

# Peel2051

## Regional Official Plan Review

### Vacant and Underutilized Employment Land Inventory

May 2021 and February 2022 Addendum



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## 1.0 Introduction

The Region is tracking the quantity of vacant and underutilized land within regional employment areas to better understand the potential for accommodating additional jobs in the existing land supply. In this inventory the identified parcels are placed under one of three defined categories, “vacant,” “vacant low potential,” or “underutilized.”

Vacant:	Lands which contain no buildings or structures or have minimal site coverage from a non-employment use.
Vacant Low Potential:	Lands which are vacant but face more substantial limitations on developability.
Underutilized:	Lands which have been developed on only a portion of the site or support minimal employment activity.

## 2.0 Summer 2020 Draft Inventory

To inform the Region’s growth management and employment work in the Peel 2051 Official Plan Review, an inventory of vacant and underutilized employment lands in Peel is being prepared. The Region reviewed over 2000 hectares of potentially vacant and underutilized land in our draft regional employment area. This does not include the planned-for employment land to be identified in Heritage Heights/Northwest Brampton or new lands to accommodate the Province’s proposed Growth Plan forecasts for 2051. Information on the methodology used to create the map is below.

The draft regional employment layer was used as a base layer, then refined as follows:

- Data from the Municipal Property Assessment Corporation (MPAC) and other parcel-based land use data was reviewed for vacant land.
- The City of Mississauga’s 2019 vacant lands inventory was referenced to further confirm vacant sites. Recent vacant land inventories were not available for Brampton or Caledon.
- Building permit data was used to exclude lands with structures to be built, etc.
- A site-by-site review of aerial imagery was further used to exclude lands that are occupied.
- A site-by-site review of aerial imagery was further used to add underutilized sites. Underutilized properties are those not serving their full potential in providing employment uses and jobs. For example, sites where only part of a large property is being utilized for a business, lots where only a small portion supports a dwelling, sites where there are only agricultural uses, and sites used for sparse truck parking with no associated building or other activities on site.

## 3.0 May 2021 Draft Inventory

### 3.1 Inputs to Update the Inventory

The vacant and underutilized employment land inventory was updated to provide classifications and reflect natural changes to the employment land supply which occur year-over-year. The updated May 2021 Peel Vacant and Underutilized Employment Land Inventory is included in section 5. Information which informed the update includes:

- New orthoimagery (aerial photography) for the year 2020
- A review of the City of Mississauga 2020 Vacant Lands inventory.
- Updated building permit data.
- Classification of individual parcels within the map data.

### 3.2 Parcel Classification Types and Key Considerations

Vacant:	Lands which contain no buildings or structures or have minimal site coverage from a non-employment use, including: <ul style="list-style-type: none"> <li>• True vacant parcels</li> <li>• Very large sites with little coverage from a residential dwelling</li> <li>• Very large sites with little coverage from farm-related buildings</li> </ul>
Vacant Low Potential:	Lands which are vacant but face more substantial limitations on developability, which may include: <ul style="list-style-type: none"> <li>• Possible Linear Infrastructure</li> <li>• Very small size (under 0.2 ha) or an awkward shape and isolated (not adjacent to another vacant site)</li> <li>• Segments of the Maple Lodge Farms site which may continue to be held for agricultural use for the foreseeable future. See a presentation from maple Lodge Farms to Brampton City Council on March 10<sup>th</sup> 2021, Item 7.1: <a href="https://pub-brampton.escribemeetings.com/FileStream.ashx?DocumentId=19038">https://pub-brampton.escribemeetings.com/FileStream.ashx?DocumentId=19038</a>.</li> </ul>
Underutilized:	Lands which have been developed on only a portion of the site or support minimal employment activity. For example: <ul style="list-style-type: none"> <li>• Site is used for sparse parking/vehicle storage only</li> <li>• Only part of the site is built upon</li> <li>• Empty farm fields around Pearson International Airport, not in runways</li> <li>• Single residential sites with employment potential</li> </ul>

### 3.3 Summary of Vacant and Underutilized Lands in Peel

The draft regional employment area includes approximately 14,880 hectares of land in Brampton, Caledon, and Mississauga. A total of approximately 1,980 hectares of the regional employment area is identified in for employment development potential in this inventory, a reduction from 2020 to 2021 by approximately 200 hectares. More than nearly 1,600 hectares are true “vacant” parcels.

The inventory includes a range of parcel sizes from less than 0.5 hectares to the largest parcel at 65 hectares. Half (51%) of the sites are above one hectare 16% are above 5 hectares, while the number of hectares on those over-5-hectare large sites totals 1,310 hectares. Most large sites above 5 hectares are in the Brampton Secondary Plan 47 area (northeast Brampton), Bramwest, Southdown in Mississauga, Pearson International Airport, and Mayfield West in Caledon. These lands have access to goods movement corridors including regional roads, highways, rail facilities, and the airport. As seen on the inventory map, some vacant lands (of

varying sizes) have excellent access to transit service for workers, notably Clarkson GO station in Southdown, the Hurontario LRT in the Gateway Corporate Centre, the Steeles Corridor in Bramwest, and multiple intersecting routes at Pearson Airport.

<b>Land Area Totals in Hectares</b>				
	Vacant	Vacant Low Potential	Underutilized	Total
Brampton	726.9	127.3	144.2	998.5
Caledon	282.1	0.1	30.3	312.6
Mississauga	573.7	4.6	92.2	670.5
Peel	1582.7	132.1	266.7	1981.4
<b>Parcel Counts by Size</b>				
	Less than 0.5 ha *	0.5 to 1 ha	1 to 5 ha	Over 5 ha
Brampton	98	26	87	59
Caledon	25	16	46	16
Mississauga	89	67	96	31
Peel	212	109	229	106
* Many small parcels are adjacent to other sites and could make a larger parcel, combined.				

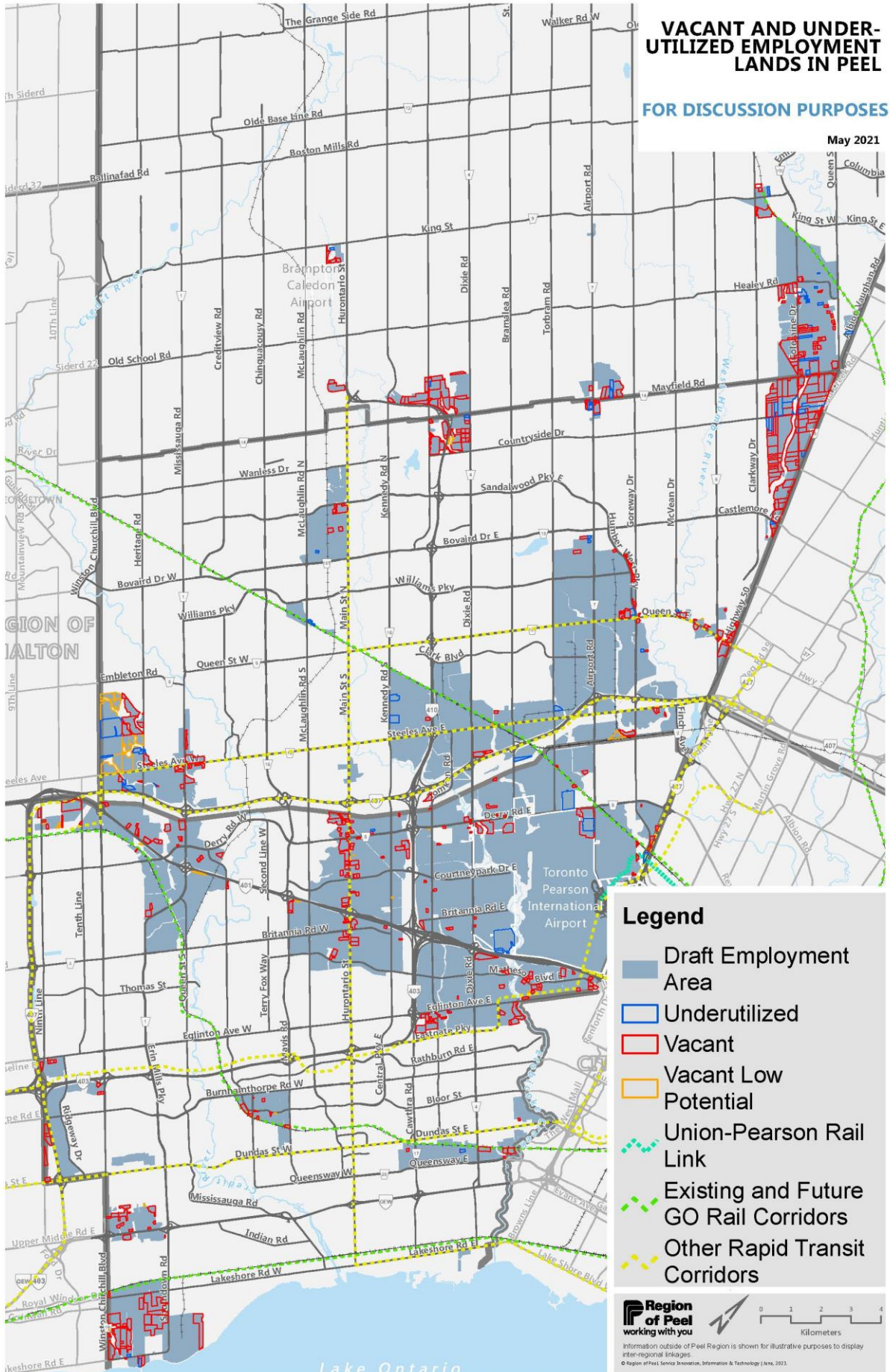
#### **4.0 Development Activity Considerations**

While lands with building permits have been removed from the inventory, the Region will continue to monitor vacant lands with active development applications. Comparing active development applications (site plans and plans of subdivision) against the inventory provides an approximate quantification of lands that may no longer be vacant in the short term, provided they are approved and building permits are issued. At this time, there are approximately 480 hectares of land in the inventory which also have a site plan or subdivision application filed on the lands since 2013.

#### **5.0 Next Steps**

The vacant and underutilized land supply inventory supports the broader technical work associated with employment planning and management of forecasted employment growth in Peel, and will inform the land needs assessment to accommodate 2051 growth.

# 6.0 Vacant and Underutilized Employment Land Inventory Map, 2021



## 7.0 February 2022 Addendum

As of February 2022, updated building permit data to end-of-September 2021 was available for consideration in the vacant and underutilized employment land analysis. Based on the development activity in Peel's draft employment lands, there was no significant change following the May 2021 draft vacant and underutilized land inventory.

- New employment uses were issued building permits and will consume 6.1 hectares of land that should be excluded from the inventory.
- An updated review of development activity considerations indicates that an additional 68.4 hectares of land are subject to active development applications, beyond the 480 hectares indicated in the May 2021 analysis. This 68.4 hectares is another potential future utilization of employment land, should those applications be approved and built.

Considering these minor nature of the changes to building permits issued, a change to the overall inventory data for the Land Needs Assessment is not required. Tracking development applications can provide useful insight into potential future building permit activity in the Peel employment land base.

In the final stages of the Peel 2051 Official Plan Review and as new greenfield employment lands are identified and recommended for inclusion in the Regional employment area, they can be considered vacant and available for development. In particular, the designated greenfield areas in Heritage Heights/Northwest Brampton and the settlement expansion lands to accommodate growth to 2051 in Caledon.