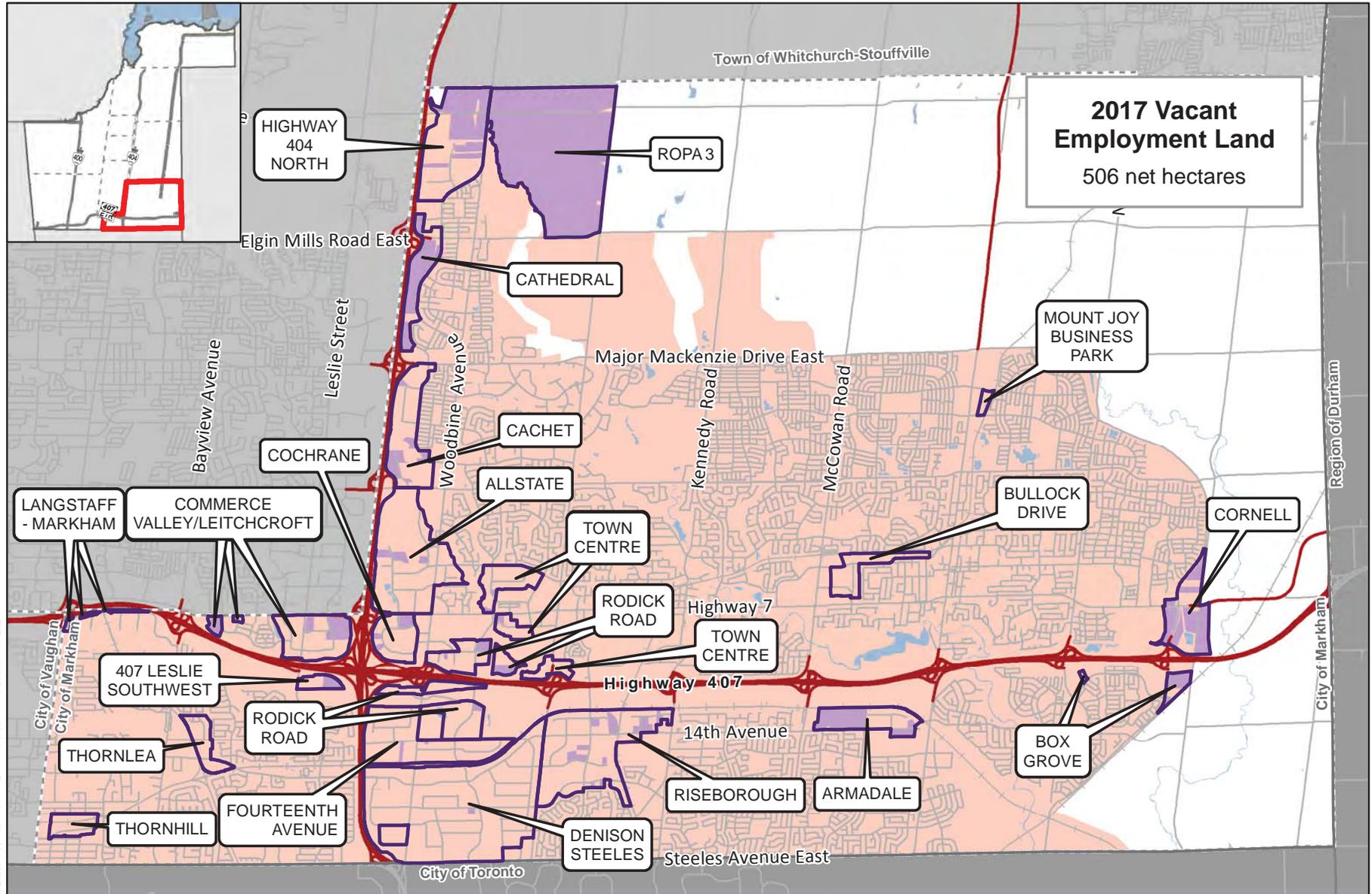


**Appendix 'B'**  
**York Region Profiles of Employment Areas in Markham**



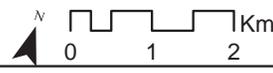
**2017 Vacant Employment Land**  
 506 net hectares

**York Region**  
 Produced by:  
 The Regional Municipality of York  
 Planning and Economic Development,  
 Corporate Services  
 March 2018  
 Data: © Queen's Printer for Ontario  
 2003-2018

**CITY OF MARKHAM**  
 York Region 2017 Vacant Employment Land Inventory

**Legend**

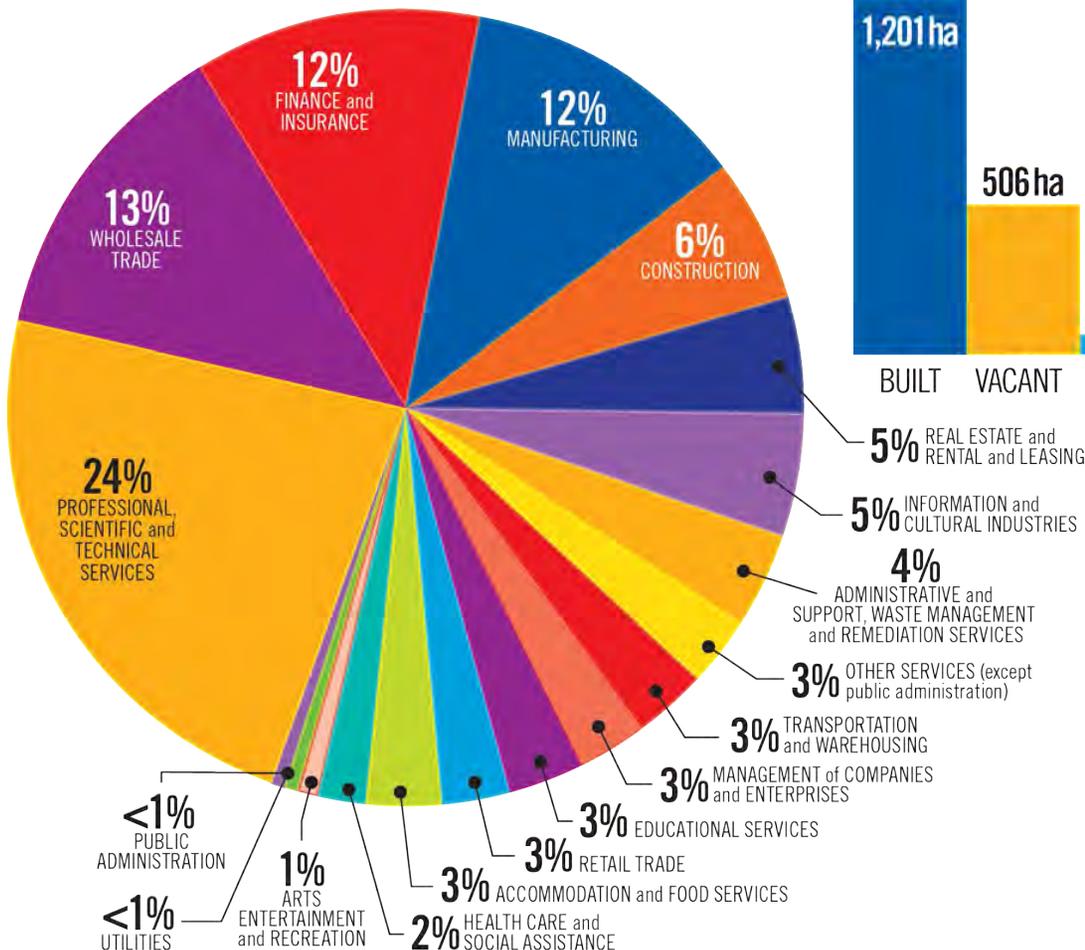
Employment Area Boundary	Highway
Vacant Parcels	Road
Towns and Villages	Railway
Urban Area	Municipal Boundary
Lake/River	Regional Boundary



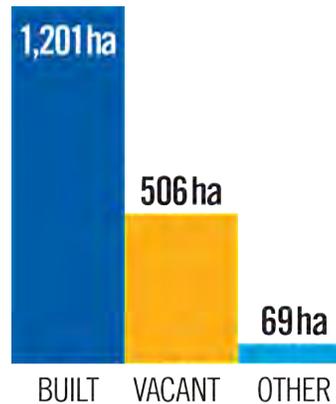
# MARKHAM EMPLOYMENT AREAS SUMMARY

- ▶ The City of Markham's employment areas account for 66 per cent of the City's total surveyed employment
- ▶ Employment areas in the City are an attractive place to do business as they are well located along highway corridors and are in close proximity to higher order transit stations
- ▶ With 506 hectares of vacant employment land available, the City has many competitive development opportunities for prospective employers
- ▶ Markham's employment areas are home to several major employers including: All State Insurance, CAA, Honda, Huawei, IBM, Seneca College, TD Insurance, TD Waterhouse, and WSP Canada

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



## 1,775 TOTAL HECTARES 2017



**116,690 JOBS** in 2018

20% INCREASE (19,530 JOBS) SINCE 2008

82% SERVICES PRODUCING 18% GOODS PRODUCING

80% ONSITE 20% OFFSITE

14% RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
56,660 JOBS 121 BUILDINGS

EXISTING EMPLOYMENT AREA DENSITY **97** JOBS per HECTARE

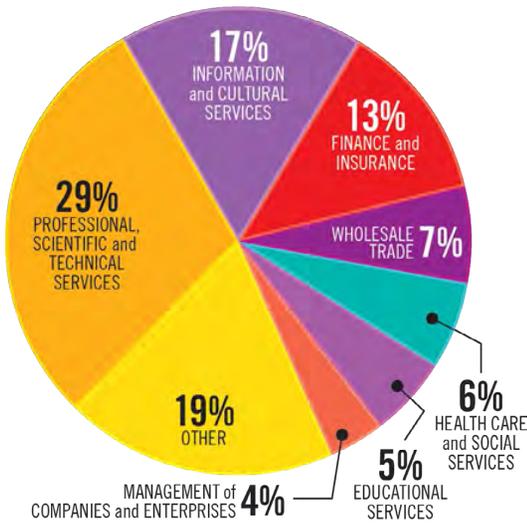
**41 SITES** [53 ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL



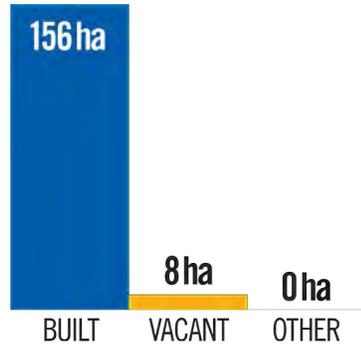
# ALLSTATE CITY of MARKHAM

- ▶ The Allstate employment area accounts for the second largest share of employment land employment in the City of Markham and is home to a number of the Region's top employers including Huawei Technologies and Allstate Insurance
- ▶ This business park is home to a number of prestige office and industrial developments. Furthermore, out of all of the City's employment areas, it has the largest number of major office buildings and 72 per cent of all jobs in this area are located within major offices
- ▶ It is home to Buttonville airport and is located adjacent to Highway 404 and the Highway 7 transit corridor
- ▶ Since 2008, over 50 per cent of job growth has been in the ICT cluster, making it a notable contributor to the Region's growing ICT cluster

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



164 TOTAL HECTARES 2017



**15,250 JOBS** in 2018  
 27% INCREASE (3,270 JOBS) SINCE 2008

93% SERVICES PRODUCING      7% GOODS PRODUCING

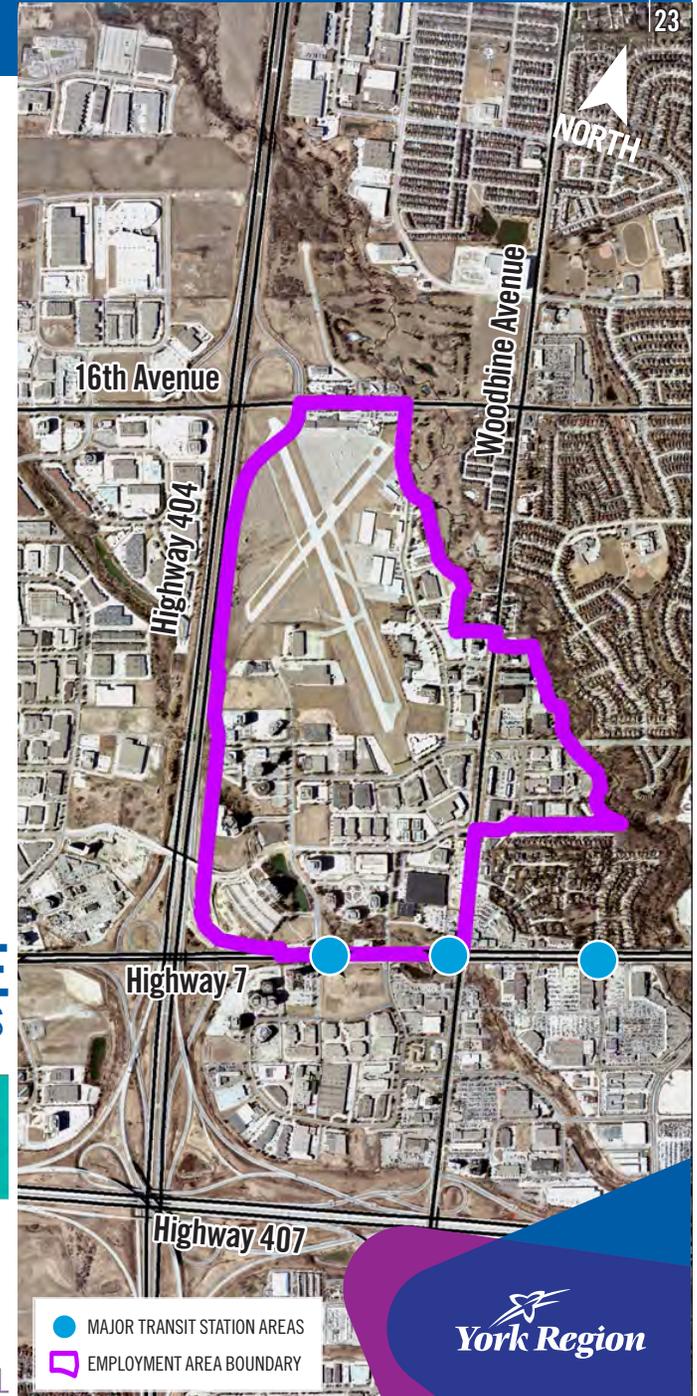
82% ONSITE      18% OFFSITE

22% RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
 10,790 JOBS 32 BUILDINGS

EXISTING EMPLOYMENT AREA  
**DENSITY 97** JOBS per HECTARE

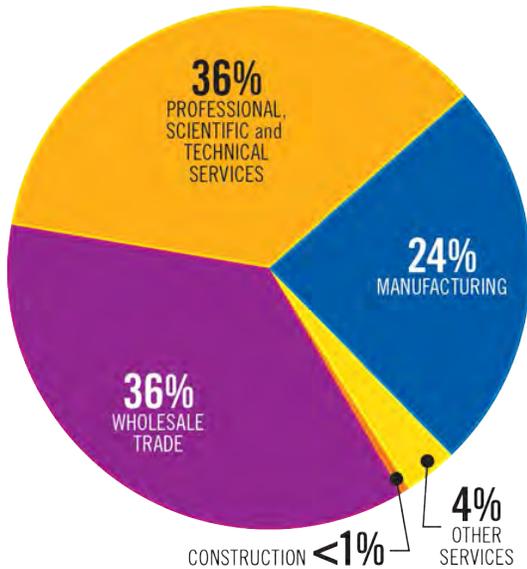
**9 SITES** [14ha] TOTAL AREA  
 with INTENSIFICATION POTENTIAL



# ARMDALE CITY of MARKHAM

- ▶ This employment area is comprised of a variety of industrial buildings with uses predominantly in the wholesale trade, and manufacturing sectors
- ▶ It is in close proximity to Highway 407 and located along arterial roads with access to nearby residential areas
- ▶ With 33 hectares of vacant employment land available, there are development opportunities for future employers

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



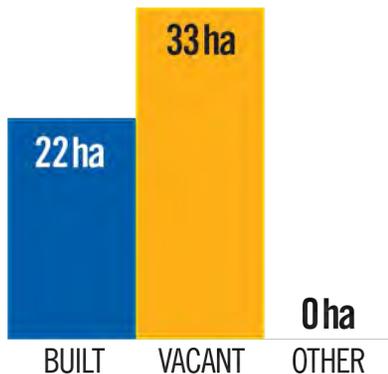
**1,070 JOBS** in 2018  
 6% INCREASE (60 JOBS) SINCE 2008

76% SERVICES PRODUCING    24% GOODS PRODUCING

98% ONSITE    2% OFFSITE

3% RETAIL and PERSONAL SERVICES

## 55 TOTAL HECTARES 2017



EXISTING EMPLOYMENT AREA  
**DENSITY 48** JOBS per HECTARE

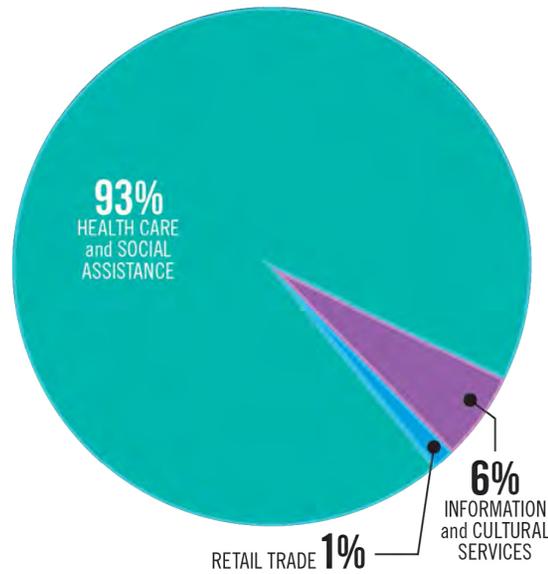
**2 SITES** [2.0ha TOTAL AREA]  
 with INTENSIFICATION POTENTIAL



# BOX GROVE CITY of MARKHAM

- ▶ This employment area is integrated into Markham's Box Grove community. It is adjacent to existing residential neighborhoods, natural heritage features and commercial developments that serve the community
- ▶ The majority of lands in this employment area are vacant and can be found in close proximity to the Highway 407 and Donald Cousens Parkway interchange making them ideal locations for freight-supportive businesses to locate

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**160 JOBS** in 2018

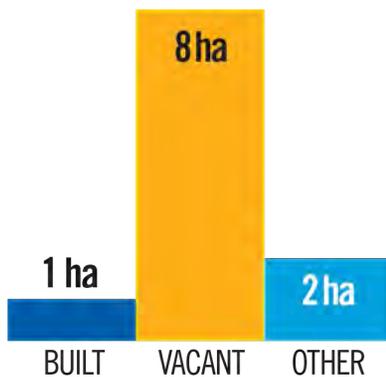
**INCREASE** of 160 JOBS SINCE 2008

**100%** SERVICES PRODUCING    **0%** GOODS PRODUCING

**90%** ONSITE    **10%** OFFSITE

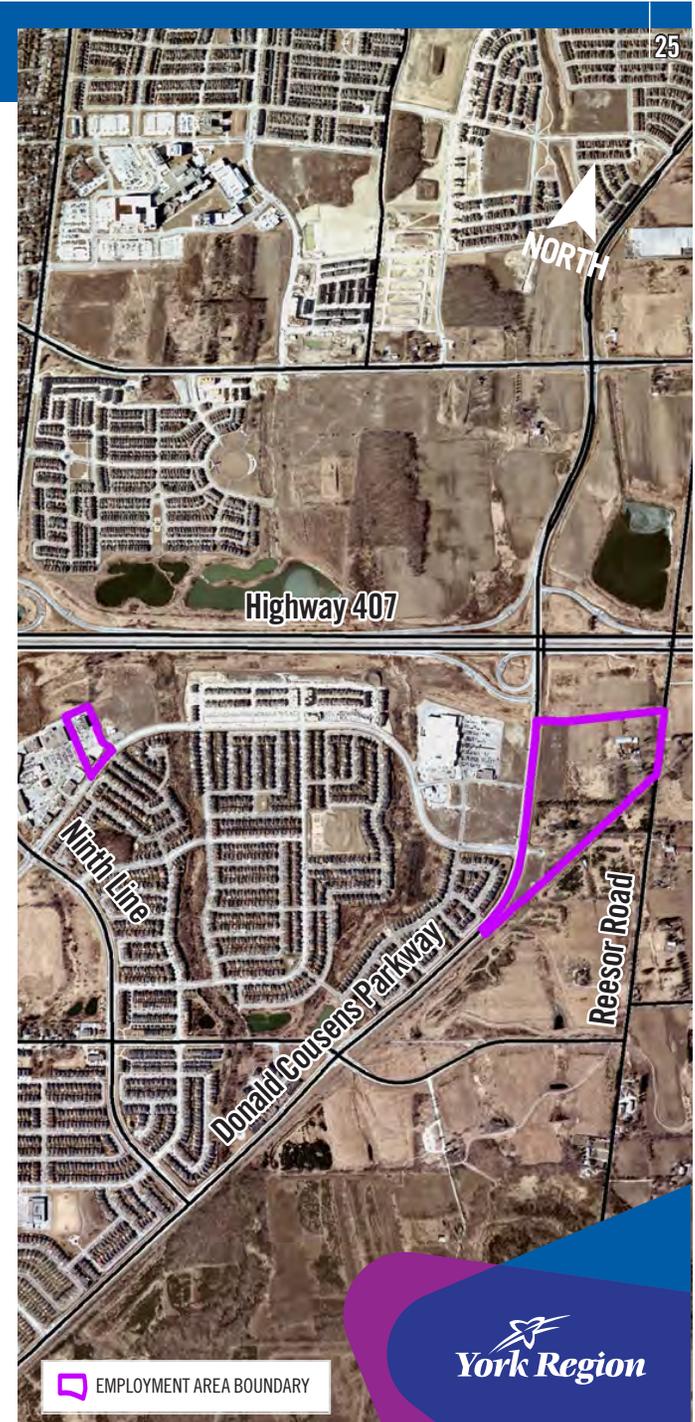
**7%** RETAIL and PERSONAL SERVICES

## 11 TOTAL HECTARES 2017



**MAJOR OFFICE**  
160 JOBS 1 BUILDING

EXISTING EMPLOYMENT AREA  
**DENSITY 128** JOBS per HECTARE



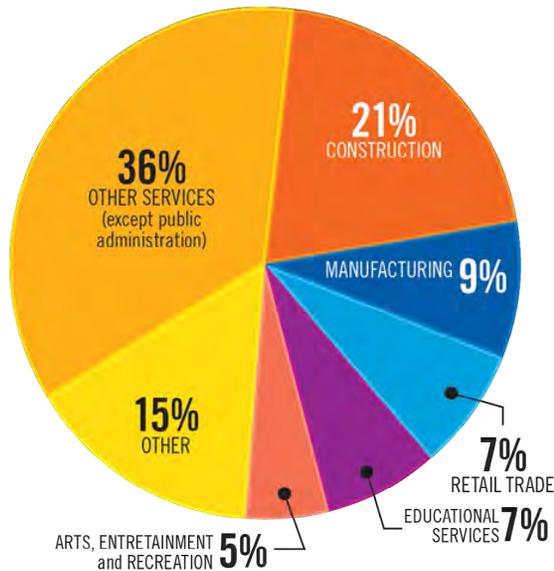
EMPLOYMENT AREA BOUNDARY



# BULLOCK DRIVE CITY of MARKHAM

- ▶ The Bullock drive employment area is comprised of a mix of service, retail, and light industrial uses and is located along arterial roads making it accessible to businesses and surrounding residential communities
- ▶ The western portion of the employment area is bordered by an intensification area and is serviced by rapid transit routes
- ▶ Over the past ten years, the composition of employment in this area has transitioned from traditional industrial and warehouse uses to smaller scale service employment uses

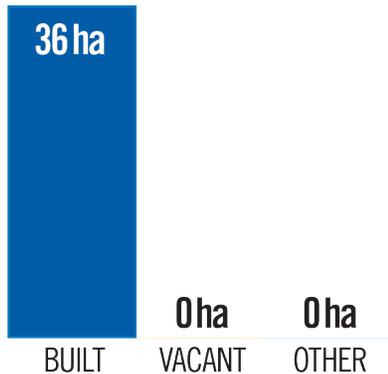
## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**1,630 JOBS** in 2018  
**27% DECREASE** (-590 JOBS) SINCE 2008

**71%** SERVICES PRODUCING    **29%** GOODS PRODUCING  
**81%** ONSITE    **19%** OFFSITE  
**50%** RETAIL and PERSONAL SERVICES

## 36 TOTAL HECTARES 2017



**EXISTING EMPLOYMENT AREA DENSITY 46 JOBS per HECTARE**



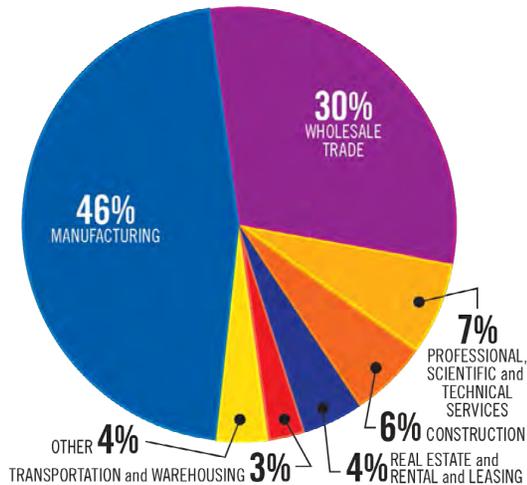
● MAJOR TRANSIT STATION AREAS  
 □ EMPLOYMENT AREA BOUNDARY



# CACHET CITY of MARKHAM

- ▶ The location of the Cachet employment area offers existing and prospective employers excellent visibility and accessibility to Highway 404 and fosters opportunities for economic synergies with its neighbouring employment areas
- ▶ It is comprised of prestige industrial and office buildings which are home to some of the Region's top employers including GE Grid IQ Innovation centre and Phillips Canada
- ▶ The largest share of employment growth can be attributed to the manufacturing sector, accounting for 86 per cent of job growth since 2008
- ▶ A portion of the employment area contains protected natural features, however with 15 hectares of vacant employment land available there is opportunity available for future development

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**3,050 JOBS** in 2018

51% INCREASE (1,030 JOBS) SINCE 2008

48% SERVICES PRODUCING    52% GOODS PRODUCING

93% ONSITE    7% OFFSITE

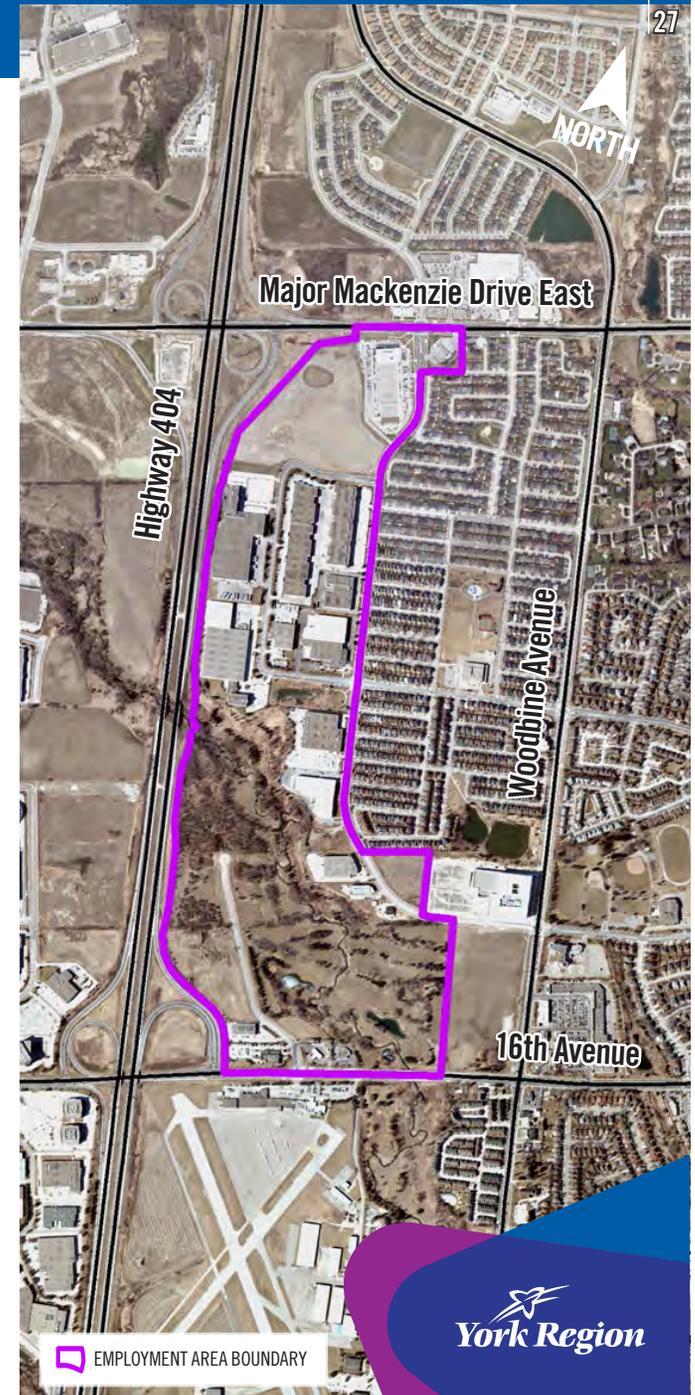
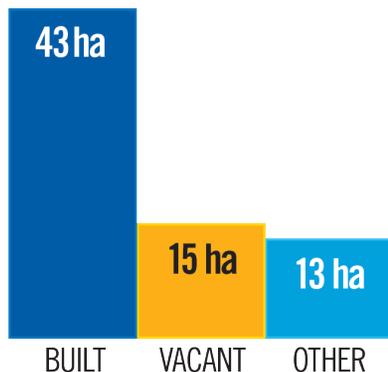
3% RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
1,090 JOBS 3 BUILDINGS

EXISTING EMPLOYMENT AREA  
**DENSITY 72** JOBS per HECTARE

**3 SITES** [8.0 ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL

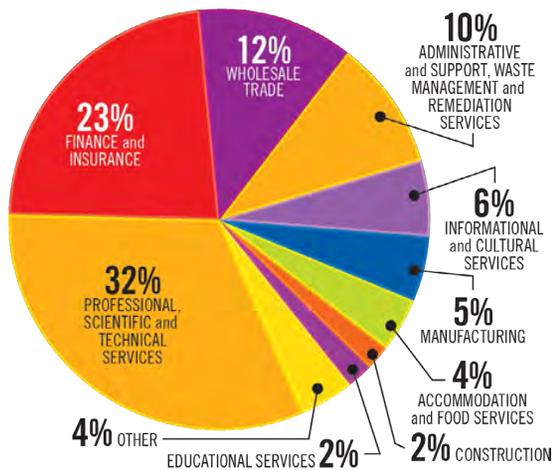
## 71 TOTAL HECTARES 2017



# COCHRANE CITY of MARKHAM

- ▶ This employment area is located within the Highway 7 East corridor and is adjoined to the Highway 404 and Highway 407, offering visibility and access to the Regional Rapid transit corridor
- ▶ The finance and insurance sector experienced the largest share of employment growth, increasing from a 7 per cent share in 2008 to a 23 per cent share in 2018
- ▶ Over 70 per cent of jobs in this employment area are located in major office buildings and are home to some large employers in knowledge-based sectors including Torco Financial Group, Ceridian Canada and WSP Global

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**5,150 JOBS** in 2018

7% INCREASE (320 JOBS) SINCE 2008

92% SERVICES PRODUCING    8% GOODS PRODUCING

78% ONSITE    22% OFFSITE

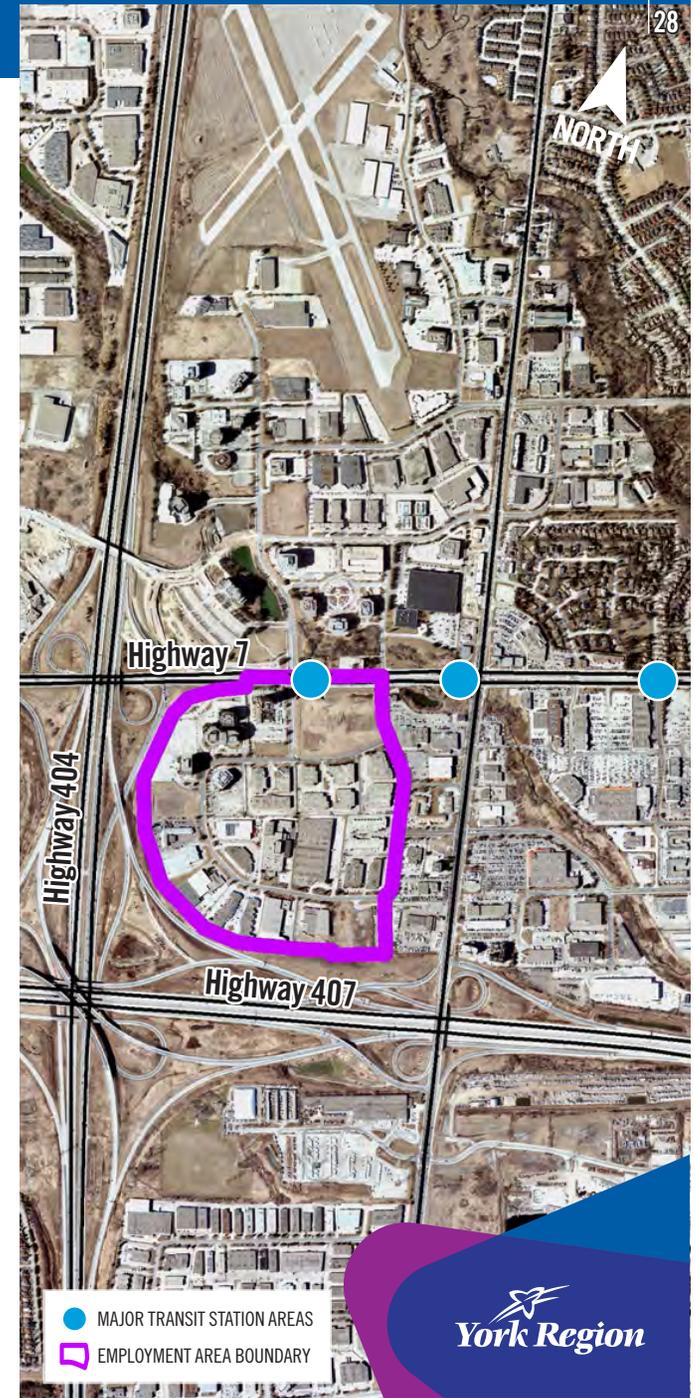
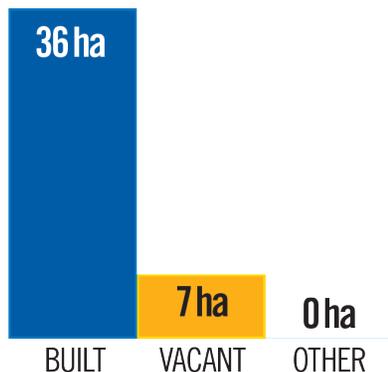
11% RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
3,720 JOBS 9 BUILDINGS

EXISTING EMPLOYMENT AREA  
**DENSITY 144** JOBS per HECTARE

**3 SITES** [3.0ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL

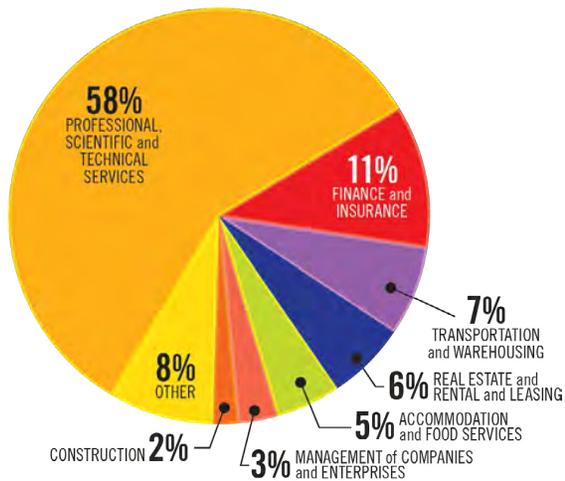
## 43 TOTAL HECTARES 2017



# COMMERCE VALLEY LEITCHCROFT CITY of MARKHAM

- ▶ This employment area is well located within the Highway 7 East corridor and bounded by Highway 407 to the south and Highway 404 to the east
- ▶ This area is comprised of a significant concentration of offices which are home to a number of the Region's top ICT employers including CGI Information Systems and AMD Technologies
- ▶ Over 65 per cent of job growth in the past ten years has been in the finance and insurance and professional, scientific and technical services sectors

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**14,450 JOBS** in 2018

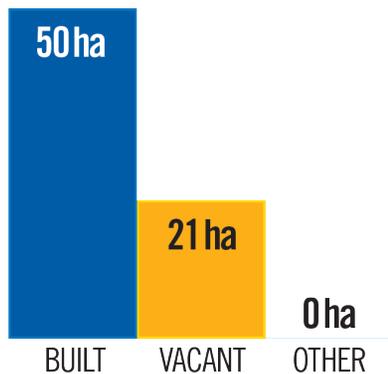
**28% INCREASE** (3,150 JOBS) SINCE 2008

**96%** SERVICES PRODUCING    **4%** GOODS PRODUCING

**78%** ONSITE    **22%** OFFSITE

**7%** RETAIL and PERSONAL SERVICES

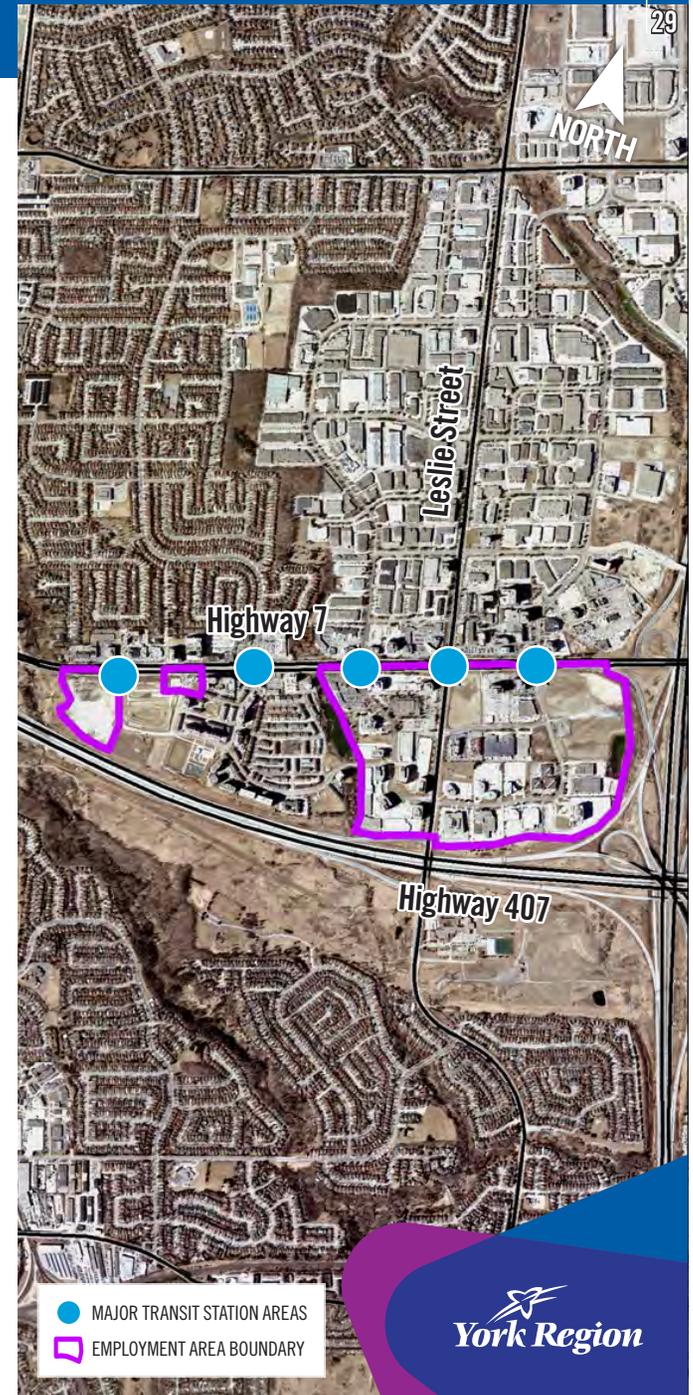
## 71 TOTAL HECTARES 2017



**MAJOR OFFICE**  
13,670 JOBS 19 BUILDINGS

**EXISTING EMPLOYMENT AREA DENSITY 289 JOBS per HECTARE**

**2 SITES** [2.0ha TOTAL AREA]  
with INTENSIFICATION POTENTIAL



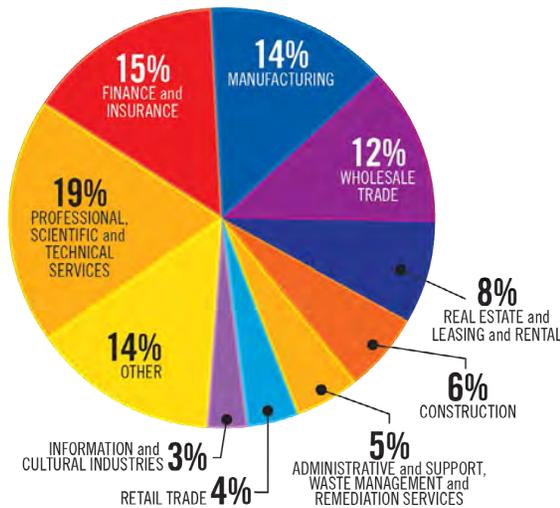
● MAJOR TRANSIT STATION AREAS  
□ EMPLOYMENT AREA BOUNDARY



# DENISON STEELES CITY of MARKHAM

- ▶ This is the largest employment area in terms of the number of jobs and accounts for 34 per cent of all employment area employment in the City of Markham
- ▶ It sits on the municipal border between York Region and the City of Toronto and is easily accessible via Highway 404
- ▶ Over 6,100 jobs have been added to this employment area since 2008. Over 54 per cent of this growth can be attributed to the Finance and Insurance sector
- ▶ Its diverse economic composition includes a mix of traditional industrial/warehousing and office uses. Since 2008, the majority of growth has occurred in office type uses

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**39,600 JOBS** in 2018

18% INCREASE (6,160 JOBS) SINCE 2008

80% SERVICES PRODUCING 20% GOODS PRODUCING

76% ONSITE 24% OFFSITE

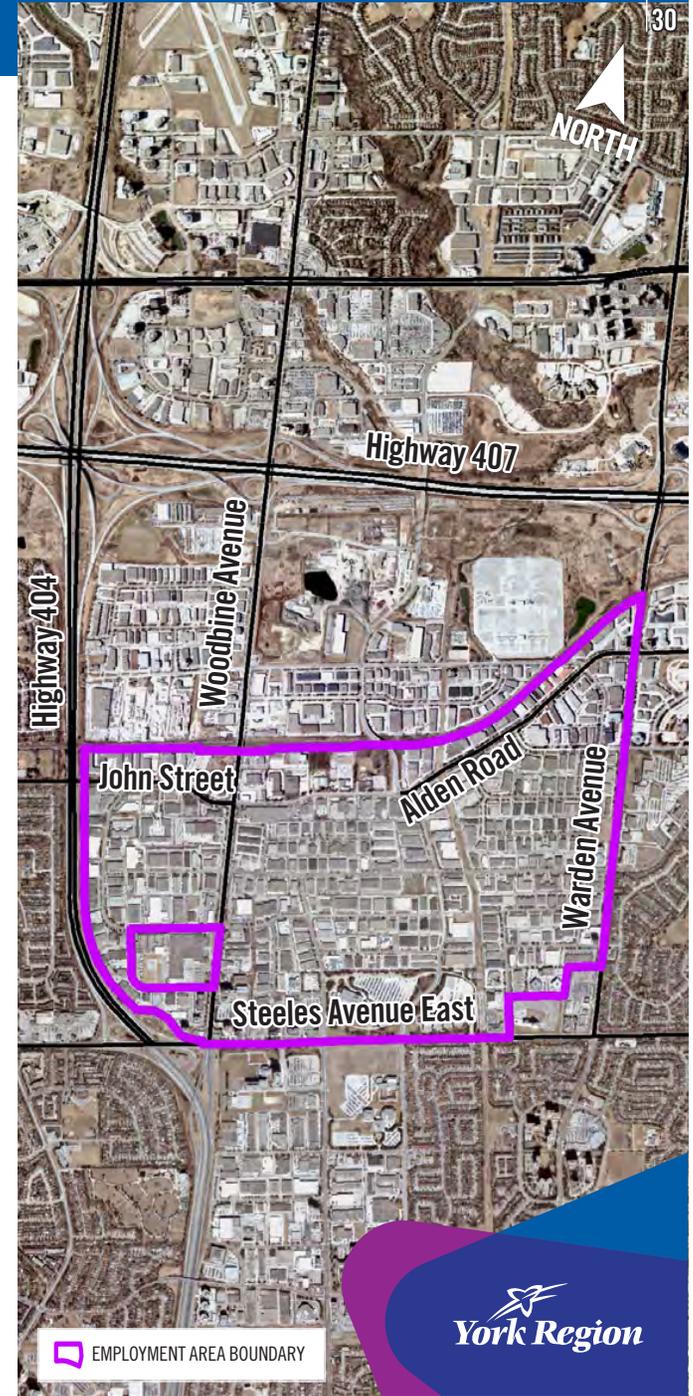
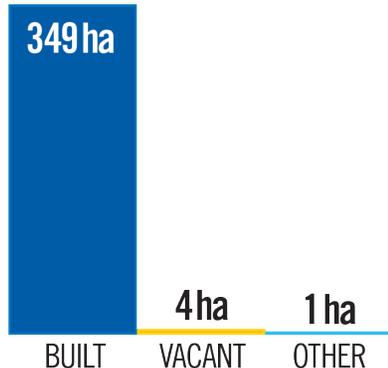
14% RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
14,420 JOBS 21 BUILDINGS

EXISTING EMPLOYMENT AREA  
**DENSITY 113** JOBS per HECTARE

**4 SITES** [3.0ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL

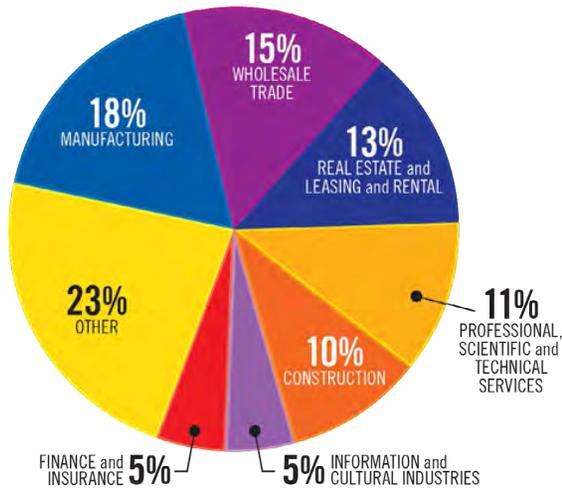
## 354 TOTAL HECTARES 2017



# FOURTEENTH AVENUE CITY of MARKHAM

- ▶ This established employment area is situated southeast of Highway 404 and Highway 407
- ▶ Despite experiencing declines in the manufacturing and transportation/warehousing sectors in the past ten years, it can still be characterized as a traditional employment area with industrial and warehousing uses
- ▶ The real estate and rental and leasing and construction sectors accounted for the largest share of employment growth since 2008

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**8,200 JOBS** in 2018  
 9% INCREASE (700 JOBS) SINCE 2008

71% SERVICES PRODUCING    29% GOODS PRODUCING

86% ONSITE    14% OFFSITE

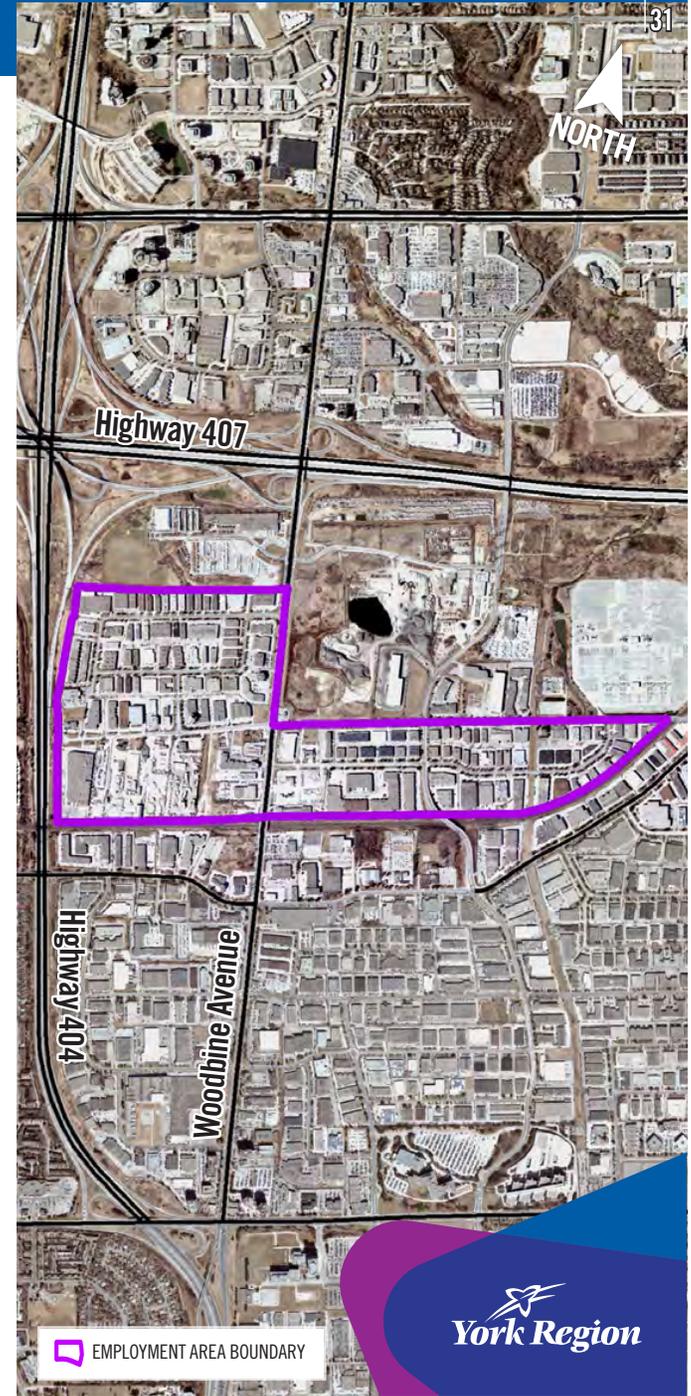
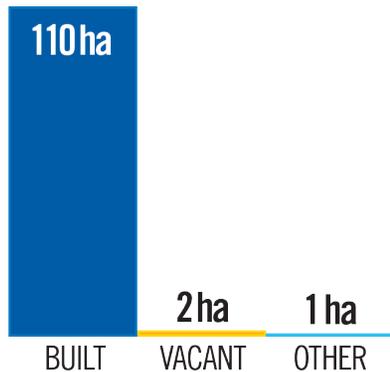
13% RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
 1,660 JOBS 4 BUILDINGS

EXISTING EMPLOYMENT AREA  
**DENSITY 74** JOBS per HECTARE

**3 SITES** [2.0ha] TOTAL AREA  
 with INTENSIFICATION POTENTIAL

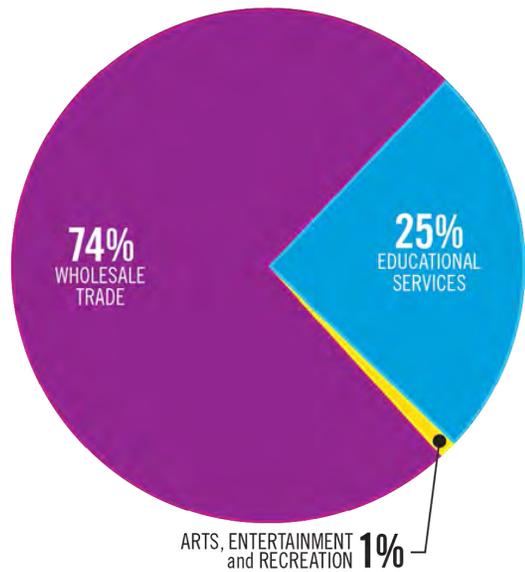
## 113 TOTAL HECTARES 2017



# HIGHWAY 404 NORTH CITY of MARKHAM

- ▶ This employment area offers excellent visibility and accessibility from the adjoining 400 series highway and has further development potential with 48 hectares of vacant land
- ▶ Honda Canada, Enbridge Gas and Mobis Parts Canada have located their operations here over the past ten years. All three employers feature prestige industrial and office uses and account for all 1,220 jobs in this employment area

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



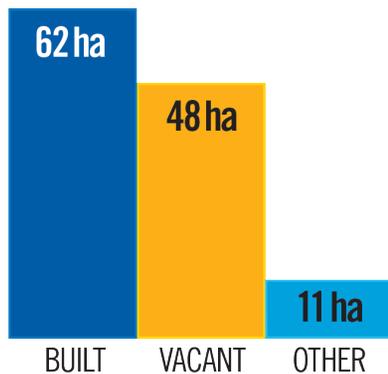
**1,220 JOBS** in 2018  
**10,083% INCREASE** (1,210 JOBS) SINCE 2008

**100%** SERVICES PRODUCING    **0%** GOODS PRODUCING

**84%** ONSITE    **16%** OFFSITE

**1%** RETAIL and PERSONAL SERVICES

## 121 TOTAL HECTARES 2017



**MAJOR OFFICE**  
 1,040 JOBS 2 BUILDINGS

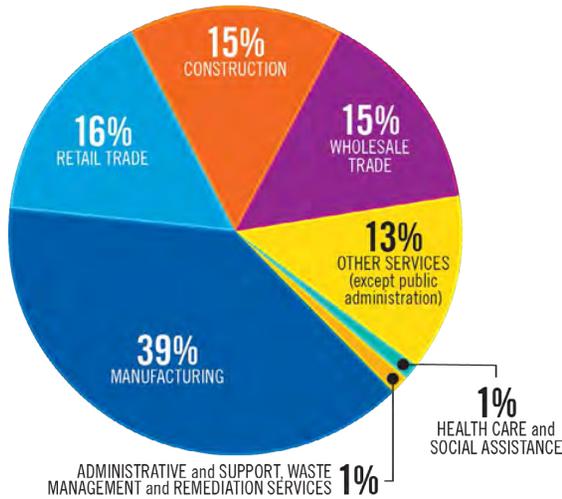
**EXISTING EMPLOYMENT AREA DENSITY 20 JOBS per HECTARE**



# MOUNT JOY BUSINESS PARK CITY of MARKHAM

- ▶ The Mount Joy business park is located within the mixed-use Markham Rd/Mount Joy corridor
- ▶ This area is adjacent to the Mount Joy GO station and is well integrated into the surrounding communities of Berczy Village, Wismer Commons and Greensborough
- ▶ Employment growth has remained relatively steady since 2008. The area is mainly comprised of small scale multi-unit industrial buildings used for light manufacturing and wholesale businesses

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**160 JOBS** in 2018

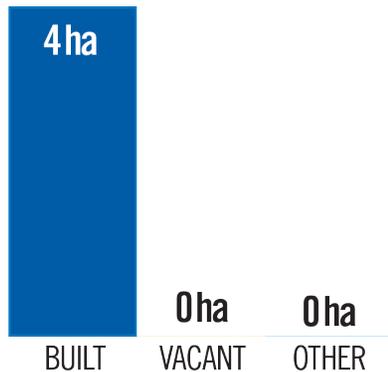
14% INCREASE (20 JOBS) SINCE 2008

46% SERVICES PRODUCING 54% GOODS PRODUCING

93% ONSITE 7% OFFSITE

29% RETAIL and PERSONAL SERVICES

## 4 TOTAL HECTARES 2017



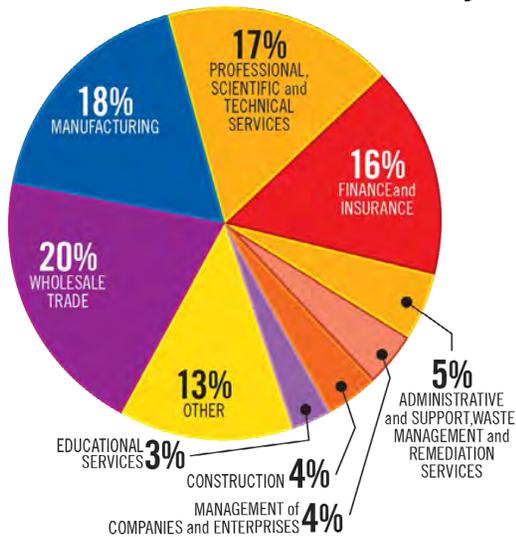
EXISTING EMPLOYMENT AREA DENSITY **45** JOBS per HECTARE



# RISEBOROUGH CITY of MARKHAM

- ▶ This employment area is conveniently located at the southeast corner of Highway 407 and Warden Avenue and with access to frequent transit service on the surrounding arterial roads. It is comprised of a range of prestige office and industrial buildings and is home to a number of top employers including TD Insurance, Veoneer Canada, Enercare Home Services and GM Canada
- ▶ The wholesale trade, administrative and support, waste management and remediation services and manufacturing sectors all experienced notable growth over the past ten years despite an overall net decline in employment in this area
- ▶ 29 of the 511 businesses located in this area employ over 100 employees and account for 60 per cent of all jobs in the business park

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**13,740 JOBS** in 2018

6% DECREASE (-950 JOBS) SINCE 2008

78% SERVICES PRODUCING    22% GOODS PRODUCING

86% ONSITE    14% OFFSITE

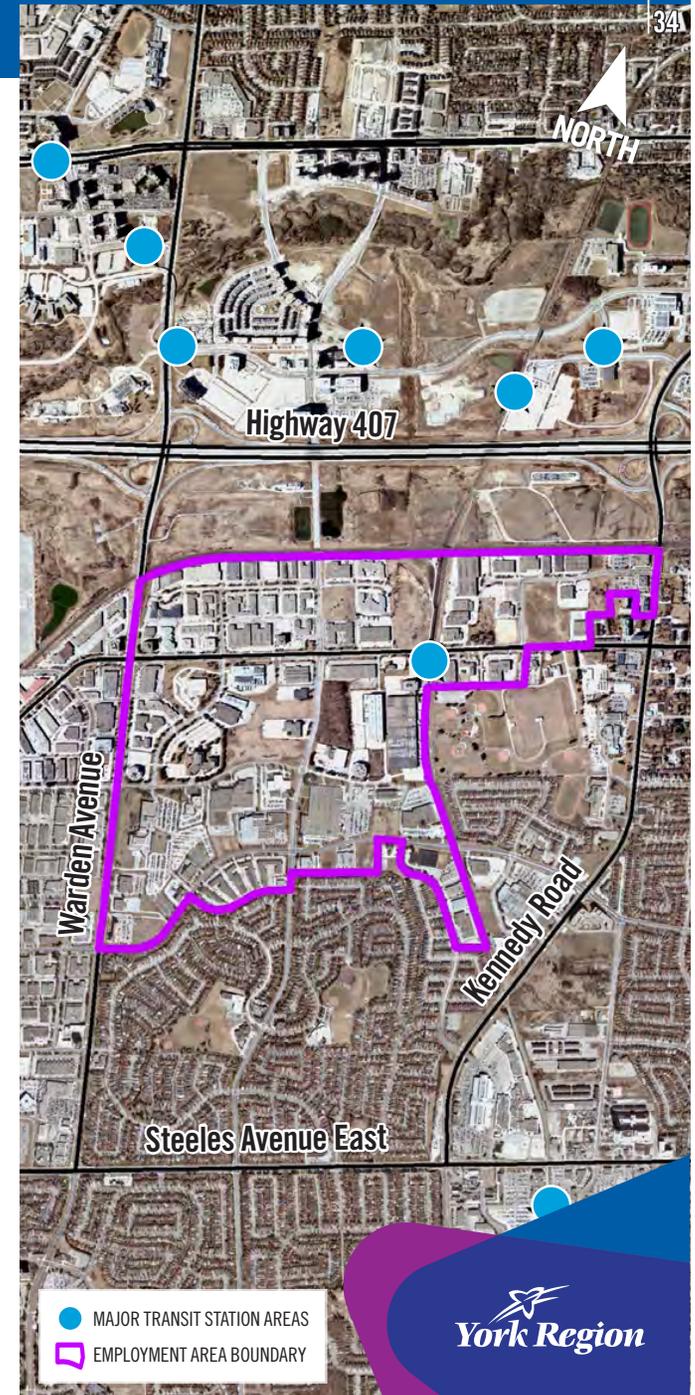
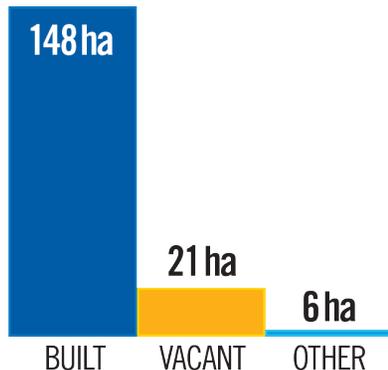
6% RETAIL and PERSONAL SERVICES

**MAJOR OFFICE**  
5,870 JOBS 18 BUILDINGS

EXISTING EMPLOYMENT AREA  
**DENSITY 93** JOBS per HECTARE

**5 SITES** [5.0ha] TOTAL AREA  
with INTENSIFICATION POTENTIAL

## 175 TOTAL HECTARES 2017



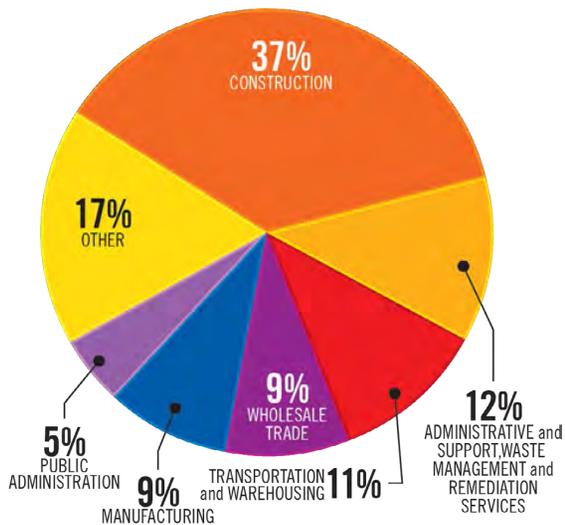
● MAJOR TRANSIT STATION AREAS  
□ EMPLOYMENT AREA BOUNDARY

**York Region**

# RODICK ROAD CITY of MARKHAM

- ▶ The northern part of this employment area is located close to the Highway 7 east corridor and Markham Centre and is comprised of mainly industrial standalone and industrial condo buildings in the Administrative and support, waste management and remediation services, wholesale trade and manufacturing sectors
- ▶ The employment lands south of Highway 407 are home to The Miller Group, one of the Region's top employers. This business alone accounts for nearly all of the construction sectors jobs within this employment area and accounted for 51 per cent of job growth in this area over the past ten years
- ▶ Both the northern and southern parts of this employment area are easily accessed via Highway 407

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



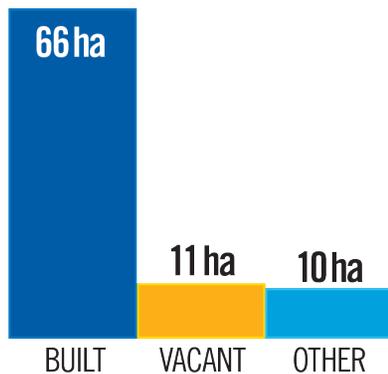
**3,210 JOBS** in 2018  
**180% INCREASE** (2,060 JOBS) SINCE 2008

**50% SERVICES PRODUCING**    **50% GOODS PRODUCING**

**55% ONSITE**    **45% OFFSITE**

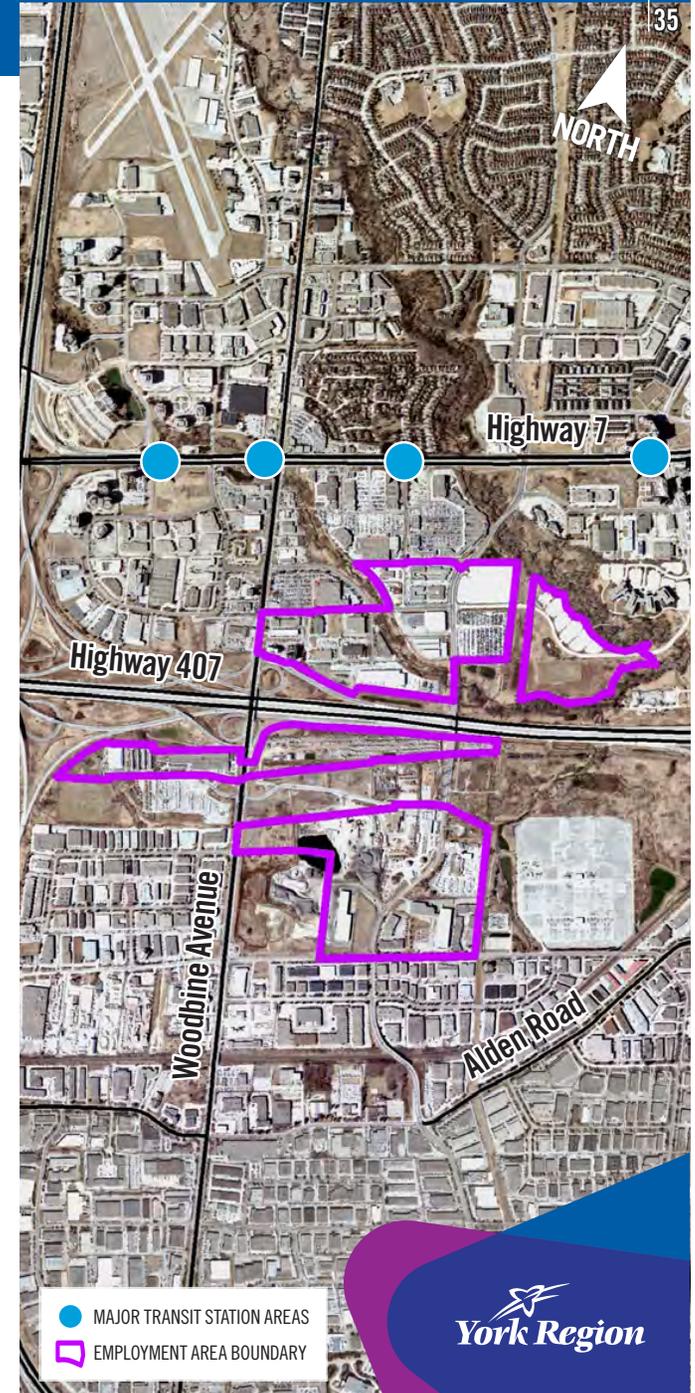
**10% RETAIL and PERSONAL SERVICES**

## 87 TOTAL HECTARES 2017



EXISTING EMPLOYMENT AREA DENSITY **49** JOBS per HECTARE

**5 SITES** [8.0 ha TOTAL AREA]  
 with INTENSIFICATION POTENTIAL



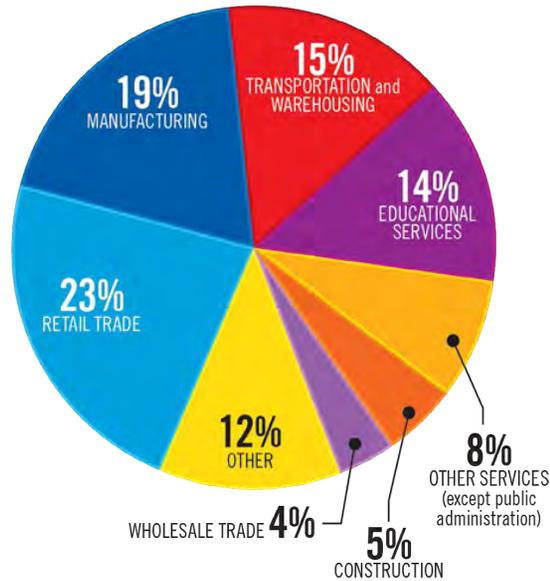
● MAJOR TRANSIT STATION AREAS  
 □ EMPLOYMENT AREA BOUNDARY



# THORNHILL CITY of MARKHAM

- ▶ The Thornhill employment area is located adjacent to the Yonge Steeles Corridor mixed-use area and is transit supportive with existing York Region Transit/VIVA bus routes and the future Yonge subway extension
- ▶ Employment in this area has remained relatively stable over the past ten years
- ▶ Employment uses in the area are comprised of light industrial, small office and retail uses that primarily serve the surrounding community and businesses

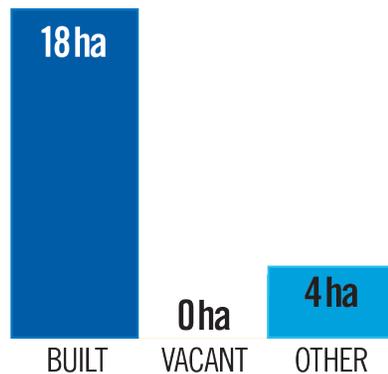
## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



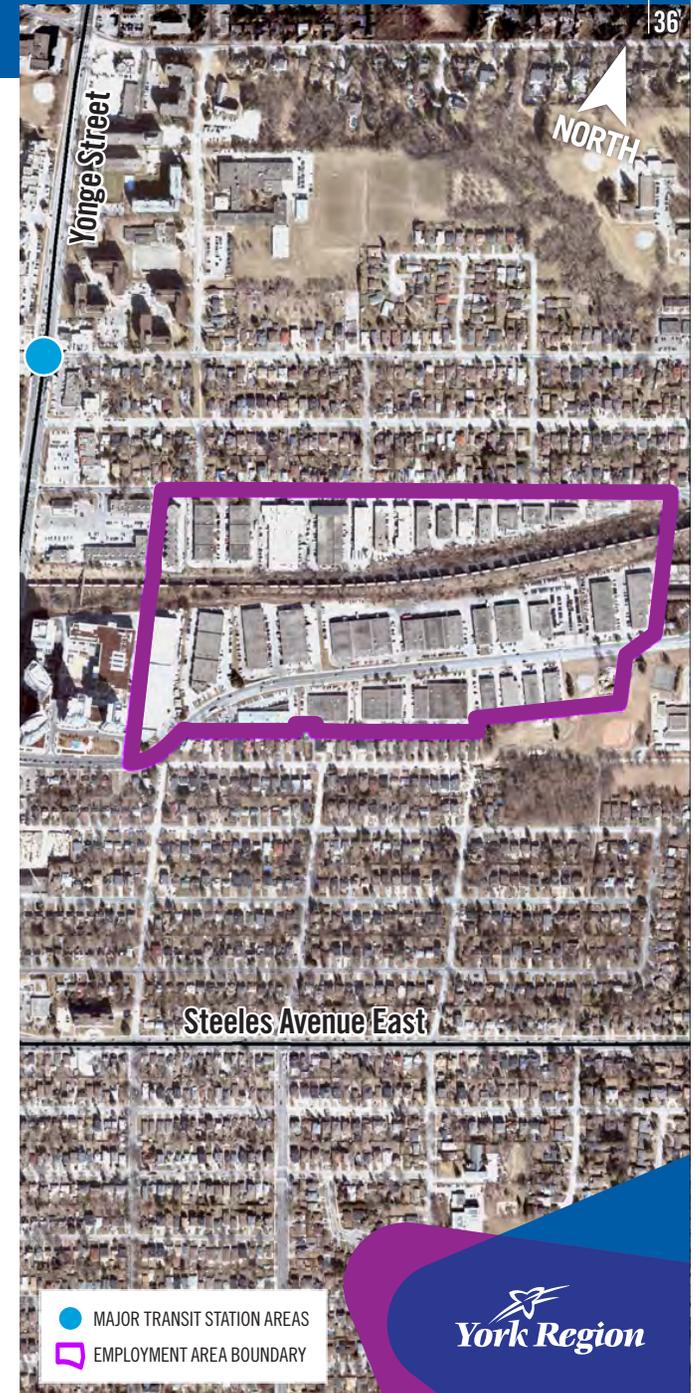
**1,530 JOBS** in 2018  
**6% INCREASE** (80 JOBS) SINCE 2008

**76%** SERVICES PRODUCING    **24%** GOODS PRODUCING  
**74%** ONSITE    **26%** OFFSITE  
**35%** RETAIL and PERSONAL SERVICES

## 22 TOTAL HECTARES 2017



**EXISTING EMPLOYMENT AREA DENSITY 86 JOBS per HECTARE**



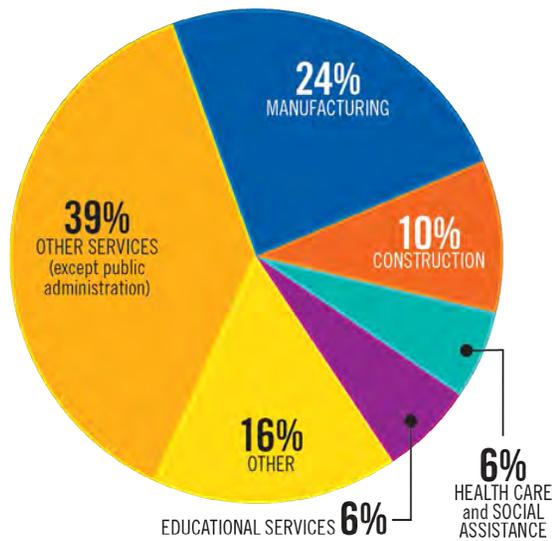
● MAJOR TRANSIT STATION AREAS  
 □ EMPLOYMENT AREA BOUNDARY



# THORNLEA CITY of MARKHAM

- ▶ The Thornlea employment area is situated in the community of Thornhill
- ▶ This area is comprised of a mix of multi-unit buildings that provide light industrial uses and services to businesses and residents
- ▶ The other services and manufacturing sectors account for the largest shares of employment in this area. These businesses are primarily in automotive repair and light manufacturing including millwork and food production
- ▶ Despite an overall decline in employment due to job losses in the manufacturing sector in the past ten years, growth in the other services sector was able to recover the majority of jobs lost

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



**1,020 JOBS** in 2018

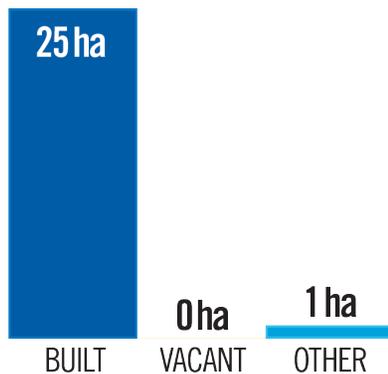
6% DECREASE (-60 JOBS) SINCE 2008

66% SERVICES PRODUCING    34% GOODS PRODUCING

88% ONSITE    12% OFFSITE

43% RETAIL and PERSONAL SERVICES

## 26 TOTAL HECTARES 2017



EXISTING EMPLOYMENT AREA DENSITY **41** JOBS per HECTARE

**1 SITE** [1.0ha] TOTAL AREA with INTENSIFICATION POTENTIAL



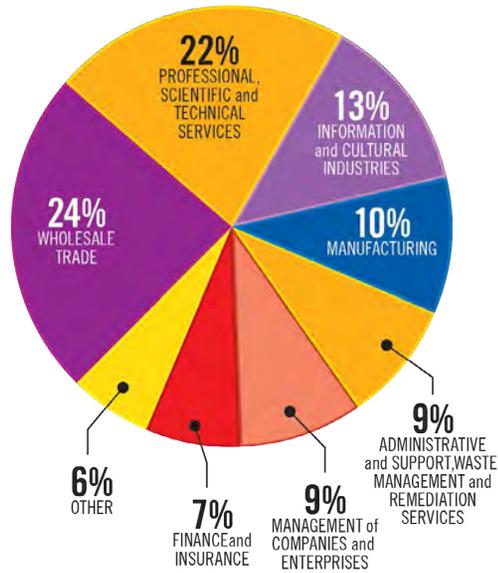
● MAJOR TRANSIT STATION AREAS  
 □ EMPLOYMENT AREA BOUNDARY



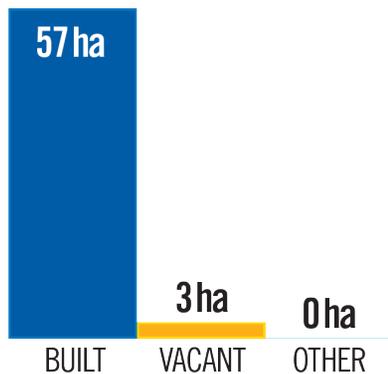
# TOWN CENTRE CITY of MARKHAM

- ▶ The Town Centre employment area is located within Markham Centre and is strategically located along the Highway 7 rapid transit corridor and is adjacent to Highway 407
- ▶ The area is primarily comprised of major office and office/industrial developments and is home to some of the Region's large employers including Hydro One, Jonas Software and Allergan Inc.
- ▶ Over the past ten years, a number of companies in the wholesale trade, information and cultural industries and the management of companies and enterprises sectors have located their operations here and significantly contributed to the City and Region's knowledge based clusters

## DISTRIBUTION of EMPLOYMENT by SECTOR 2018



## 60 TOTAL HECTARES 2017



**7,040 JOBS** in 2018

**70% INCREASE (2,890 JOBS) SINCE 2008**

**89% SERVICES PRODUCING**    **11% GOODS PRODUCING**

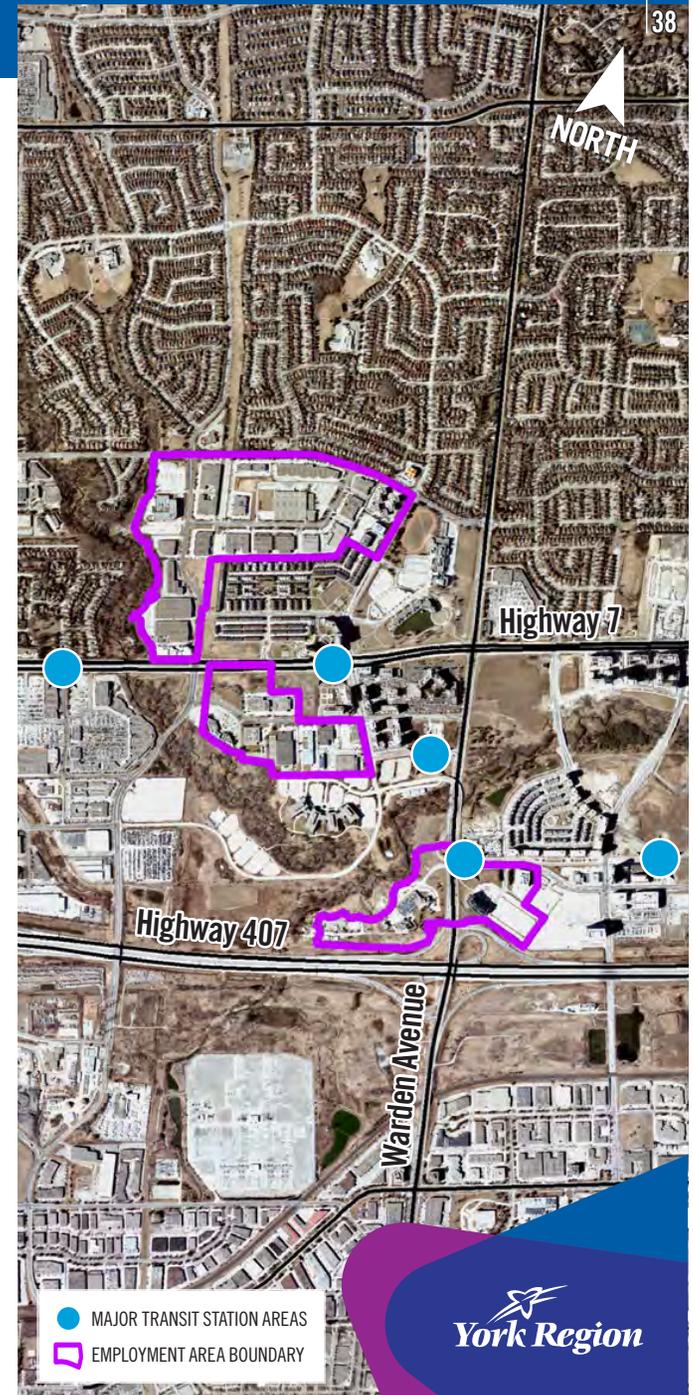
**86% ONSITE**    **14% OFFSITE**

**14% RETAIL and PERSONAL SERVICES**

**MAJOR OFFICE**  
4,250 JOBS 12 BUILDINGS

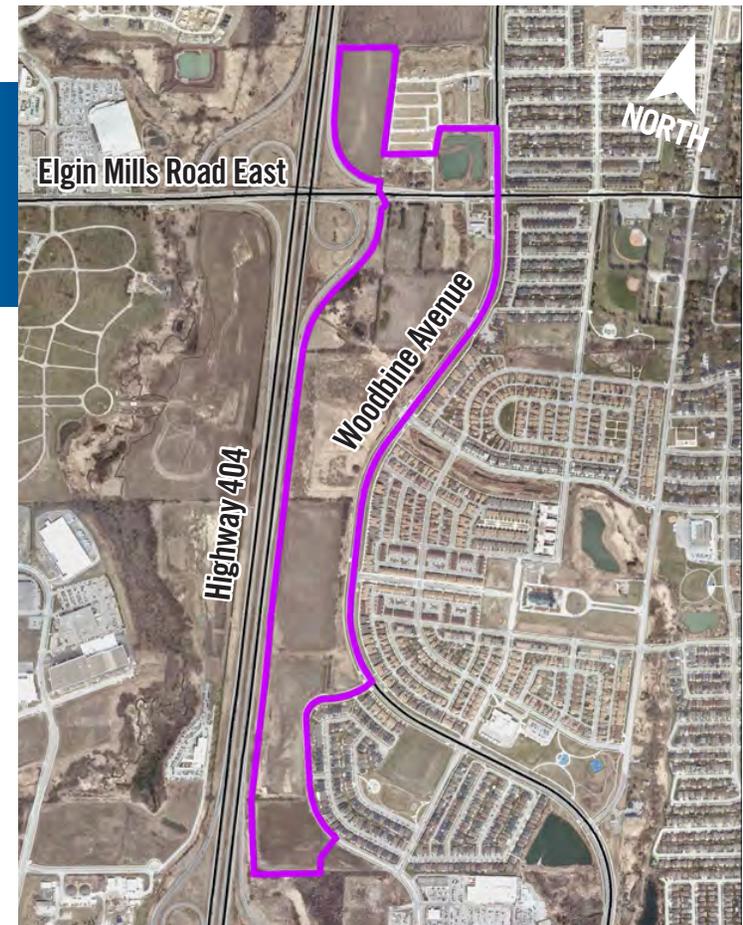
**EXISTING EMPLOYMENT AREA DENSITY 123 JOBS per HECTARE**

**3 SITES** [2.0ha TOTAL AREA]  
with INTENSIFICATION POTENTIAL



## CATHEDRAL (VACANT)

- ▶ The Cathedral employment area has a total area of 45 net Ha – 37 of which were vacant and available for future development as of 2017
- ▶ This employment area is strategically located along Highway 404, offering excellent visibility and access to the goods movement corridor



39



## CORNELL (VACANT)

- ▶ The Cornell employment area has a total area of 52 net Ha – 37 of which were vacant in 2017
- ▶ Cornell is strategically located adjacent to Highway 407

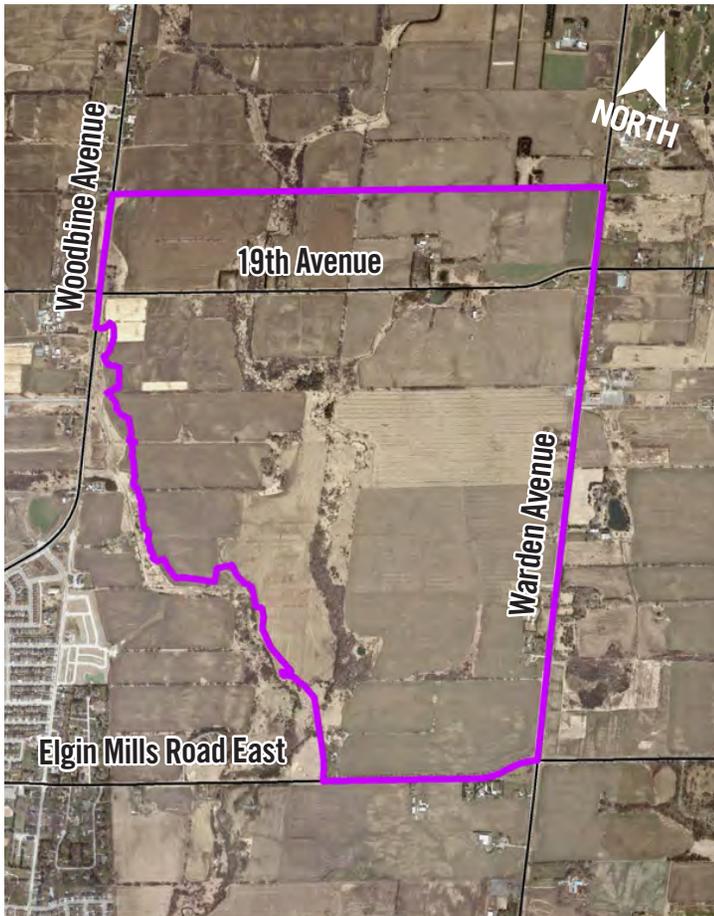


## LANGSTAFF (VACANT)

- ▶ The Langstaff employment area is located within the Richmond Hill/Langstaff Gateway Urban Growth Centre (UGC). The UGC is situated at the crossroads of numerous existing and planned transportation corridors and is anticipated to accommodate up to 32,000 people and 15,000 jobs
- ▶ The two hectares of employment land, which are currently home to approximately 50 jobs, are slated for future redevelopment in the gateway's master plan with employment uses being focused at the transit nodes and bordering Highway 407 granting greater access and exposure to prospective employers



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## ROPA 3 (VACANT)

- ▶ ROPA 3 was brought into the Region's urban boundary through the 2010 ROP as part of the 2031 Growth Plan conformity exercise
- ▶ There is a total of 248 ha in this employment area with 246 ha vacant in 2017
- ▶ The employment area is located in close proximity to Highway 404 and Elgin Mills Road East



## HIGHWAY 407 LESLIE SOUTHWEST (VACANT)

- ▶ 100 per cent of the employment in this employment area is in the Education services sector
- ▶ There is a total of 14Ha in the 407 Leslie Southwest employment area with 6 Ha vacant in 2017
- ▶ The employment area is located adjacent to Highway 407

