



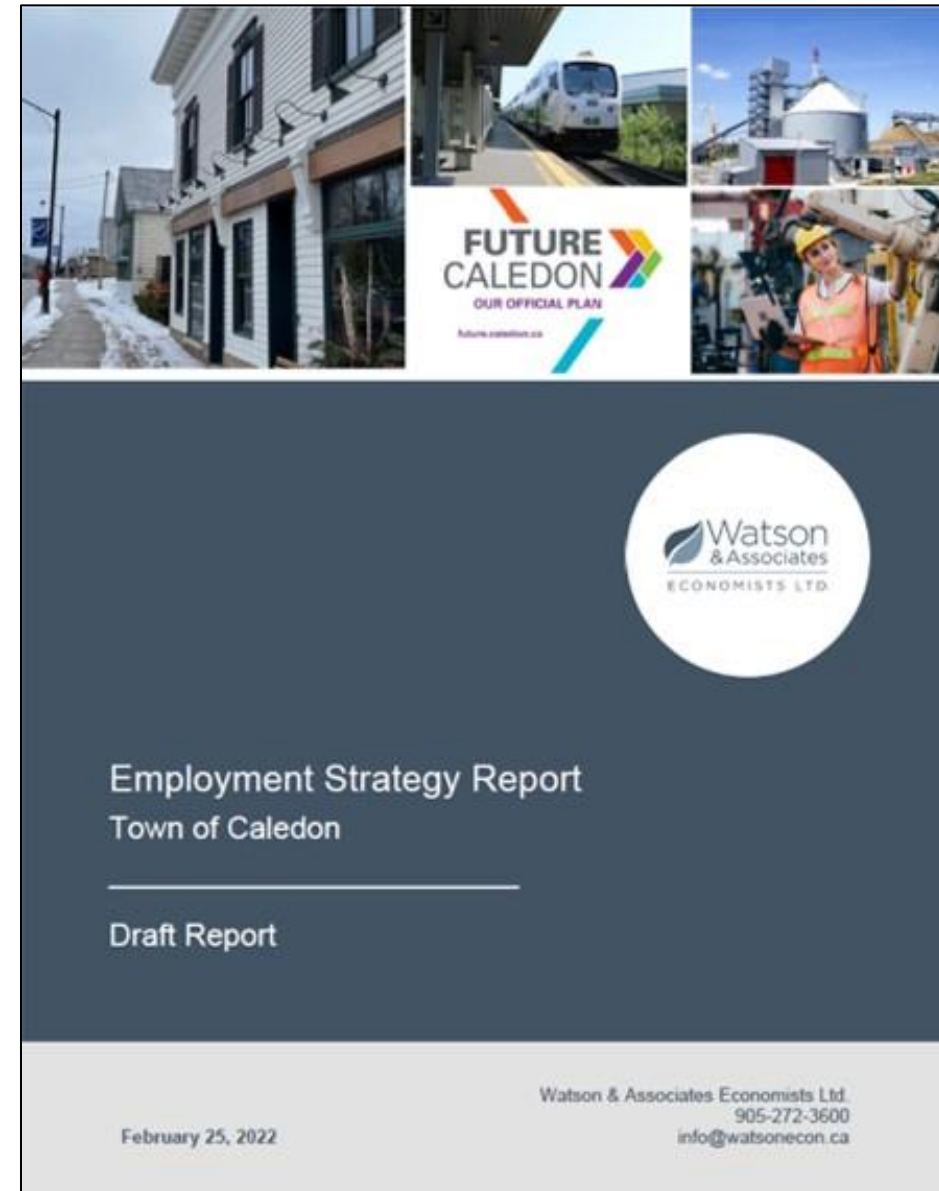
Town of Caledon

Employment Strategy

March 2022

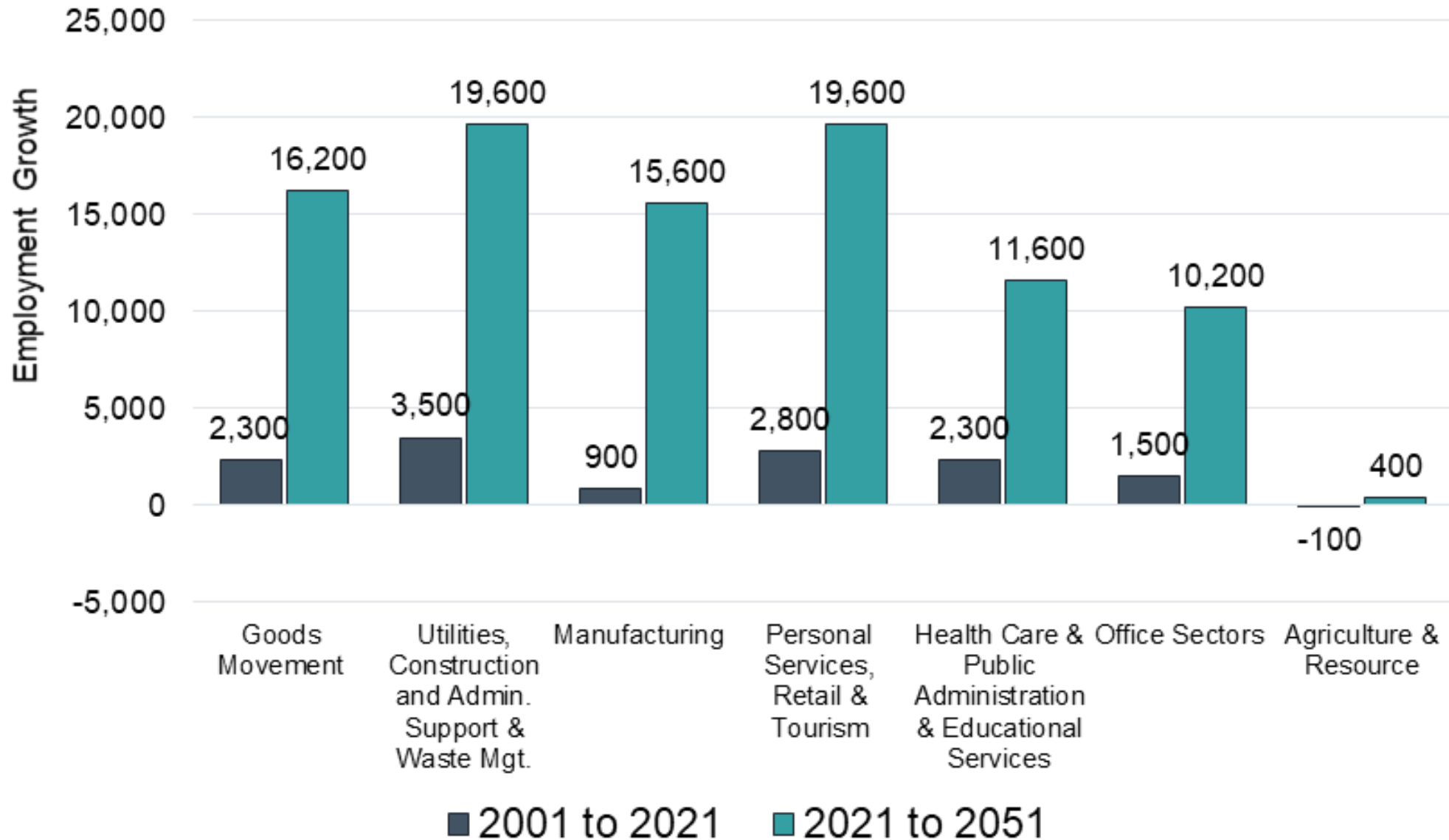
Introduction

- Long-term vision and comprehensive assessment of employment opportunities for Caledon.
- A review of Employment Areas, commercial areas, Mixed-use Areas and Rural Areas.
- Strategic policy recommendations that support a broad spectrum employment opportunities.

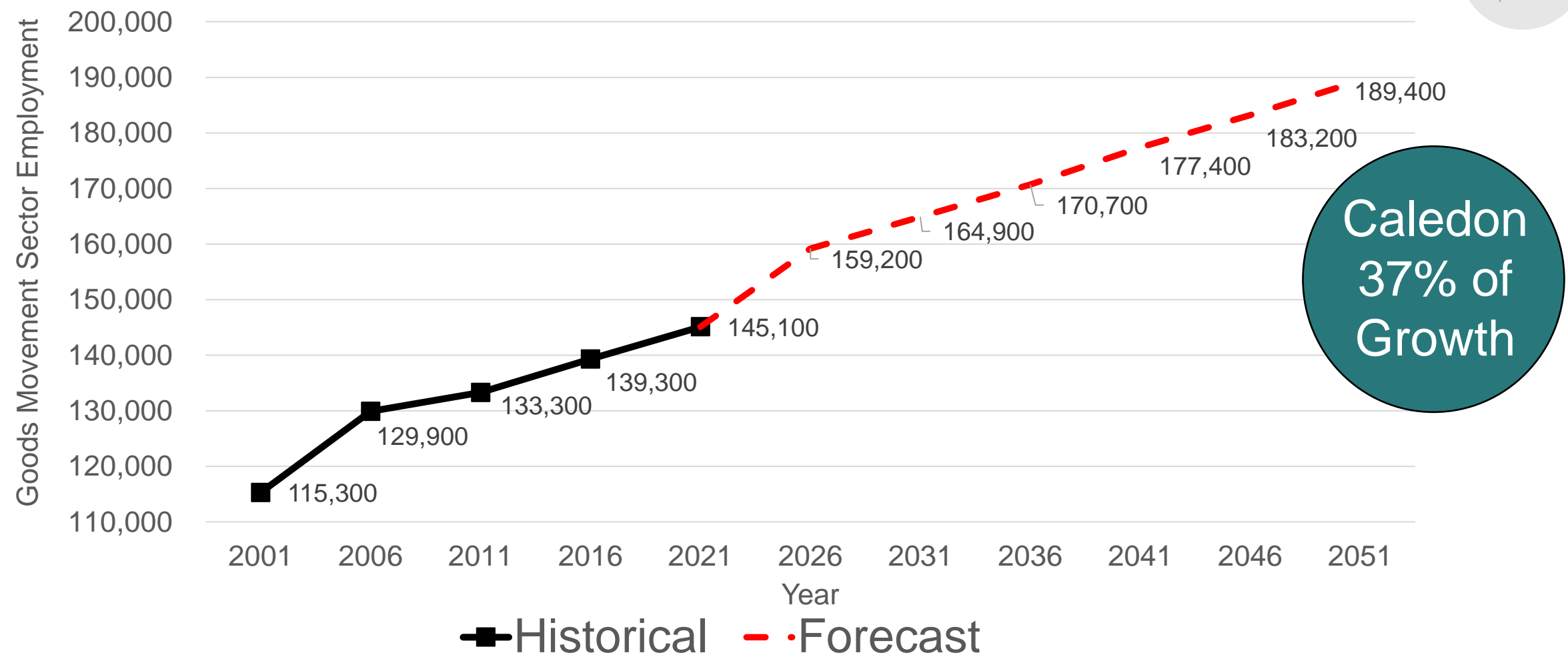


Employment Forecast and Land Needs

Forecast by Employment Sector to 2051

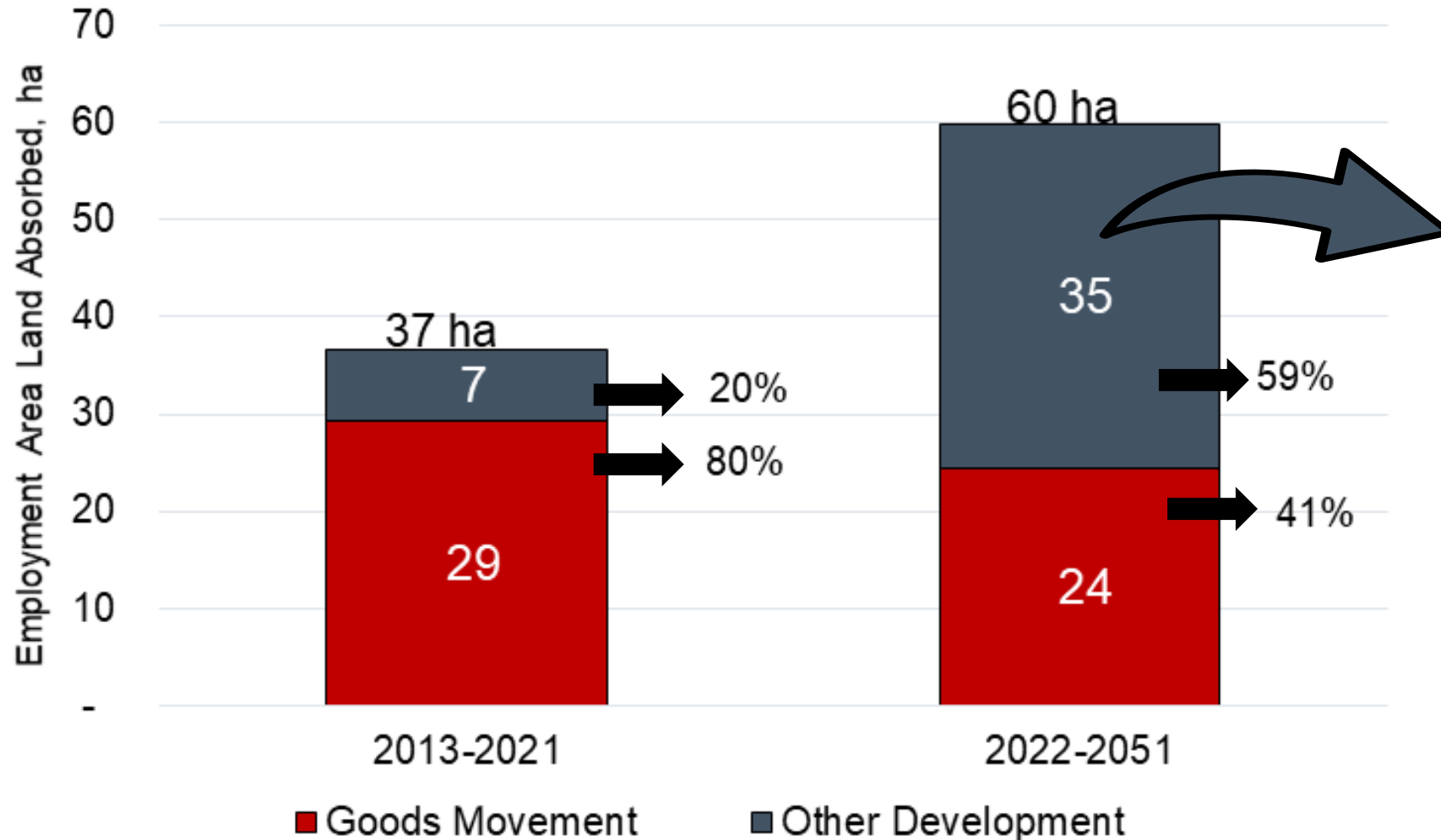


Region of Peel Goods Movement Sector Forecast to 2051



Source: 2001 to 2016 based on Statistics Canada data. 2021 is an estimate based on a review of background by the Region of Peel and the Town of Caledon Employment Survey. 2021 to 2051 is a forecast by Watson & Associates Economists Ltd.

Employment Areas Annual Forecast Employment Area Land Absorption By Type



Other Industrial Development:
↑5x

Overall Land Absorption:
↑1.6x

Source: Watson & Associates Economists Ltd.

Employment Areas Land Needs to 2021 to 2051



Employment Area
Growth



—

Designated
Lands



=

Expansion
Lands



÷



=



Policy Recommendations

Key Policy Themes



Employment Areas

Key Highlights



- **Proactively identify and protect future Employment Areas at strategic locations both within and beyond the 2051 plan horizon**
 - Future Strategic Employment Area Overlay
- **Consider clustering Goods Movement sector**
 - Goods Movement District Overlay or Designation (approx. 33% of Employment Area expansion lands)
- **Support Employment Area diversification**
 - Provide a broad spectrum of Employment Area designations and policies that will target a range of sectors

Employment Area Designation

Spectrum of Employment Area Designations



**Dry
Employment
Area**



**Goods
Movement
District
(overlay or
designation)**



**General
Employment**



**Prestige
Employment**



**Knowledge
& Innovation
Employment
Areas**

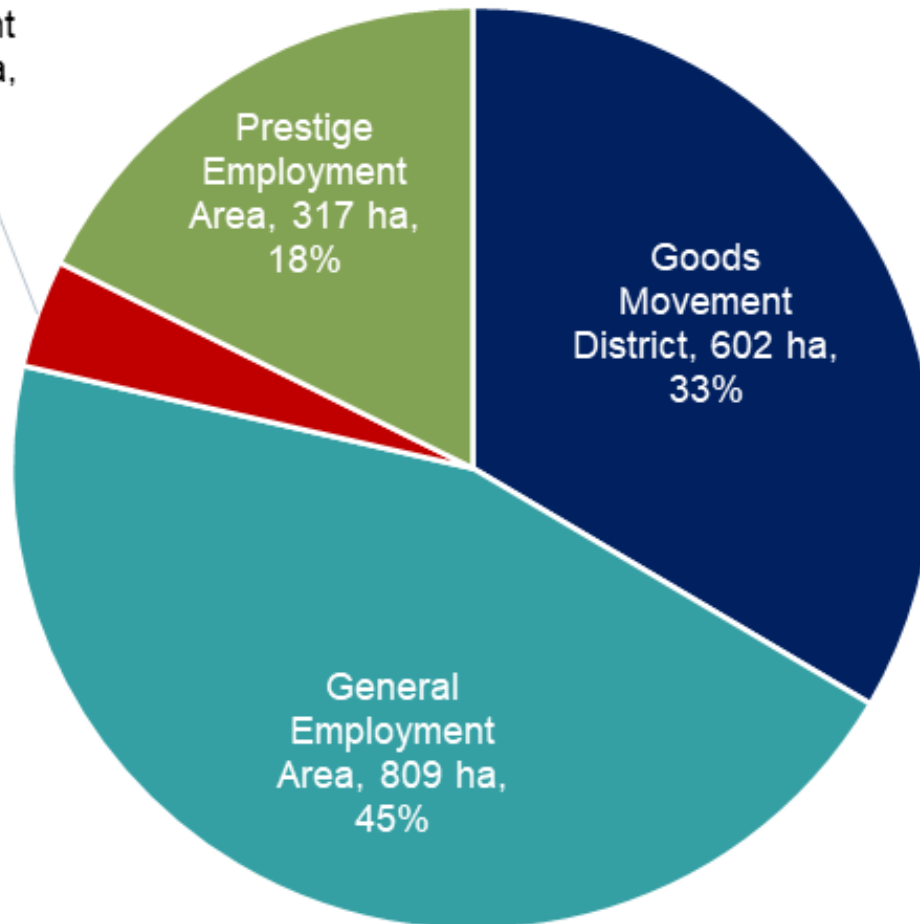
A Spectrum of Employment Area Designations

Employment Area Designation

Employment Area Forecast by Proposed Designation, 2021 to 2051



Knowledge &
Innovation
Employment
Area, 68 ha,
4%



Knowledge &
Innovation
Employment Area: 4%



Prestige
Employment Area:
18%



Goods Movement
District: 33%



General Employment
Area: 45%

Commercial/Mixed-use Area Policy Recommendations

Key Highlights



- **Plan for adequate supply of lands to support commercial growth**
 - 162 ha of commercial land is required
- **Allow commercial areas to evolve into mixed-use sites while protecting commercial spaces for the long term**
 - Consider a mixed-use designation instead of single purpose commercial use designation
 - Provide policies that direct the right balance of residential use in mixed-use developments
- **Protect strategic locations for major office and high-density employment use opportunities**
 - Plan for employment growth in Major Transit Station Areas

Rural Area Policy Recommendations

Key Highlights



- **Support economic opportunities in the Rural Area**
 - Ensure O.P. policies continue to recognize opportunities for agricultural-related industrial and commercial uses on agricultural lands
 - Update O.P. policies that identify the type and scale employment and non-residential development opportunities that can be accommodated within the Greenbelt Area
 - Promote innovation and entrepreneurship in the agriculture sector (e.g., policies that support renewable energy opportunities such as biomass)
 - Explore potential synergies related to economic development in the Town's urban and rural areas (e.g., commercialization of value-added agricultural goods and services)

Next Steps

Next Steps



- The new O.P. will include updated policies and schedules that are informed from recommendations provided in a series of background studies, including this Employment Strategy study.
- The recommendations provided in the Employment Strategy will provide guidance in planning for employment in Secondary Plans and other site-specific plans.