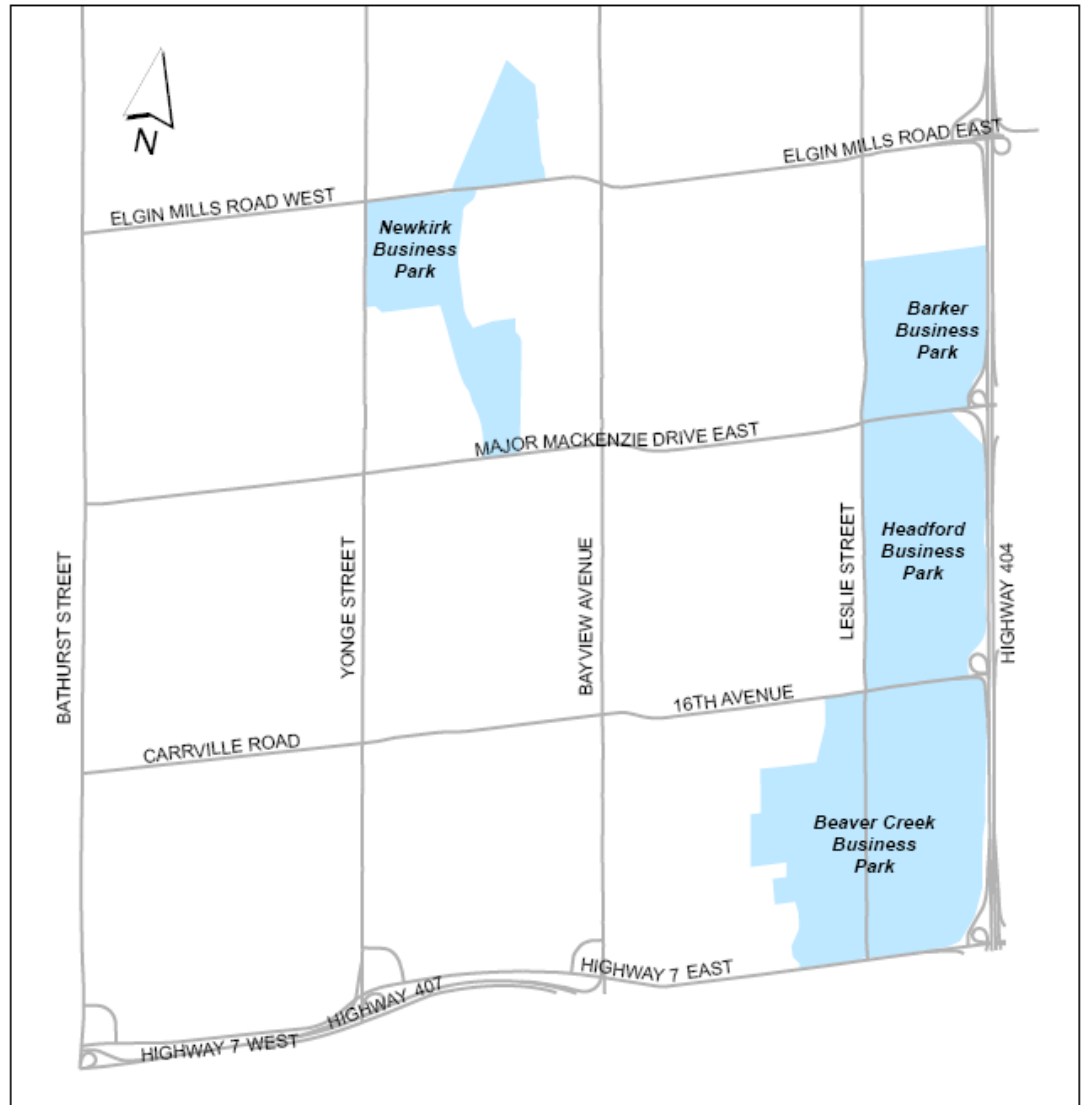


Town of Richmond Hill Business Park Profile



June 2010

economic development



Richmond Hill Business Parks - Introduction



Business parks play a key role in the economic development of Richmond Hill and are designed to accommodate a variety of full time employment uses. Using data from the Region of York's 2009 Employment Survey, this document is intended to provide a detailed profile of each business park as well as an overall analysis of the industries located within the business parks.

Richmond Hill Business Parks - Key Points

- The vast majority of Richmond Hill's vacant employment lands in business parks are fully serviced, those not serviced will be serviced in the near future.
- Strategically located near major transportation corridors, including Highways 7, 404, 407 and 401, Richmond Hill's Business Parks boast an excellent location.
- Businesses in Richmond Hill have access to a skilled and educated workforce. According to the 2006 Census, Over 70% of Richmond Hill's labourforce 20 years of age and older have an education at the postsecondary level..
- Richmond Hill's 4 business parks occupy over 1600 acres of land; over 25 per cent of business park land is vacant.**

*For more information regarding major office space, please refer to the major office space inventory.

** For more information regarding vacant employment land, please refer to the [2009 Vacant Employment Land Inventory](#).

Overview of Richmond Hill Business Parks

	Number of Businesses ¹	Total Employment ¹	Vacant Land (Acres) ²
Barker Business Park	7	339	171.27
Beaver Creek Business Park	1,565	20,826	38.44
Headford Business Park	104	2,836	248.36
Newkirk Business Park	261	5,567	2.27
TOTAL	1,937	29,568	460.34

1. York Region Employment Survey, 2009



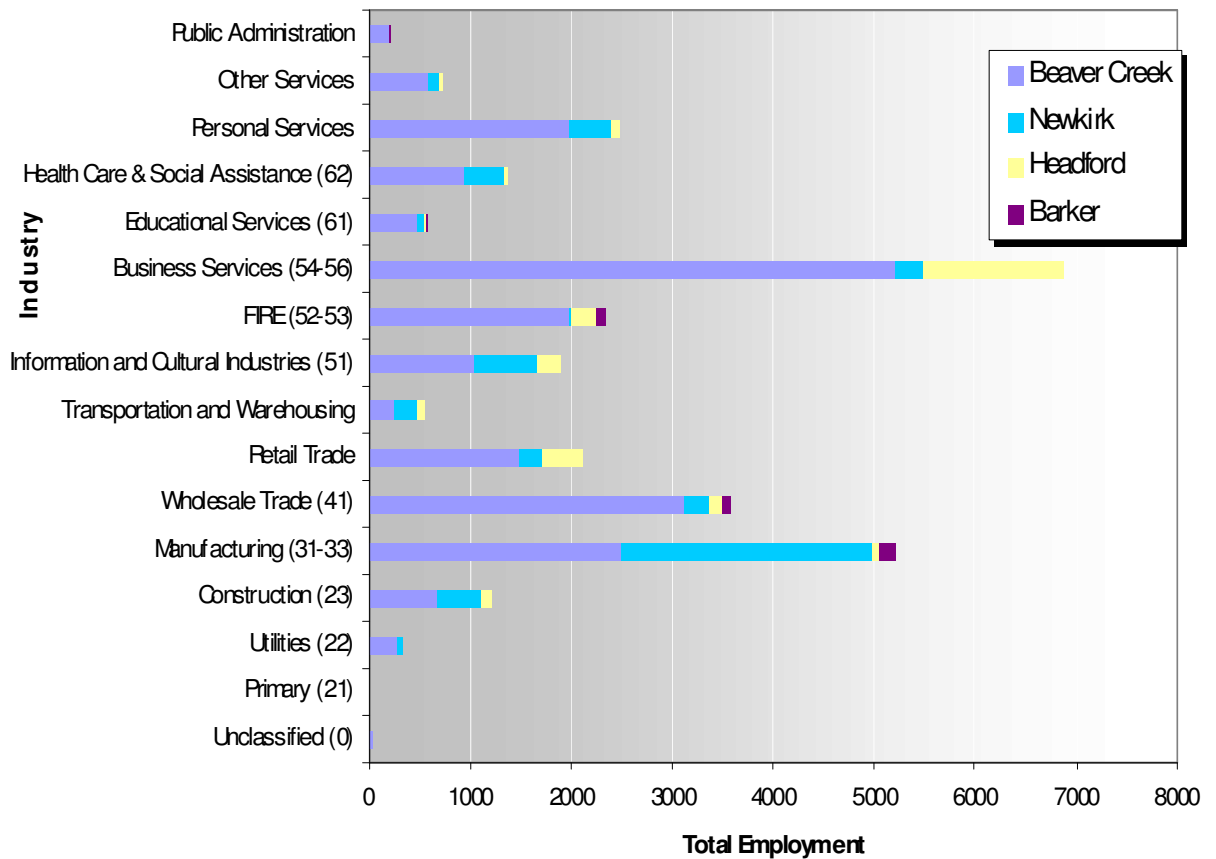
Richmond Hill

Richmond Hill Business Parks – Employment by Industry

Key Points

- Richmond Hill's business parks are transitioning from goods producing to service producing businesses. Over 95% of business park manufacturing employment is located in the Beaver Creek and Newkirk Business Parks.
- Approximately 70% of total business park employment is located in the Beaver Creek Business Park.
- Over 80% of Richmond Hill total employment in the business services sector is located in business parks.
- Over 45 per cent of Richmond Hill businesses and 52 per cent of Richmond Hill's total employment is located in business parks.

Distribution of Employment by Industry - Richmond Hill Business Parks



Source: York Region Employment Survey, 2009
 FIRE: Finance, Insurance and Real Estate

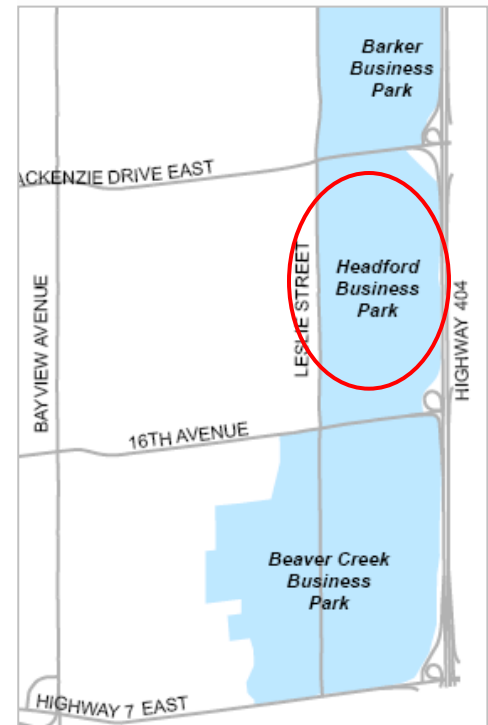
economic development



Headford Business Park

Adjacent to the 404 Corridor, and bordered by Major Mackenzie Drive to the north and 16th Avenue to the West, the Headford Business Park, is a rapidly expanding business park housing a variety of knowledge based industries.

Number of Businesses	104
Total Employment	2,836
Business Park Size	433 Acres (248.36 Acres Vacant)



economic development

Headford Business Park – Key Points

- Approximately half of total employment in Headford is in the business services sector.
- Of Richmond Hill's 4 business parks, Headford has the largest supply of Vacant Employment land.
- In terms of built form, Headford has a number of buildings ranging from major office space to warehousing. Richmond Hill's largest multi tenant office building is located in Headford business Park, as well as Ash City, a warehousing facility and head office.
- Headford is home to a number of well known head office establishments including Staples Business Depot, Tetra Pak and Mazda Canada.



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Headford Business Park – Major Employers

NAME	TOTAL EMPLOYMENT	COMPANY DESCRIPTION
STAPLES BUSINESS DEPOT HEAD OFFICE	474	Management of Companies and Enterprises
ASH CITY WORLDWIDE INC.	350	Head office - Family Clothing Stores
JONAS SOFTWARE	143	Internet Publishing and Broadcasting
MUNICIPAL PROPERTY ASSESSMENT CORPORATION	113	Other Legal Services
MAGNA SERVICES INC.	110	All Other Support Services
MAZDA CANADA INC.	95	Management of Companies and Enterprises
TETRA PAK CANADA INC.	85	Other Paper and Disposable Plastic Product Wholesaler-Distributors
SOLARSOFT	82	Computer Systems Design and Related Services
FLEXITY SOLUTIONS	80	Management of Companies and Enterprises
MAXIUM FINANCIAL	75	All Other Funds and Financial Vehicles
PHARMACEUTICAL PARTNERS OF CANADA INC.	58	Research and Development in the Physical, Engineering and Life Sciences

Source: York Region Employment Survey, 2009

economic development

	# of Businesses	Total Employment	% of Total Headford Employment
Construction (23)	4	92	3.24
Manufacturing (31-33)	5	56	1.97
Wholesale Trade (41)	10	145	5.11
Retail Trade (44-45)	6	389	13.72
Transportation and Warehousing (48-49)	3	75	2.64
Information and Cultural Industries (51)	6	246	8.67
FIRE (52-53)	8	266	9.38
Business Services (54-56)	34	1379	48.62
Educational Services (61)	6	34	1.20
Health Care and Social Assistance (62)	3	37	1.30
Personal Services	14	82	2.89
Other	3	35	1.23

Source: York Region Employment Survey, 2009

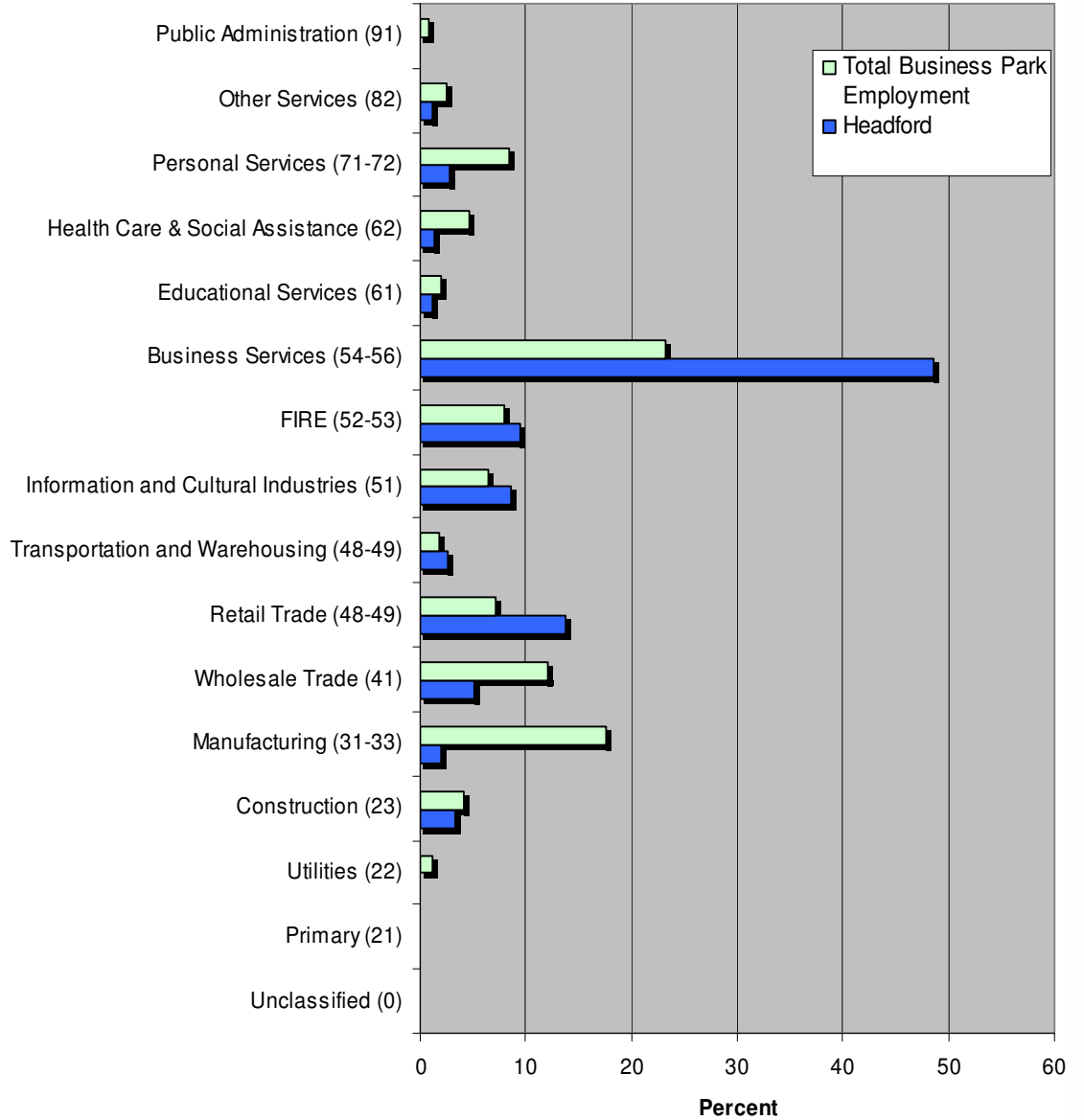


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Headford Business Park - Employment by Sector (%)

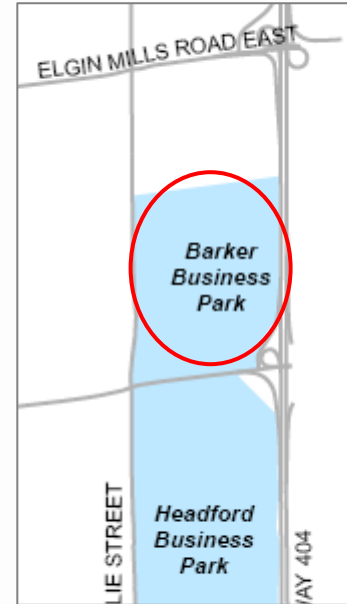


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Barker Business Park

Richmond Hill's newest business park is bounded by Highway 404 to the east, Leslie Street to the west and Major Mackenzie to the south. The Barker business park features an attractive setting and incorporates green space; this park has numerous opportunities for new developments.

Number of Businesses	7
Total Employment	339
Business Park Size	253 Acres (171.27 Acres Vacant)



economic development

Barker Business Park – Key Points

- Established in 2007, Barker Business Park is Richmond Hill's newest business park.
- BMW Group Canada recently located its headquarters to the Barker Business Park.
- The Barker Business Park has provided opportunities for existing Richmond Hill businesses to expand. Cosmo Music recently located their expanded musical superstore here and Compugen is currently constructing an expanded head office in the Barker Business Park.
- Over 65% of the Barker Business Park is currently vacant.



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Richmond Hill

Barker Business Park – Major Employers

NAME	TOTAL EMPLOYMENT	COMPANY DESCRIPTION
LA ROCCA CREATIVE CAKES	162	Bread and Bakery Product Manufacturing & head office
COSMO MUSIC COMPANY LTD.	85	Musical Instrument rental, training, & head office
ISERVE INC.	35	Computer, Computer Peripheral and Pre-Packaged Software Wholesaler-Distributors
TOY GALAXY	25	All Other Wholesaler-Distributors

Source: York Region Employment Survey, 2009

Note: BMW Group headquarters has recently located to the Barker Business Park and Compugen is currently constructing a new headquarters. This is not reflected in the employment survey data collected in the summer of 2009

Barker Business Park – Employment by Sector

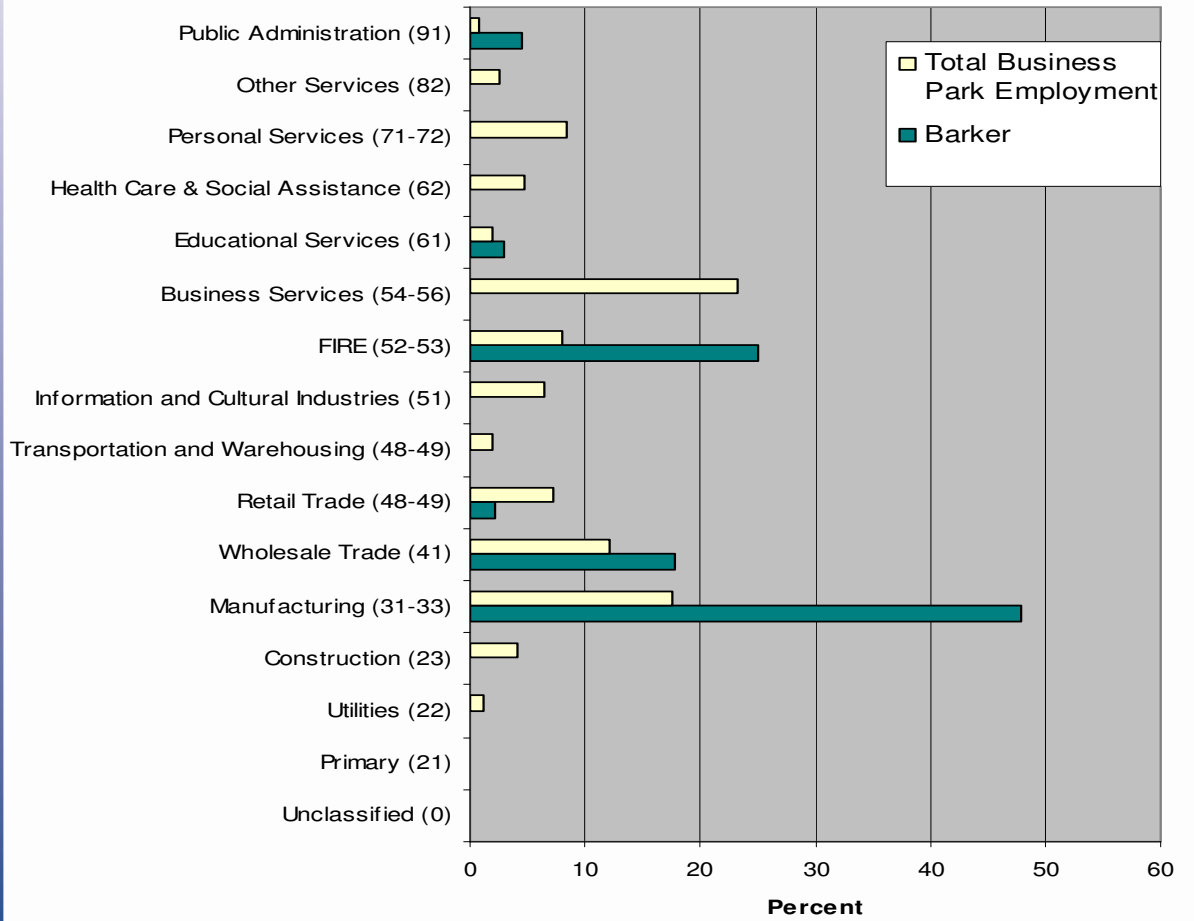
	# of Businesses	Total Employment	% of Total Barker Employment
Manufacturing (31-33)	1	162	47.79
Wholesale Trade (41)	2	60	17.69
Retail Trade (44-45)	1	7	2.06
FIRE (52-53)	1	85	25.07
Educational Services (61)	1	10	2.95
Public Administration (91)	1	15	4.42

Source: York Region Employment Survey, 2009

economic development



Barker Business Park - Employment by Sector (%)



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Beaver Creek Business Park

Beaver Creek Business Park is Richmond Hill's southern most business park. With over 600 acres, Beaver Creek comprises a significant portion of Richmond Hill's total employment land. Beaver Creek Business Park is home to a variety of businesses from a number of industry sectors.



Number of Businesses	1,565
Total Employment	20,826
Business Park Size	614.03 Acres (38.44 Acres Vacant)

economic development

Beaver Creek Business Park – Key Points

- Beaver Creek Business Park is home to over 20,000 employees and 1,500 businesses.
- Beaver Creek Business Park comprises over 70% of total business park employment and almost 40% of Richmond Hill's total employment
- Beaver Creek's business employment by sector is consistent with Richmond employment land totals and is home to a number of different businesses from a variety of sectors ranging from traditional manufacturing activities to service based business.
- Over 70% of Richmond Hill's major office employment is located within the Beaver Creek Business Park.



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Beaver Creek Business Park – Major Employers

Company Name	Total	Company Description
ACKLANDS GRAINGER	532	Distributor of industrial, safety, fleet products & head office
SHERATON PARKWAY TORONTO NORTH HOTEL & SUITES/BEST	495	Hotels (except Casino Hotels) and Motels
REGIONAL NURSING SERVICES	322	Offices of All Other Health Practitioners
COMPUGEN INC.	310	Computer Systems Design and Related Services & head office
JOHNSON INC.	300	Insurance Agencies and Brokerages
OPEN TEXT CORPORATION	300	Computer Systems Design and Related Services
INMET STAMPING INC.	264	Other New Motor Vehicle Parts and Accessories Wholesaler-Distributors
HYDRO ONE - CORNERSTONE	250	Electric Power Transmission, Control and Distribution
FAIRCHILD TELEVISION LTD.	232	Motion Picture and Video Production
GROUP OF GOLDFINE	220	Wired Telecommunications Carriers
AMICO CORPORATION	212	Medical Equipment and Supplies Manufacturing

Source: York Region Employment Survey, 2009

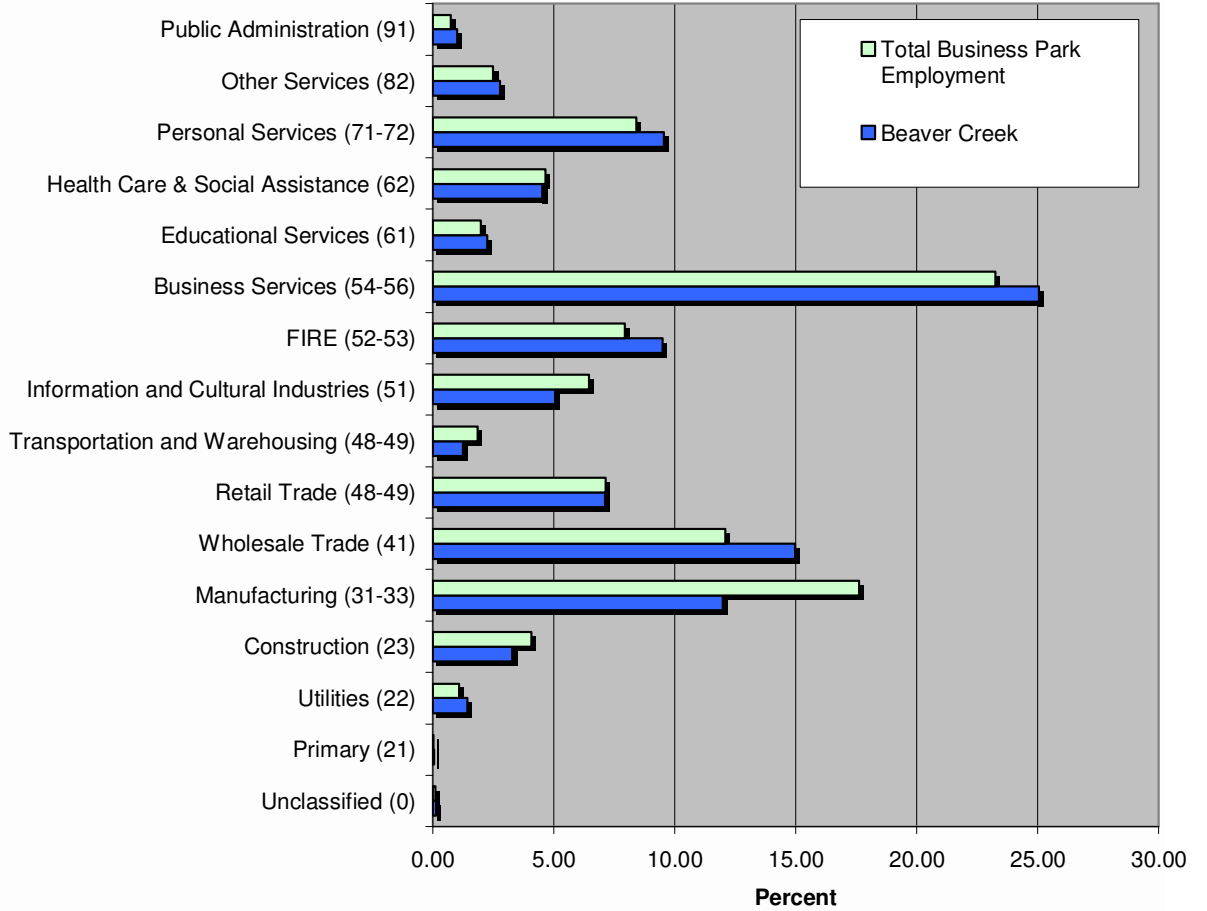
Beaver Creek Business Park – Employment by Sector

	Businesses	Employment	% of Beaver Creek employment
Unclassified (0)	21	30	0.14
Primary (21)	3	12	0.06
Utilities (22)	5	299	1.44
Construction (23)	74	688	3.30
Manufacturing (31-33)	155	2,499	12.00
Wholesale Trade (41)	247	3118	14.97
Retail Trade	186	1482	7.12
Transportation and Warehousing	11	258	1.24
Information and Cultural Industries (51)	29	1,052	5.05
FIRE (52-53)	129	1978	9.50
Business Services (54-56)	423	5219	25.06
Educational Services (61)	49	470	2.26
Health Care & Social Assistance (62)	55	945	4.54
Personal Services	85	1,988	9.55
Other Services	92	578	2.78
Public Administration	2	210	1.01

Source: York Region Employment Survey, 2009



Beaver Creek Business Park - Employment by Sector



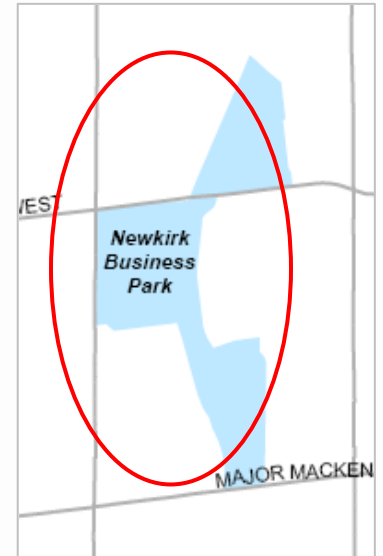
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Newkirk Business Park

Newkirk Business Park is Richmond Hill's first business park. Located in the heart of Richmond Hill, Newkirk is located between Bayview Avenue and Yonge Street to east and west and Major Mackenzie to the south. Originally known for its strong manufacturing presence, Newkirk now features a number of businesses from many sectors.



Number of Businesses	261
Total Employment	5,567
Business Park Size	313.44 Acres (2.27 Acres vacant)

economic development

Newkirk Business Park – Key Points

- Located in the centre of Richmond Hill, Newkirk Business Park is Richmond Hill's first Business Park and was the site of Richmond Hill's early industrial growth.

Newkirk Business Park has a strong manufacturing presence. Approximately 45 per cent of total Newkirk employment is in the manufacturing sector.
- Notable manufacturers in Newkirk Business Park include: Apotex (Richmond Hill's private sector employer), Aecomtric Corporation, Victaulic Company of Canada, Innoncon and Arcon Metal processing.



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Newkirk Business Park – Major Employers

NAME	Total	Company Description
APOTEX	700	Pharmaceutical and Medicine Manufacturing
ROGERS CABLE	600	Wired Telecommunications Carriers
VICTAULIC COMPANY OF CANADA LTD.	393	Non-Ferrous Metal (except Copper and Aluminum) Rolling, Drawing, Extruding and Alloying
INNOCON INC.	280	Cement Manufacturing
POLYBRITE INC.	250	Motor Vehicle Gasoline Engine and Engine Parts Manufacturing
YORK SOUTH ASSOCIATION FOR COMMUNITY LIVING	221	Other Individual and Family Services
Curtain Club	220	Theatre Companies and Dinner Theatres
STOCK TRANSPORTATION	195	School and Employee Bus Transportation
ARCON METAL PROCESSING INC.	135	Forging and Stamping
I & I CONSTRUCTION SERVICES LTD.	105	Drywall and Insulation Contractors

Source: York Region Employment Survey, 2009

Newkirk Business Park – Employment by Sector

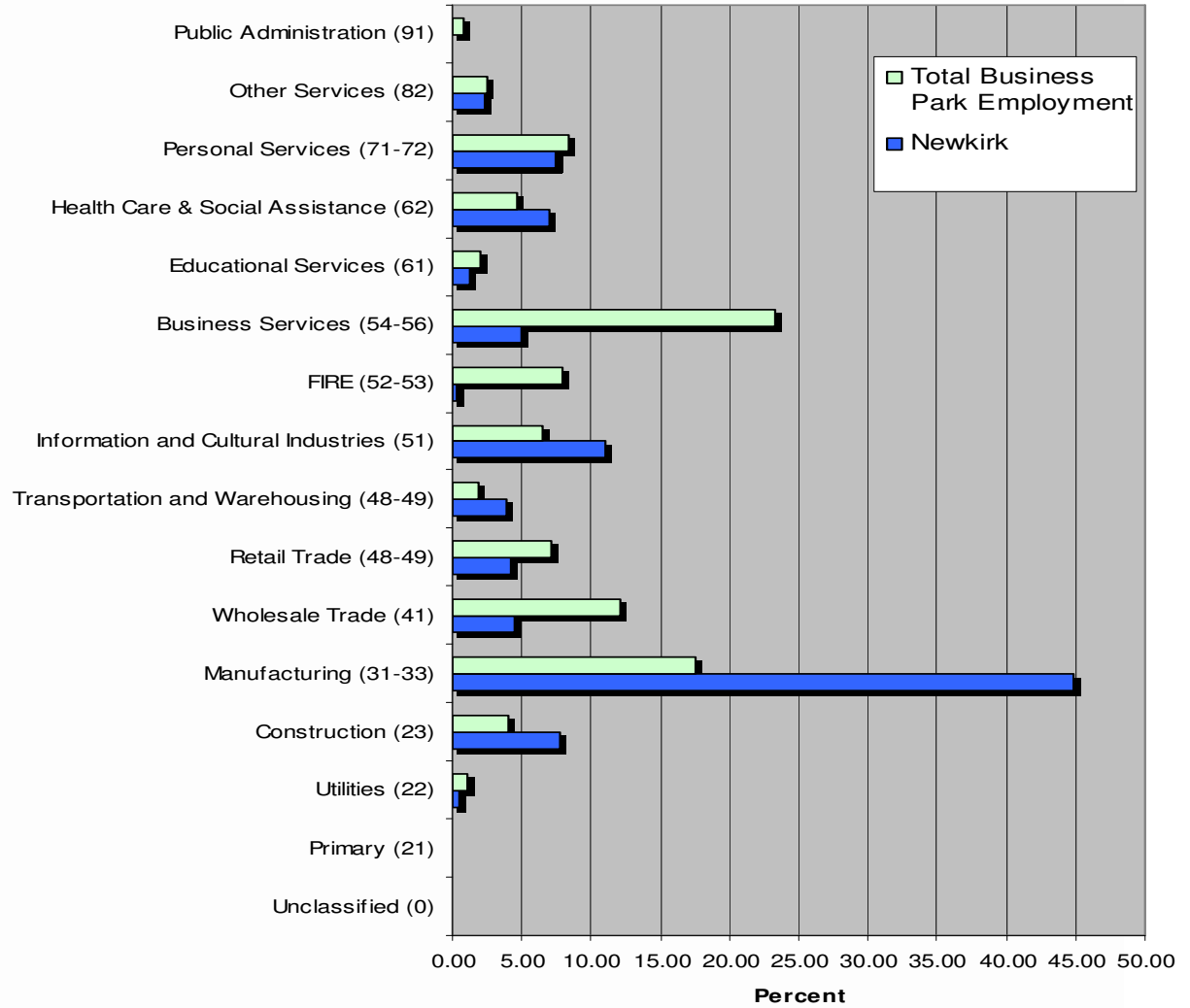
	Businesses	Employees	% Of Total Newkirk Employment
unclassified (0)	1	1	0.02
Utilities (22)	3	26	0.47
Construction	26	428	7.69
Manufacturing (31-33)	53	2494	44.80
Wholesale Trade (41)	28	250	4.49
Retail Trade (44-45)	28	236	4.24
Transportation and Warehousing (48-49)	6	217	3.90
Information & Cultural Industries (51)	4	610	10.96
F.I.R.E. (52-53)	4	18	0.32
Professional Services (54-56)	37	278	4.99
Educational Services (61)	9	73	1.31
Health Care & Social Assistance	8	392	7.04
Personal Services	15	416	7.47
Other Services (81)	39	128	2.30
TOTAL	261	5567	100.00

Source: York Region Employment Survey, 2009



Richmond Hill

Newkirk Business Park - Employment by Sector (%)



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