

# Employment Planning in Peel

## An Overview of Employment Trends and the Provincially Significant Employment Zones Framework

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# Outline

- Employment Policy and Trends Overview
- Provincially Significant Employment Zones Framework
- Impacts on the Settlement Area Boundary Expansion Study



# Employment Policy & Trends



# What are Employment Areas?

Land designated in an official plan for clusters of business activity and economic uses, such as:

- manufacturing uses
- warehousing uses
- office uses
- retail uses associated with the uses mentioned above; and
- facilities ancillary to the uses mentioned above.



# Employment Areas in Peel?

- Caledon
  - Bolton
  - Mayfield West
- Brampton
  - Bram West
  - SP 47
- Mississauga
  - Corporate Centres
  - Lester B. Pearson Airport



**Seven 400-Series Highways:**  
The densest network of 400-series highways in the GTHA



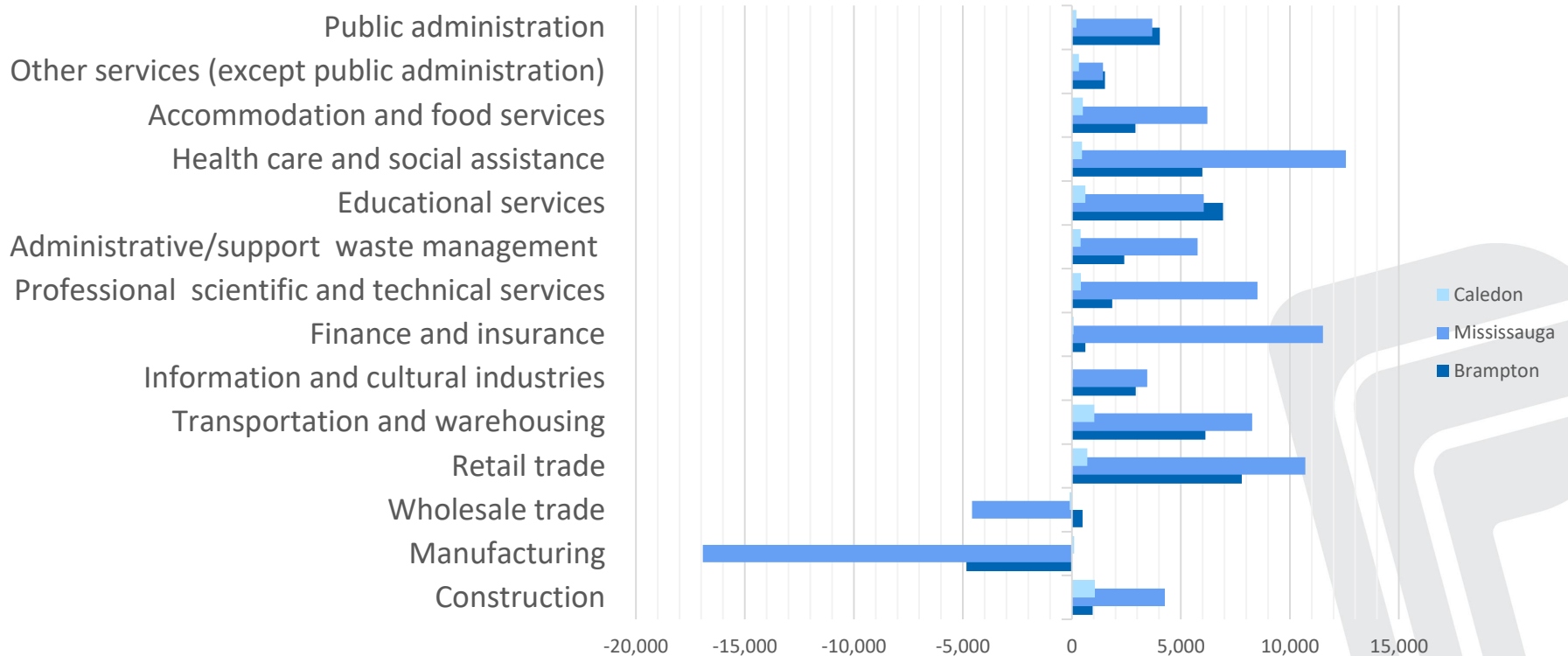
**Canada's Largest International Airport**



**Mainline Tracks and Facilities for Canada's two Major Railroads: CN and CP**

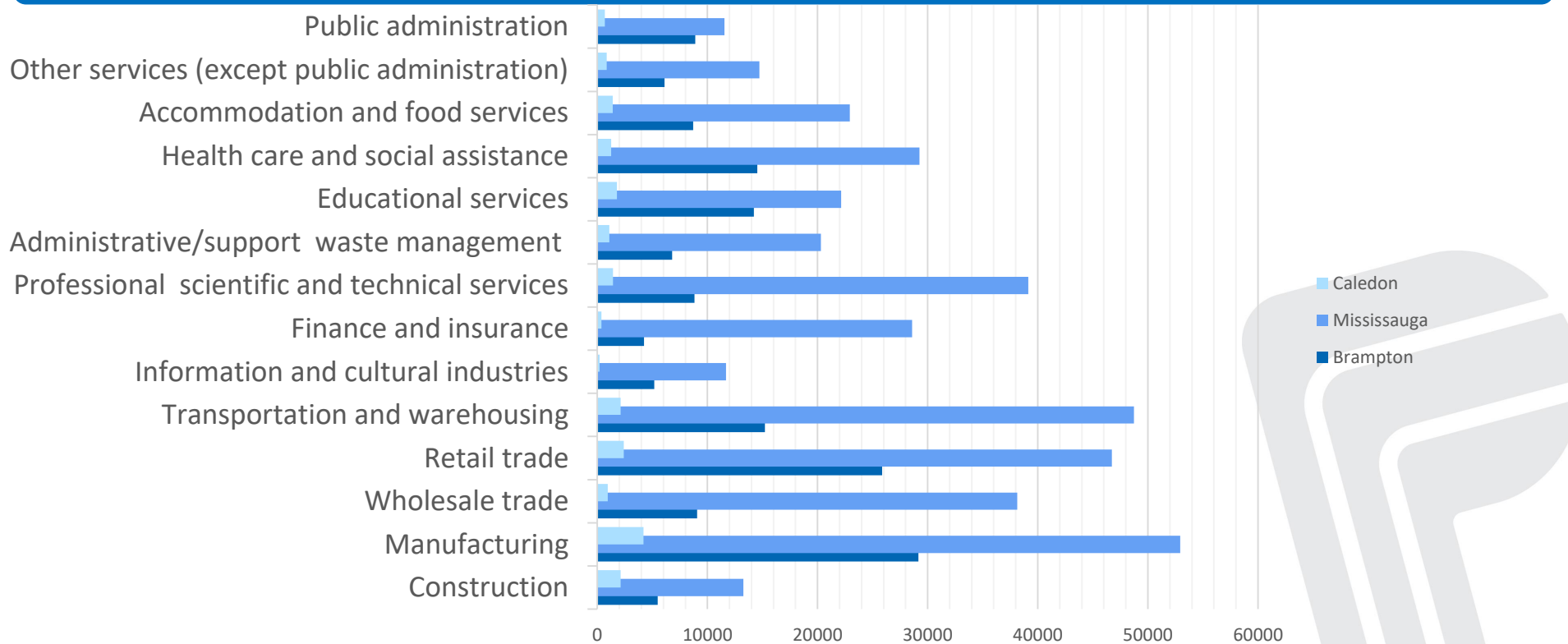
# Peel Economy in Transitioning

## Employment Growth by North America Industry Classification System 2001-2016

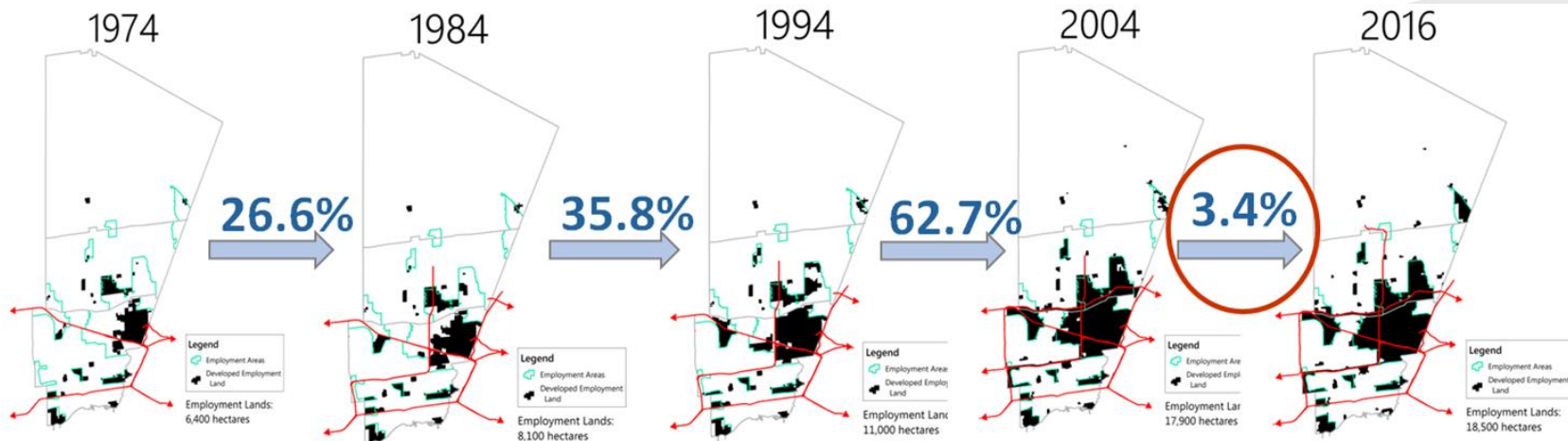
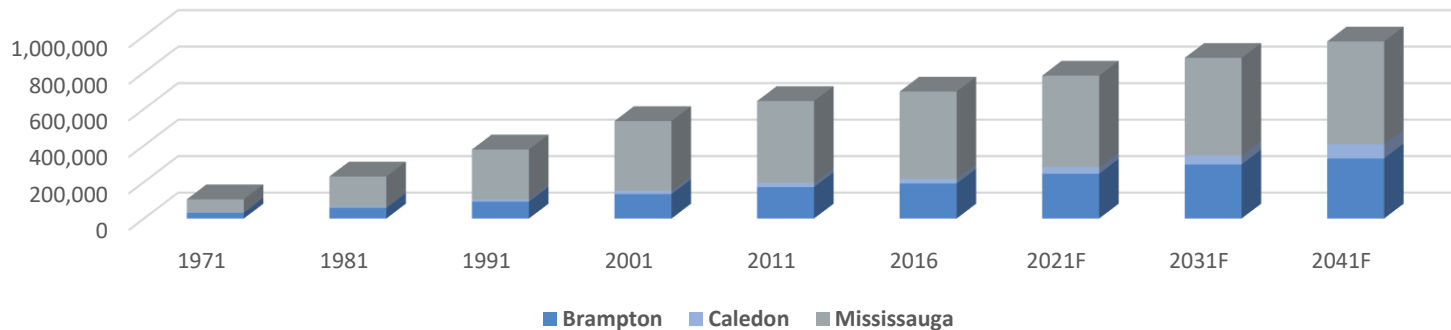


# Peel Economy is Transitioning

## Employment by North America Industry Classification System 2016

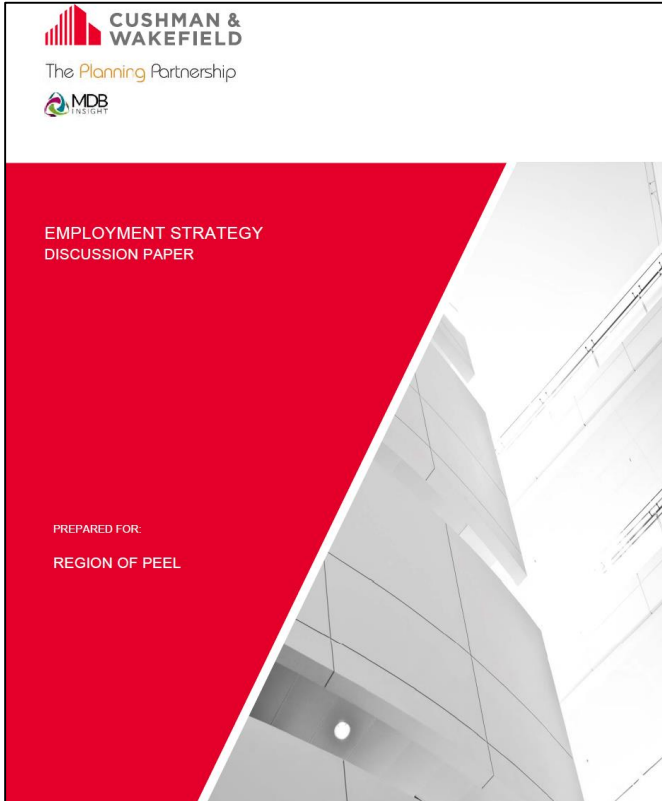


# More Jobs on Less Land





# Employment Strategy Discussion Paper



Unique approaches required to support the diverse employment land use types:

- Protect Employment Land Employment (ELE)
- Account for locations to accommodate Population Related Employment (PRE)
- Consider incentives to attract and retain Major Office (MO)

# New Provincial Policies



- Regional Employment Area Designation
- Provincially Significant Employment Zones
- Minimum density targets for Employment Areas
- Retail and office uses in locations supported by active transportation and transit

# Employment Policy Directions

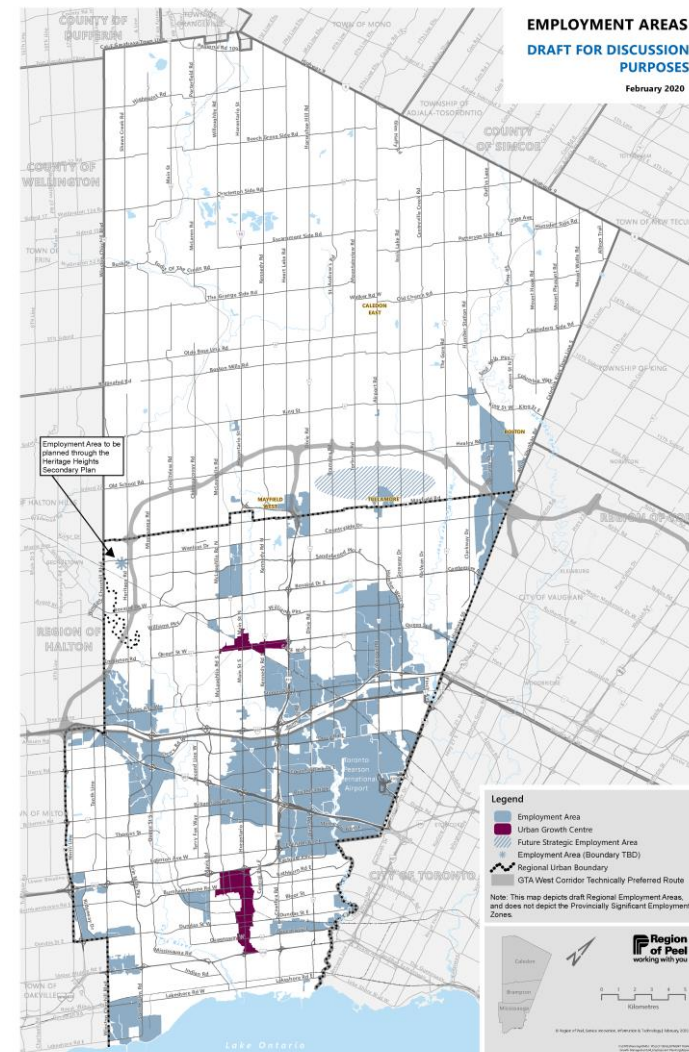
Designate Employment Areas in the Regional Official Plan

Map Provincially Significant Employment Zones

Explore criteria based flexibility for retail, office, and commercial uses

Direct higher density employment uses to areas with transit

Provide direction on employment lands within Major Transit Station Areas



# Provincially Significant Employment Zones Framework

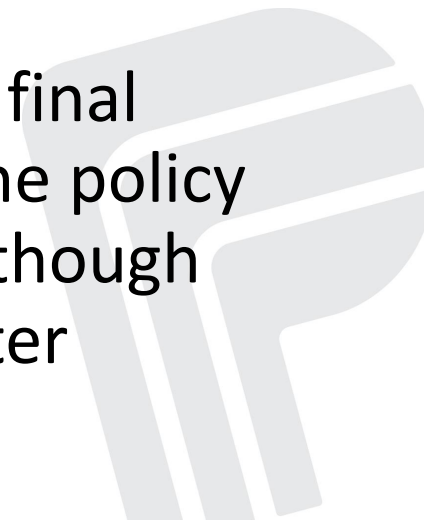


# What is a PSEZ?

- Provincially significant employment zones (PSEZ) are in-effect through the Growth Plan, 2019.
- PSEZ identify employment areas:
  - Which support a significant number of jobs;
  - Need protection for the longer term; and
  - May act as an economic development tool.

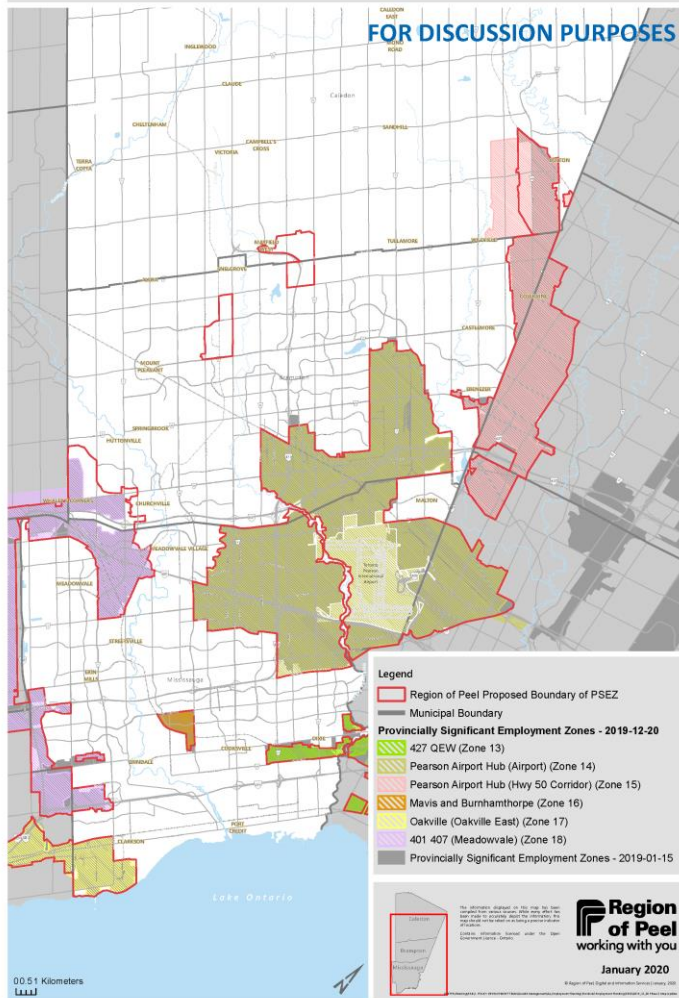


# PSEZ Process

- **Phase 1:** Introduced through the Growth Plan in January 2019
  - **Phase 2:** Mapping refinements in May 2019 and December 2019
  - **Phase 3:** The Province is commencing the final phase of the PSEZ process to determine the policy implementation framework for the PSEZ, though mapping may still be refined by the Minister
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# PSEZ in Peel

- The Province has consulted with municipalities and private parties to refine the PSEZ in Jan. 2019
- Regional staff submitted the red proposed boundary line to the Province



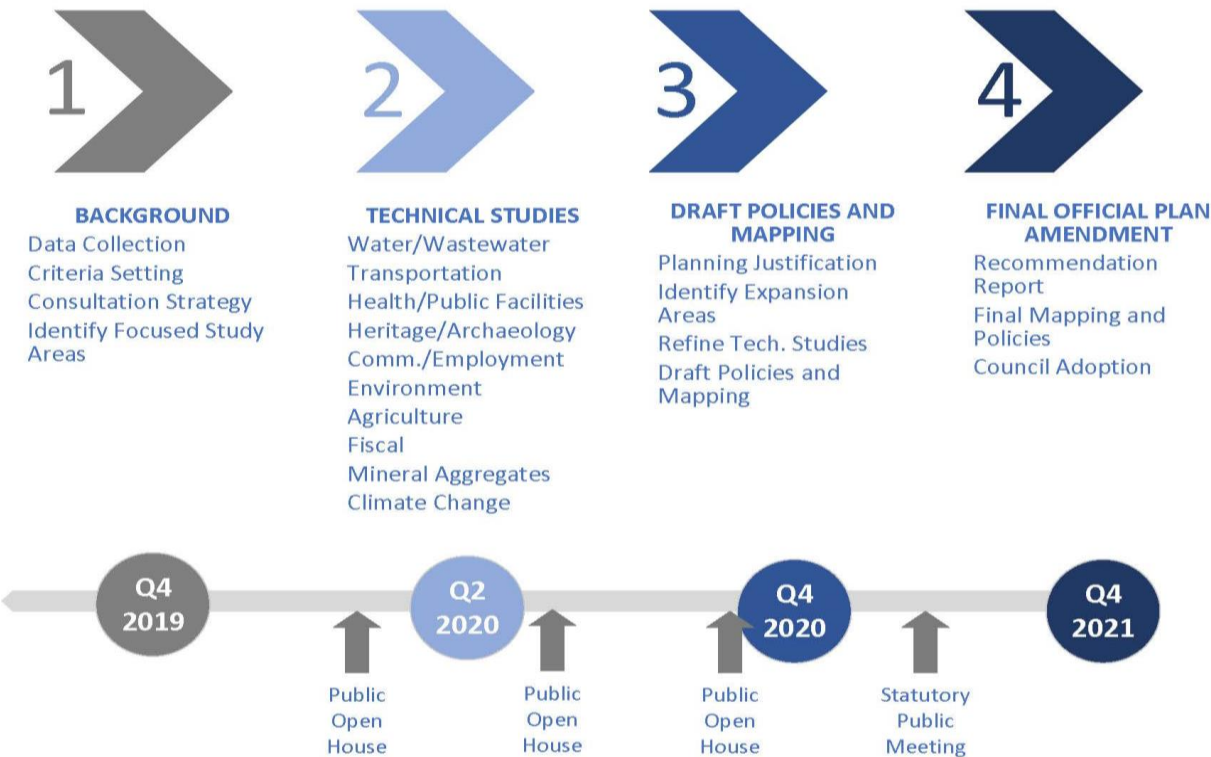
# Impacts on Peel 2041 Municipal Comprehensive Review

- PSEZs must be incorporated into Official Plans
- The new designation must be addressed through the Peel 2041 MCR, though the Province is still determining the policy implementation framework
- The extension of Zone 15 necessitates further study of the area in relation to:
  - Growth to 2041
  - Employment land needs
  - The Settlement Area Boundary Expansion Study



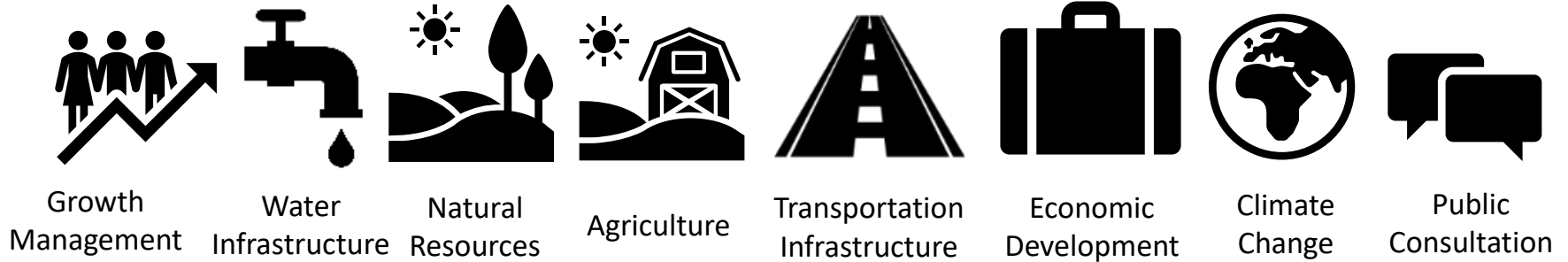


# Settlement Area Boundary Expansion Study Project Phases

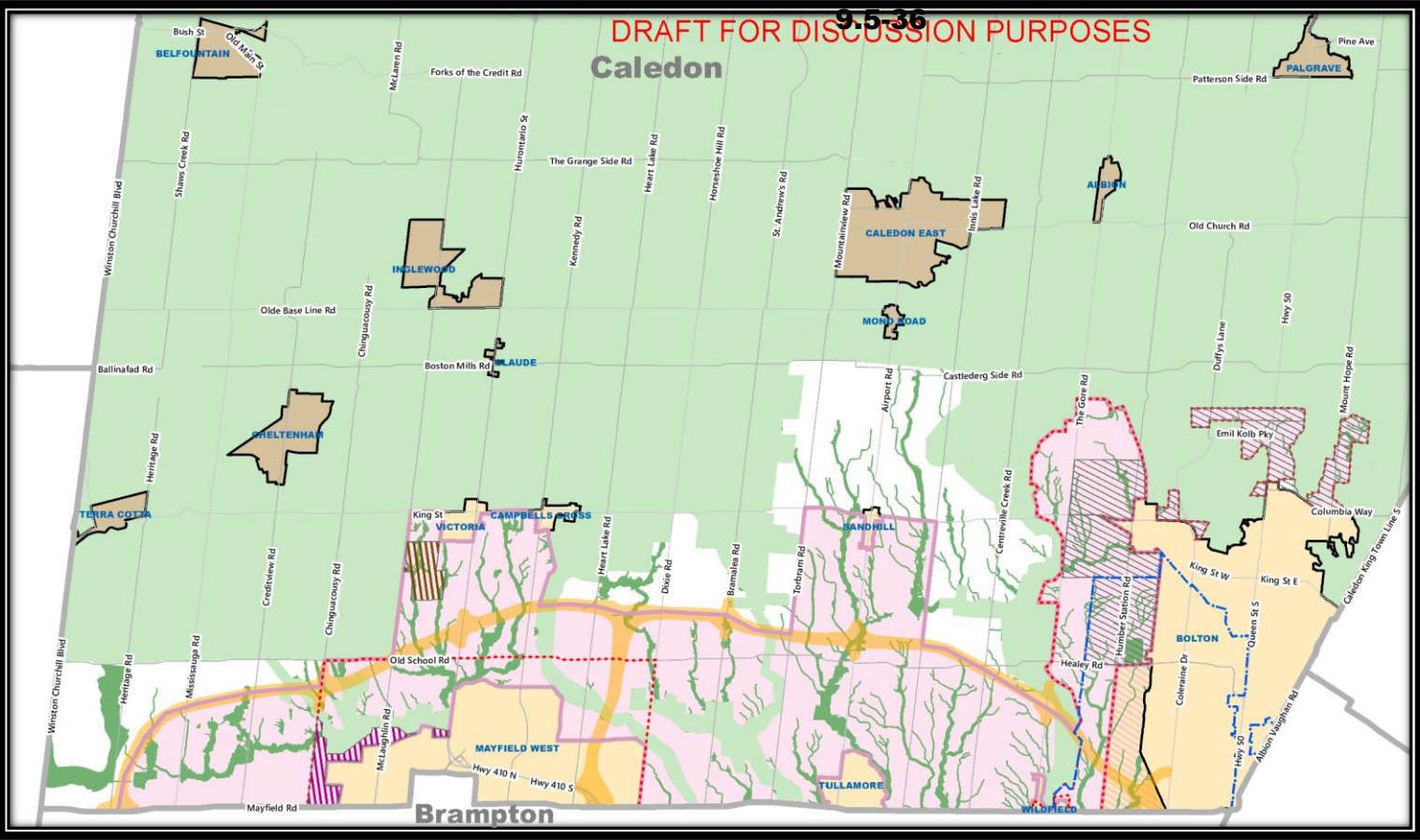


## Public Consultation

# Criteria Themes Considered When Identifying the Focused Study Area



# DRAFT FOR DISCUSSION PURPOSES



## FOCUS STUDY AREA (FSA) (2041)

- FSA**  
(Area identified for further study)
- Study Areas**  
(ROP Policy 5.4.3.2.7)
- GTA West Corridor**  
(Technically Preferred Route)
- Municipal Boundary**
- Settlement Areas**  
(Outside Greenbelt)
- Settlement Areas**  
(Within Greenbelt)
- Greenbelt Area**  
(Protected Countryside)  
(Niagara Escarpment)  
(Oak Ridges Moraine)  
(Growth Plan NHS)
- Natural Environment**  
**High Constraint**  
(Wood Team Data)
- Bolton Residential Expansion Area**  
(Adopted and Under Appeal)
- Bolton Residential Expansion Area**  
(Other Areas Studied)
- Mayfield West**  
(Phase 2 Stage 2  
proposed by ROPA 34)
- Provincially Significant Employment Zone**
- Brampton Caledon Airport**

Approx. size, to scale, of SABE land requirement (~1,300 ha) to 2041

**Disclaimer:** This map has been developed for the Settlement Area Boundary Expansion (SABE) Study and represents an area to be studied for the purpose of identifying a SABE. For additional information, please refer to the *Settlement Area Boundary Expansion Study Phase A: Focus Study Area* report.

**Note:**

- (1) There may be opportunities to expand rural settlements outside the FSA as part of the SABE Study.
- (2) Other natural environmental constraints not identified on this map, including features not captured through existing mapping and potential buffers, will be identified through further analysis and may further limit development.
- (3) ROP Policy 5.4.3.2.7 as it relates to the area surrounding Bolton is under appeal.
- (4) The ~1,300 ha SABE is based on a draft land needs assessment which is under review.



1 cm = 1 km

# Resources

Peel 2041 Official Plan Review

<https://www.peelregion.ca/officialplan/review/>

Upcoming Consultation Event Details: March 2, 3, and 5, 2020

<https://www.peelregion.ca/officialplan/review/focus-areas/>

Provincial Drivers of the Peel Official Plan Review, Including PSEZ Information

<https://www.peelregion.ca/planning/officialplan/provincial-drivers.htm>





# Thank you

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