

TOWN OF CALEDON

EMPLOYMENT LAND NEEDS STUDY

Community Meeting

November 12, 2007

OUTLINE

- **Introduction**
- **Policy Context**
- **Employment Profile**
- **Supply Analysis**
- **Drivers of Employment Growth**
- **Land Needs Requirements**
- **Conclusions**

Introduction

- Watson & Associates Economists Ltd. (W&A) was retained by the Town of Caledon in 2005 to prepare an Employment Land Needs Study as an identified sub-component of the South Albion-Bolton Community Plan.
- The employment analysis was subsequently broadened to provide a Town-wide assessment of Caledon's primary employment areas including: South Albion-Bolton, Mayfield West, Tullamore, and the remaining rural area.

Introduction

- The employment projections were developed by W&A, in conjunction with the Town of Caledon, as part of the 2006 Population and Employment Forecast and Allocations Draft Phase 3 Report.
- The objective of the Employment Land Needs Study is to analyze the adequacy of the existing employment land supply within the Town of Caledon and determine the need to designate new employment areas from 2006 to 2031.

Provincial Policy Context

□ 2005 Provincial Planning Statement

■ Land Requirements

“Sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas, to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet projected needs for a time horizon of up to 20 years.” (Section 1.1.2)

Provincial Policy Context

□ Places to Grow (PTG) - Intensification

- By 2015 a minimum of 40% of all new residential development within each upper- and single-tier must be in the form of intensification.
- No specific non-residential intensification policies have been set out in the PTG report. However, the 2005 PPS identifies that employment opportunities shall be accommodated through intensification and redevelopment, and, if necessary, designated growth areas.

Provincial Policy Context

□ Places to Grow (PTG) - Density

- The Plan identifies a density target of 50 jobs and people per hectare for all new development on designated greenfield areas (on an upper-tier basis).
- Development on existing greenfield employment lands or potential employment expansion areas in Caledon will likely not achieve the PTG density target. However, it is our opinion that the overall density target (i.e. jobs and people) will likely be achievable on an upper-tier basis.

Employment Profile

HISTORICAL EMPLOYMENT GROWTH FOR THE REGION OF PEEL AND SURROUNDING MARKET AREA BY MUNICIPALITIES, 1991-2001

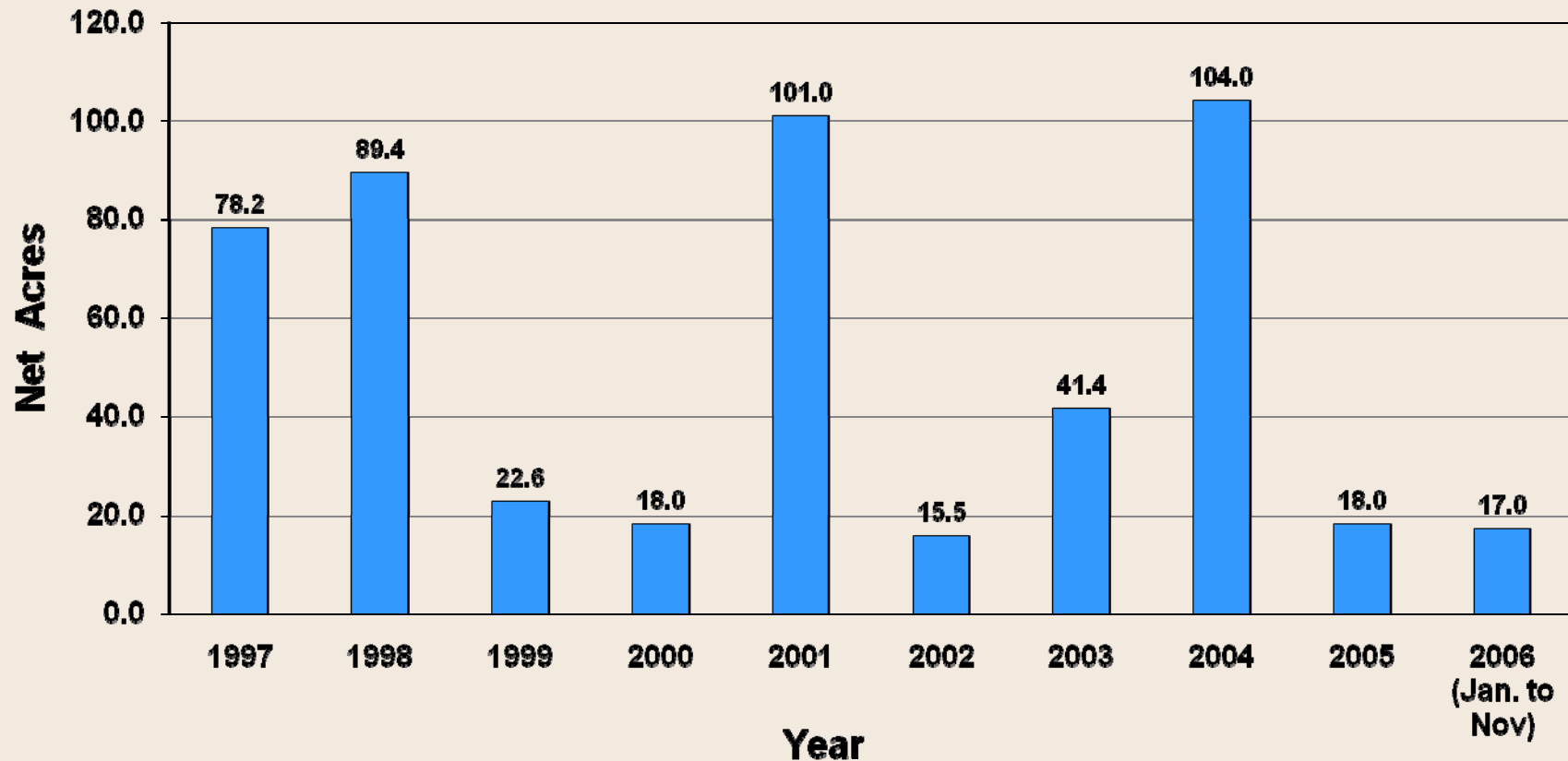
Municipality	1991	2001	1991-2001 Employment Growth	Share of Employment Growth, 1991-2001
Brampton	92,465	122,280	29,815	27%
Mississauga	274,075	348,780	74,705	68%
Caledon	11,500	16,435	4,935	5%
Total Peel	378,040	487,50	109,468	100%

Source: Historical data based on Statistics Canada, 1991, 1996, and 2001 Census.

- Recent employment growth in Caledon has been considerable, but comprises a relatively minor share of employment growth in Peel Region.

Employment Profile (Bolton)

Total Employment Land Absorption (Net Acres)



□ Average of 51 net acres per year

Employment Profile (Bolton)

Characteristics of Employment on Employment Lands

Sector Type	Average Sq.ft. per Employee	Average Employees/Acre	Assessment/ Floor Area (Sq. Ft.)
Manufacturing (General/Prestige)	1,020	17	\$75
Manufacturing (Heavy)	1,210	17	\$60
Warehousing/Distribution/ Transportation/Storage	2,050	9	\$52

Employment Profile (Bolton)

- ❑ Existing Density on Employment Lands – 12 employees/net acre (29 employees/net ha).
- ❑ Average Lot Coverage (1997-2006) – 11%.
- ❑ Expansions on existing sites account for less than 1% of total construction over the past 10 years, which suggests that intensification potential on employment lands is rather limited.
- ❑ Recent (1997-2006) development activity (i.e. GFA) has largely been related to the manufacturing sector and, to a lesser extent, distribution and warehousing.

Employment Profile (Bolton)

- ❑ At present, there has been an increase in enquiries by ICI developers, realtors and users interested in industrial land in Bolton.
- ❑ Based on discussions with the development community in Bolton and Town staff, the percentage of new development geared to the warehouse and distribution sector is anticipated to increase significantly.
- ❑ While industries in the warehouse and distribution sector are generally land intensive, average employment densities within this sector are generally low.

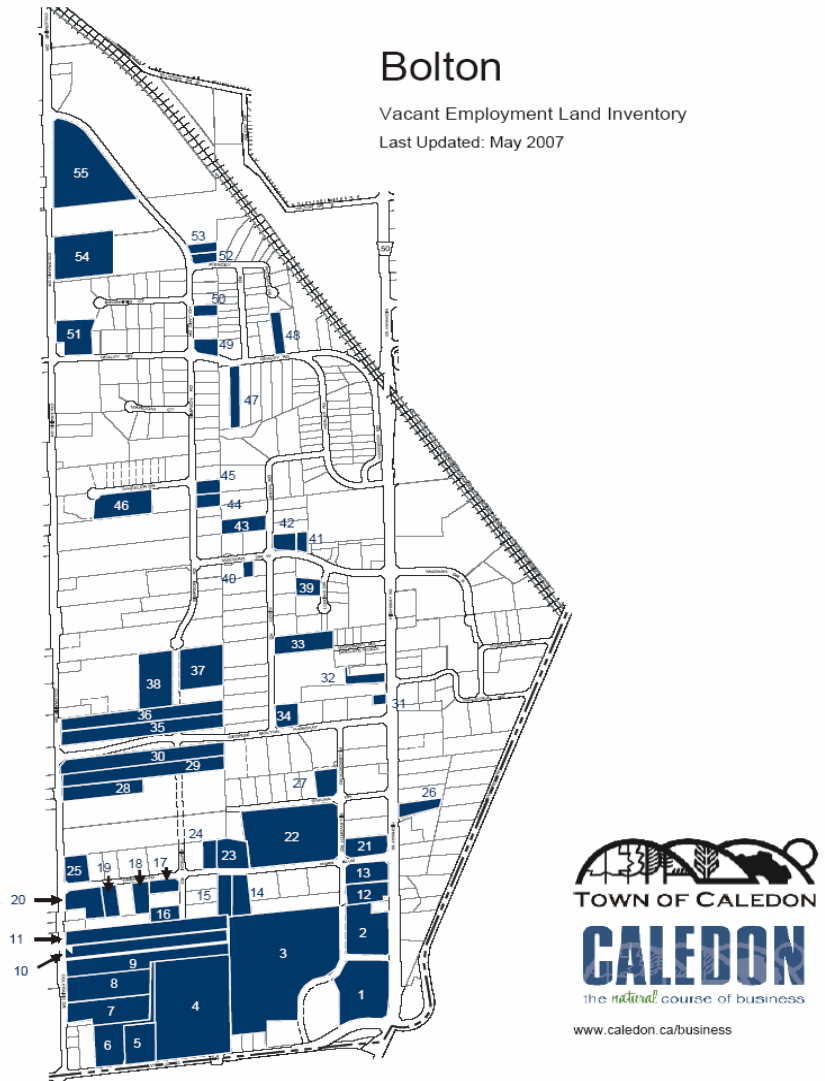
Town of Caledon Supply Analysis

Community	Net Occupied	Net Vacant ¹
Bolton	765	398
Mayfield West	0	358
Tullamore	35	148
Victoria	0	61
Total	800	965

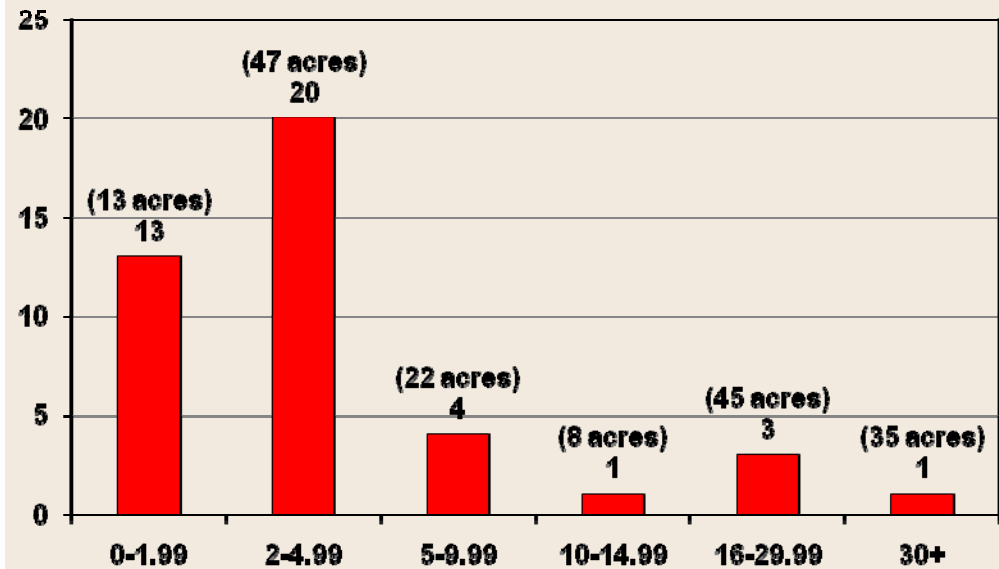
1. Net vacant employment land adjusted for land vacancy (5% of total occupied + vacant land).

Note: Net vacant land supply excludes roads, stormwater, easements/corridors and additional non- developable lands (i.e. water courses, etc.).

Bolton Supply Analysis



Vacant Lands For Sale/Lease	Net Acres	Net Hectares
Currently Serviced	170	69
Serviceable	159	64
Total	329	133



Bolton Industrial Area Range of Site Size (Net Acres)

■ Number of Sites

Drivers of Employment Growth

- **The Provincial Long-Term Economic Outlook for the Greater Golden Horseshoe (GGH) is very positive.**
 - Over the 2001-2031 forecast period, the GGH will add approx. 1.75 million new jobs to its current employment base of 3.82 million, or 58,300 jobs per year.
 - Peel Region is forecast at just under 20% of forecast GGH employment growth (340,000 jobs or 11,300 jobs per year).

Drivers of Employment Growth

- **Employment Lands Supply is Diminishing in Many of the Large Urban Centres of the Greater Toronto Area & Hamilton (GTAH).**
 - The City of Mississauga's employment land supply is already over 80% built out and is anticipated to reach full build out by approximately 2012.
 - Accordingly, the diminishing supply of employment land within the City of Mississauga is anticipated to increase development pressures in Brampton and Caledon.

Drivers of Employment Growth

- **Proposed 400 Series Highway Extensions/Access to GTA Infrastructure**
 - Highway 410 extension to Mayfield West (2009).
 - Highway 427 extension (approx. 2014).
 - GTA West Corridor Study – MTO has submitted an terms of reference for an EA to MOE for approval. Vaughan Intermodal – 2001 expansion has increased capacity by 70%.
 - Proximity to existing 400 series highways and Pearson Airport.

Drivers of Employment Growth

□ Access to Labour Force Pool

- The Town of Caledon is increasingly becoming more integrated with its large neighbouring urban municipalities.
- Caledon's proximity to these major GTAH urban centres provides an ideal source of local labour for employment growth on employment lands.

Drivers of Employment Growth

□ Access to Labour Force Pool

- As of 2001, approximately 4,800 industrial jobs or 63% of Caledon's total industrial employment base (7,660) are occupied by "in-commuters".
- As of 2001, 51% of Caledon employees live and work in Caledon. Additional local employment opportunities will have the potential to increase live-work potential provided that jobs are well-suited to the resident population base.

Drivers of Employment Growth

□ Competitive Industrial Land Prices

- Serviced industrial land prices for Caledon employment lands average in the low \$400,000 per acre range.
- Competitive industrial land prices, combined with a diminishing supply of available vacant industrial land throughout the GTA continues to increase industrial development pressures within the Town of Caledon.

Town of Caledon Employment Forecast

Town of Caledon	Forecast Period			
	2001	2011	2021	2031
Population	50,595	71,487	84,444	108,000
Employment	16,435	27,960	37,970	48,620
Employment Activity Rate (Jobs/Population)	32%	39%	45%	45%

Town of Caledon/Peel Employment Forecast

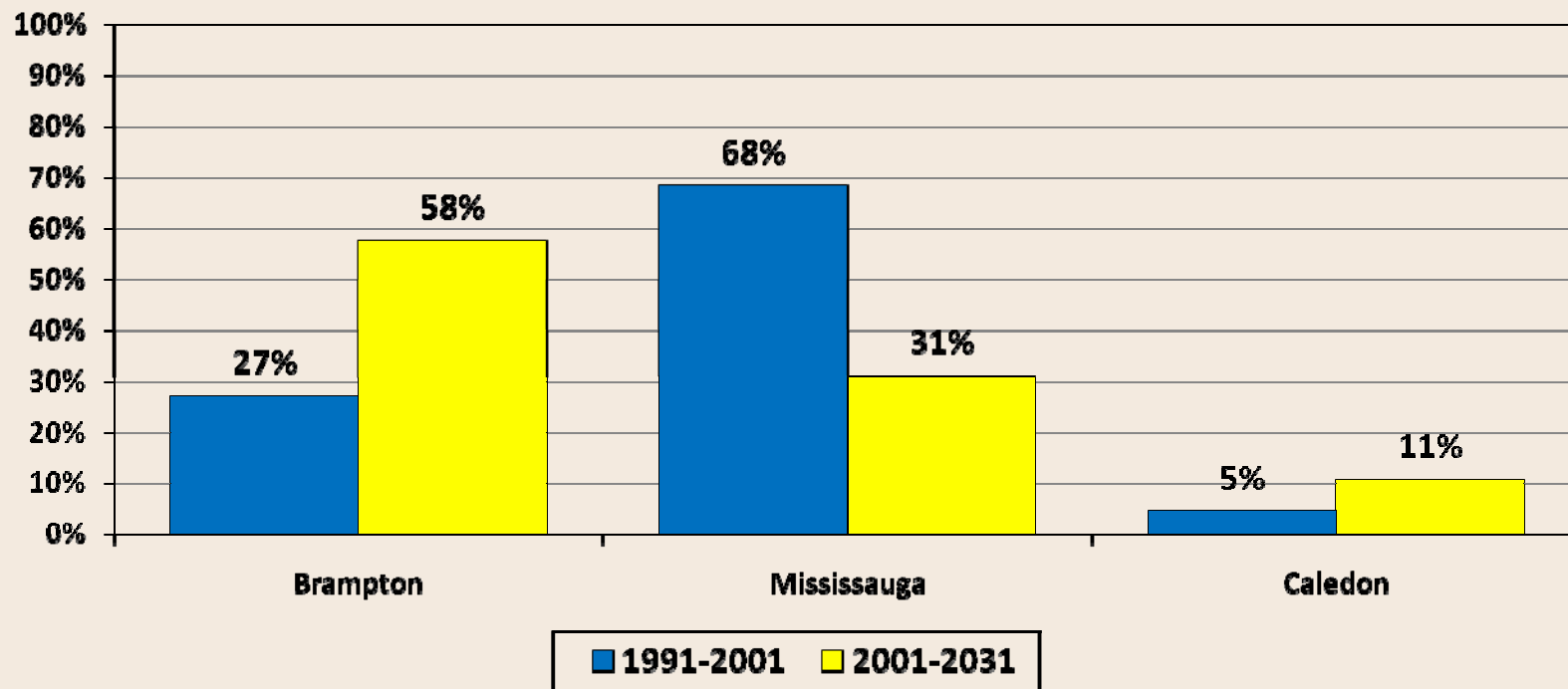
Municipality	2001	2021	2031	2001-2031 Employment Growth
Brampton	133,700	289,200	323,000	189,300
Mississauga	382,200	485,200	486,600	104,400
Caledon	18,100	41,800	53,500	35,400
Total Peel	534,000	807,067	863,100	329,100

Note: for comparative purposes all historical Census and forecast employment figures have been adjusted to include employees with "No Fixed Place of Work".

- The PTG employment forecast for Peel is approx. 11,000 employees higher than the current approved or proposed local municipal forecasts in the Region.

Share of Employment Growth in Peel Region

Share of Forecast Employment Growth
2001-2031 vs. 1991-2001



- The future share of employment growth in Peel Region and the surrounding market area is shifting.

Caledon - Employment Demand on Employment Lands, 2006-2031

Town of Caledon Employment Growth on Employment Lands

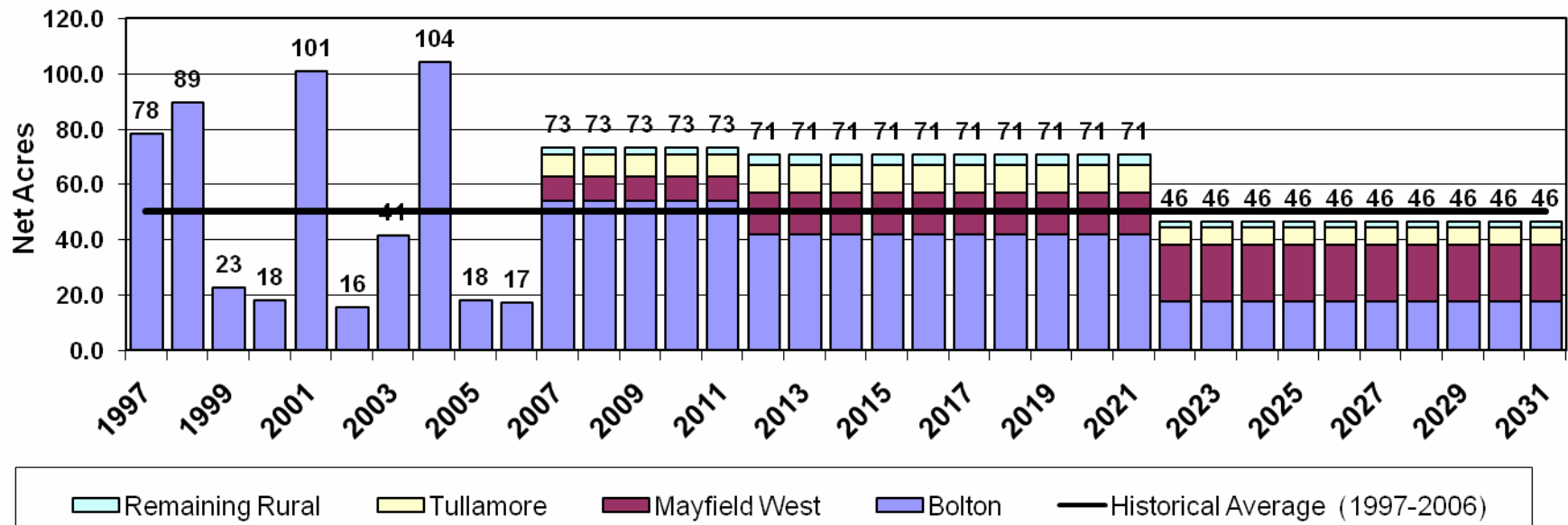
	2006-2011	2006-2021	2006-2031
Total Employment Growth	5,931	17,081	27,731
Total Employment on Employment Lands	4,082	12,174	19,174
Net Density (emp/net acre)	11	11	13
Net Density (emp/net hectare)	28	28	31
Total Land Demand (Net Acres)	367	1,055	1,519
Total Land Demand (Net Hectares)	148	427	615

Town of Caledon Employment Land Demand, 2006-2031

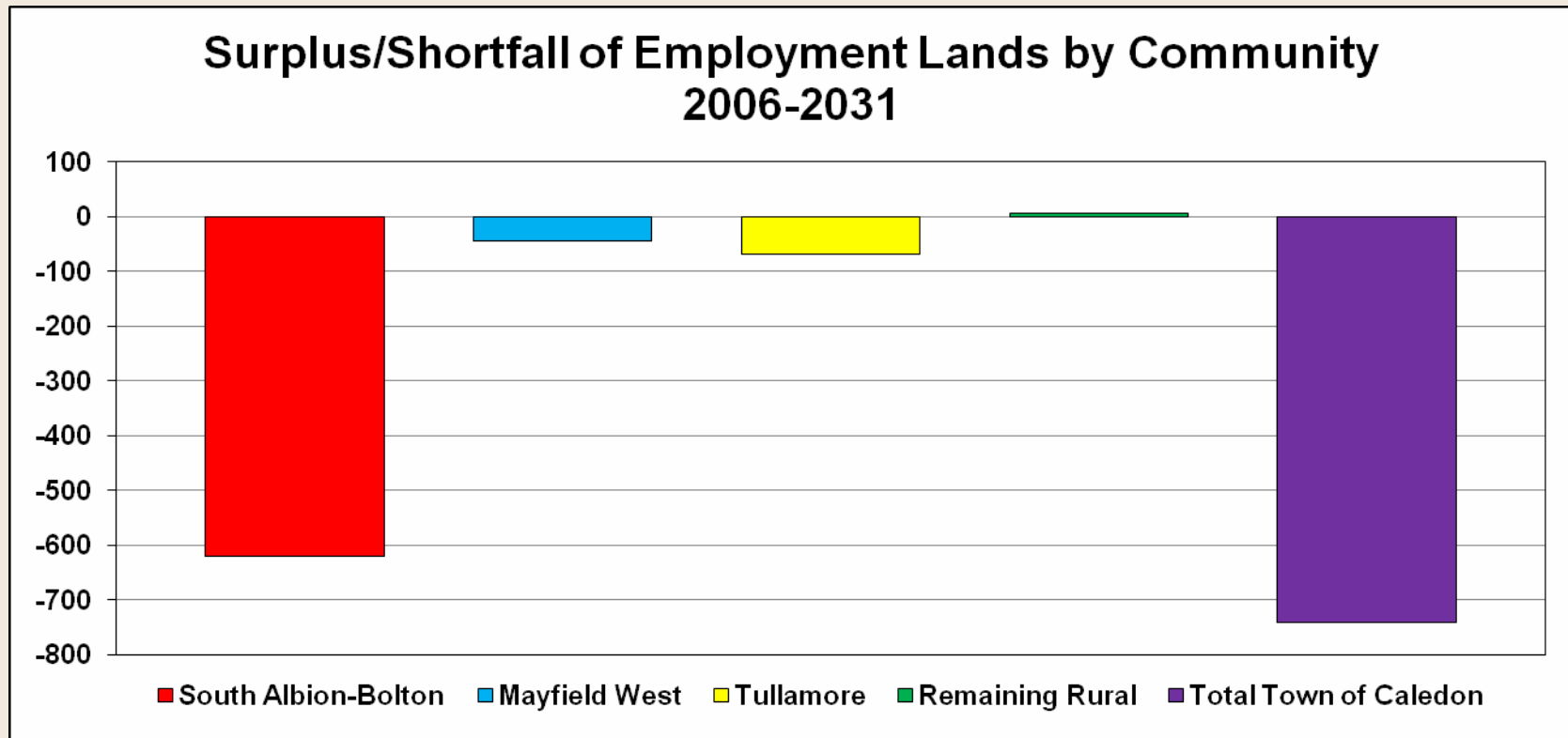
Town of Caledon Employment Land Absorption

	Annual Net Acres	Annual Net Ha
2006-2011	73	30
2006-2021	70	28
2006-2031	61	25

TOWN OF CALEDON, ANNUAL EMPLOYMENT LANDS ABSORPTION, 1997-2031



Town of Caledon Employment Land Needs (Demand Less Supply), 2006-2031 (Gross Acres)



- For the South Albion-Bolton area a shortfall of 620 gross acres (251 gross ha) has been identified.

Employment Land Needs (Bolton)

- Location options have not been considered as part of this study. The location of future employment lands expansion areas within the South Albion-Bolton Area should give consideration to a number of market factors, including (but not limited to) the following:
 - Availability of contiguous lands;
 - Potential to maximize frontage and exposure;
 - Post 2031 land availability;
 - The physical connectivity of the proposed area to existing employment lands within Bolton; and
 - Proximity to existing and proposed 400 series highways.

Conclusions

- ❑ The availability of “market-ready” serviced industrial land (i.e. sale/lease) within the Bolton Industrial Area is very limited, especially for larger sites.
- ❑ Bolton currently has no large vacant sites (i.e. > 30 acres) available for straight sale.
- ❑ The Bolton Industrial Area has a maximum employment supply of approximately eight years. However, supply constraints are already emerging since many of the Town’s more favourable vacant sites are “off the market”.

Conclusions

- A minimum additional 620 gross acres (251 gross ha) of employment lands are required to accommodate forecast demand to 2031 in the South Albion-Bolton area.
- A minimum of an additional 50 gross acres (16 net or 20 gross ha) of employment lands is recommended for the Mayfield West area during the post 2021 period.

Conclusions

- Recent industrial development interest in Mayfield West has been strong. An increase in forecast employment land absorption and/or decreased employment density levels could result in significantly greater long-term employment land needs for Mayfield West.
- Due to the variable nature of the industrial employment market, future employment land needs and the adequacy of existing vacant employment lands supply should be monitored at least every five years.