

Draft Employment Lands Strategy Summary



A component of the Growth Management Study is to forecast for job growth, particularly in the industrial sector, to identify the amount of land needed to accommodate future employment growth and jobs within the City. This one-page summary provides the draft Employment Lands Strategy (E.L.S.) highlights and key takeaways. A full copy of the E.L.S. can be viewed at www.connectoshawa.ca/OPReview.

The Draft E.L.S. helps to understand how much land Oshawa will need in the future for businesses and job growth. It includes a detailed analysis to identify long-term employment land needs and sets out rules to help protect and plan for job-related areas, based on updated direction from the Province.

What are Employment Areas?

Employment Areas are parts of the City set aside for businesses, industries and jobs. Planning for these areas is important because they help create jobs, attract investment, and support Oshawa’s economy. The City also has to follow provincial rules that require these lands to largely accommodate industrial uses and not be used for other uses, like housing. It’s also important to make sure these areas are located and designed in ways that work well with nearby neighbourhoods, roads, and services.

By planning carefully, Oshawa can make sure there’s enough space for businesses to grow now and in the future, while also meeting local needs and following the Province’s planning policies.

How much job growth is forecast in Oshawa?

The E.L.S. forecasts nearly 113,000 total jobs by 2056.

How much land is needed to accommodate employment growth in Oshawa?

In 2023, the Region of Durham identified

that approximately 226 hectares of additional undeveloped land (called ‘2051 Urban Expansion Areas’) outside of the existing urban area is needed in Oshawa for employment. Based on the job growth projected in the E.L.S., it is estimated that the entirety of the land identified by the Region will be required by 2056 to accommodate Employment Area development. The E.L.S. also evaluates whether any lands within Employment Areas need to be removed because they no longer meet the requirements of the Province. Refer to Section 3.5 of the E.L.S. for this evaluation.

The following mapping shows the current Employment Areas in the City, as well as the future Employment Areas identified as ‘2051 Urban Expansion Areas’.

