

## Appendix F

### Employment and Commercial Review

#### **Analysis of Employment Land Conversion Requests with Recommendations**

A 'conversion' is the process of changing a property which is designated for an employment use to a non-employment use.

It is the policy of the province, region and town to protect and preserve employment areas for employment purposes to meet the long-term forecasted demand. Requests to convert lands designated for employment uses to non-employment uses may now be considered by Halton Region as part of a municipal comprehensive review as set out in the 2017 Growth Plan for the Greater Golden Horseshoe ('Growth Plan').

The town received a number of requests for conversions through the Employment and Commercial Review prior to the approval of the 2017 Growth Plan.

An Employment Area overlay is currently identified on Map 1, Urban Structure, of the Regional Official Plan. Under the existing policies, lands under the protection of that overlay may only be converted to non-employment uses through a Regional Official Plan Amendment ('ROPA'). As such, potential opportunities for employment land conversions at the local level were limited even before the approval of the 2017 Growth Plan.

Section 77.4(4) of the Regional Official Plan requires local municipalities to prohibit the conversion of lands within Employment Areas to non-employment uses unless the appropriateness of the conversion can be demonstrated through a municipal comprehensive review (now the responsibility of Halton Region).

Section 14.2 of the Livable Oakville Plan includes policies to address the potential conversion of employment lands to non-employment uses. The proposed OPA 26 updates these policies to conform with the 2017 Growth Plan.

**Staff have prepared for Council's consideration the following analysis and recommendations with respect to the conversion requests originally submitted to the town. If acceptable to Council, Appendix F, along with the relevant supporting material would be provided as input to Halton Region's municipal comprehensive review.**

## **Approach to Conversions**

The town's review of employment land conversion requests was based on site-specific evaluations of the context and characteristics of a site to determine appropriateness within the local policy framework. The following criteria were used:

- A** The conversion supports a strategic policy objective of the town.
- B** The subject lands are not contiguous with an employment area.
- C** The site is located on the fringe an employment area.
- D** The conversion would not create incompatibilities with adjacent land uses
- E** The site offers limited market choice for employment uses due to size, configuration, physical conditions, local site access, etc.

The conversion requests are classified by 3 types:

- **Type 1 – Employment to Non-Employment**

These requests are true conversions that must be considered through a municipal comprehensive review completed by Halton Region, in accordance with the 2017 Growth Plan.

- **Type 2 – Employment to Employment**

These requests are for changes from one local employment area designation to another. Amendments to land use designations as proposed in these requests may be adopted by Town Council, subject to approval by Halton Region.

- **Type 3 – Removal from Employment Area Overlay in the Regional Official Plan**

These requests are directed to Halton Region. They affect lands that already have a local "non-employment" land use designation, yet they are identified as part of the Employment Area overlay in the Regional Official Plan.

Based on each of the site-specific evaluations, staff will recommend one of the following actions:

- Support
- Do not support
- Study further (should be considered through an area-specific study)
- Support alternate proposal (from staff)

Note: Any recommended changes to land use designations are subject to approval by Halton Region.

## Summary of Employment Land Conversion Requests & Recommendations


#	Applicant	Address/ Location	Existing Official Plan Designation	Proposal	Staff Recommendation	Size (ha)
<b>Type 1 – Employment to Non-Employment</b>						
1	By-Ways Construction	1089-1099 Eighth Line	Business Commercial	Mixed Use: Employment, Commercial, Residential	Do not support	5.57
2	2121 Cornwall Road Portfolio	2175 Cornwall Rd.	Business Employment	Retail Commercial	Do not support	3.08
3	Grand Imports	Southeast corner of Dundas St. and Ninth Line	Business Employment	Core Commercial	<b>Support alternate proposal /</b> <i>A Business Commercial designation is proposed on a portion of the site through OPA 26.</i>	5.60
4	Great Lakes Marketplace (& Kingridge (Burloak) Inc.)	Northeast corner of Rebecca St. and Burloak Dr.	Business Commercial	Community Commercial	<b>Support alternate proposal /</b> <i>The existing Business Commercial designation is proposed to be aligned with the Great Lakes Marketplace property through OPA 26.</i>	3.16
5	RioCan Burloak	677 Burloak Dr. (south side of Wycroft Rd.)	Business Employment & Business Commercial	Core Commercial	<b>Support</b>	5.08
6	Speers/Bronte	2527,2530,2538 Speers Rd. & 549 Bronte Rd.	Office Employment & Business Commercial	Community Commercial	Do not support	3.19
7	Lynch (Burnhamthorpe)	263 Burnhamthorpe Rd. W.	Employment District	Transitional Area	Do not support	19.76
8	Burnhamthorpe/ Neyagawa	337 & 353 Burnhamthorpe Rd. W.	Employment District	Neyagawa Urban Core	<i>Study further / The site is identified as part of a 'Node for Further Study' through OPA 15, Urban Structure. A local position with respect to this request may be provided to Halton Region once considered through the North Oakville Secondary Plans Review.</i>	18.80

#	Applicant	Address/ Location	Existing Official Plan Designation	Proposal	Staff Recommendation	Size (ha)
9	Star Oak	East side of Sixth Line, north of Burnhamthorpe Rd.	Employment District	Medium/High Density Residential + Service Commercial	Study further / A local position with respect to this request may be provided to Halton Region once considered through the North Oakville Secondary Plans Review.	1.27
10a	Infrastructure Ontario (I.O.) Lands	West side of Trafalgar Rd., north of Burnhamthorpe Rd.	Trafalgar Urban Core 1	Mixed Use: Employment, Commercial, Residential	Study further / A local position with respect to this request may be provided to Halton Region once considered through the North Oakville Secondary Plans Review.	20.50
10b	Infrastructure Ontario (I.O.) Lands	Southwest corner of Highway 407 and Trafalgar Rd.	Trafalgar Urban Core 1	Mixed Use: Employment, Commercial, Residential	Study further / A local position with respect to this request may be provided to Halton Region once considered through the North Oakville Secondary Plans Review.	14.30
11	5M Symphony Corporation	North side of Dundas St. W., opposite Postmaster Dr.	Employment District	Mixed Use: Employment, Commercial, Residential	Do not support	26.00
12	Dorham	Northwest corner of Burnhamthorpe Rd. & Neyagawa Blvd.	Employment District	Neyagawa Urban Core	Study further / The site is identified as part of a 'Node for Further Study' through OPA 15, Urban Structure. A local position with respect to this request may be provided to Halton Region once considered through the North Oakville Secondary Plans Review.	11.30
13	Estate of Manuel Harlambus	East side of Trafalgar Rd., north of Burnhamthorpe Rd.	Employment District	Trafalgar Urban Core	Study further / A local position with respect to this request may be provided to Halton Region once considered through the North Oakville Secondary Plans Review.	9.30
14	Sheridan College	400 Iroquois Shore Rd.	Business Employment	Expanded range of retail uses	Do not support	2.29
15	2467459 Ontario Inc.	407 Iroquois Shore Rd.	Business Employment	Expanded range of retail uses	Do not support	1.56



#	Applicant	Address/ Location	Existing Official Plan Designation	Proposal	Staff Recommendation	Size (ha)
16	2391185 Ontario Inc.	2511, 2515 & 2525 Wycroft Rd.	Business Employment	Institutional (Seniors Living Residence)	Do not support	4.27
<b>Type 2 – Employment to Employment</b>						
17	Hans Holdings	580 Burloak Dr.	Business Employment	Business Commercial	<b>Support</b> / A Business Commercial designation is proposed through OPA 26.	0.45
18	Westerkirk Capital	560 Winston Churchill Blvd.	Business Employment	Business Commercial	Do not support	12.50
<b>Type 3 – Removal from Employment Area Overlay in the Regional Official Plan</b>						
19	RioCan Oakville Place	240 Leighland Ave.	Core Commercial	Removal Employment Area overlay	<b>Support</b>	11.76
20	Infrastructure Ontario (I.O.) Lands	North side of Upper Middle Rd., west of Ninth Line	Private Open Space	Removal from Employment Area overlay, and to permit Residential uses	<b>Support removal from overlay only</b>	8.25

## Request # 1 – By-Ways Construction

Site Address 1089- 1099 Eighth Line					
Owner Name(s)	By-Ways Construction Inc. and Ryan Lee Investments Inc.				
Site Area (ha)	5.57ha / 13.77 acres				
Existing Use	Agriculture				
Summary of Request/Proposal	<b>Business Commercial to Mixed Use (Employment, Residential, Commercial)</b>				
Regional Official Plan Designation	Urban Area + Employment Area Overlay				
Existing Local Official Plan Designation	Livable Oakville: Business Commercial				
Existing Zoning Category	Zoning By-law 2014-014: H7-E4 + Special Provision 282 ( <i>inZone Appeal</i> )				
Area Context/Adjacent Land Uses (Designation)	North: Morrison Wedgewood Diversion Channel (Natural Area)				
	South: Employment Uses (Business Employment)				
	East : Vacant Land (Business Employment)				
	West: Employment Uses (Business Employment)				
Site Specific Criteria ✓ - Supportive of Conversion X- Not supportive of Conversion	<b>A – Support policy objectives</b>	<b>B – Outside of employment area</b>	<b>C – Fringe of employment area</b>	<b>D – Compatible Use</b>	<b>E – Site constraints</b>
	X	X	X	X	X

### Staff Assessment and Recommendation


The subject lands are currently vacant and part of a contiguous Employment Area that runs parallel to the QEW highway corridor. The surrounding lands are designated for employment uses and occupied by active manufacturing, storage, and warehousing uses. To the north are lands designated Natural Area, which provide a physical separation (i.e., distance and elevation) and buffer between the existing employment uses and residential uses.

Along the southern boundary of the subject lands, the town has acquired lands to facilitate the extension of Iroquois Shore Road across the QEW to connect with Royal Windsor Drive. The future road extension is identified in the town's official plan and will also provide direct access to the QEW for the employment area.

The current land use designation and zoning provides for employment and commercial uses. The subject site is marketable for employment and business commercial uses given its proximity to the QEW and location within an active employment area. The introduction of residents to the subject lands could create land use compatibility issues with the existing employment uses and undermine the planned function of the broader employment area.

**The site is not recommended for conversion.**

## Request # 2 – 2121 Cornwall Road

Site Address 2175 Cornwall Road (west of Ford Drive)					
Owner Name(s)	2121 Cornwall Road Portfolio				
Site Area (ha)	3.08ha / 7.62 acres				
Existing Use	Vacant Land				
Summary of Request/Proposal	<b>Business Employment to Retail Commercial</b>				
Regional Official Plan Designation	Urban Area + Employment Area Overlay				
Existing Local Official Plan Designation	Livable Oakville: Business Employment				
Existing Zoning Category	Zoning By-law 2014-014: E2				
Area Context/Adjacent Land Uses	North: Rail corridor (Parkway Belt)				
	South: Detached dwellings (Residential Low Density)				
	East : Rail corridor and commercial plaza (Business Commercial)				
	West: UPS distribution facility (Business Employment)				
STEP 1 Site Specific Criteria ✓ - Supportive of Conversion X- Not supportive of Conversion	<b>A – Support policy objectives</b>	<b>B – Outside of employment area</b>	<b>C – Fringe of employment area</b>	<b>D – Compatible Use</b>	<b>E – Site constraints</b>
	X	X	X	✓	X

### Staff Assessment and Recommendation

The subject lands are a part of a contiguous employment area along Cornwall Road. The conversion request applies to 3.08 hectares of vacant land on the subject lands that contains an active UPS distribution facility. The lands are adjacent to a mix of uses including employment, commercial and residential uses. An active railway spur line provides separation from the commercial plaza to the east.

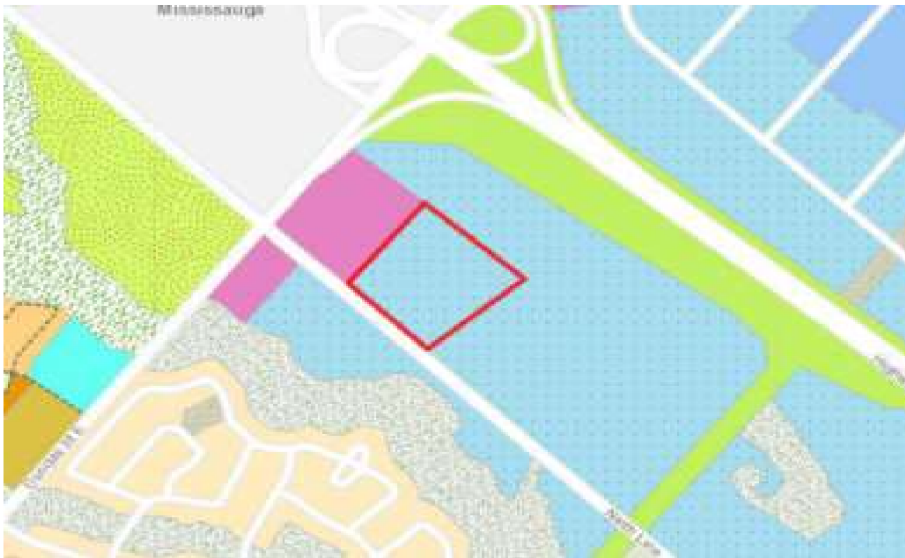
The subject site is part of a well-established employment area and marketable for employment uses with an active distribution facility on the west side of the property. In addition, the broader employment area is serviced by the Business Commercial uses located at the intersection of Ford Drive and Cornwall Road which is less than 100 metres from the subject lands.

Under the current Business Employment designation in the official plan, new service commercial uses, limited to restaurants, financial institutions and drive-throughs may be permitted on the same lot as Business Employment uses. This provision provides additional flexibility on the subject site through the consideration of additional service commercial uses to be provided in support of the employment area.

Note: The town's Urban Structure Review has identified Cornwall Road as a Mixed Use Employment Corridor. The overlay reflects the increased importance of the area given the delineation of Cornwall Road as a Priority Transit Corridor in Halton Region's Mobility Management Strategy. It is anticipated that a corridor study will be completed to review the range, mix, and intensity of development along the corridor to support the existing employment function and any transit investment that may be made.

**The site is not recommended for conversion.**

## Request # 3 – Grand Imports

<p>Site Address Pt Lot 5, Concession 1 SDS (Dundas St / Ninth Line))</p>					
Owner Name(s)	Grand Imports Inc.				
Site Area (ha)	5.6ha / 13.8acres				
Existing Use	Agriculture				
Summary of Request/Proposal	<b>Business Employment to Core Commercial*</b>				
Regional Official Plan Designation	Urban Area + Employment Area Overlay				
Existing Local Official Plan Designation	Livable Oakville: Business Employment				
Existing Zoning Category	Zoning By-law 2014-014: E2				
Area Context/Adjacent Land Uses	North: Retail – Garden Centre (Core Commercial)				
	South: Agricultural and drive-in movie theatre (Business Employment)				
	East : Agriculture & hydro and pipeline, plus MTO lands (Business Employment/Parkway Belt)				
	West: Place of worship (Business Employment)				
<p>STEP 1 Site Specific Criteria ✓- Supportive of Conversion X- Not supportive of Conversion</p>	<b>A – Support policy objectives</b>	<b>B – Outside of employment area</b>	<b>C – Fringe of employment area</b>	<b>D – Compatible Use</b>	<b>E – Site constraints</b>
	X	X	X	✓	✓

### Staff Assessment and Recommendation

The subject site is part of a contiguous employment area that is bound by Highway 403 to the East and Ninth Line to the West. To the north of the subject parcel are lands designated Core Commercial that have frontage onto Dundas Street. To the west of the subject lands is a 'place of worship'.

The Core Commercial lands to the north have limited access due to proximity to Highway 403 and the intersection of two Regional roads with travel lanes separated by medians allowing only right-in, right-out access along Ninth Line. The conversion request was submitted with the intended purpose of unlocking the Core Commercial lands to the north by providing access through the subject lands.

The subject site is marketable for employment uses given its proximity and exposure to Highway 403 and location within a planned employment area (Winston Park West). The subject site could function in a similar capacity as the employment area to the east of Highway 403. However, it is recognized that the Core Commercial lands along Dundas Street would be marketable for commercial purposes if access can be provided through the employment lands to the south, due to their size, frontage and exposure along Dundas Street.

**The conversion of the subject lands to Core Commercial is not recommended. But, consideration should be given to the alternate proposal provided below.**


**Alternate Proposal (from staff)**

Internal access to unlock the Core Commercial lands to the north may be achieved without converting the subject lands to a non-employment use. Consideration should be given to redesignating the northern portion of the subject site to Business Commercial to help facilitate the desired synergies to the north as part of a commercial redevelopment project and recognize the function of the Employment Area by providing employment supportive uses. The remainder of the site would remain Business Employment.

Note: The redesignation of the subject site to Business Commercial may occur through a local official plan amendment, subject to approval by Halton Region, without the need to be considered through the Regional Official Plan Review / municipal comprehensive review.

**A portion of the subject site is recommended for redesignation to Business Commercial, as proposed through OPA 26.**

## Request # 4 – Great Lakes Marketplace

<p>Site Address North side of Rebecca Street and Eastside of Burloak</p>					
Owner Name(s)	Oakville Great Lakes Marketplace Inc. (and Kingridge Burloak Inc.)				
Site Area (ha)	5.24ha / 12.9acres				
Existing Use	Vacant				
Summary of Request/Proposal	<b>Business Commercial to Community Commercial</b>				
Regional Official Plan Designation	Urban Area + Employment Area Overlay				
Existing Local Official Plan Designation	<p>Livable Oakville: Business Commercial (s. 27.1.7 permits 3,525 m<sup>2</sup> food store) This designation does not completely align with the property boundaries. A portion of the adjacent property to the west (Kingridge Burloak Inc.) appears to be designated Business Commercial, and a portion of the subject site appears to be designated Business Employment.</p>				
Existing Zoning Category	Zoning By-law 2014-014: E4 + SP 15 (the Zone boundaries align with the property boundaries)				
Area Context/Adjacent Land Uses	North: Vacant land (Business Employment)				
	South: Detached dwellings (Medium Density Residential)				
	East : Vacant land, Creek/wooded area, gas station (Business Employment/Commercial)				
	West: long-term care centre, townhouses and semi-detached dwellings (Burlington)				
<p>STEP 1 Site Specific Criteria ✓ - Supportive of Conversion X- Not supportive of Conversion</p>	<b>A – Support policy objectives</b>	<b>B – Outside of employment area</b>	<b>C – Fringe of employment area</b>	<b>D – Compatible Use</b>	<b>E – Site constraints</b>
	<b>X</b>	<b>X</b>	✓	✓	<b>X</b>



## **Staff Assessment and Recommendation**

The subject site is located on the fringe of a contiguous employment area on the town's border with the City of Burlington and surrounded on two sides by non-employment uses. An exception policy allows for a food store (3,525 m<sup>2</sup>) and service commercial uses including convenience retail, service commercial and office uses. The conversion request is seeking three changes:

1. Conversion of the lands from Business Commercial/Business Employment to Community Commercial uses to recognize the food store proposed on the subject site.
2. Removal of the GFA cap to allow for additional commercial intensification

Staff note that Great Lakes Marketplace appealed the town's official plan through the last five-year comprehensive review in 2009. The appeal was in response to the proposed designation. Through a negotiated settlement in 2011 the Ontario Municipal Board (Case number PL100058) approved the current Business Commercial designation and exception policy.

Removing the lands from the protection of the employment area designation as requested will expose the lands to future amendments to other uses such as residential that may create compatibility issues for the broader employment area to the north. While minor site-specific amendments may be appropriate, direction is provided in the *Employment and Commercial Review – Technical Report* is to maintain the town's supply of employment lands.

The existing Business Commercial designation and associated exception provide a policy framework that is supportive of service commercial and convenience retail uses to serve the employment area and travelling public. The flexibility in the existing policy framework serves as a transition between the residential lands to the south and west and the employment lands to the north. If additional flexibility is required, a commercial market study for the area should be completed in support of an amendment to remove the GFA cap or to provide for additional Business Commercial lands.

**The site is not recommended for conversion, but consideration should be given to the alternate proposal provided below.**

### **Alternate Proposal (from staff)**

The Business Commercial designation boundaries do not match the property boundaries of the subject lands. There was a similar issue with the corresponding zone boundaries, which was corrected through a technical amendment to Zoning By-law 2014-014 in May of 2017 (By-law 2017-036).

Staff propose that the Business Commercial designation be aligned with the Great Lakes Marketplace property through OPA 26.

Note: This change may occur through a local official plan amendment, subject to approval by Halton Region, without the need to be considered through the Regional Official Plan Review / municipal comprehensive review.

**A correction to the applicable Business Commercial designation is recommended so that it aligns with the property. This is proposed through OPA 26.**

## Request # 5 – RioCan Burloak

<p>Site Address 677 Burloak Drive</p>					
Owner Name(s)	RioCan REIT				
Site Area (ha)	5.08ha / 12.55acres				
Existing Use	Vacant				
Summary of Request/Proposal	<b>Business Employment/Business Commercial to Core Commercial</b>				
Regional Official Plan Designation	Urban Area + Employment Area Overlay				
Existing Local Official Plan Designation	Livable Oakville – Business Employment/Business Commercial				
Existing Zoning Category	2014-014: Business Employment (E2) & Business Commercial (E4)				
Area Context/Adjacent Land Uses	North: Commercial plaza - Silver City cinema, restaurants (Core Commercial)				
	South: Railway corridor (Business Employment)				
	East : Environmental Lands (Natural Area)				
	West: City of Burlington (Office, Warehousing)				
<p>STEP 1 Site Specific Criteria ✓ - Supportive of Conversion X- Not supportive of Conversion</p>	<b>A – Support policy objectives</b>	<b>B – Outside of employment area</b>	<b>C – Fringe of employment area</b>	<b>D – Compatible Use</b>	<b>E – Site constraints</b>
	X	✓	✓	✓	✓

### **Staff Assessment and Recommendation**


The subject site is located on the western border of the town and is not part of a contiguous employment area. The lands are buffered by a rail corridor to the south and the Natural Area designation to the east. Directly to the north is a big box plaza that contributes to the Burloak regional shopping node.

The future grade separation of the railway at Burloak Drive will require access to the site via an existing signalized intersection on Wyecroft Road at the eastern edge of the subject site.

The southern portion of the site has limited marketability for employment uses due to the parcel configuration and access constraints to Burloak. The lands are highly marketable for commercial uses as part of a major retail node at Burloak and Wyecroft Road which is separated from the broader employment area by the natural area to the west and the rail corridor to the south. The site should be considered for conversion in addition to the parcel directly at the corner of Burloak and Wyecroft Road.

**The site subject site is recommended for conversion.**

## Request #6 – Speers/Bronte

<p>Site Address 2526, 2530, 2538 Speers Road &amp; 549 Bronte Road</p>					
Owner Name(s)	Speers/Bronte (Oakville) Ltd				
Site Area (ha)	3.19ha / 7.88acres				
Existing Use	Three one-storey buildings containing retail and office uses on Speers Road and a one-storey retail store on Bronte Road.				
Summary of Request/Proposal	<b>Office Employment/Business Commercial to Community Commercial</b>				
Regional Official Plan Designation	Urban Area + Employment Area Overlay				
Existing Local Official Plan Designation	Livable Oakville: Business Commercial & Office Employment				
Existing Zoning Category	Zoning By-law 2014-014: E4 (Business Commercial) + E1 (Office Employment)				
Area Context/Adjacent Land Uses	North: Manufacturing Plant - Mancor Industries – (Industrial)				
	South: Established low rise residential neighbourhood (Low Density Residential)				
	East : Warehouse - Canada Post, office, manufacturing – (Office Employment)				
	West: Automobile service station, Office, Commercial (Business Commercial)				
<p>STEP 1 Site Specific Criteria ✓ - Supportive of Conversion X - Not supportive of Conversion</p>	<b>A – Support policy objectives</b>	<b>B – Outside of employment area</b>	<b>C – Fringe of employment area</b>	<b>D – Compatible Use</b>	<b>E – Site constraints</b>
	X	X	✓	✓	X

### Staff Assessment and Recommendation

The subject site is located on the fringe of a contiguous employment area. A small portion of the site (549 Bronte Rd) is designated as Business Commercial and functions as part of the Business Commercial plaza/property to the north along Bronte Road. The main part of the site fronting Speers Road (2530 and 2538 Speers Road) is part of a contiguous employment area and accommodates two active industrial condominium buildings with a range of industrial and commercial uses.

The town's Urban Structure Review has identified Speers Road as a Mixed Use Employment Corridor and a priority transit corridor. Policy changes for the Speers Road corridor are proposed through OPA 27 (to be presented to Planning and Development Council on April 16, 2018).

**The site is not recommended for conversion.**

## Request #7 – Lynch (Burnhamthorpe)

<p>Site Address 2526, 2530, 2538 Speers Road &amp; 549 Bronte Road</p>					
Owner Name(s)	Cynthia Lynch				
Site Area (ha)	19.76ha / 48.8acres				
Existing Use	Vacant Land				
Summary of Request/Proposal	<b>Employment District to Transitional Area</b>				
Regional Official Plan Designation	Urban Area + Employment Area Overlay				
Existing Local Official Plan Designation	North Oakville East Secondary Plan: Employment District & Transitional Zone				
Existing Zoning Category	North Oakville Zoning By-law 2009-189: ED (Existing Development)				
Area Context/Adjacent Land Uses (Designation)	North: Highway 407 (Transit way)				
	South: Agriculture/rural residential uses (General Urban Area)				
	East : Agriculture (General Urban Area/Transitional Area)				
	West: Agriculture (Employment District)				
STEP 1 Site Specific Criteria ✓ - Supportive of Conversion X- Not supportive of Conversion	<b>A – Support policy objectives</b>	<b>B – Outside of employment area</b>	<b>C – Fringe of employment area</b>	<b>D – Compatible Use</b>	<b>E – Site constraints</b>
	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>

### Staff Assessment and Recommendation

The subject lands are located within a contiguous employment area and have frontage on Highway 407. The lands are considered highly marketable for employment uses given their large size and configuration and proximity/visibility to Highway 407. Based on their market potential, it is recommended that these lands be maintained for employment use.

In addition, the Employment and Commercial Review Summary Report (Employment Recommendation #2) provides direction to the town that large-scale conversions of employment lands in North Oakville should not be supported from a long term planning perspective as no major private sector employment developments have occurred in North Oakville to date.

Further, the applicant is seeking a 'Transitional Area' designation which permits residential development. Permitting residential development in a contiguous employment area may cause compatibility issues and limit the type of employment uses that may occur on the lands in the future.

**The site is not recommended for conversion.**

## Request # 8 – Burnhamthorpe and Neyagawa Employment

Site Address 337 & 353 Burnhamthorpe Rd. W. (east of Neyagawa Blvd.)	
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Owner Name(s)	1816985 Ontario Limited				
Site Area (ha)	18.8ha / 46.4acres				
Existing Use	Vacant Land				
Summary of Request/Proposal	<b>Employment District to Neyagawa Urban Core</b>				
Regional Official Plan Designation	Urban Area + Employment Area Overlay				
Existing Local Official Plan Designation	North Oakville East Secondary Plan: Employment District & Neyagawa Urban Core				
Existing Zoning Category	North Oakville Zoning By-law 2009-189: ED (Existing Development)				
Area Context/Adjacent Land Uses	North: Highway 407 (Transit way)				
	South: Agriculture/rural residential uses (General Urban Area/Neyagawa Urban Core)				
	East : Agriculture/rural residential uses (Employment District)				
	West: Agriculture (Neyagawa Urban Core)				
STEP 1 Site Specific Criteria ✓ - Supportive of Conversion X- Not supportive of Conversion	<b>A – Support policy objectives</b>	<b>B – Outside of employment area</b>	<b>C – Fringe of employment area</b>	<b>D – Compatible Use</b>	<b>E – Site constraints</b>
	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>

### **Staff Assessment and Recommendation**

The subject lands are located within a contiguous employment area and have frontage on Highway 407. The lands are considered highly marketable for prestige employment uses given their large size and configuration and proximity/visibility to Highway 407.

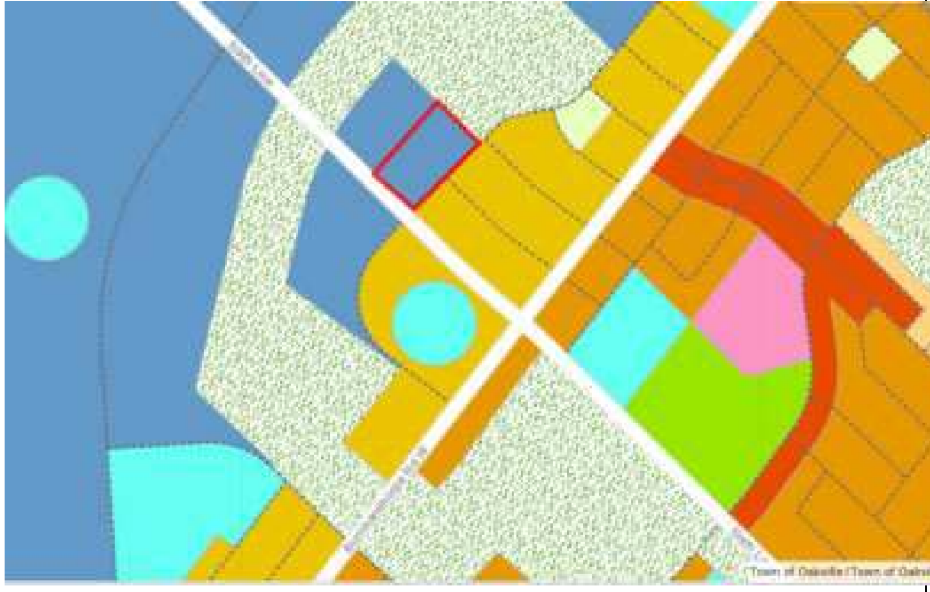
The Neyagawa Urban Core designation, which applies to the southwest portion of the site, is “intended to allow the creation of a secondary core area” with “convenience commercial, institutional, and employment uses to serve adjacent neighbourhoods, as well as related residential development.” (NOESP, s. 7.6.6). The commercial component of the Neyagawa Urban Core designation has the potential to complement the employment area.

Based on the market potential, the portion of the site which is designated for employment is not recommended for conversion at this time. However, the Town of Oakville Urban Structure Review has identified the area as an additional/expanded node due to its proximity to planned transit (i.e. Mobility Link in Halton Regions Mobility Management Strategy and future 407 Transitway) terminal and existing Urban Core designation. The range of permitted uses on the subject site should be reviewed in a broader context as an additional/expanded node as delineated in the Urban Structure Review and the appropriate mix and boundaries should be addressed in the study analysis for the North Oakville Secondary Plan Review.

**The site is not recommended for conversion. However, the mix of uses required to support the Neyagawa Urban Core and the ‘Node for Further Study’ identified by OPA 15 (Urban Structure) should be considered through the North Oakville Secondary Plans Review.**



## Request # 9 – Star Oak

<p>Site Address Sixth Line, north of Burnhamthorpe Rd. W.</p>					
Owner Name(s)	Star Oak				
Site Area (ha)	1.27 ha/ 3.13 acres				
Existing Use	Vacant Land				
Summary of Request/Proposal	<b>Employment District to Medium/High Density Residential + Service Commercial</b>				
Regional Official Plan Designation	Urban Area + Employment Area Overlay				
Existing Local Official Plan Designation	North Oakville East Secondary Plan: Employment District				
Existing Zoning Category	North Oakville Zoning By-law 2009-189: ED (Existing Development)				
Area Context/Adjacent Land Uses	North: Halton Region reservoir (Employment District)				
	South: Draft Plan Approved for Detached and Townhome units(Transitional Area)				
	East : Environmental lands (Natural Heritage System)				
	West: Agricultural use (Employment District)				
<p>STEP 1 Site Specific Criteria ✓- Supportive of Conversion X- Not supportive of Conversion</p>	<p><b>A – Support policy objectives</b></p>	<p><b>B – Outside of employment area</b></p>	<p><b>C – Fringe of employment area</b></p>	<p><b>D – Compatible Use</b></p>	<p><b>E – Site constraints</b></p>
	X	✓	✓	✓	✓

### Staff Assessment and Recommendation

The subject site is located north of Burnhamthorpe Road in Oakville with frontage on to Sixth Line. The lands are on the fringe of an employment area and surrounded by non-employment uses. The request would convert the subject lands from 'Employment District' to a designation that will accommodate medium/high density residential with retail and service uses.

A draft plan of sub-division (24T-13002.1215) has been approved on the lands south of the subject site through a decision issued by the Ontario Municipal Board (PL140412) and (PL140467). In the board decision it is noted that the subject lands (Block 163) as approved plays an important role with respect to the phasing policies in Section 7.9.2.C of the North Oakville East Secondary Plan (NOESP).

The subject lands represent a portion of the 25 gross hectares of lands in an Employment Area designation threshold required prior to the next phase of development proceeding in North Oakville in accordance with Section 7.9.2.C. Paragraph [40] of Planning Decision (140412) denotes the requirements of the 'Star Oak' development as a part of the minutes of settlement.

The conversion of the subject lands from employment to non-employment would impact the ability of the phasing policies in Section 7.9.2.C of the NOESP to be met and the orderly progression of development to proceed as agreed upon in the board decision.

While the locational attributes of the subject lands may merit discussion with respect to the viability of the subject lands for employment uses. The subject lands are part of an approved draft plan of subdivision with broad phasing policy implications. The conversion would likely impact the phasing of development in North Oakville.

A conversion of the subject site from 'Employment District' to non-employment uses is premature at this time.

**The site is not recommended for conversion. However, land uses in this area should be reviewed through the North Oakville Secondary Plans Review.**

## Request # 10 a and b – Infrastructure Ontario (Burnhamthorpe & Trafalgar)

<p>Site Address Burnhamthorpe Road East/ West and East side of Trafalgar Road</p>					
<p>Owner Name(s)</p>	<p>Her Majesty the Queen in Right of Ontario (I.O.)</p>				
<p>Site Area (ha)</p>	<p>West Parcel: 20.457ha / 50.55 acres East Parcel: 14.3 ha / 35.3 acres</p>				
<p>Existing Use</p>	<p>Agriculture and GO Transit carpool parking lot</p>				
<p>Summary of Request/Proposal</p>	<p><b>Permit residential uses in the Trafalgar Urban Core Area #1 designation</b></p>				
<p>Regional Official Plan Designation</p>	<p>Urban Area</p>				
<p>Existing Local Official Plan Designation</p>	<p>North Oakville East Secondary Plan: Trafalgar Urban Core</p>				
<p>Existing Zoning Category</p>	<p>Zoning By-law 2009-189: ED (Existing Development)</p>				
<p>Area Context/Adjacent Land Uses</p>	<p>North: Highway 407 and Future Strategic Employment Area in Milton South: Trafalgar Urban Core designation, currently agriculture East : Employment District designation, currently agriculture West: Employment District designation, currently agriculture</p>				
<p>STEP 1 Site Specific Criteria ✓- Supportive of Conversion X- Not supportive of Conversion</p>	<p><b>A – Support policy objectives</b></p>	<p><b>B – Outside of employment area</b></p>	<p><b>C – Fringe of employment area</b></p>	<p><b>D – Compatible Use</b></p>	<p><b>E – Site constraints</b></p>
	<p>X</p>	<p>X</p>	<p>X</p>	<p>X</p>	<p>X</p>

### Staff Assessment and Recommendation

The subject sites are located along Trafalgar Road to the south of Highway 407 and positioned in the middle of a contiguous employment area with access to a 400 series highway. The Highway #407 and Trafalgar Road intersection is a major gateway into the Oakville. The lands are not identified within the Region’s Employment Area Overlay or designated as an Employment

District in the North Oakville East Secondary Plan. The lands are designated 'Trafalgar Urban Core Area 1' and the applicable policies limit permitted uses to Employment related land uses.

The applicant is seeking an amendment to the TUC 1 designation to expand the permitted uses to include residential uses developed in conjunction with employment uses.

The planned function of the Trafalgar Urban Core Area provides for four sub-areas with distinctive development focuses expressed through the land use policies. The Trafalgar Urban Core Area 1 sub-area is to provide employment related uses, including office and industrial buildings with an office component. Major office developments are to be focused along Trafalgar Road and mixed use development in a main street format are to be focused on the north side of the existing Burnhamthorpe Road.


The request to permit residential uses within the Trafalgar Urban Core Area 1 would change the intent of the TUC 1 land use designation and also impact the range of uses that could be permitted on the vacant employment lands that have access to a 400 series highway (Hwy 407) and form part of a contiguous employment area in North Oakville.

In addition the Employment and Commercial Review Summary Report (Employment Recommendation #2) provides direction to the town that large scale conversions of employment lands in North Oakville should not be supported from a long term planning perspective as no major private sector employment developments have occurred in North Oakville to date.

The conversion request would alter the planned function of the TUC 1 area and have broader impacts on the structure of the North Oakville Secondary Plans. As such, the expansion of the permitted uses in the TUC 1 designation should be directed to the comprehensive review of the North Oakville Secondary Plans for consideration in the context of the entire area.

**The site is not recommended for conversion. However, the mix of uses required to support the Trafalgar Urban Core Area in this area should be considered through the North Oakville Secondary Plans Review.**

## Request # 11 – 5M Symphony Corporation

<p>Site Address Dundas Street &amp; Postmaster Drive</p>					
<p>Owner Name(s)</p>	<p>5M Symphony Corporation</p>				
<p>Site Area (ha)</p>	<p>26 ha / 64 acres</p>				
<p>Existing Use</p>	<p>Vacant Land</p>				
<p>Summary of Request/Proposal</p>	<p><b>Addition of Residential, Commercial, and Institutional uses to the existing Employment District designation</b></p>				
<p>Regional Official Plan Designation</p>	<p>Urban Area + Employment Area Overlay</p>				
<p>Existing Local Official Plan Designation</p>	<p>North Oakville West Secondary Plan: Employment District</p>				
<p>Existing Zoning Category</p>	<p>Zoning By-law 2009-189: ED (Existing Development)</p>				
<p>Area Context/Adjacent Land Uses</p>	<p>North: Vacant land (Employment District)</p> <p>South: Neighbourhood plaza (Tanglewood Plaza) and townhouse dwellings(Medium Density Residential)</p> <p>East : McCraney Creek (Natural Heritage System Area)</p> <p>West: Palermo Park and lands subject to OPA 306 (Palermo Village north of Dundas Street), which was appealed to the OMB in 2011 and includes the existing gas station and restaurant</p>				
<p>STEP 1 Site Specific Criteria ✓- Supportive of Conversion X- Not supportive of Conversion</p>	<p><b>A – Support policy objectives</b></p>	<p><b>B – Outside of employment area</b></p>	<p><b>C – Fringe of employment area</b></p>	<p><b>D – Compatible Use</b></p>	<p><b>E – Site constraints</b></p>
	<p>X</p>	<p>✓</p>	<p>✓</p>	<p>✓</p>	<p>X</p>

### **Staff Assessment and Recommendation**


The subject site is part of an employment area that has frontage along Dundas Street, the surrounding employment lands are generally isolated from the broader employment area due to the Natural Heritage System Area designation to the West, North, and East. The subject site is physically separated from the employment lands to the east by McCraney Creek and lands designated for mixed use development (Palermo Village North Urban Core Area) and Community Park to the west.

The applicant is proposing the addition of residential uses and other amenities to support employment uses on the subject site. The rationale relates to providing a more intense built form compared to what was contemplated in the North Oakville West Secondary Plan. It should be noted that the NOWSP policies and applicable Zoning By-law 2009-189 permits densities in employment districts up to 3 FSI and buildings up to 15 stories in height .

Recommendation #6 from the Employment and Commercial Review directs the town to undertake a comprehensive review of the employment lands surrounding the hospital. The lands are not considered to be part of this study area as they are physically separated by McCraney Creek. However, given the location of the employment lands outside of a contiguous employment area and the surrounding Urban Core and Community Park designations, consideration for a broader range of employment related supportive uses may be warranted.

**The site is not recommended for conversion. However, the mix of uses required to support the employment area and nearby 'Node for Further Study' around the hospital identified by OPA 15 (Urban Structure) should be considered through the North Oakville Secondary Plans Review.**

## Request # 12 - Dorham

<p>Site Address Northwest corner of Neyagawa Blvd. and Burnhamthorpe Rd. W.</p>					
<p>Owner Name(s)</p>	<p>Dorham Holdings Inc.</p>				
<p>Site Area (ha)</p>	<p>11.3 ha (28 acres)</p>				
<p>Existing Use</p>	<p>Vacant / Agricultural</p>				
<p>Summary of Request/Proposal</p>	<p><b>Employment District to Neyagawa Urban Core (“mixed/residential use”)</b></p>				
<p>Regional Official Plan Designation</p>	<p>Urban Area + Employment Area Overlay</p>				
<p>Existing Local Official Plan Designation</p>	<p>North Oakville East Secondary Plan: Employment District and Transitway (adjacent to 407); a “Stormwater Management Facility (final location TBD)” is identified on the N.O. Master Plan</p>				
<p>Existing Zoning Category</p>	<p>Zoning By-law 2009-189: ED (Existing Development)</p>				
<p>Area Context/Adjacent Land Uses</p>	<p>North: Highway 407</p> <p>South: King’s Christian Collegiate (Neyagawa Urban Core)</p> <p>East : Agriculture (Neyagawa Urban Core)</p> <p>West: Agriculture and rural residential (Employment District)</p>				
<p>STEP 1 Site Specific Criteria ✓ - Supportive of Conversion X - Not supportive of Conversion</p>	<p><b>A – Support policy objectives</b></p>	<p><b>B – Outside of employment area</b></p>	<p><b>C – Fringe of employment area</b></p>	<p><b>D – Compatible Use</b></p>	<p><b>E – Site constraints</b></p>
	<p>X</p>	<p>X</p>	<p>✓</p>	<p>X</p>	<p>X</p>

## **Staff Assessment and Recommendation**

This site is located at the interchange of Highway 407 at Neyagawa Boulevard, which is an important gateway to (north) Oakville. There are only three Highway 407 interchanges in Oakville. As with the QEW and Highway 403 corridors, the urban lands along the south side of Highway 407 were planned to be an employment area.

The lands across Neyagawa Boulevard are within the Neyagawa Urban Core designation, which is “intended to allow the creation of a secondary core area” with “convenience commercial, institutional, and employment uses to serve adjacent neighbourhoods, as well as related residential development.” (NOESP, s. 7.6.6). The land uses to the south (i.e., high school, athletics field and townhouses), within the Neyagawa Urban Core designation, are doing little to support the intent of the designation.


The North Oakville East Secondary Plan, Figure NOE 4 also identifies a transit terminal on the subject site that will support the future 407 transit way regional transit system across the GTA. At this time the configuration and boundaries of the transit terminal and transit way has not been determined by the Province through the required Environmental Assessment process.

The town urban structure review has identified the subject lands as an additional/expanded node. Consideration for the range and mix of uses to be provided in the Urban Core Node at Neyagawa and Burnhamthorpe should be considered through the comprehensive review of the North Oakville Secondary Plans.

**The site is not recommended for conversion. However, the mix of uses required to support the Neyagawa Urban Core and the ‘Node for Further Study’ identified by OPA 15 (Urban Structure) should be considered through the North Oakville Secondary Plans Review.**



## Request # 13– Estate of Manuel Harlambus

<p>Site Address East side of Trafalgar Road and north side of Burnhamthorpe Road</p>					
Owner Name(s)	The Estate of Manuel Harlambus				
Site Area (ha)	9.3ha / 22.9 acres				
Existing Use	Vacant / Agriculture				
Summary of Request/Proposal	<b>Permit residential/mixed uses in the Trafalgar Urban Core Area #1 designation</b>				
Regional Official Plan Designation	Urban Area				
Existing Local Official Plan Designation	North Oakville East Secondary Plan: Trafalgar Urban Core				
Existing Zoning Category	Zoning By-law 2009-189: ED (Existing Development)				
Area Context/Adjacent Land Uses	<p>North: Trafalgar Urban Core designation, currently agriculture</p> <p>South: Trafalgar Urban Core designation &amp; Al Falah Islamic School (Private)</p> <p>East : Employment District designation, currently agriculture</p> <p>West: Trafalgar Urban Core designation, currently agriculture</p>				
<p>STEP 1 Site Specific Criteria ✓ - Supportive of Conversion X- Not supportive of Conversion</p>	<p><b>A – Support policy objectives</b></p>	<p><b>B – Outside of employment area</b></p>	<p><b>C – Fringe of employment area</b></p>	<p><b>D – Compatible Use</b></p>	<p><b>E – Site constraints</b></p>
	X	X	X	X	X

### Staff Assessment and Recommendation

The subject lands *are not* identified in the Region’s Employment Area Overlay. They are designated “Trafalgar Urban Core Area 1” and the applicable policies limit permitted uses to Employment related land uses. The Trafalgar Urban Core Area is intended as a focal point for development in North Oakville East. The Urban Core Area 1 is to be comprised primarily of employment related uses, including office and industrial buildings with office component.

The request to permit residential uses within the Trafalgar Urban Core Area 1 would change the intent of the TUC 1 land use designation and also impact the range of employment uses that could be permitted.

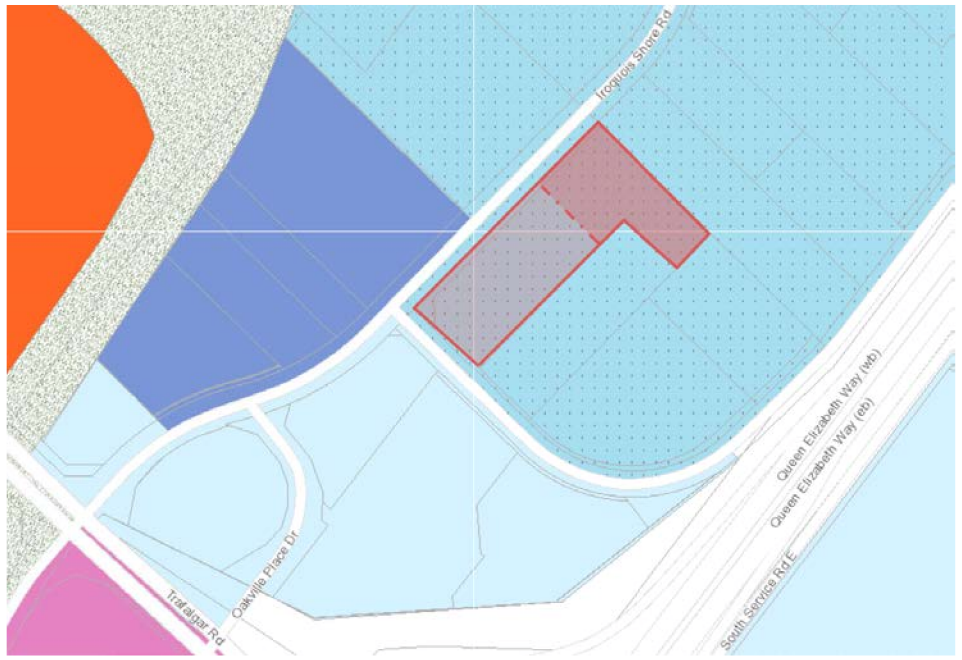
In addition the Employment and Commercial Review Summary Report (Employment Recommendation #2) provides direction to the town that large scale conversions of employment lands in North Oakville should not be supported from a long term planning perspective as no major private sector employment developments have occurred in North Oakville to date.

The conversion request would alter the planned function of the TUC 1 area and have broader impacts on the structure of the North Oakville Secondary Plans. As such, the expansion of the permitted uses in the TUC 1 designation should be directed to the comprehensive review of the North Oakville Secondary Plans for consideration in the context of the entire area.

**The site is not recommended for conversion. However, the mix of uses required to support the Trafalgar Urban Core in this area should be considered through the North Oakville Secondary Plans Review.**

**Request # 14 – 2467459 Ontario Inc.**

Site Address  
400 Iroquois Shore Road



Owner Name(s)	2467459 Ontario Inc.				
Site Area (ha)	2.29ha / 5.65acres				
Existing Use	Parking lot				
Summary of Request/Proposal	<b>Expanded range of retail uses</b>				
Regional Official Plan Designation	Urban Area + Employment Overlay				
Existing Local Official Plan Designation	Business Employment				
Existing Zoning Category	Zoning By-law 2014-014: E2+ Special Provision 3 (motor vehicle uses)				
Area Context/Adjacent Land Uses	North: Sheridan College, skills and training centre (Business Employment)				
	South: Banquet hall, office, manufacturing(Business Employment)				
	East : fitness centre (Business Employment)				
	West: Self storage proposal (Business Employment)				
STEP 1 Site Specific Criteria ✓ - Supportive of Conversion X- Not supportive of Conversion	<b>A – Support policy objectives</b>	<b>B – Outside of employment area</b>	<b>C – Fringe of employment area</b>	<b>D – Compatible Use</b>	<b>E – Site constraints</b>
	X	X	X	✓	✓

### **Staff Assessment and Recommendation**

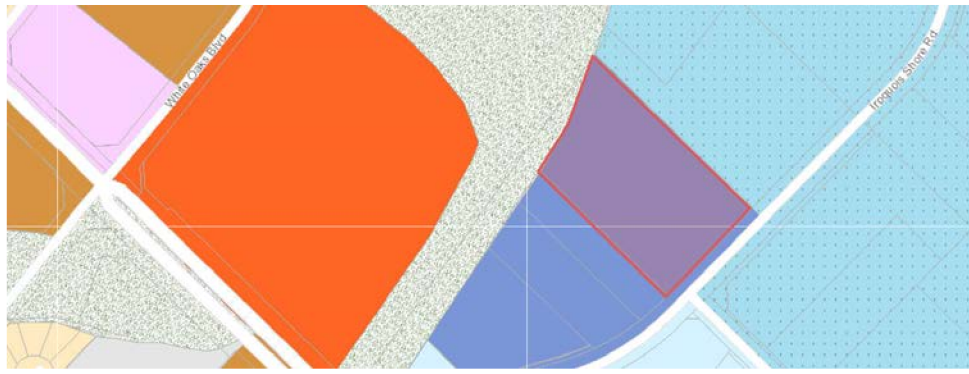
The subject site is located in a contiguous employment area that is bound by the QEW to the south and Iroquois Shore Road to the north. The lands adjacent to the subject site accommodate a mix of employment related uses including offices, manufacturing, banquet hall, and a fitness centre.

The applicant is seeking an expansion to the range of retail uses permitted on the subject site which is an irregular shaped lot. The applicant also has an active development application for a self-storage facility on the western portion of the subject lands. In addition, the applicant has noted that the site is constrained due the requirement for a road widening of Iroquois Shore that was identified in the Environmental Assessment completed in June 2014 for Midtown Oakville.

The current Business Employment designation allows for new service commercial uses to be considered that are limited to a financial institutions, restaurants, and drive-through facilities on the same lot as permitted Business Employment Uses. The additional flexibility provides for service commercial uses to support the broader employment area while maintain the employment function of the land. The applicant has not identified what land use designation or specifically the uses they are seeking though this request.

**The site is not recommended for conversion.**

## Request # 15 –Sheridan College

Site Address 407 Iroquois Shore Road					
Owner Name(s)	Sheridan College				
Site Area (ha)	2.294ha / acres				
Existing Use	Sheridan College (Skills and Training Centre)				
Summary of Request/Proposal	<b>Expanded range of retail uses</b>				
Regional Official Plan Designation	Urban Area + Employment Overlay				
Existing Local Official Plan Designation	Business Commercial				
Existing Zoning Category	Zoning By-law 2014-014: E4				
Area Context/Adjacent Land Uses	North: Morrison Wedgewood Diversion Channel (Natural Area)				
	South: Commercial plaza, vacant lands (Business Employment)				
	East : Youth Centre (Business Employment)				
	West: Fast food establishment (Business Commercial )				
STEP 1 Site Specific Criteria ✓ - Supportive of Conversion X- Not supportive of Conversion	<b>A – Support policy objectives</b>	<b>B – Outside of employment area</b>	<b>C – Fringe of employment area</b>	<b>D – Compatible Use</b>	<b>E – Site constraints</b>
	X	X	X	✓	X

### Staff Assessment and Recommendation


The subject site is located in a contiguous employment area along Iroquois Shore Road. The adjacent land uses are a mix of employment and commercial related uses. The site is currently occupied by Sheridan College as a skills and training centre.

The applicant is seeking an expansion to the range of retail uses permitted on the subject site. In addition, the applicant has noted that the Environmental Assessment completed in June 2014 for Midtown Oakville identified that a widening of Iroquois Shore will be required that will require a portion of the subject site to be dedicated to the town.

The existing Business Commercial designation on the subject site permits convenience retail uses. No additional details have been provided with respect to the additional retail uses requested or a proposed change in designation. In addition, the subject parcel is quite large at (2.3ha) which presents an opportunity to intensify the site to accommodate a mixed use employment and commercial development in a multi-story format.

**The site is not recommended for conversion.**

**Request # 16 – 2391185 Ontario Inc.**

<p>Site Address 2511, 2515, 2525 Wycroft Road</p>					
<p>Owner Name(s)</p>	<p>2391185 Ontario Inc.</p>				
<p>Site Area (ha)</p>	<p>2.29ha / 5.65 acres</p>				
<p>Existing Use</p>	<p>Hotel, suites, convention, and vacant lands</p>				
<p>Summary of Request/Proposal</p>	<p><b>Medium/High Density Residential (Seniors Living Residence)</b></p>				
<p>Regional Official Plan Designation</p>	<p>Urban Area + Employment Overlay</p>				
<p>Existing Local Official Plan Designation</p>	<p>Business Employment</p>				
<p>Existing Zoning Category</p>	<p>Zoning By-law 2014-014: E2 Special Provision 56 (Service commercial uses in business office)</p>				
<p>Area Context/Adjacent Land Uses</p>	<p>North: QEW (Business Employment and Parkway Belt)</p>				
	<p>South: Utility (Business Employment)</p>				
	<p>East : Hotel, Restaurant (Business Employment)</p>				
	<p>West: Automotive Dealerships (Business Employment)</p>				
<p>STEP 1 Site Specific Criteria ✓ - Supportive of Conversion X- Not supportive of Conversion</p>	<p><b>A – Support policy objectives</b></p>	<p><b>B – Outside of employment area</b></p>	<p><b>C – Fringe of employment area</b></p>	<p><b>D – Compatible Use</b></p>	<p><b>E – Site constraints</b></p>
	<p><b>X</b></p>	<p><b>X</b></p>	<p><b>X</b></p>	<p><b>X</b></p>	<p><b>X</b></p>


**Staff Assessment and Recommendation**

The subject site is located in a contiguous employment area that has frontage to the QEW. The adjacent land uses provide for employment related and supportive uses. In addition a Hydro station is located to the south of the subject lands.

The applicant is requesting that the subject lands be converted from Business Employment to a designation that will support a Seniors Living Residence. The introduction of residential development on the subject site may impact the viability of the surrounding employment area by creating land use compatibility issues. In addition, there are limited supporting uses in the area to support residents, especially the vulnerable population (i.e., seniors).

**The site is not recommended for conversion.**

## Request # 17 – Hans Holding Limited

<p>Site Address 580 Burloak</p>	
<p>Owner Name(s)</p>	<p>Hans Holdings Limited</p>
<p>Site Area (ha)</p>	<p>0.455ha / 1.12 acres</p>
<p>Existing Use</p>	<p>Vacant Land</p>
<p>Summary of Request/Proposal</p>	<p><b>Business Employment to Business Commercial</b></p>
<p>Regional Official Plan Designation</p>	<p>Urban Area + Employment Overlay</p>
<p>Existing Local Official Plan Designation</p>	<p>Livable Oakville – Business Employment</p>
<p>Existing Zoning Category</p>	<p>Zoning By-law 2014-014: Business Employment</p>
<p>Area Context/Adjacent Land Uses</p>	<p>North: Vacant/under development (Business Employment)          South: Place of worship (Harvest Bible Chapel) (Business Employment)          East : Vacant/underdevelopment (Business Employment)          West: City of Burlington (Townhomes)</p>


### Staff Assessment and Recommendation

The subject site is located within a large contiguous employment area along a major arterial roadway (Burloak Drive). Introduction employment supportive uses to this location would strengthen the employment area. In addition, the relatively small size of the subject site limits its marketability for a range of employment uses.

**It is recommended that the site be redesignated to Business Commercial, as proposed through OPA 26.**



## Request # 18 – Westerkirk Capital

<p>Site Address 560 Winston Churchill Blvd</p>	
<p>Owner Name(s)</p>	<p>Westerkirk Capital</p>
<p>Site Area (ha)</p>	<p>12.5ha / 30.88 acres</p>
<p>Existing Use</p>	<p>Vacant Land</p>
<p>Summary of Request/Proposal</p>	<p><b>Business Employment to Business Commercial</b></p>
<p>Regional Official Plan Designation</p>	<p>Urban Area + Employment Overlay</p>
<p>Existing Local Official Plan Designation</p>	<p>Livable Oakville – Business Employment (Exception in Part E)</p>
<p>Existing Zoning Category</p>	<p>Zoning By-law 2014-014: Business Employment (E2) Special Provision 201</p>
<p>Area Context/Adjacent Land Uses</p>	<p>North: Vacant Land and Industrial Uses</p> <p>South: Open Space and Residential</p> <p>East : City of Mississauga (Residential and Employment Uses)</p> <p>West: Open Space and Residential</p>

### Staff Assessment and Recommendation

The subject site is relatively large and part of a contiguous employment area located within Oakville that forms a larger employment area extending into neighbouring Mississauga. The subject lands are physically separated from the Residential Areas to the west of the subject site by parks and open space lands.


The applicant is requesting the lands to be redesignated to provide for a broader range of retail and service commercial uses. The existing Business Employment designation provides additional flexibility for new service commercial uses limited to financial institutions, restaurants, and drive-throughs on the same lot as an existing Business Employment use. The flexibility provides for amenities to support the immediate employment areas while preserving the primacy of the employment function of the lands.

In addition, the subject site it's located on the edge of the employment area and access may limit marketability for employment supportive functions for the broader area.

**The site is not recommended for redesignation to Business Commercial.**



## Request # 19 – RioCan Oakville Place


<p>Site Address 240 Leighland Avenue</p>	
Owner Name(s)	RioCan Oakville Place
Site Area (ha)	11.76ha / 29.05 acres
Existing Use	Oakville Place Mall (Enclosed Shopping Centre)
Summary of Request/Proposal	<b>Removal from Regional Employment Overlay</b>
Regional Official Plan Designation	Urban Area + Employment Area Overlay
Existing Local Official Plan Designation	Livable Oakville – Core Commercial
Existing Zoning Category	Zoning By-law 2014-014: Core Commercial (C3) + Special Provision 49
Area Context/Adjacent Land Uses	North: Medium and High density Residential
	South: QEW
	East : Commercial (Employment Area Designation)
	West: Low Density Residential

### Staff Assessment and Recommendation

The subject lands are designated Core Commercial in the Livable Oakville Plan. The Regional Official Plan should reflect the existing local land use designation; the Region's Employment Area Overlay should not apply to this site.

**It is recommended that this site be removed from the Employment Area overlay in the Regional Official Plan.**

## Request # 20 – Infrastructure Ontario (Ninth Line & Upper Middle Road)

<p>Site Address Part of 2006 Ninth Line (Upper Middle/Ninth Line)</p>	
<p>Owner Name(s)</p>	<p>Her Majesty the Queen in Right of Ontario (I.O.)</p>
<p>Site Area (ha)</p>	<p>8.25ha / 20.03 acres</p>
<p>Existing Use</p>	<p>Vacant Land</p>
<p>Summary of Request/Proposal</p>	<p><b>Removal from Regional Employment Area Overlay to Permit Residential</b></p>
<p>Regional Official Plan Designation</p>	<p>Urban Area + Employment Area Overlay</p>
<p>Existing Local Official Plan Designation</p>	<p>Livable Oakville – Natural Area + Parks and Open Space</p>
<p>Existing Zoning Category</p>	<p>Zoning By-law 2014-014: Private Open Space (O2)</p>
<p>Area Context/Adjacent Land Uses</p>	<p>North: Natural Area designation, Joshua's Creek and Storm water Management Pond</p>
	<p>South: Business Park under construction</p>
	<p>East : Natural Area designation (Joshua's Creek)</p>
	<p>West: Detached Dwellings</p>

### Staff Assessment and Recommendation

The subject lands are identified in the Regional Official Plan as being in the Employment Overlay, whereas, the Livable Oakville Plan designates the lands as Private Open Space. The Regional Official Plan should reflect the existing local land use designation; the Region's Employment Area Overlay should not apply to this site.

Note: The town's urban structure review has identified these lands as part of the town's natural heritage system. Any proposed amendment for residential uses would have to be considered through the emerging policies as proposed through the Urban Structure Review.

**It is recommended that this site be removed from the Employment Area overlay in the Regional Official Plan.**