

MUNICIPALITY: COLLINGWOOD

1. SUPPLY		
	Non-developable (Env)	ha
	Occupied	-
	Underutilized Gross Vacant	24
	Gross Vacant	109
	Total Supply	274
A. Total Supply		
B. Gross Developable Supply	Underutilized + Vacant	132
C. Net Vacant Developable Supply	Net-to-Gross Adjustment (Refer to notes)	86%
	Net Vacant Developable Supply (ha)	113

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)		2011	11,019
		2031 Forecast	13,500
		11-31 Growth	2,481
B. Forecast Employment Growth by Type	Employment Type	Share (%)	Job Growth by Type
	Population-Related Employment	71%	1,764
	Rural-based Employment	8%	190
	Employment Land Employment	21%	528
	Total Check	100%	2,481

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	10%	176	90%	1,587	100%	1,764
	Rural-based Employment	2%	4	98%	186	100%	190
	Employment Land Employment	95%	502	5%	26	100%	528
	TOTAL		682	TOTAL	1,800		2,481

D. Employment Land Demand (Ha)	Number of jobs on Employment Lands	682
	Estimated Average Density (jobs / net ha)	20
	Employment Land Need (ha)	34

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	113
	Long-term development supply (ha)	0.85
		96
B. Demand	Employment Land Need (ha)	34
C. Results (Supply - Demand)	Sufficiency of supply: Excess vs (shortage) ha	62

*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):

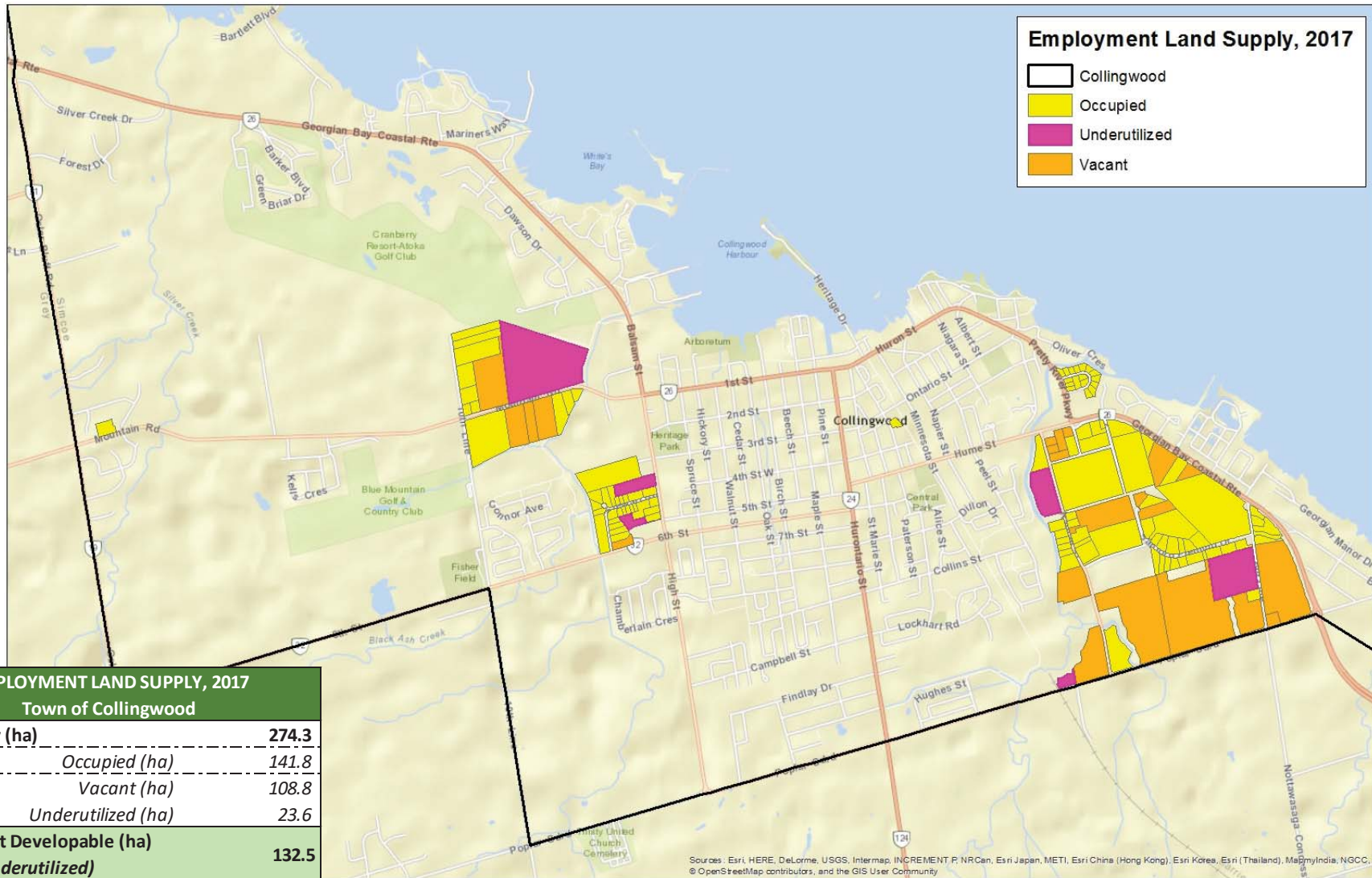
1. A net-to-gross adjustment of 80% is made on parcels larger than 5 ha to account for roads and utilities if it is subdivided. For those parcels under 5 ha, no adjustment is made. The overall net-to-gross thus varies by local municipality consistent with the parcel size characteristics of the supply. 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 high proportion of forecast population-related employment growth forecast owing to the recreational and tourism-base nature of Collingwood employment.

4. Commercial Land Need ¹				
A. Work at Home Employment (based on population)		Population	Work at Home Jobs	% of Population
		2011	19,796	785
	2031	33,400	1169	4%
	11-31 Growth	13,604	384	
B. Population-Related Employment (PRE) 11-31 Growth by Location	Location	Share of PRE Growth ²		Jobs
	Work at Home	22%		384
	Employment Lands	10%		176
	Institutional	20%		353
	Commercial	48%		851
	Total	100%		1,764
C. Commercial Land Need	Number of PRE Jobs on Commercial Lands			851
	Estimated Average Density (jobs/ ha)			50
	Estimated Commercial Land Need (ha)			17

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
Town of Collingwood

Total Supply (ha)	274.3
Occupied (ha)	141.8
Vacant (ha)	108.8
Underutilized (ha)	23.6
Gross Vacant Developable (ha) (vacant + underutilized)	132.5
Net Vacant Developable (ha)	113.5