

MUNICIPALITY: BRADFORD WEST GWILLIMBURY

1. SUPPLY		
A. Total Supply	Non-developable (Env)	ha
	Occupied	-
	Underutilized Gross Vacant	259
	Gross Vacant	227
	Total Supply	613
B. Gross Developable Supply	Underutilized + Vacant	840
C. Net Vacant Developable Supply	Net-to-Gross Adjustment (Refer to notes)	84%
	Net Vacant Developable Supply (ha)	702

Final supply verified by County and local municipal staff.
Municipal-specific data/assumption.

Source: Hemson Consulting based on information from the County of Simcoe.

2. DEMAND			
A. Forecast Total Place of Work Employment (Based on Growth Plan Schedule 7)			Jobs
		2011	9,039
		2031 Forecast	18,000
		11-31 Growth	8,961
B. Forecast Employment Growth by Type	Employment Type	Share (%)	Job Growth by Type
	Population-Related Employment	38%	3,394
	Rural-based Employment	2%	219
	Employment Land Employment	60%	5,348
	Total Check	100%	8,961

C. Number of Jobs to be Accommodated on Employment Lands	Employment Type	Employment Growth by Type by Location					
		Designated Employment Lands		Not on "Industrial" Employment Lands		Total Check	
		Share (%)	Number of Jobs	Share (%)	Number of Jobs		
	Population-Related Employment	15%	509	85%	2,885	100%	3,394
	Rural-based Employment	2%	4	98%	214	100%	219
	Employment Land Employment	95%	5,081	5%	267	100%	5,348
	TOTAL		5,594	TOTAL	3,367		8,961

D. Employment Land Demand (Ha)	Number of jobs on Employment Lands	5,594
	Estimated Average Density (jobs / net ha)	20
	Employment Land Need (ha)	280

Source: Hemson Consulting based on Statistics Canada, Growth Plan Schedule 7.

3. EMPLOYMENT LAND BUDGET RESULTS		
A. Supply	Net vacant developable supply	ha
	Adjustment for long-term vacancy and underutilization	702
	Long-term development supply (ha)	0.85
		596
B. Demand	Employment Land Need (ha)	280
C. Results (Supply - Demand)	Sufficiency of supply: Excess vs (shortage) ha	317

*If the result indicated is a positive figure, there is sufficient currently designated employment land supply to accommodate forecast demand for employment lands under Schedule 7. If a (negative) figure is indicated, the municipality may require additional employment lands to meet its Schedule 7 employment forecast.

Note(s):

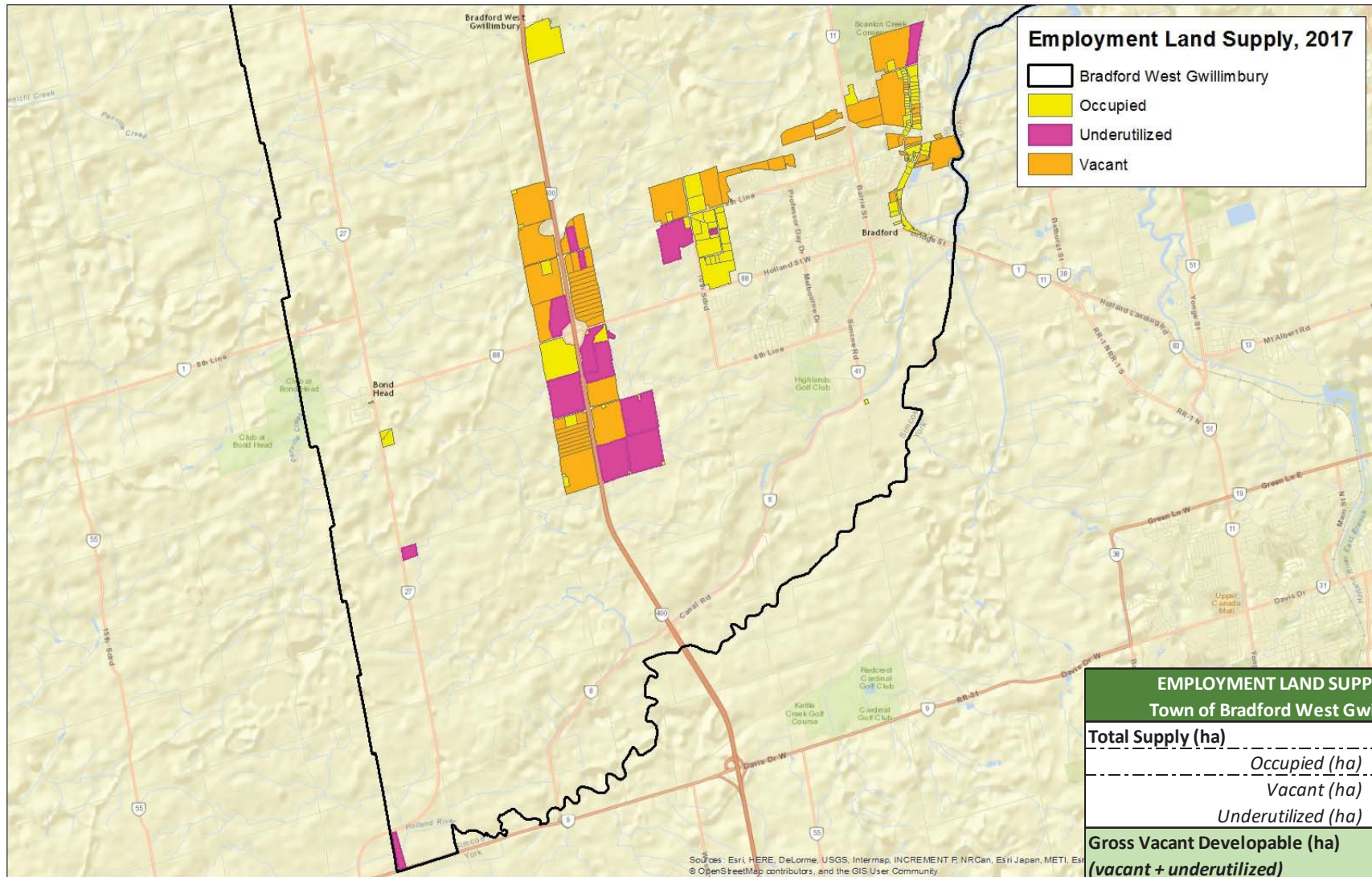
1. A net-to-gross adjustment of 80% is made on parcels larger than 5 ha to account for roads and utilities if it is subdivided. For those parcels under 5 ha, no adjustment is made. The overall net-to-gross thus varies by local municipality consistent with the parcel size characteristics of the supply. A greater prevalence of smaller parcels results in a higher net-to-gross factor (> 80%) because smaller (<5 ha) parcels are not adjusted.
2. A higher proportion of employment growth forecast to be Employment Land Employment occurring on the Provincially designated Bradford West Gwillimbury Strategic Settlement Employment Area.

4. Commercial Land Need ¹				
A. Work at Home Employment (based on population)		Population	Work at Home Jobs	% of Population
		2011	28,887	825
	2031	50,500	1442	3%
	11-31 Growth	21,613	617	
B. Population-Related Employment (PRE) 11-31 Growth by Location	Location	Share of PRE Growth ²		Jobs
	Work at Home	18%		617
	Employment Lands	15%		509
	Institutional	15%		509
	Commercial	52%		1,758
	Total	100%		3,394
C. Commercial Land Need	Number of PRE Jobs on Commercial Lands			1,758
	Estimated Average Density (jobs/ ha)			50
	Estimated Commercial Land Need (ha)			35

Source: Hemson Consulting based on Statistics Canada, Growth Plan Schedule 7.

¹The approach taken here estimates commercial land demand tied to the Schedule 7 employment forecast. It provides a rough estimate of land need for commercial uses only and is not intended to take the place of a more specific retail-based analysis for commercial land need.

²Shares based on Statistics Canada 2011 National Household Survey information by North American Industry Classification (NAICS).



Employment Land Supply, 2017

- Bradford West Gwillimbury
- Occupied
- Underutilized
- Vacant

EMPLOYMENT LAND SUPPLY, 2017	
Town of Bradford West Gwillimbury	
Total Supply (ha)	1,099.3
<i>Occupied (ha)</i>	259.2
<i>Vacant (ha)</i>	613.5
<i>Underutilized (ha)</i>	226.7
Gross Vacant Developable (ha) <i>(vacant + underutilized)</i>	840.1
Net Vacant Developable (ha)	701.7

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri, © OpenStreetMap contributors, and the GIS User Community