

The background is a solid blue color with several large, overlapping, semi-transparent geometric shapes in various shades of blue. These shapes include triangles and polygons, creating a layered, abstract effect. The text is centered and written in a white, sans-serif font.

Planning for Employment

— Refresher Presentation and Discussion

# Employment Planning — Policy Context

- Growth Plan requires upper-tier municipalities to designate and set density targets for employment areas
- Municipalities will plan for these areas by:
  - Prohibiting residential uses and limiting other sensitive uses
  - Providing an appropriate interface between employment areas and adjacent non-employment uses



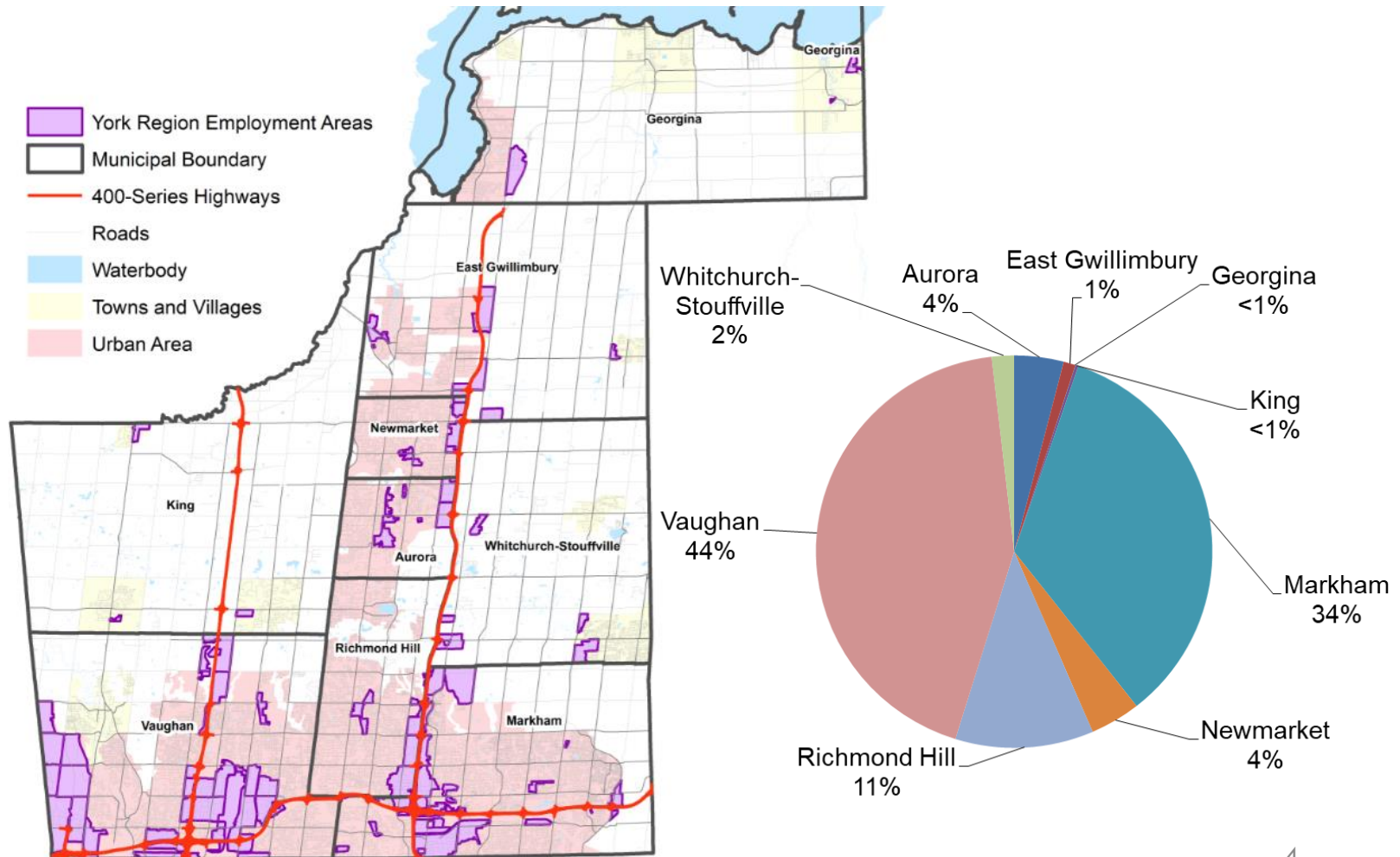
# Planning for Employment — Designation Options

- In consultation with local municipal staff and stakeholders, staff are assessing existing local municipal employment designations to identify:
  1. Areas for a broad range of employment uses
  2. Areas for traditional employment uses
  3. Areas for exclusion from a Regional employment designation



# Planning for Employment — Existing Employment

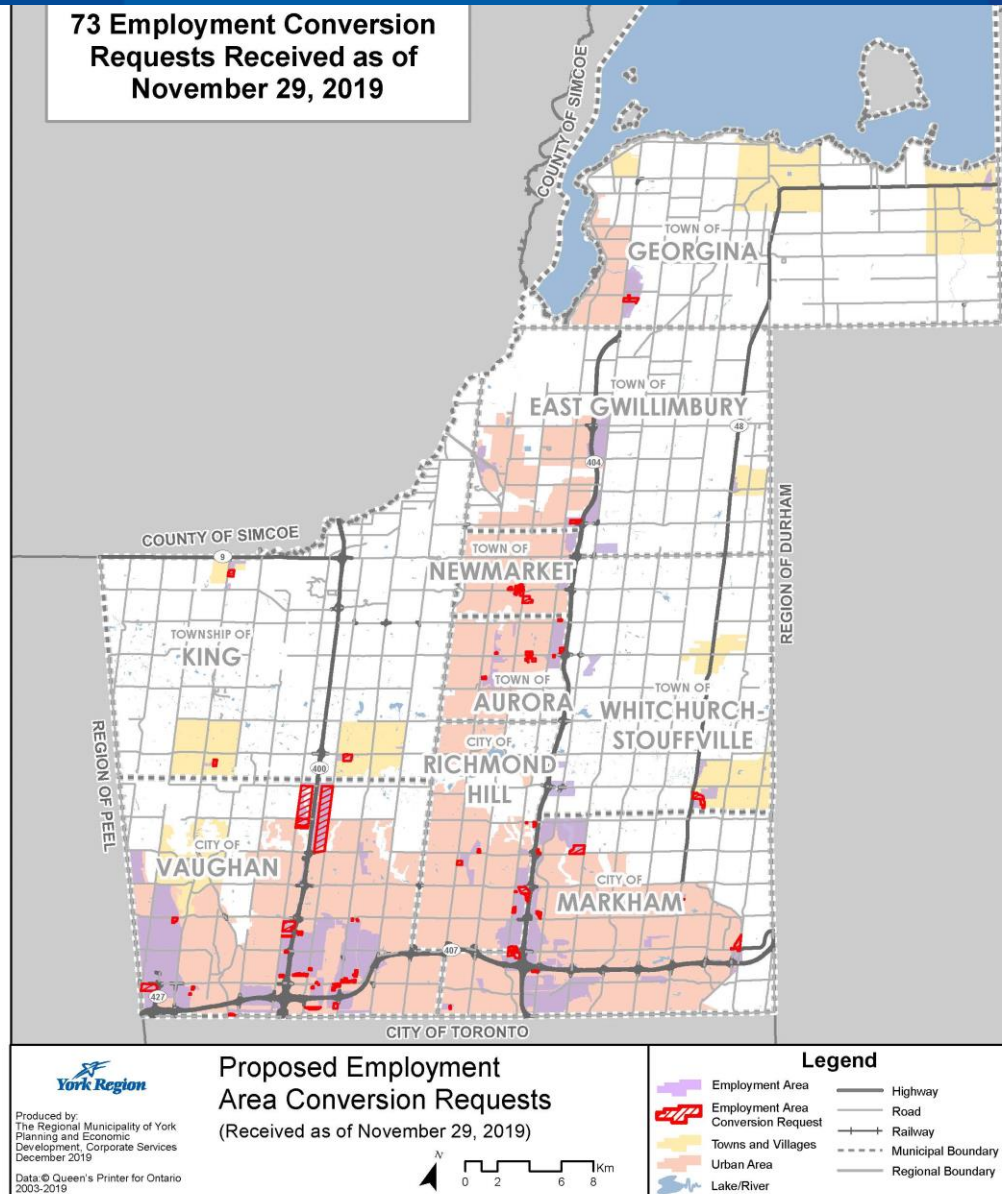
345,000 jobs within York Region Employment Areas in 2018



# Planning for Employment

## — Employment Areas and Conversion Requests

73 Employment Conversion Requests Received as of November 29, 2019





# Planning for Employment

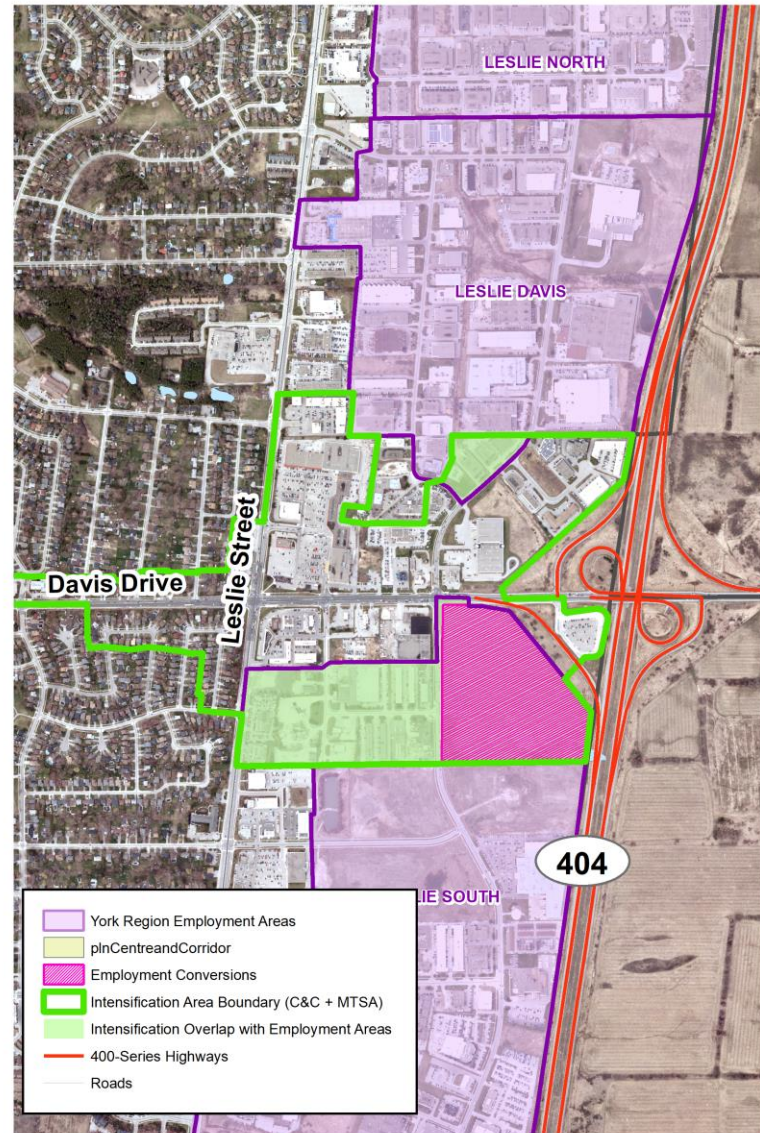
## — Considerations for Designation

- Growth Plan, Regional Official Plan, and Local Official Plan & Secondary Plan policy objectives
- increasing demand for mixed use areas
- optimizing infrastructure investments in Centres and Corridors
- employment land protection along goods movement corridors (Regional Roads, Provincial Highways, rail yards, etc.)
- consistency across local municipal boundaries
- protecting and growing existing employment clusters



# KEY CONSIDERATIONS

- employment land adjacent to 400 series highways and intensification corridors

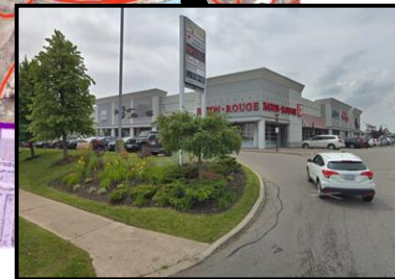
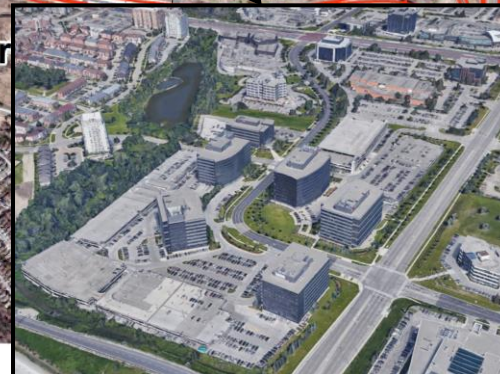
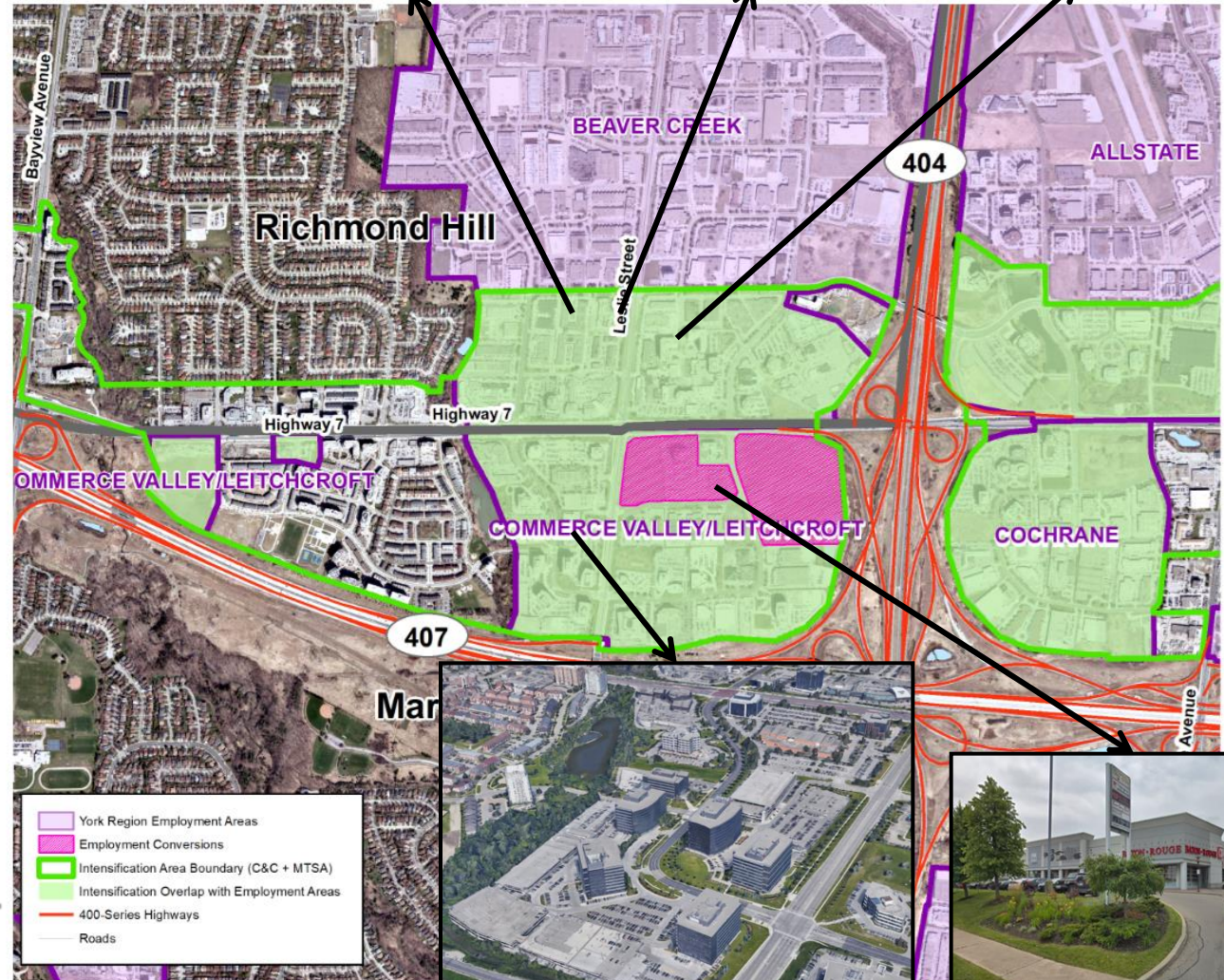


**LESLIE AND DAVIS, NEWMARKET**



# KEY CONSIDERATIONS

- treatment of employment lands in different municipalities on opposite sides of regional corridors

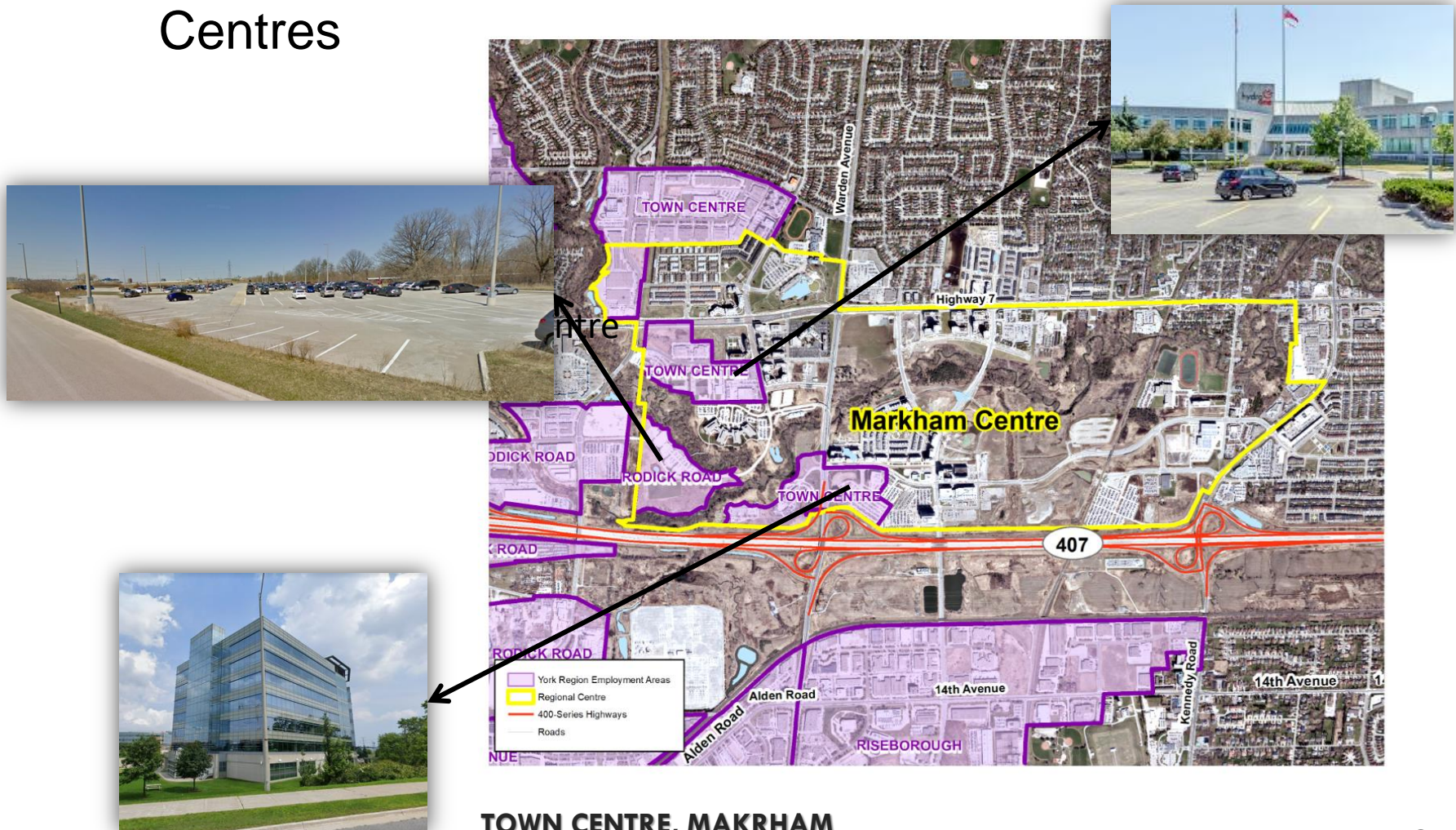


**BEAVER CREEK, RICHMOND HILL  
COMMERCE VALLEY, MARKHAM**



# KEY CONSIDERATIONS

- treatment of existing employment areas within Regional Centres

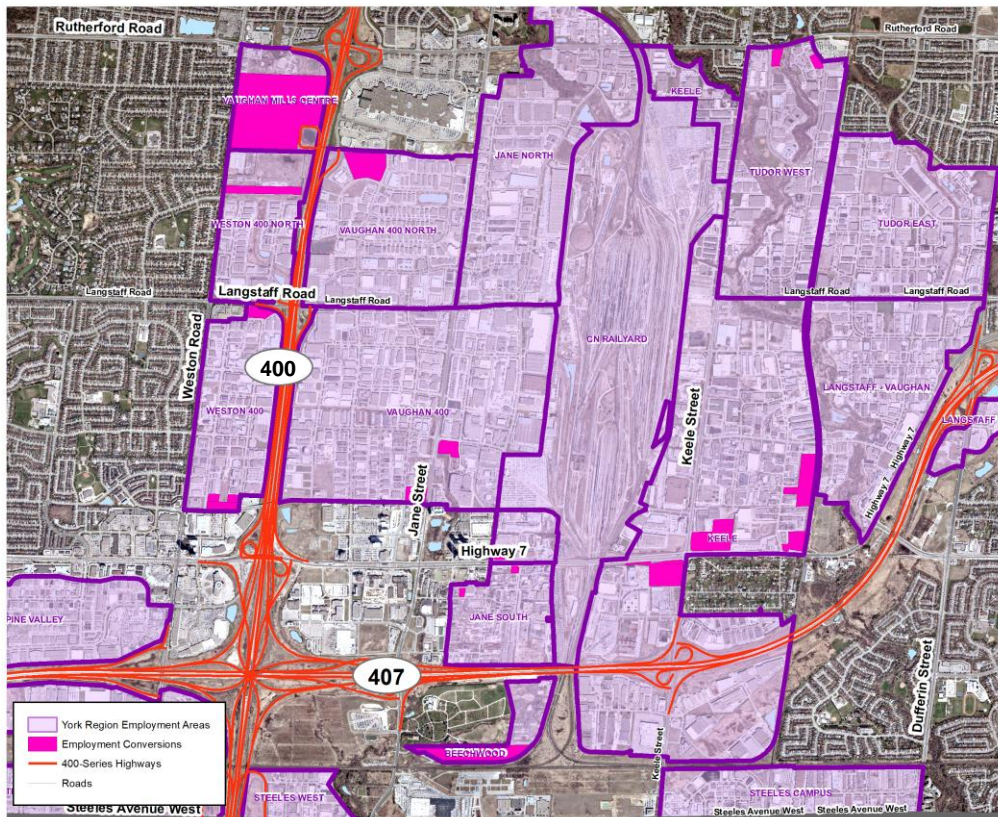


**TOWN CENTRE, MARKHAM**  
**RODICK ROAD, MARKHAM**



# KEY CONSIDERATIONS

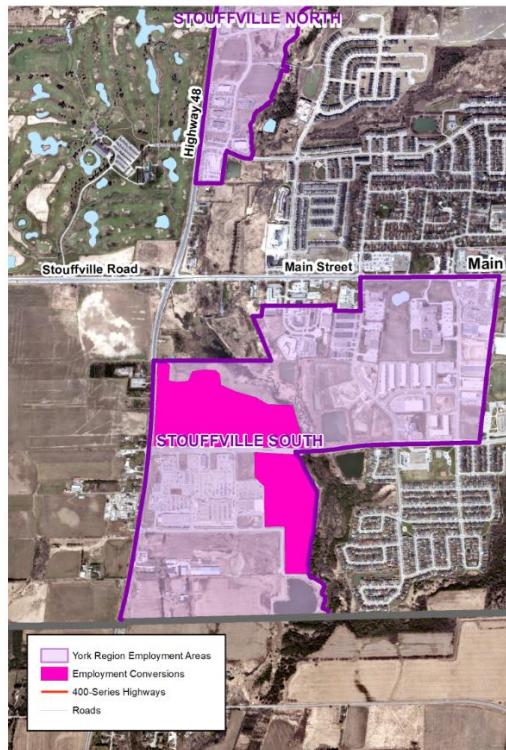
- treatment of large clusters of traditional employment uses adjacent to Regional corridors that are under pressure for conversion



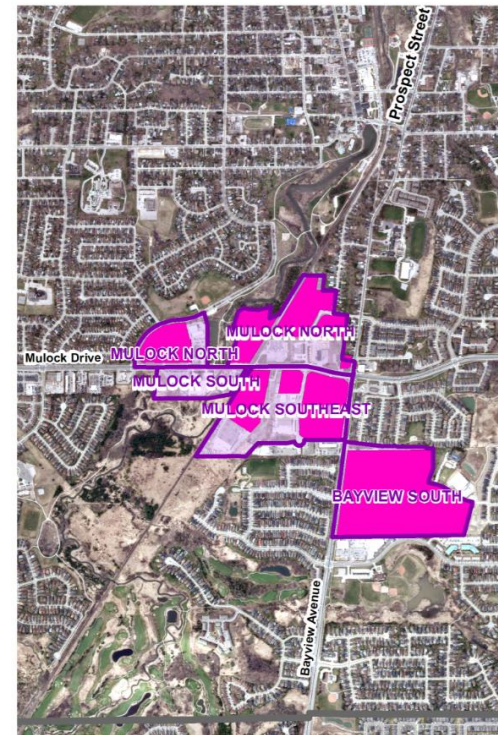


# KEY CONSIDERATIONS

- Areas with locally initiated and/or supported requests for conversion



**STOUFFVILLE SOUTH, WHITCHURCH-STOUFFVILLE**



**MULOCK & BAYVIEW, NEWMARKET**



# Planning For Employment — Discussion Questions

1. Based on your perspective, do you have thoughts on designated employment areas overlapping with the Region's Centres and Corridors?
2. Do you think that areas where local municipalities have expressed an interest in conversion and or more permissive employment uses be considered differently than the areas where there is no expressed municipal interest?
3. What kinds of employment/businesses are more readily integrated with residential uses, which are not?
4. What kind of environment and infrastructure should be available to support new residential development, can/should that be provided for in employment areas?