

2551 Sherwood Heights Dr

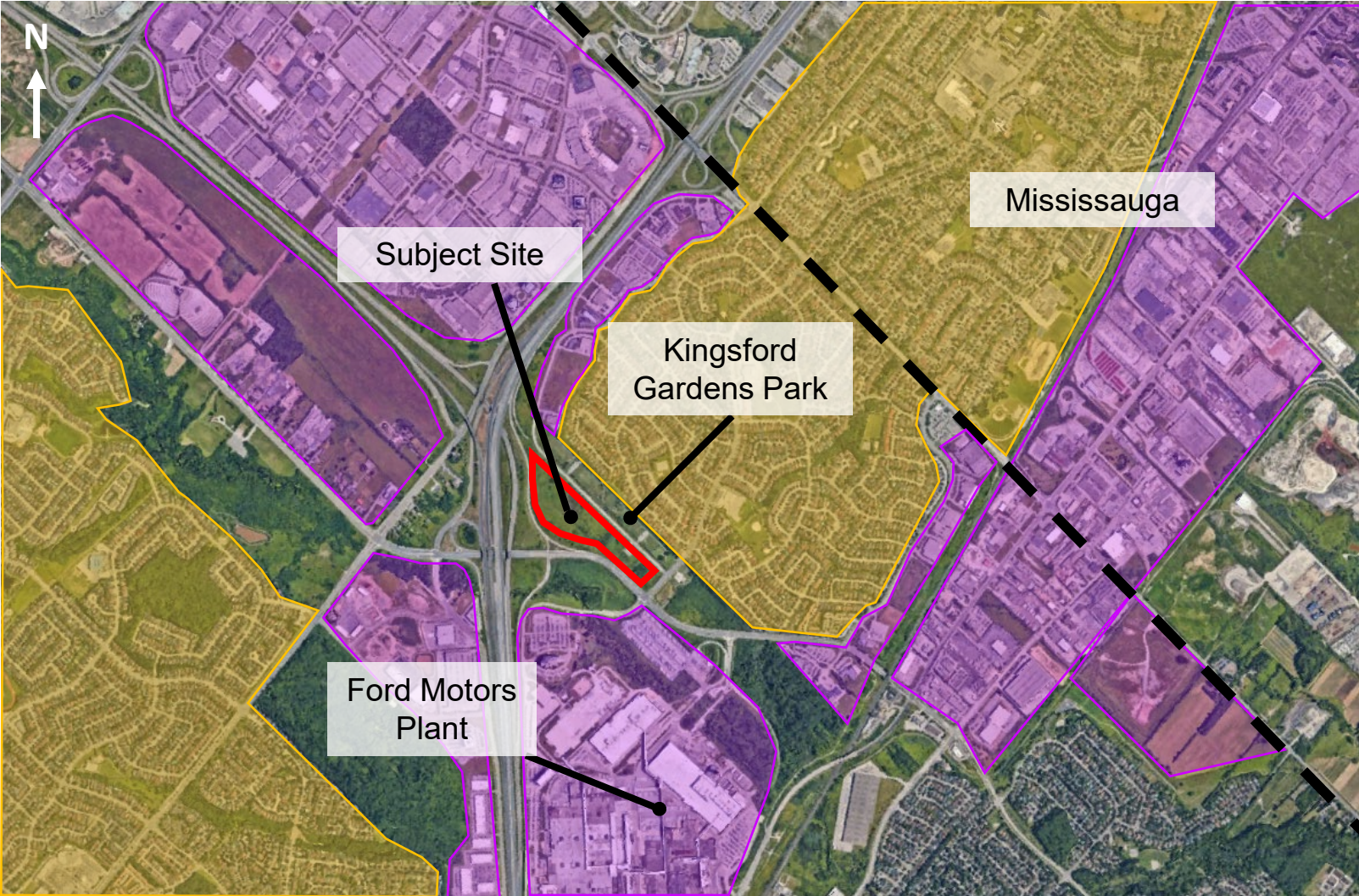
File No. OPA 1504.03, Ward 3



June 10, 2024

**Sajecki»
Planning**



**Infrastructure
Ontario**



-  Employment
-  Residential



Clearview
neighbourhood

Kingsford
Garden Park



Hwy 403 / QEW

Sherwood Heights Drive

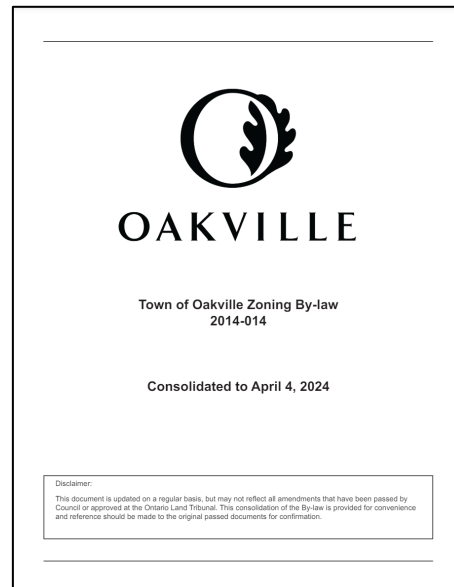
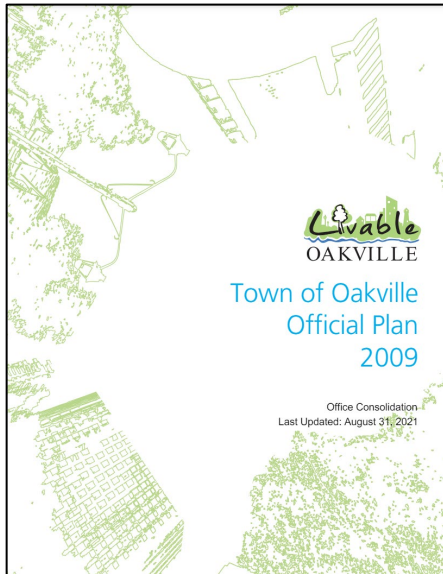
Ford Drive

Kingsway Drive

Background

- Managed by Infrastructure Ontario on behalf of the Province
- Identified surplus by the Province
- Removed from the Parkway Belt West Plan (intended to reserve land for linear infrastructure)
- No underlying land use designation

Planning Documents



Livable Oakville Plan

- Provides high-level direction for development
- Range of permitted uses
- Design objectives
- Today's application is an amendment to the Livable Oakville Plan
- A Zoning Bylaw Amendment will be required

Zoning By-law 2014-014

- Detailed list of permitted uses subject to adjacency
- Quantitative requirements to permit development
- Amendments to bylaw require significant studies and planning rationale

Purpose of the Application

- To provide a **policy framework** for the **future development** of the site post-sale
- Submitted concept plan acts as a Demonstration Plan of what a future development could look like
- No specific development is contemplated
- Future purchaser will be required to submit a zoning by-law amendment and site plan application

Refined Application

- Original application was to apply a Business Employment land use designation:
A wide range of business and industrial uses. The uses in the Business Employment areas are intended to be predominantly within enclosed buildings and provide for office uses and light and service industrial operations with minimal impacts on the surrounding areas
- Further refinements:
 - Limits on the size and type of uses
 - Consideration for urban design, public realm, low-impact development
 - Study requirements for a future application to identify and mitigate any impacts



Consideration	New Site-Specific Provisions
Permitted uses	<ul style="list-style-type: none">• Subject to a Land Use Compatibility Study• Addition of accessory retail, restaurants, art galleries, places of entertainment, animal shelters• No outdoor storage
Land use compatibility	<ul style="list-style-type: none">• Limits on building size• Screening requirements for outdoor display and sales areas• Requirement for a Land Use Compatibility Study, Environmental Site Assessments, Noise and Vibration Study, Air Quality Study
Transportation	<ul style="list-style-type: none">• Requirement for a Transportation Impact Study• Consideration for road improvements (pedestrian sidewalks, signals)



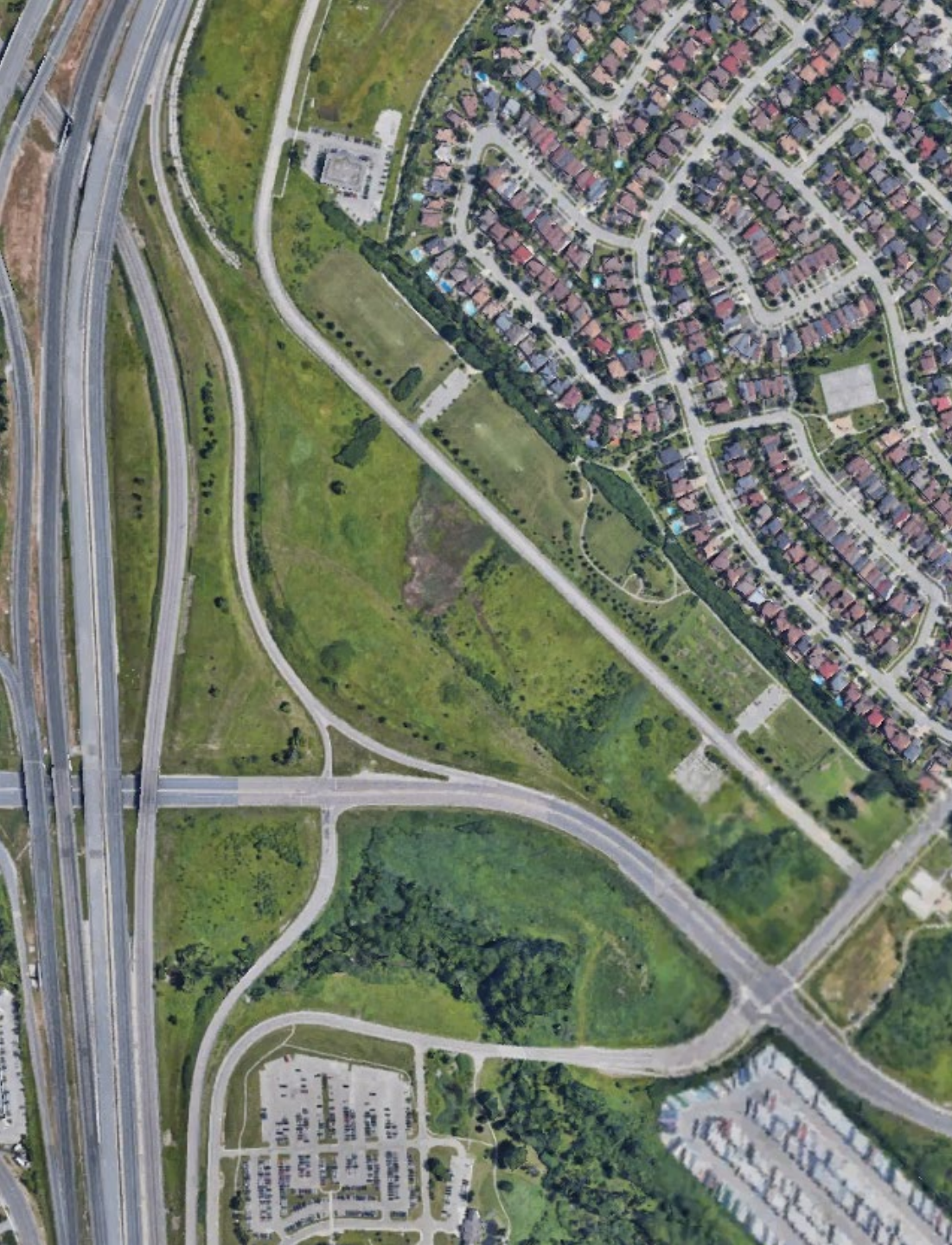
Consideration	New Provisions
Urban Design	<ul style="list-style-type: none">• Site specific guidelines
Sustainability	<ul style="list-style-type: none">• Requirement for an Environmental Impact Assessment, Arborist Report
Stormwater Management	<ul style="list-style-type: none">• Requirement for a Stormwater Management Report• Consideration for low-impact development

Land Use Designation Review

- Reviewed all land use designations in the Livable Oakville Plan based on,
 - Policy direction;
 - Existing context (including access to the transportation network);
 - Economic development opportunities;
 - Land use compatibility; and
 - Market feasibility and marketability.
- Business Employment was selected to provide the greatest flexibility (range of uses) for future use.

Next Steps

- Once official plan amendment is approved, the site will be put up for sale
- Future purchaser will be required to submit a zoning by-law amendment, which will be subject to public notice and consultation requirements



Thank you

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	Access to Transportation	Economic Development Opportunities	Land Use Compatibility*	Market Feasibility
Low Density Residential	Limited transit options	N/A	Sensitive use	Housing in-demand
Medium Density Residential	Limited transit options	N/A	Sensitive use	Housing in-demand
Community Commercial	Not located on an arterial**	Opportunity to increase commercial uses	Not a sensitive use	Competition in the immediate area
Neighbourhood Commercial	Located on a collector road**	Opportunity to increase commercial uses	Not a sensitive use	Limited accessibility
Office Employment	Good visibility along highway	Opportunity to promote knowledge-based jobs	Not a sensitive use	No market for office
Business Employment	Good visibility along highway	Opportunity to promote knowledge-based jobs	Not a sensitive use	Permitted uses feasible
Business Commercial	Not located on an arterial**	Opportunity to increase commercial uses	Not a sensitive use	Limited accessibility

* With Ford Motor Plant to the southwest (site is located within the 1,000 m area of influence)

** Policy requirement

Land Use Designation Comparison

Office Employment	Business Employment	Industrial	Business Commercial
<i>Primarily for major office uses in a transit-supportive and pedestrian-oriented environment with a range of employment- supportive amenities</i>	<i>A wide range of business and industrial uses. The uses in the Business Employment areas are intended to be predominantly within enclosed buildings and provide for office uses and light and service industrial operations with minimal impacts on the surrounding areas</i>	<i>Heavy industrial operations, limited to well screened, highly accessible locations</i>	<i>Service commercial and convenience retail uses to support the surrounding Employment Areas and the travelling public</i>

Land Use Designation Comparison

Office Employment	Business Employment	Industrial	Business Commercial
Major offices	Offices	Light industrial	Restaurants
Offices	Light industrial uses	Heavy industrial	Motor vehicle related
Hotels	(manufacturing,	operations	uses
Public halls	assembling, processing,	(manufacturing,	Hotels
Light industrial	fabricating, repairing,	assembling, processing,	Public halls
Training facilities	warehousing,	fabricating, repairing,	Offices
Commercial schools	wholesaling)	warehousing,	Indoor sports facilities
Limited convenience retail	Hotels	wholesaling)	Places of entertainment
Accessory retail and	Public halls	Outdoor storage	Training facilities
service commercial	Indoor sports facilities	Waste processing station	Commercial schools
(including restaurants)	Training facilities	Waste transfer station	
	Commercial schools	Transportation terminal	