixed Workplace Address	14,100	11%
In a Different Municipality in York Region	9,900	8%
At Home	8,100	6%
Other (Outside Ontario/Canada)	500	0.4%

Where do People Working in Vaughan Live?	Workers	Share
Total Employment is comprised of:	152,700	100%
Live Outside Vaughan	93,500	61%
Live in Vaughan (includes work at home)	44,000	29%
Live in GTAH but with No Fixed Place of Work attributed to Vaughan	15,100	10%
Net In-Commuting in Vaughan		
Total	26,300	—
Share of Resident Employed Labour Force	—	21%
Share of Total Employment	—	17%

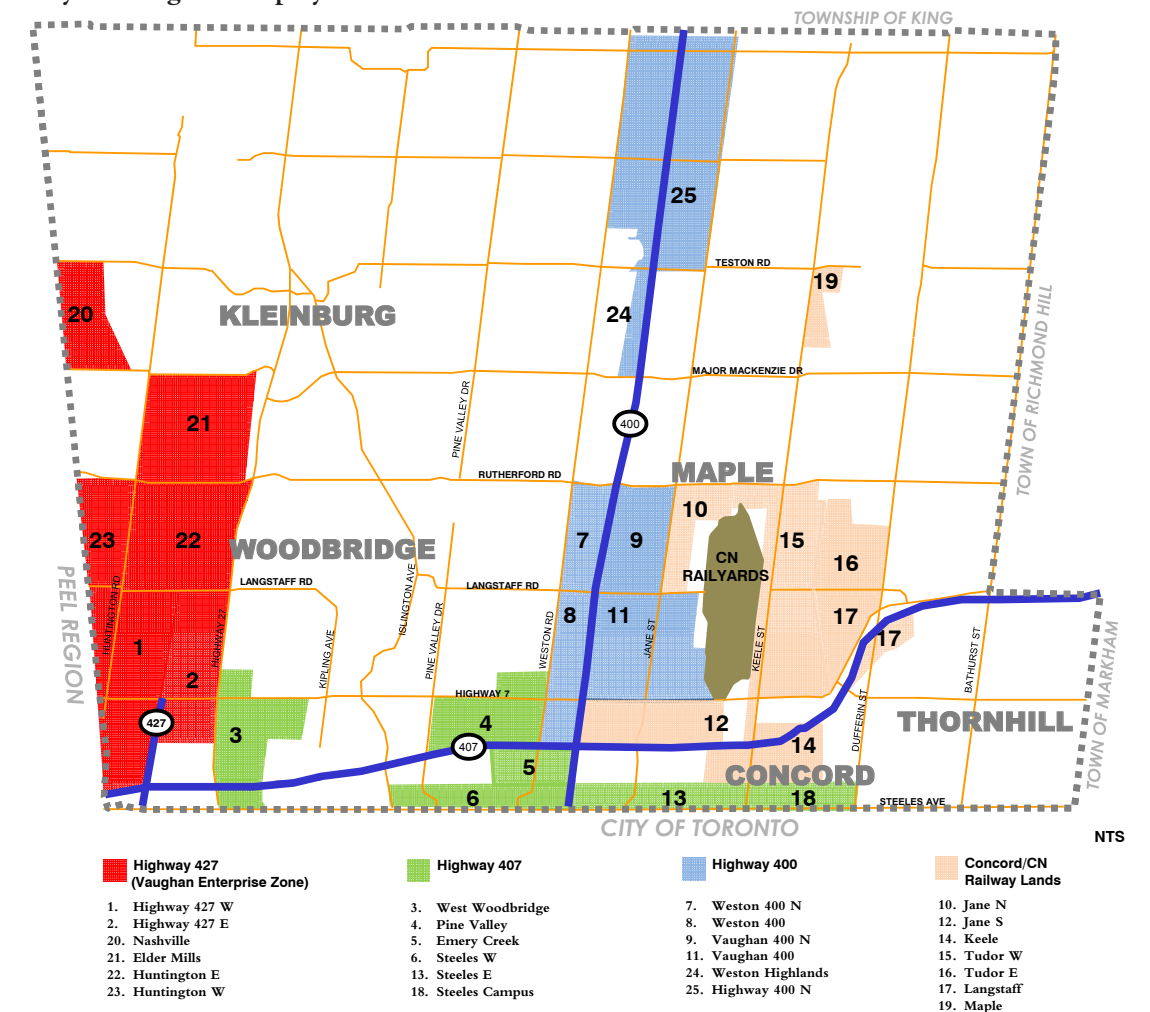
Vaughan has large and competitive employment lands

One of the main reasons for Vaughan's strong employment growth is its long history of providing a large and competitive employment land supply. In total, Vaughan has 3,390 net ha of employment land, of which 2,120 net ha are occupied and 1,270 net ha are vacant. These employment lands accommodate the majority of the City's total employment.

York Region identifies 25 employment areas in Vaughan as shown on the map. These areas are oriented to four transportation corridors: Highway 427 (in an area called the Vaughan Enterprise Zone), Highway 407, Highway 400, and the CN Concord Rail Yards.

For chart, map and associated data sources see the Hemson Consulting Ltd. background report at vaughtantomorrow.ca

City of Vaughan Employment Areas



Note: The designation of the Highway 400 North lands has been adopted by Vaughan Council but has not been approved by York Region. The Highway 400 North lands are not included in the reported total supply of employment land (3,390 net ha).