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ECONOMISTS LTD.

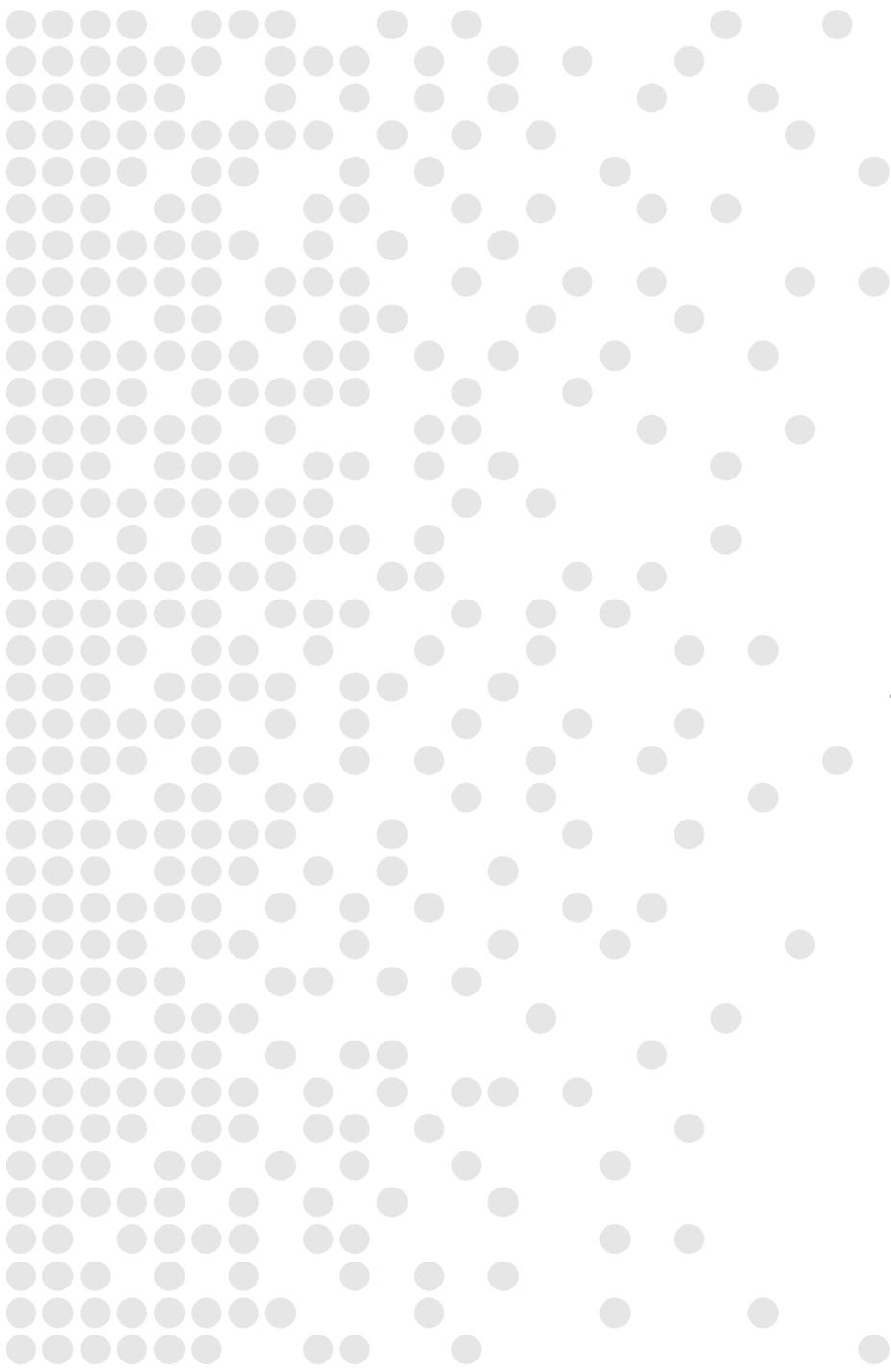
Town of Halton Hills Employment Land Needs Assessment

PPT Presentation of Phase 1 Key Findings
February 26, 2019



Presentation Outline

- Study Purpose and Process
- Policy Context
- Halton Hills Employment Trends
- Employment Land Demand
- Employment Land Needs
- Recommendations



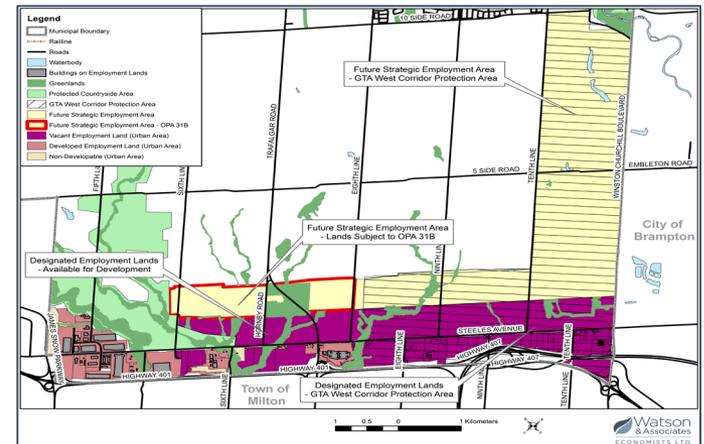
Study Purpose and Process

Study Purpose



- Introduction

- To provide a comprehensive review of the Town's designated employment lands and to ensure that there is an adequate supply of non-residential lands
- An important background document to the Town's O.P. review
- Provide input into Phase 1 of the Halton Region Integrated Growth Management Strategy



Study Purpose



- What are employment lands and why are they important?
 - Broad range of uses
 - Accommodate primarily export-based employment
 - Home to many of the Town's largest private-sector employers
 - A vital component of Halton Hills's land-use structure and are an integral part of the local economic development potential
 - Generates strong economic multipliers (i.e. spin-off effects) and high-quality employment opportunities which can improve local socio-economic conditions (i.e. live/work opportunities)

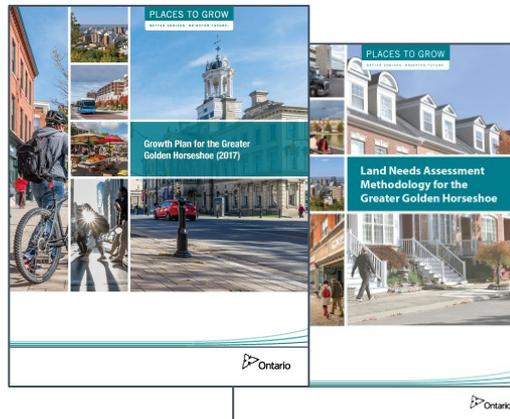




Study Process

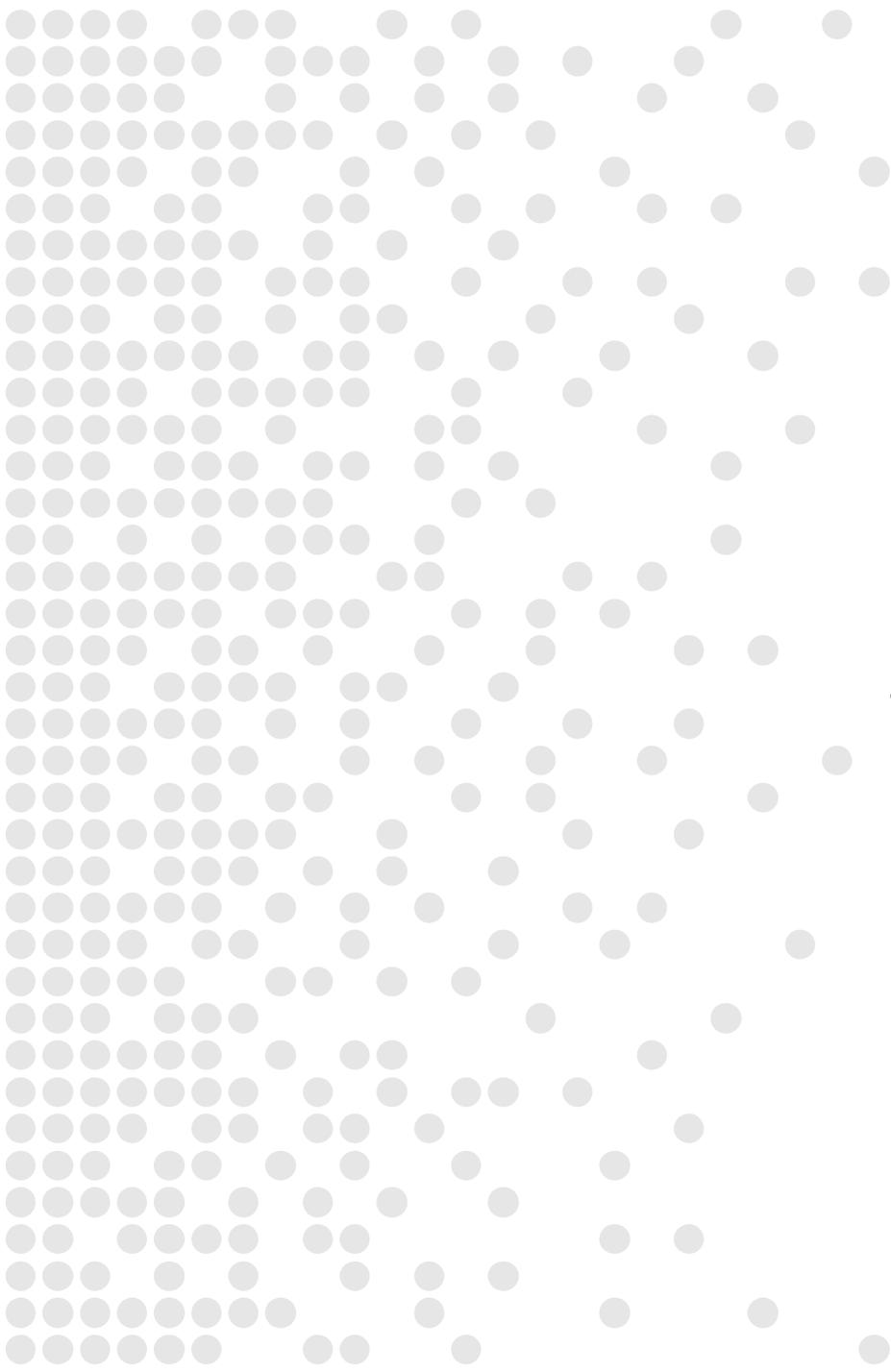
Phase 1:

- Review of economic development trends
- Technical analysis of employment land need
- Review and technical analysis conducted under current land-use policy framework at provincial, regional and local levels



Phase 2:

- Town's Employment Lands Strategy
- Review of planning policy related to the strategic planning of the Town's existing and future Employment Areas
- Review of employment land conversions
- Analysis of GO station areas

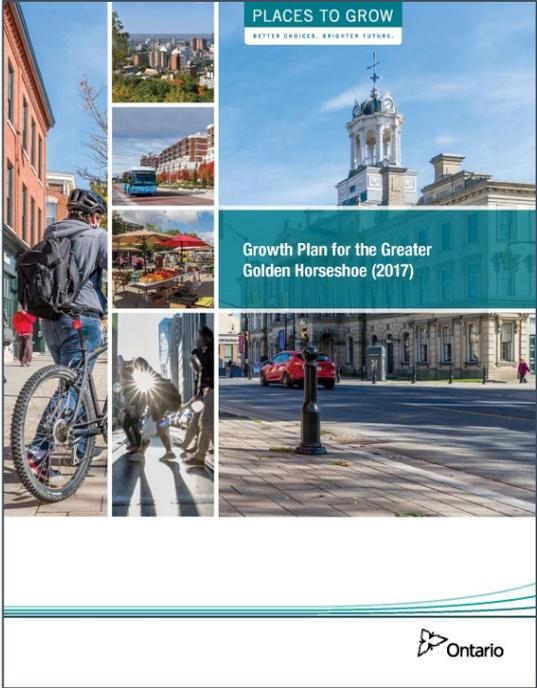


Policy Context

Policy Context



Growth Plan 2017 Forecast						
Halton Region	Population			Employment		
	2031	2036	2041	2031	2036	2041
	820,000	910,000	1,000,000	390,000	430,000	470,000



Region of Halton Growth, 2016 to 2041

+435,000
population

+210,000
jobs

Policy Context

Provincial Significant Employment Zones (PSEZs)

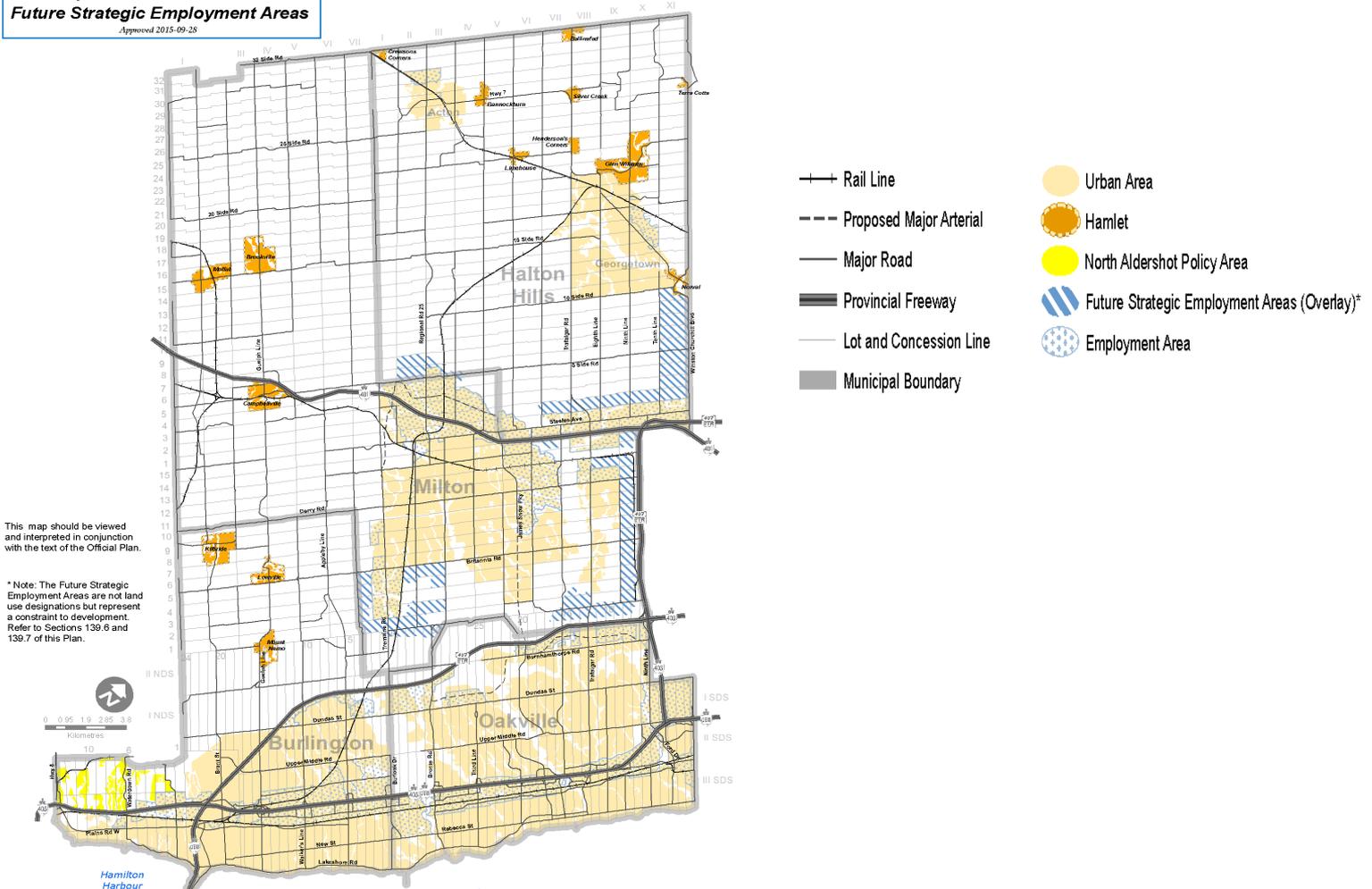


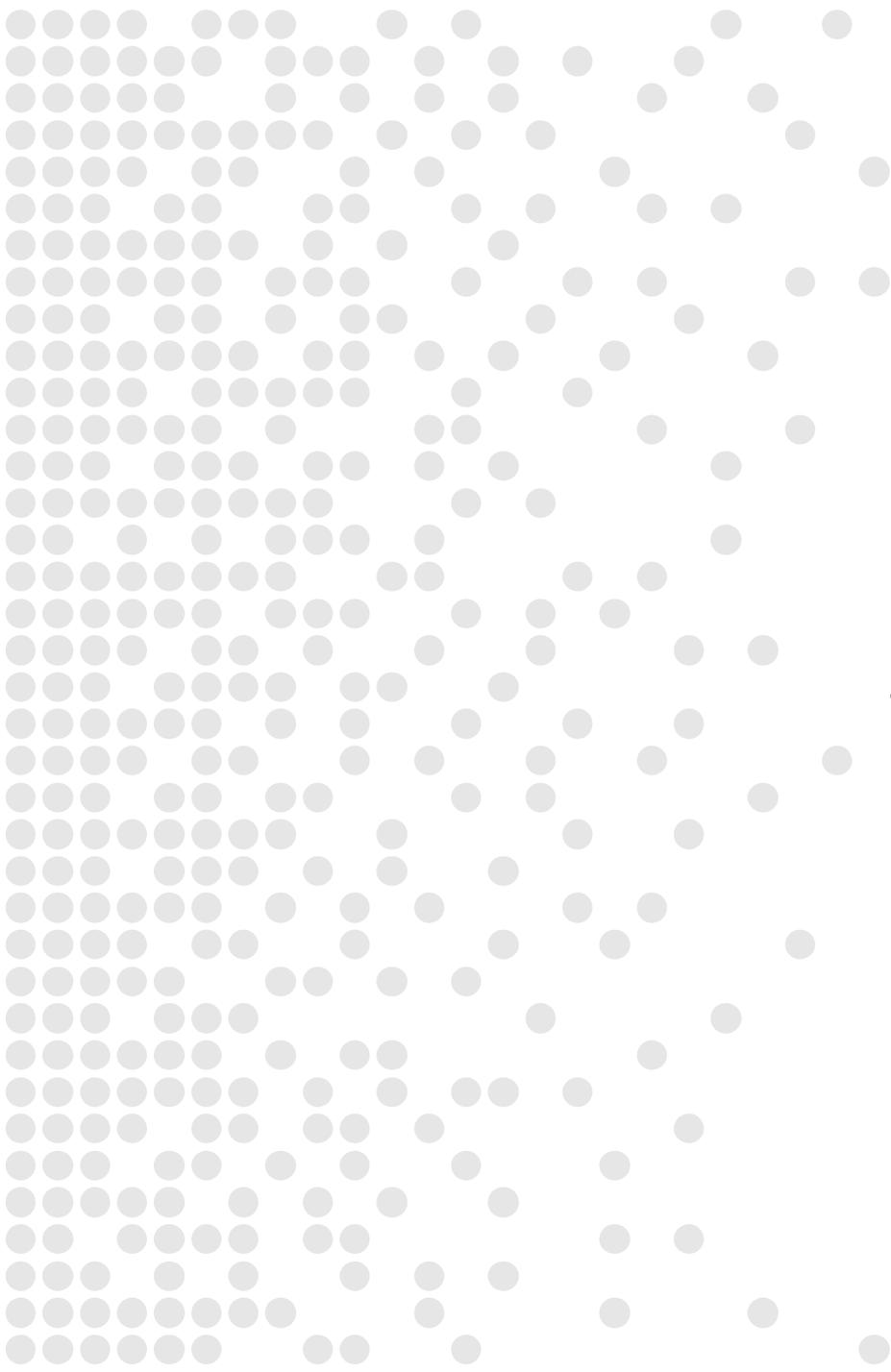
Policy Context



Region of Halton Official Plan - Future Strategic Employment Areas

Map 1C
Future Strategic Employment Areas
Approved 2015-09-28



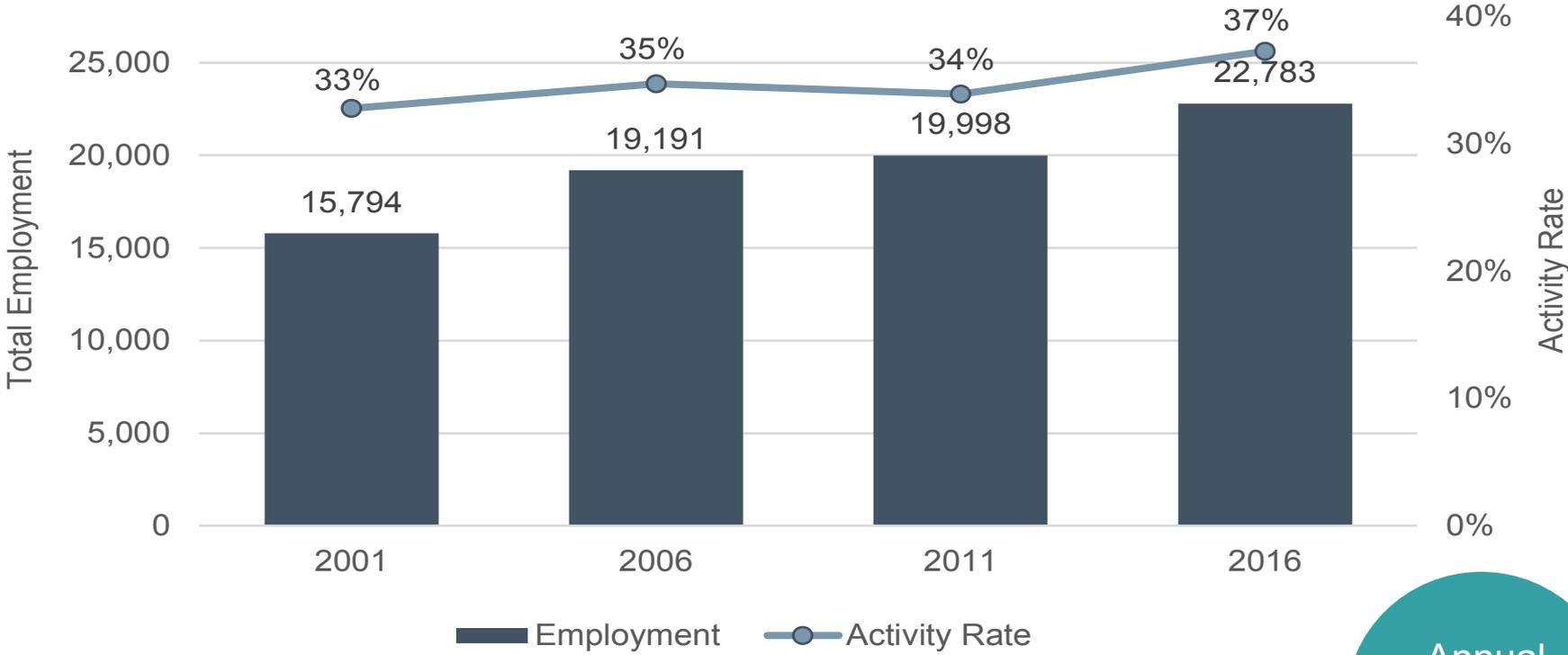


Halton Hills Employment Trends

Halton Hills Employment Trends



Halton Hills Employment Growth, 2001 to 2016



Annual Growth Rate
2.5%

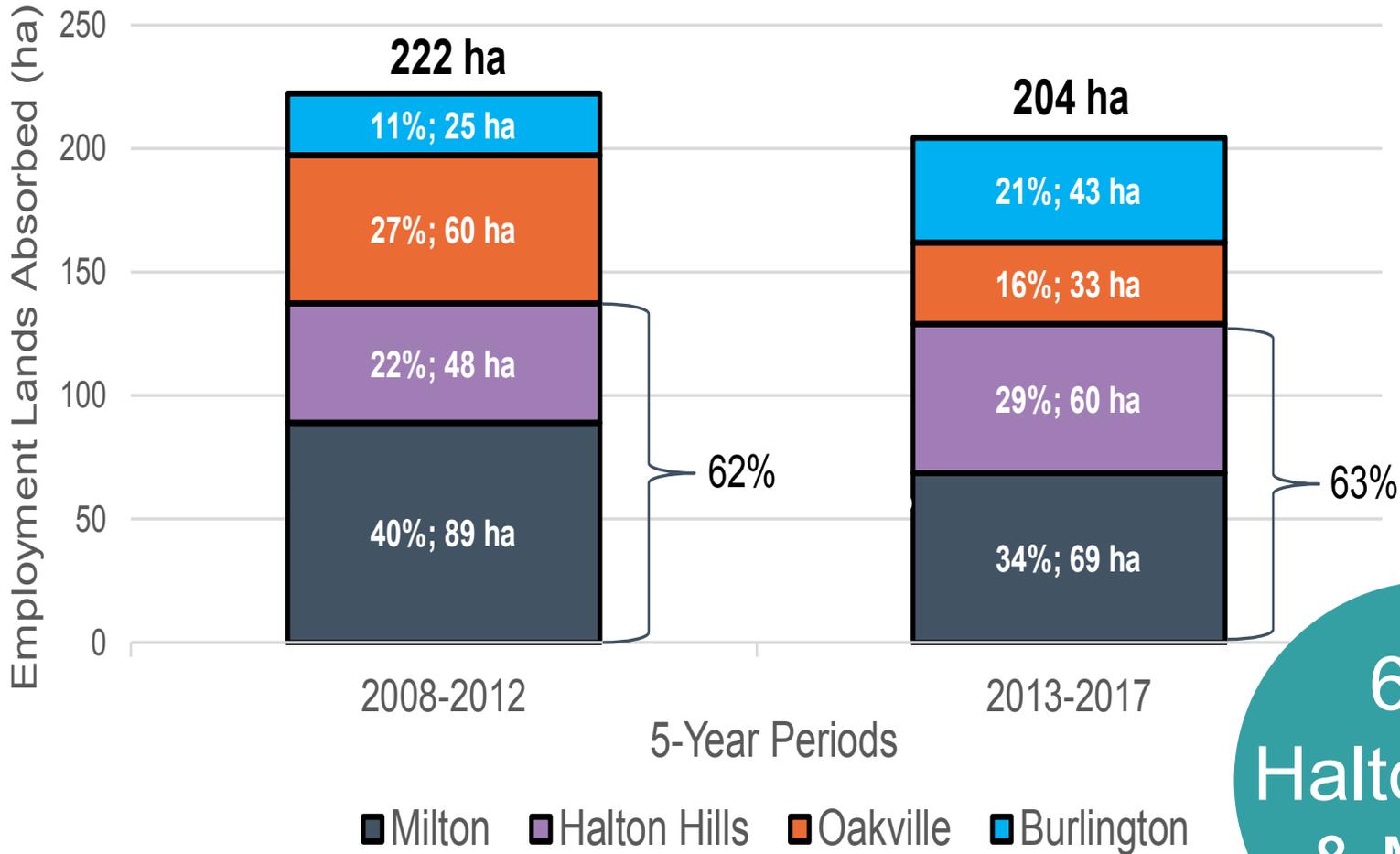
Source: Watson & Associates Economists Ltd.

Note: Employment Activity rate is based on population with undercount.

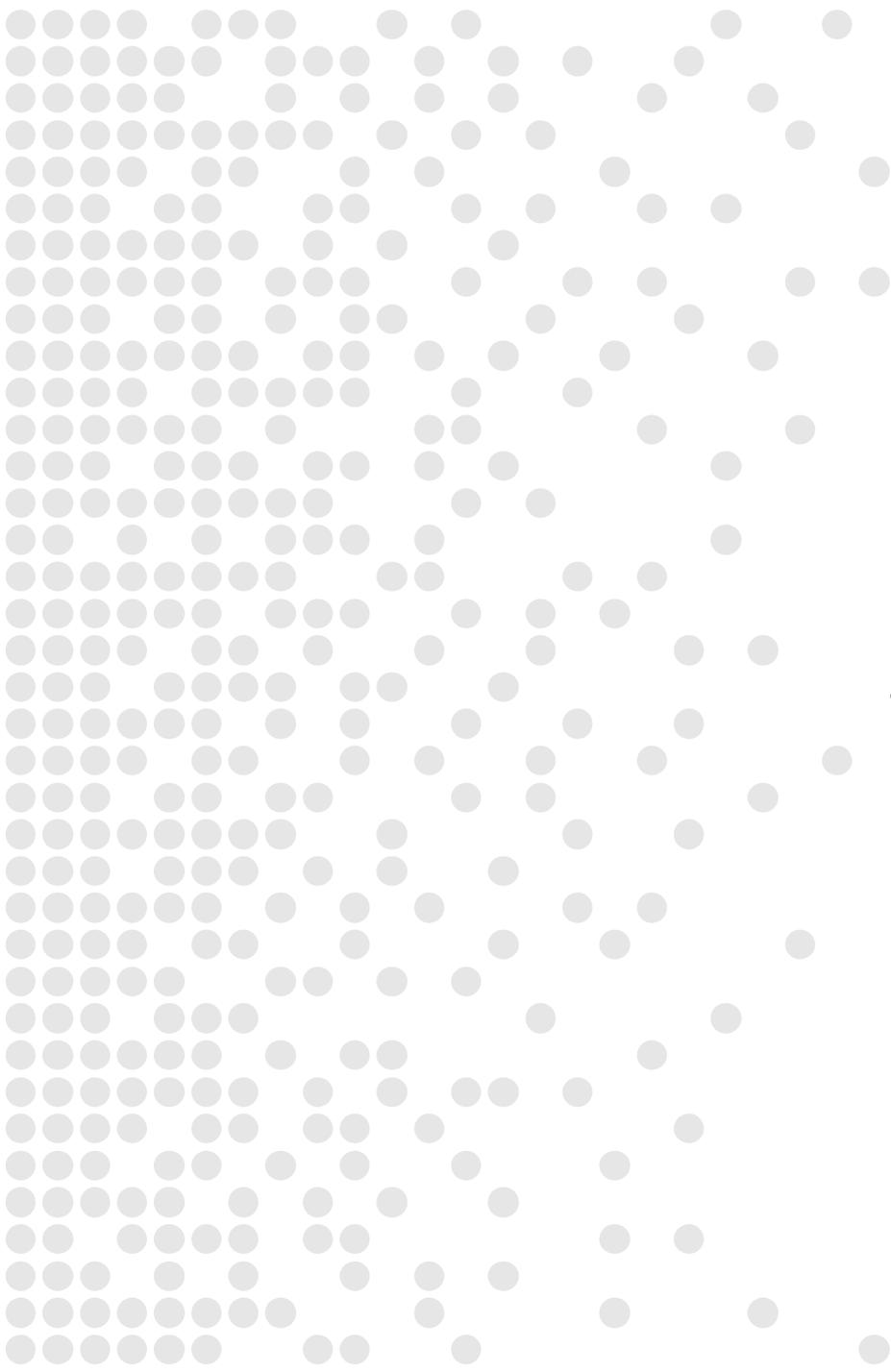
Regional Development Trends



Halton Region Employment Lands Absorption, 2008-2017



62%
Halton Hills
& Milton

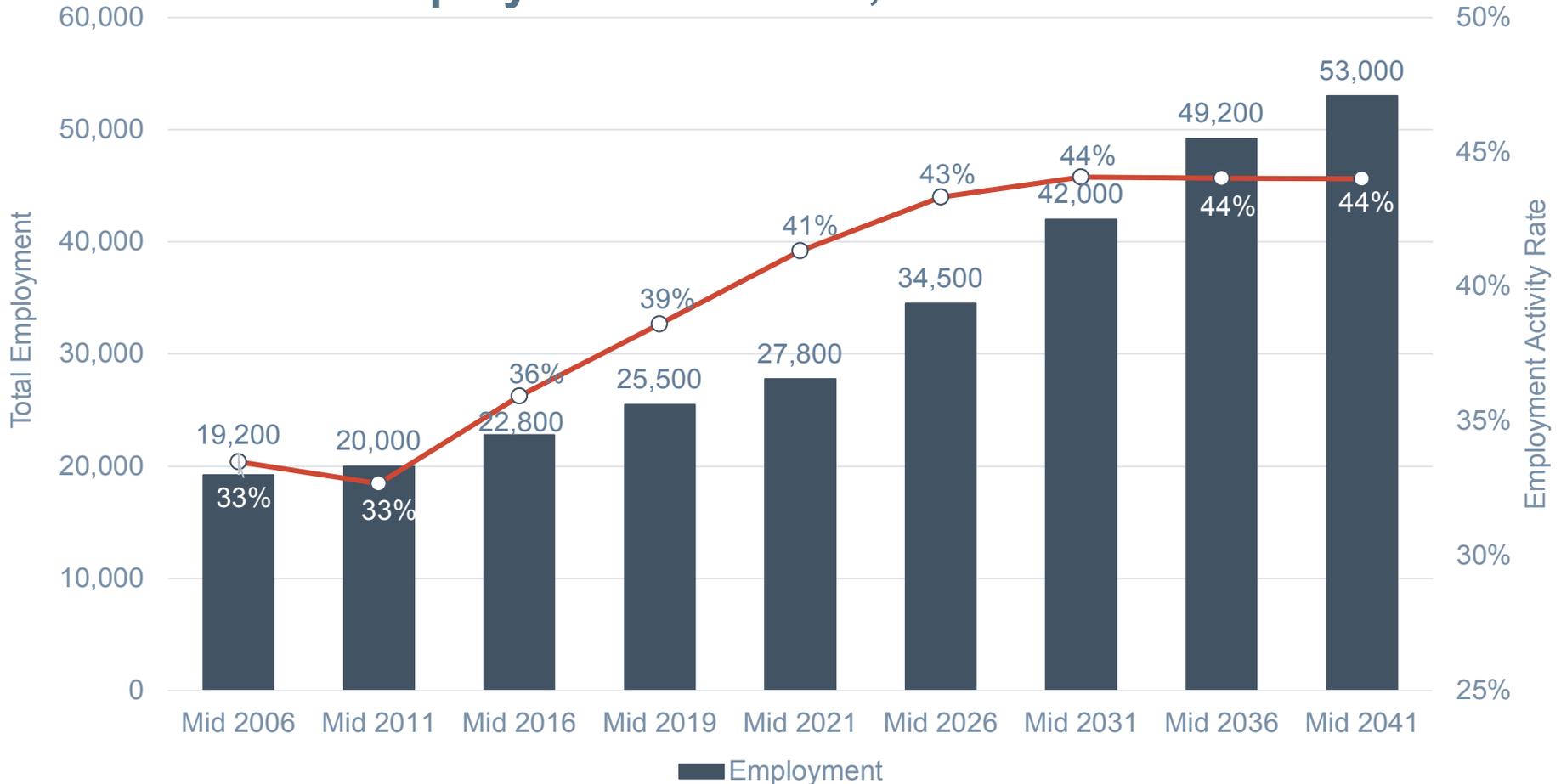


Halton Hills Land Demand

Employment Land Demand



Town of Halton Hills Employment Forecast, 2019 to 2041



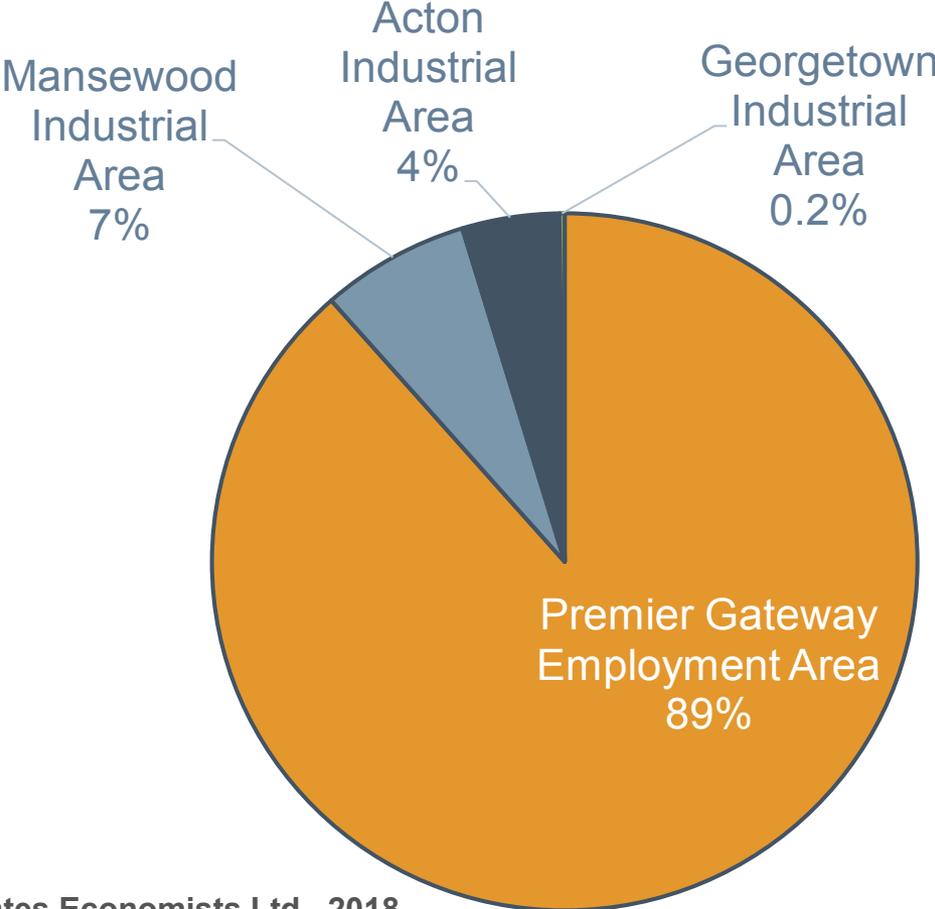
Source: Watson & Associates Economists Ltd.

Note: Employment Activity rate is based on population with undercount.



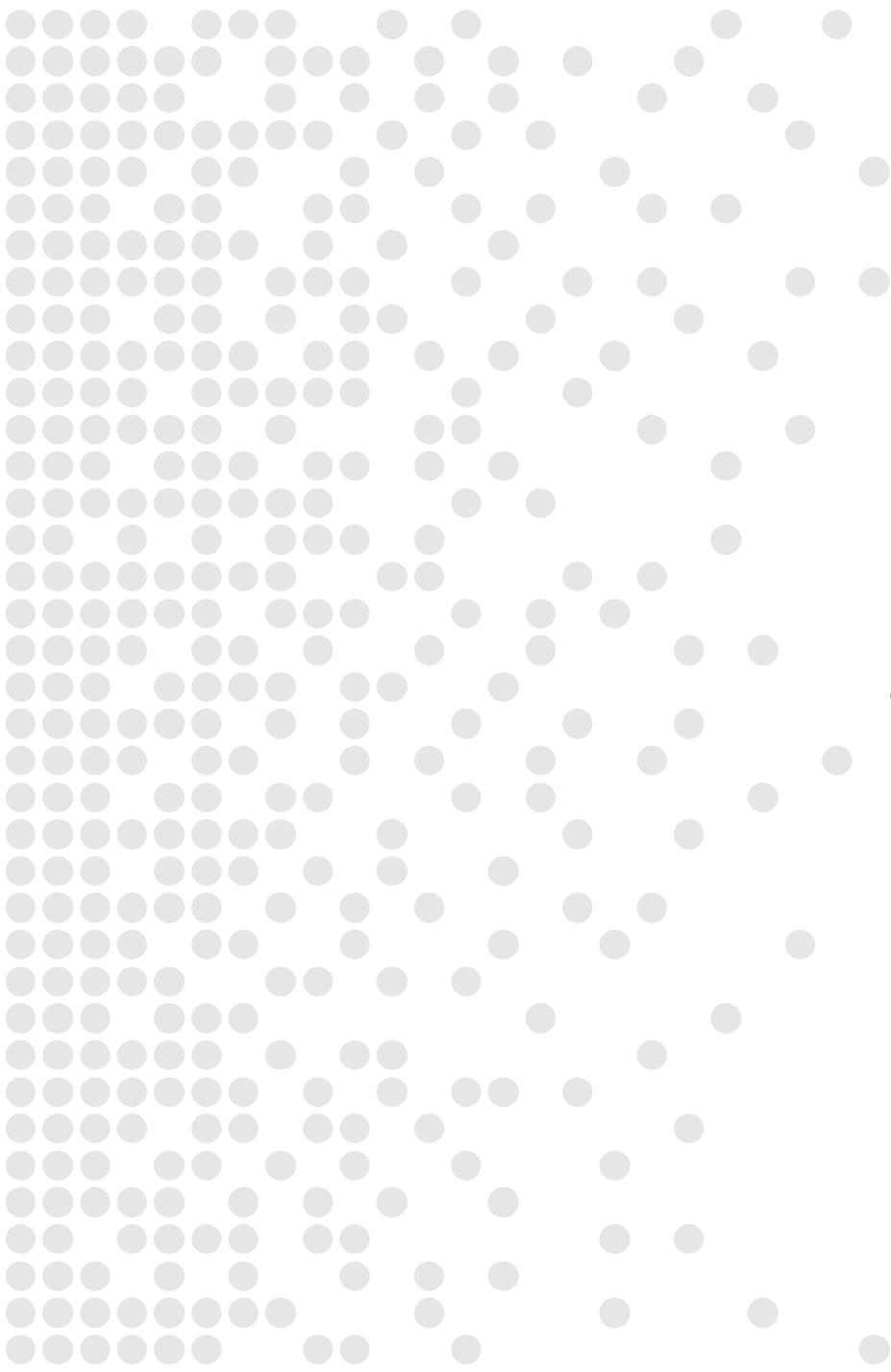
Employment Land Demand

Forecast Employment Growth on Employment Lands by Area, 2019 to 2041



Source: Watson & Associates Economists Ltd., 2018.

Note: No Fixed Place of Work and Work at Home Employment is included in the categories.

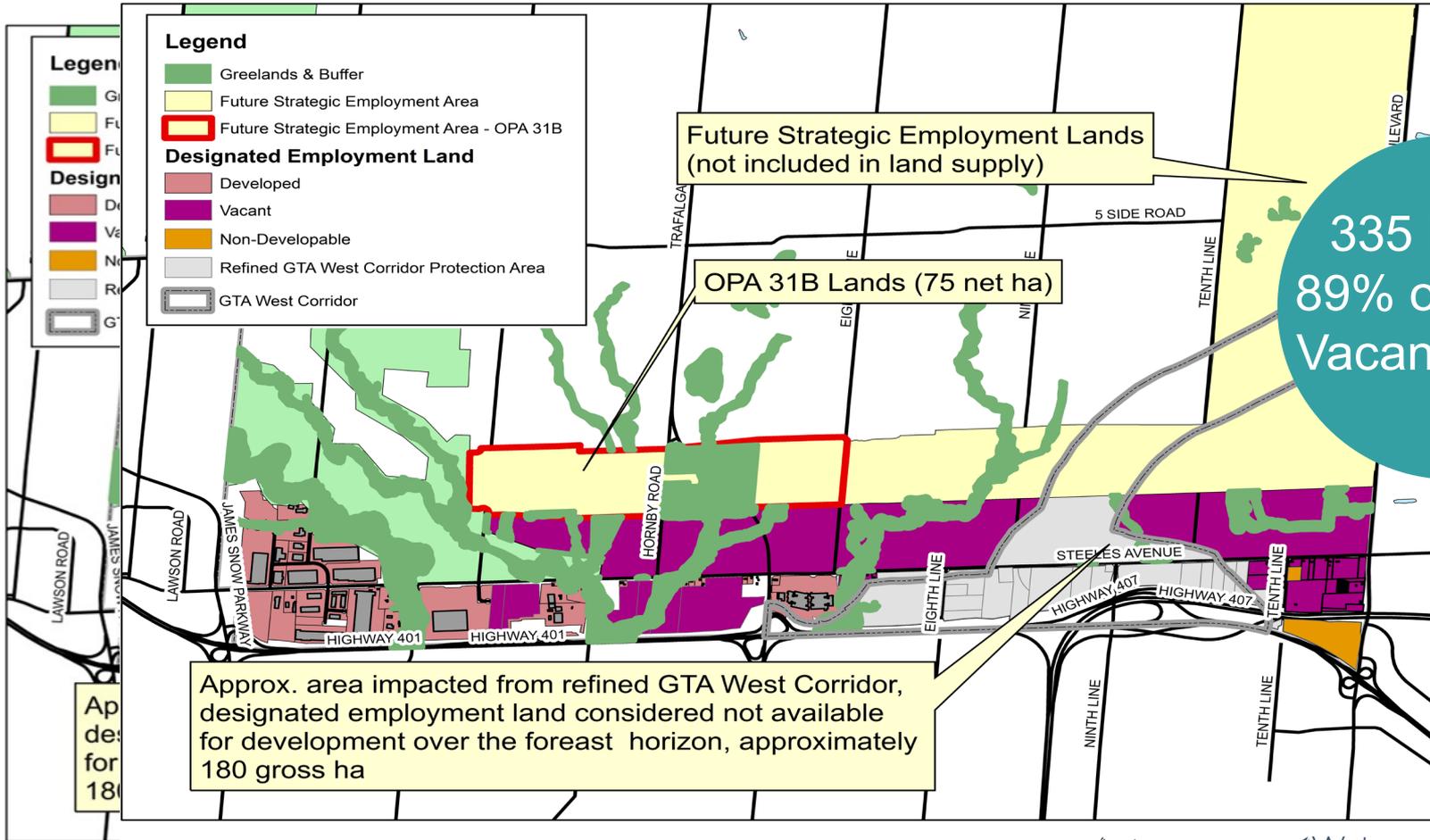


Halton Hills Vacant Employment Land Supply

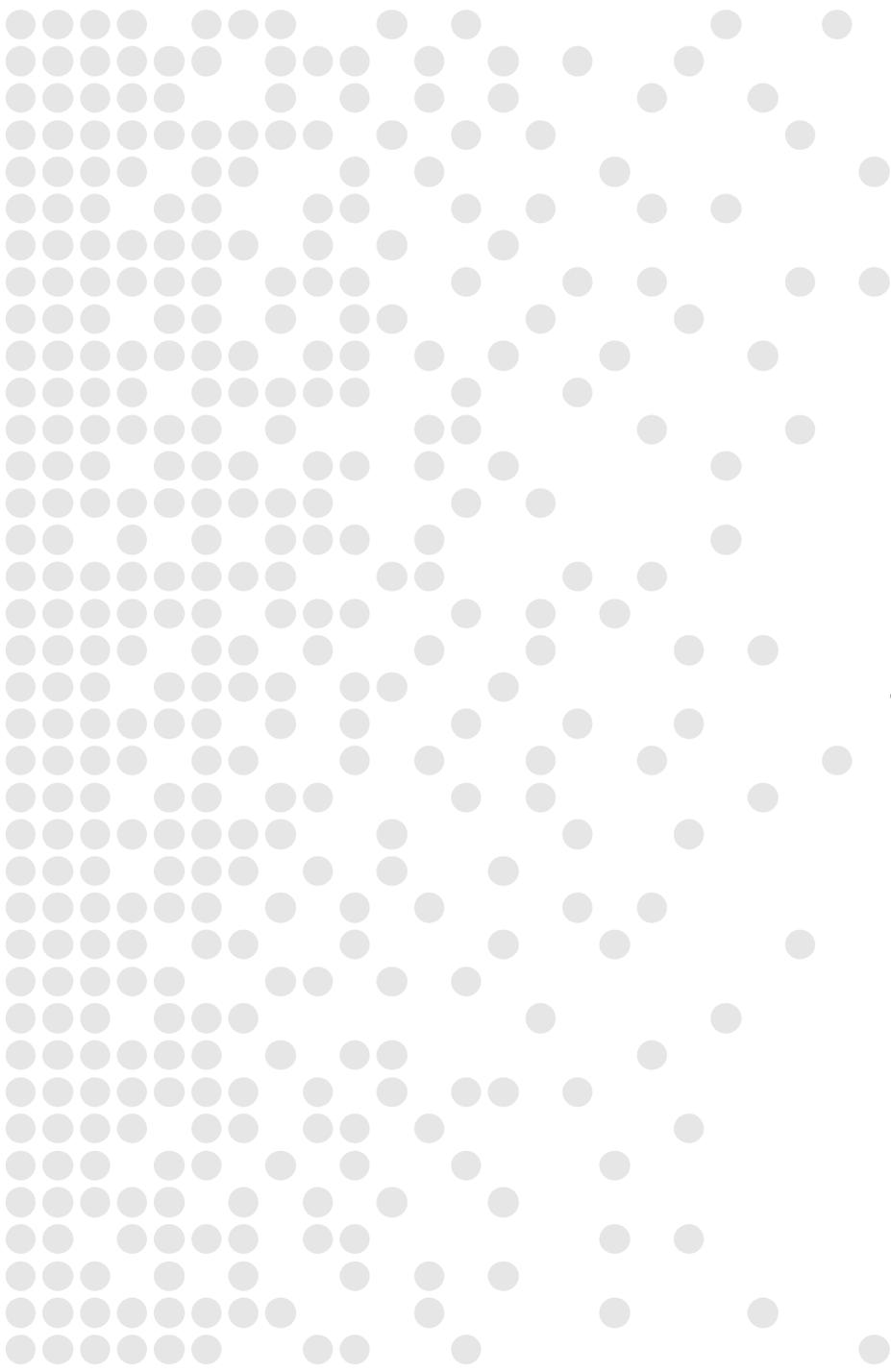
Halton Hills Employment Land Supply



Premier Gateway Employment Area



335 Net Ha
89% of Town's
Vacant Supply



Halton Hills Employment Land Needs

Employment Land Needs

Town-Wide Employment Land Needs, 2019-2041



Employment Land Needs, 2019-2041		
Land Demand		
Employment Growth on Employment Lands Adjusted for Intensification	12,920	
Forecast Employment Land Density (Jobs/Net ha)	20	
Employment Land Demand, Net ha	646	
Land Supply	Net ha	
	376	
Employment Land Needs	Net ha	Gross ha
	-270	-338

Based on refined GTA WCPA

Includes OPA 31B of 75 Net ha

Land Need:
- 338 gross ha



Recommendations

- It is forecast that, to accommodate forecast employment growth on employment lands to the year 2041, approximately 338 gross ha (835 gross acres) of additional designated employment lands will be required. This includes the OPA 31B lands of 85 gross ha (75 net ha) and is based on a refined GTA West Corridor Protection Area of approximately 180 gross ha not available for development.
- It is recommended that the Town of Halton Hills continue to advance O.P.A. 31B which will bring approximately 75 net ha (185 net acres) of lands identified as Future Strategic Employment Area into the urban area as an Employment Area.
- Further, working with the Region of Halton, the Town should peruse adding additional Future Strategic Employment Area lands to the urban area of the Premier Gateway Employment Area.



Next Steps

- Phase 2, underway:
 - Review of planning policy related to the strategic planning of the Town's existing and future Employment Areas
 - Review of employment land conversions
 - Analysis of GO station areas (Major Transit Stations)
- Draft Report (April 2019)
- Final Report and Council Presentation (June 2019)