

Policies for Planning for Employment Uses within Strategic Growth Areas

- 79 (13) Require Local Municipalities to plan for employment uses within Strategic Growth Areas by:
- a) establishing development criteria to ensure that the site-specific redevelopment of any employment lands retains space for a similar number of jobs to remain accommodated on site;
 - b) planning to achieve, where applicable, the target proportion of residents and jobs within the Strategic Growth Area as identified in Table 2b, through policies that:
 - [i] identify a minimum employment target for the Strategic Growth Area;
 - [ii] identify land use designations, permitted uses, and policies that support achieving both the minimum employment target and the target proportion of residents and jobs within the Strategic Growth Area;
 - [iii] identify the minimum amount of gross floor area that should be planned for employment uses, including major office uses, within the Strategic Growth Area in order to meet the minimum jobs target and the target proportion of residents and jobs;
 - [iv] identify specific lands within the Strategic Growth Area to be planned for employment-focused mixed use development, and, identifying a minimum proportion or threshold of the total gross floor area within this area to be developed for employment uses, where appropriate;
 - [v] encourage the development of employment uses as part of mixed use developments and in advance of or concurrent with residential and other non-employment uses, and where appropriate, require that the gross floor area provided for employment uses within such mixed use developments represents a majority or significant proportion of the total gross floor area; and
 - [vi] identify other development criteria or policy approaches that support achieving the minimum employment target and target proportion of residents and jobs within the Strategic Growth Area.