

# Niagara Region's Employment Area Strategy

## Background Report and Recommendations

Planning and Economic Development Committee

May 13<sup>th</sup>, 2020



# Agenda

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Official Plan Employment Policy Paper

ROPA 16

New Niagara Official Plan

# Provincial Policy & Context

## EMPLOYMENT AREA

Those areas designated in an official plan for **clusters of business and economic activities** including, but limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

- PPS (2020); Growth Plan (2019)



Amendments to Provincial plans have introduced new rules.



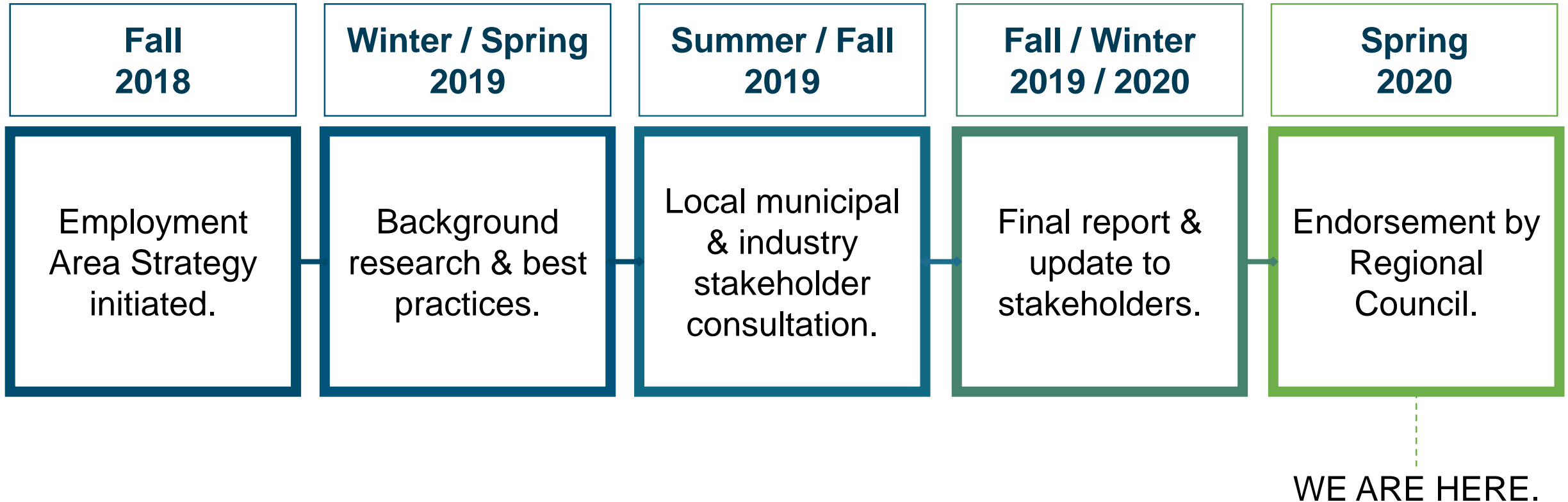
New concept of “provincially significant employment zones” (PSEZs).



Growth Plan permits conformity prior to a new official plan.

	EMPLOYMENT LANDS	EMPLOYMENT AREAS	PROVINCIALY SIGNIFICANT EMPLOYMENT ZONES
Primary Responsibility	Local Municipality	Niagara Region	Province (MMAH)
Description	Population-based employment uses that can be more easily integrated with other uses.	Clusters of traditional employment uses that are less easily integrated with other uses.	Can be employment areas as well as mixed-use areas that contain a significant number of jobs.
Typical Land Uses (but not limited to)	<ul style="list-style-type: none"> <li>• Mixed-use</li> <li>• Commercial / major commercial</li> <li>• Retail / major retail</li> <li>• Institutional</li> <li>• Health care centres / facilities</li> <li>• Office</li> <li>• Solo industrial / manufacturing sites</li> </ul>	<ul style="list-style-type: none"> <li>• Industrial</li> <li>• Manufacturing</li> <li>• Warehousing</li> <li>• Major office</li> <li>• Corporate headquarters</li> <li>• Some supportive uses (i.e. retail and commercial)</li> </ul>	<ul style="list-style-type: none"> <li>• Industrial</li> <li>• Manufacturing</li> <li>• Warehousing</li> <li>• Major office</li> <li>• Corporate headquarters</li> <li>• “Significant” mixed-use</li> </ul>
Tests for Conversion	Simpler.	More complex.	Most complex.

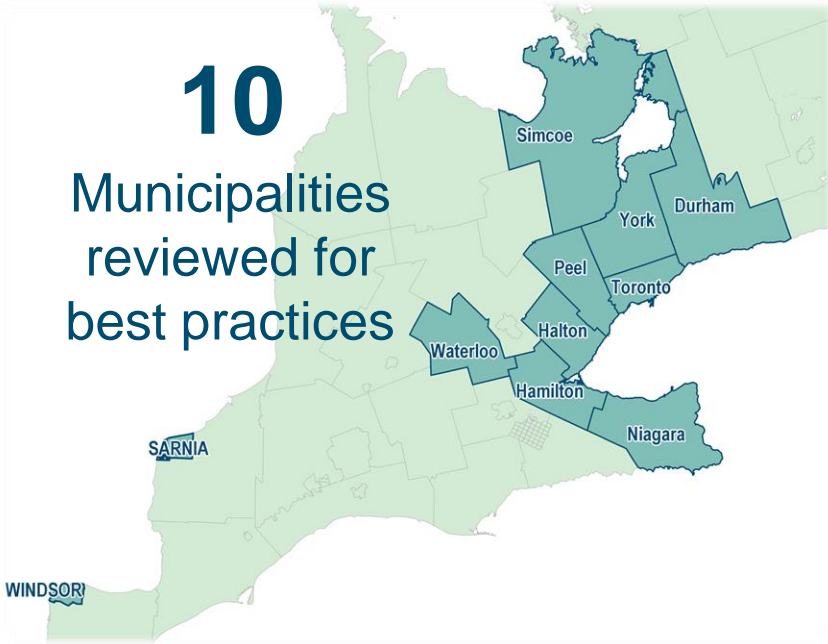
# Employment Area Strategy's Timeline



# The Strategy's Process & Contents

**10**

Municipalities  
reviewed for  
best practices



- Municipal best practices review to understand functions and characteristics of employment areas in Southern Ontario.
- Identify and map Niagara's traditional employment clusters.
- Assess and evaluate Niagara's employment areas.
- Summary of stakeholder engagement.
- Policy direction and recommendations to explore further.

**24+**

Meetings with Local  
Municipal Planning Staff.

**4**

Public Information  
Centres.

**3**

Stakeholder Workshops  
and Presentations.

**200+**

Stakeholders on the  
Strategy's circulation list.



# The Strategy's Recommendations

## Opportunities to plan for and protect long-term employment lands.

- Potential to identify future employment areas.
- Potential to identify provincially significant employment zones (PSEZs).

## Proactively support existing employment areas.

- Establish density targets for each identified employment area.
- Encourage intensified and supportive ancillary uses.

## Strengthen investor confidence and relationships.

- Ensure availability / access to municipal servicing.
- Offer certainty and predictability for employment-related processes.

# Next Steps: OP Employment Policy Paper



Refining employment area boundaries.



Employment area targets & characteristics.



Future employment areas.



Provincially significant employment zones.



Employment conversion criteria.

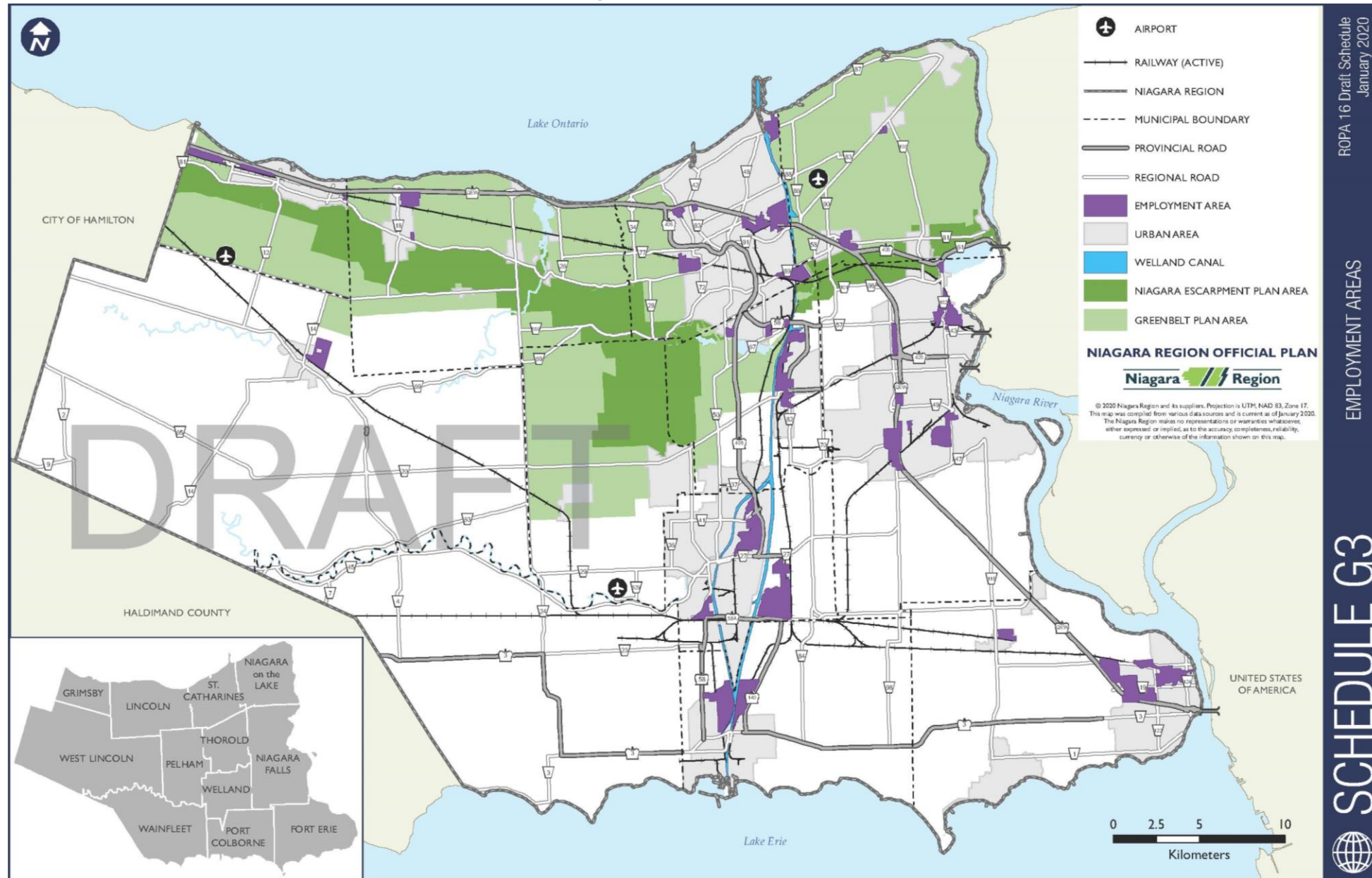


# Next Steps: ROPA 16



- An amendment to the existing Regional Official Plan under s.26 of the *Planning Act*, 1990.
- Achieves conformity with Provincial plans and implements policy direction of the Growth Plan (s.2.2.5 “Employment”).
- Establishes employment area mapping identified through the Employment Area Strategy.
- Statutory Meetings planned for summer 2020.
- Draft materials available online at [niagararegion.ca/ropa16](https://niagararegion.ca/ropa16).

# Employment Areas





## SUSTAINABLE REGION

How we protect our natural environment and plan for climate change.

## GROWING REGION

How we manage growth and development with a range and mix of housing forms, including affordable housing.

## CONNECTED REGION

How we improve connections with transit, recreation and trails, infrastructure and technology.

## VIBRANT REGION

How we enhance the vibrancy of communities by supporting strong urban design and protecting cultural heritage.

## COMPETITIVE REGION

How we increase our competitiveness by supporting employment opportunities and protecting agricultural lands.

- Employment Area Strategy
- OP Employment Policy Paper
- ROPA 16



# Next Steps: Timeline

Spring 2020	Summer 2020	Fall 2020	Winter / Spring 2021
<ul style="list-style-type: none"><li>✓ Endorsement of Employment Area Strategy.</li><li>✓ Initiation of OP Employment Policy Paper.</li><li>✓ ROPA 16 commenting period.</li></ul>	<ul style="list-style-type: none"><li>• Consultation on new Niagara OP.</li><li>• Consultation for OP Employment Policy Paper.</li><li>• Adoption of ROPA 16.</li></ul>	<ul style="list-style-type: none"><li>• Additional PICs for new Niagara OP.</li><li>• Endorsement of OP Employment Policy Paper.</li><li>• Draft employment policy set for the new Niagara OP.</li></ul>	<ul style="list-style-type: none"><li>• Final employment policy set for the new Niagara OP.</li></ul>

WE ARE HERE.

May change if delays arise from COVID-19 emergency.