

Employment and Commercial Review

Employment Land Conversion Assessment

A 'conversion' is the process of changing a property which is designated for an employment use to a non-employment use. Conversions can only occur through a Municipal Comprehensive Review (MCR) in accordance with the Growth Plan for the Greater Golden Horseshoe, 2017 (Growth Plan, 2017) and the Provincial Policy Statement, 2014.

On May 18, 2017 the Province of Ontario released the Growth Plan, 2017 as a result of the Coordinated Plans Review. The updated plan provides for revised policies to evaluate the conversion of lands within employment areas to non-employment uses. The definition of (MCR) has been modified to only include upper and single tier municipalities. The evaluation and approval of employment land conversion requests will occur through an MCR completed by Halton Region in accordance with the Growth Plan.

Section 77.4(4) of the Halton Region 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 (MCR). The employment areas in the region are identified through an Employment Area Overlay on Map 1C – Future Strategic Employment Areas of the Halton Region Official Plan.

Approach to Conversions

The town's review of employment land conversions will be based on site specific evaluations of the context of a site and the surrounding area to determine appropriateness within the local policy framework. The following criteria will be used:

- A – The conversions 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:

Part 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 Growth Plan, 2017.

Part 2 – Employment to Employment – These requests represent changes from one local employment area designation to another. Amendments to land use designations proposed in these requests can be approved by town council.

Part 3 – Removal from Regional Employment Overlay – These applicants have a local land use designation that is not part of an employment area. However, they are identified under the Halton Region employment overlay as a part of an employment area.

Once the site specific evaluation is completed, staff will recommend one of the following actions:

- Staff support the conversion request (Supported)
- Staff do not support the conversion request (Not Supported)
- The request is not supported at time but merits further consideration within the broader context of an area-specific-study identified in the OP review to examine the range and mix of uses (Forward to ...)
- Staff support an alternative designation (Recommend...)

Note: Any proposed changes to land use designations must be approved by Council. If a conversion request is supported by staff and recommended by Council, the request will be forwarded to Halton Region for consideration through their five-year Official Plan Review.


Employment Land Conversion Request Summary

#	Name	Address/ Location (map attached)	Existing Official Plan Designation	Proposal	Type	Staff Position	Size (ha)
1	By-Ways Construction	1089-1099 Eighth Line	Business Commercial	Mixed Use: Employment, Commercial, Residential	Type 1	Not Supported	5.57
2	2121 Cornwall Road Portfolio	2175 Cornwall Rd.	Business Employment	Retail Commercial	Type 1	Not supported	3.08
3	Grand Imports	Southeast corner of Dundas St. and Ninth Line	Business Employment	Core Commercial	Type 2	Recommend Business Commercial	5.60
4a	Great Lakes Marketplace and Paulson Corporation	Northeast corner of Rebecca St. and Burloak Dr.	Business Commercial	Community Commercial	Type 1	Not Supported	3.16
4b	Great Lakes Marketplace and Paulson Corporation	Northeast corner of Rebecca St. and Burloak Dr.	Business Employment	Community Commercial	Type 1	Not Supported	2.09
5	RioCan Burloak	677 Burloak Drive (south side of Wyecroft Rd.)	Business Employment & Business Commercial	Core Commercial	Type 1	Supported	5.08

#	Name	Address/ Location (map attached)	Existing Official Plan Designation	Proposal	Type	Staff Position	Size (ha)
6	Speers/Bronte	2527,2530,2538 Speers Rd. & 549 Bronte Rd.	Office Employment & Business Commercial	Community Commercial	Type 1	Not Supported	3.19
7	Lynch (Burnhamthorpe)	263 Burnhamthorpe Rd. W.	Employment District	Transitional Area	Type 1	Not Supported	19.76
8	Burnhamthorpe/ Neyagawa	337 & 353 Burnhamthorpe Rd. W.	Employment District	Neyagawa Urban Core	Type 1	Further Study	18.80
9	Star Oak	East side of Sixth Line, north of Burnhamthorpe Rd.	Employment District	Medium/High Density Residential + Service Commercial	Type 1	Further Study	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	Type 1	Further Study	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	Type 1	Further Study	14.30
11	5M Symphony Corporation	North side of Dundas St. W., opposite Postmaster Dr.	Employment District	Mixed Use: Employment, Commercial, Residential	Type 1	Not Supported	26.00
12	Dorham	Northwest corner of Burnhamthorpe Rd. & Neyagawa Blvd.	Employment District	Neyagawa Urban Core	Type 1	Further Study	11.30
13	Estate of Manuel Harlambus	East side of Trafalgar Rd., north of Burnhamthorpe Rd.	Employment District	Trafalgar Urban Core	Type 1	Further Study	9.30


#	Name	Address/ Location (map attached)	Existing Official Plan Designation	Proposal	Type	Staff Position	Size (ha)
14	Sheridan College	400 Iroquois Shore Rd.	Business Employment	Expanded range of retail uses	Type 1	Not Supported	2.29
15	2467459 Ontario Inc.	407 Iroquois Shore Rd.	Business Employment	Expanded range of retail uses	Type 1	Not Supported	1.56
16	2391185 Ontario Inc.	2511, 2515 & 2525 Wyecroft Rd.	Business Employment	Institutional (Seniors Living Residence)	Type 1	Not Supported	4.27
17	Hans Holdings	580 Burloak Dr.	Business Employment	Business Commercial	Type 2	Supported	0.45
18	Westerkirk Capital	560 Winston Churchill Blvd.	Business Employment	Business Commercial	Type 2	Not Supported	12.50
19	RioCan Oakville Place	240 Leighland Ave.	Core Commercial	Removal from Regional Employment Overlay	Type 3	Removal from Overlay	11.76
20	Infrastructure Ontario (I.O.) Lands	North side of Upper Middle Rd., west of Ninth Line	Private Open Space	Removal from Regional Employment Overlay and to permit Residential uses	Type 3	Removal from Overlay	8.25

Request # 1 – By-Ways Construction

<p>Site Address 1089- 1099 Eighth Line</p>					
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	Business Commercial to Mixed Use (Employment, Residential, Commercial)*				
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)				
<p>STEP 1 Site Specific Criteria ✓ - Supportive of Conversion X- Not supportive of Conversion</p>	A – Support policy objectives	B – Outside of employment area	C – Fringe of employment area	D – Compatible Use	E – Site constraints
	X	X	X	X	X
Assessment	<p>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 with 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.</p>				

	<p>Along the southern boundary of the subject lands, the town has acquired lands to facilitate the extension of Iroquois Shore road to connect across the QEW to Royal Windsor Drive. The future road extension is identified in the town's official plan and will provide direct access to the QEW for the employment area.</p> <p>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.</p> <p>The site is not recommended for conversion.</p>
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Request # 2 – 2121 Cornwall Road

<p>Site Address 2175 Cornwall Road (west of Ford Drive)</p>					
Owner Name(s)	2121 Cornwall Road Portfolio				
Site Area (ha)	3.08ha / 7.62 acres				
Existing Use	Vacant Land				
Summary of Request/Proposal	Business Employment to Retail Commercial				
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)				
<p>STEP 1 Site Specific Criteria ✓ - Supportive of Conversion X- Not supportive of Conversion</p>	A – Support policy objectives	B – Outside of employment area	C – Fringe of employment area	D – Compatible Use	E – Site constraints
	X	X	X	✓	X
Assessment	<p>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.</p> <p>The subject site is part of a well-established employment area and marketable for employment uses with an active distribution facility on the</p>				

	<p>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.</p> <p>Under the current Business Employment designation in the official plan, new service commercial uses, limited to restaurants, financial institutions and drive-through's 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.</p> <p>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.</p> <p>The site is not currently recommended for conversion.</p>
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Request # 3 – Grand Imports


Site Address
Pt Lot 5, Concession 1 SDS
(Dundas St / Ninth Line))



Owner Name(s)	Grand Imports Inc.				
Site Area (ha)	5.6ha / 13.8acres				
Existing Use	Agriculture				
Summary of Request/Proposal	Business Employment to Core Commercial*				
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)				
STEP 1 Site Specific Criteria ✓ - Supportive of Conversion X- Not supportive of Conversion	A – Support policy objectives	B – Outside of employment area	C – Fringe of employment area	D – Compatible Use	E – Site constraints
	X	X	X	✓	✓
Assessment	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'.				

	<p>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.</p> <p>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.</p> <p>The conversion of the subject lands to Core Commercial is not recommended. But, consideration should be given to the alternative solution provided below.</p> <p>Alternative Solution</p> <p>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 re-designating 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.</p> <p>Note: The re-designation of the subject site to Business Commercial can occur through a local official plan amendment without the need to be considered by Halton Region through their Municipal Comprehensive Review.</p> <p>A portion of the subject site is recommended for re-designation to Business Commercial.</p>
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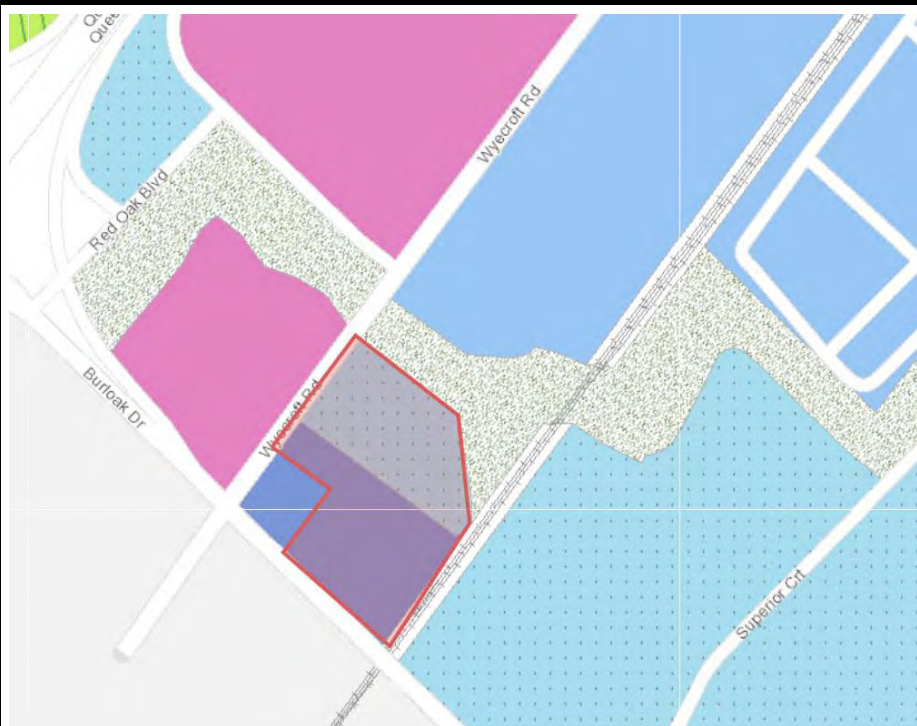
Request # 4a and b – Great Lakes Marketplace

<p>Site Address North side of Rebecca Street and Eastside of Burloak</p>					
Owner Name(s)	Oakville Great Lakes Marketplace Inc. and Paul's Corporation				
Site Area (ha)	5.24ha / 12.9acres				
Existing Use	Vacant				
Summary of Request/Proposal	1 - Business Commercial to Community Commercial 2 - Business Employment to Community Commercial				
Regional Official Plan Designation	Urban Area + Employment Area Overlay				
Existing Local Official Plan Designation	1 - Livable Oakville: Business Commercial (s. 27.1.7 permits 3,525 m ² food store) 2 - Livable Oakville: Business Employment				
Existing Zoning Category	Zoning By-law 2014-014: E4 + SP 15 and E2 + SP 337				
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)				
STEP 1 Site Specific Criteria ✓ - Supportive of Conversion X- Not supportive of Conversion	A – Support policy objectives	B – Outside of employment area	C – Fringe of employment area	D – Compatible Use	E – Site constraints
	X	X	✓	✓	X
Assessment	The subject sites are 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. The parcel directly at the corner of Rebecca and Burloak has an exception policy to allow for a food store (3,525 m ²) and				

	<p>service commercial uses including convenience retail, service commercial and office uses. The conversion request is seeking three changes:</p> <ol style="list-style-type: none"> 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. Adjustment of the land use designation on the subject site to reflect the subject property boundary 3. Removal of the GFA cap to allow for additional commercial intensification <p>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, an oral decision was provided by the Ontario Municipal Board (Case number PL100058) in 2011 to allow for the current Business Commercial designation and exceptions.</p> <p>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.</p> <p>The existing Business Commercial and Business Employment designations and associated exceptions provide for 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.</p> <p>Note: The Business Commercial designation boundaries do not match the property boundaries of the subject lands. The land use designation should be adjusted to reflect the property boundary through a technical amendment to the Official Plan. The zoning on the subject sites were update in May of 2017 through a technical amendment to Zoning By-law 2017-036</p> <p style="text-align: center;">The site is not recommended for conversion.</p>
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Request # 5 – RioCan Burloak


Site Address
677 Burloak Drive



Owner Name(s)	RioCan Reit				
Site Area (ha)	5.08ha / 12.55acres				
Existing Use	Vacant				
Summary of Request/Proposal	Business Employment/Business Commercial to Core Commercial				
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)				
STEP 1 Site Specific Criteria ✓ - Supportive of Conversion X- Not supportive of Conversion	A – Support policy objectives	B – Outside of employment area	C – Fringe of employment area	D – Compatible Use	E – Site constraints
	X	✓	✓	✓	✓
Assessment	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.				


	<p>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.</p> <p>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.</p> <p>The site subject site is recommended for conversion and the request should be forwarded to Halton Region to consider through their MCR.</p>
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Request #6 – Speers/Bronte

<p>Site Address 2526, 2530, 2538 Speers Road & 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	Office Employment/Business Commercial to Community Commercial				
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)				
STEP 1 Site Specific Criteria ✓ - Supportive of Conversion X - Not supportive of Conversion	A – Support policy objectives	B – Outside of employment area	C – Fringe of employment area	D – Compatible Use	E – Site constraints
	X	X	✓	✓	X
Assessment	<p>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.</p>				


	<p>The town's Urban Structure Review has identified Speers Road as a Mixed Use Employment Corridor and a priority transit corridor. It is anticipated that a corridor study through the Official Plan Review will be completed to review the range, mix, and intensity of development along the corridor to support the employment function and any transit investment that may be made. In addition, the town has commenced the Speers Road corridor study. The study will examine and recommend uses that recognize the function of Speers Road.</p> <p>The site is not currently recommended for conversion. However, the mix of uses permitted should be considered through a corridor study that examines the planned function of the Employment Mixed Use Corridor overlay as identified in the Urban Structure Review and the review and recommendation of permitted uses to be completed through the Speers Road Corridor Study.</p>
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Request #7 – Lynch (Burnhamthorpe)

<p>Site Address 2526, 2530, 2538 Speers Road & 549 Bronte Road</p>					
Owner Name(s)	Cynthia Lynch				
Site Area (ha)	19.76ha / 48.8acres				
Existing Use	Vacant Land				
Summary of Request/Proposal	Employment District to Transitional Area				
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	A – Support policy objectives	B – Outside of employment area	C – Fringe of employment area	D – Compatible Use	E – Site constraints
	X	X	X	X	X
Assessment	<p>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.</p>				


	<p>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.</p> <p>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.</p> <p>The site is not recommended for conversion.</p>
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Request # 8 – Burnhamthorpe and Neyagawa Employment

<p>Site Address 337 & 353 Burnhamthorpe Rd. W. (east of Neyagawa Blvd.)</p>					
Owner Name(s)	1816985 Ontario Limited				
Site Area (ha)	18.8ha / 46.4acres				
Existing Use	Vacant Land				
Summary of Request/Proposal	Employment District to Neyagawa Urban Core				
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	A – Support policy objectives	B – Outside of employment area	C – Fringe of employment area	D – Compatible Use	E – Site constraints
	X	X	X	X	X
Assessment	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.				

	<p>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.</p> <p>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.</p> <p>The site is not currently recommended for conversion. However, the mix and range of uses should be considered through the North Oakville Secondary Plans Review to assess the uses required to support the node at the intersection of Burnhamthorpe Road and Neyagawa Boulevard.</p>
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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	Employment District to Medium/High Density Residential + Service Commercial				
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)				
STEP 1 Site Specific Criteria ✓ - Supportive of Conversion X- Not supportive of Conversion	A – Support policy objectives	B – Outside of employment area	C – Fringe of employment area	D – Compatible Use	E – Site constraints
	X	✓	✓	✓	✓
Assessment	<p>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.</p>				


	<p>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).</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>A conversion of the subject site from 'Employment District' to non-employment uses is premature at this time.</p> <p>The site is not currently recommended for conversion. However, the mix and range of uses on the subject site and the employment lands directly to the north and west should be considered through the North Oakville Secondary Plans Review.</p>
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Request # 10 a and b – I.O. Burnhamthorpe & Trafalgar

<p>Site Address Burnhamthorpe Road East/ West and East side of Trafalgar Road</p>					
Owner Name(s)	Her Majesty the Queen in Right of Ontario (I.O.)				
Site Area (ha)	West Parcel: 20.457ha / 50.55 acres East Parcel: 14.3 ha / 35.3 acres				
Existing Use	Agriculture and GO Transit carpool parking lot				
Summary of Request/Proposal	Permit residential uses in the Trafalgar Urban Core Area #1 designation				
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	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				
STEP 1 Site Specific Criteria ✓ - Supportive of Conversion X- Not supportive of Conversion	A – Support policy objectives	B – Outside of employment area	C – Fringe of employment area	D – Compatible Use	E – Site constraints
	X	X	X	X	X
Assessment	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.				


	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The site is not currently recommended for conversion. However, the mix and range of uses should be considered through the North Oakville Secondary Plans Review to assess the mix of uses required to support the Trafalgar Urban Core Area.</p>
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Request # 11 – 5M Symphony Corporation

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

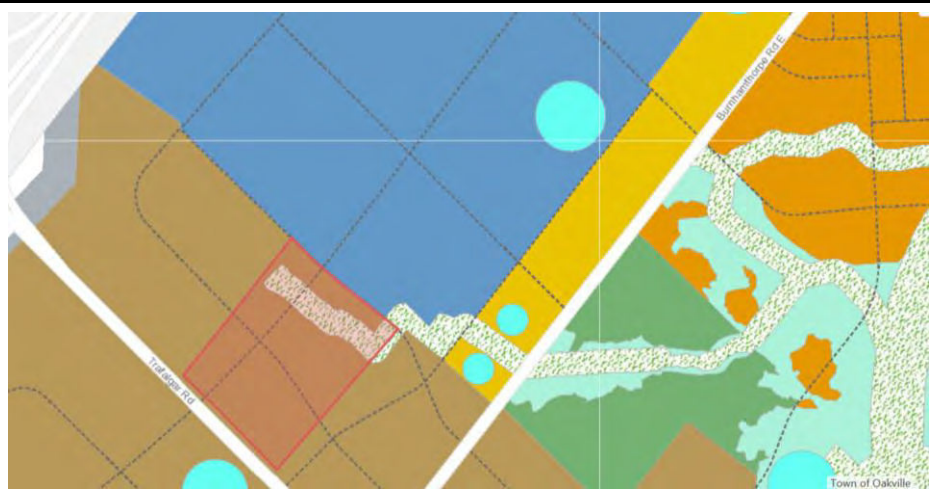
Assessment	<p>The subject site is part of an employment area that has frontage along Dundas Street, the surrounding employment lands are generally isolated from the broader employment area due to the Natural Heritage System Area designation to the West, North, and East. The subject site is physically 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.</p> <p>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 .</p> <p>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.</p> <p>The site is not recommended for conversion. Consideration for a broader range of employment-related uses and service commercial uses should be completed through the North Oakville Secondary Plan Review.</p>
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Request # 12 - Dorham

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

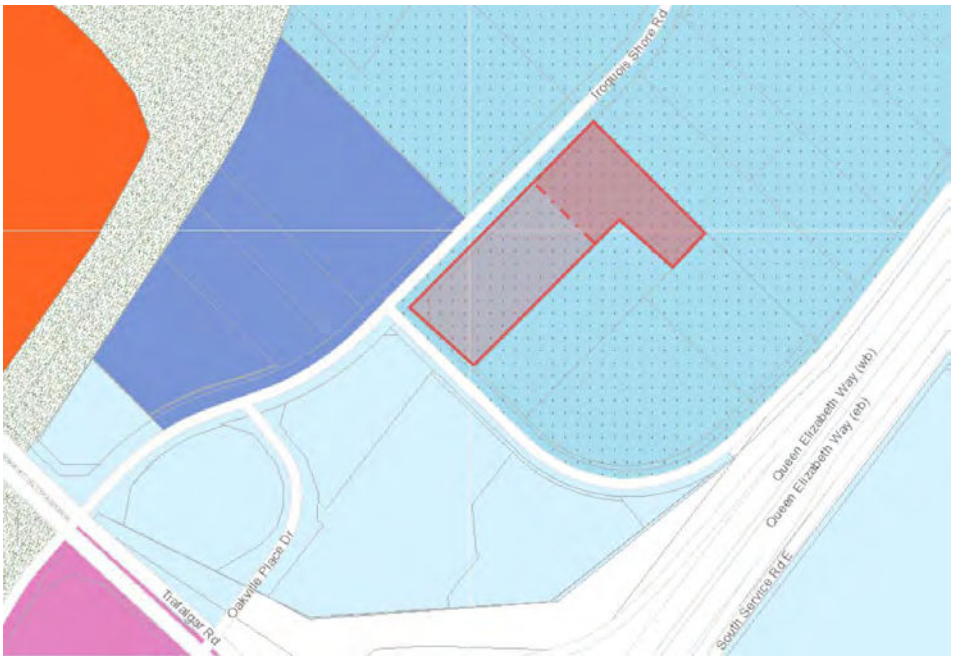
Assessment	<p>This site is located at the interchange of Highway 407 at Neyagawa Boulevard, which is an important gateway to (north) Oakville. There are only three Highway 407 interchanges in Oakville. As with the QEW and Highway 403 corridors, the urban lands along the south side of Highway 407 were planned to be an employment area.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The site is not currently recommended for conversion. However, the mix and range of uses should be considered through the North Oakville Secondary Plans Review to assess the uses required to support the node at the intersection of Burnhamthorpe Road and Neyagawa Boulevard.</p>
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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	Permit residential/mixed uses in the Trafalgar Urban Core Area #1 designation				
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	North: Trafalgar Urban Core designation, currently agriculture				
	South: Trafalgar Urban Core designation & Al Falah Islamic School (Private)				
	East : Employment District designation, currently agriculture				
	West: Trafalgar Urban Core designation, currently agriculture				
<p>STEP 1 Site Specific Criteria ✓ - Supportive of Conversion X - Not supportive of Conversion</p>	A – Support policy objectives	B – Outside of employment area	C – Fringe of employment area	D – Compatible Use	E – Site constraints
	X	X	X	X	X
Assessment	<p>The subject lands <i>are not</i> 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.</p>				


	<p>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.</p> <p>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.</p> <p>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.</p> <p>The site is not currently recommended for conversion. However, the mix and range of uses should be considered through the North Oakville Secondary Plans Review to assess the uses required to support the Trafalgar Urban Core Area.</p>
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Request # 14 – 2467459 Ontario Inc

<p>Site Address 400 Iroquois Shore Road</p>					
Owner Name(s)	2467459 Ontario Inc				
Site Area (ha)	2.29ha / 5.65acres				
Existing Use	Parking lot				
Summary of Request/Proposal	Expanded range of retail uses				
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)				
<p>STEP 1 Site Specific Criteria ✓ - Supportive of Conversion X- Not supportive of Conversion</p>	A – Support policy objectives	B – Outside of employment area	C – Fringe of employment area	D – Compatible Use	E – Site constraints
	X	X	X	✓	✓
Assessment	<p>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.</p>				


	<p>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.</p> <p>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.</p> <p style="text-align: center;">The site is not recommended for conversion.</p>
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Request # 15 –Sheridan College

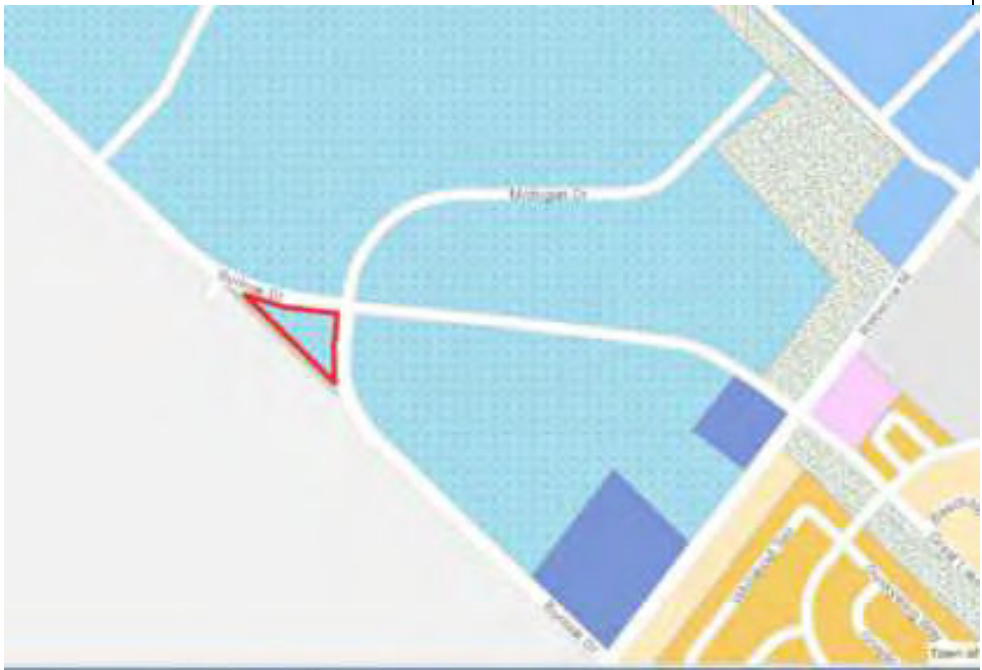
<p>Site Address 407 Iroquois Shore Road</p>					
Owner Name(s)	Sheridan College				
Site Area (ha)	2.294ha / acres				
Existing Use	Sheridan College (Skills and Training Centre)				
Summary of Request/Proposal	Expanded range of retail uses				
Regional Official Plan Designation	Urban Area + Employment 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)				
<p>STEP 1 Site Specific Criteria ✓ - Supportive of Conversion X- Not supportive of Conversion</p>	A – Support policy objectives	B – Outside of employment area	C – Fringe of employment area	D – Compatible Use	E – Site constraints
	X	X	X	✓	X
Assessment	<p>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.</p> <p>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.</p>				

	<p>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.</p> <p>The site is not recommended for conversion.</p>
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Request # 16 – 2391185 Ontario Inc

<p>Site Address 2511, 2515, 2525 Wyecroft Road</p>					
Owner Name(s)	2391185 Ontario Inc				
Site Area (ha)	2.29ha / 5.65 acres				
Existing Use	Hotel, suites, convention, and vacant lands				
Summary of Request/Proposal	Medium/High Density Residential (Seniors Living Residence)				
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 56 (Service commercial uses in business office)				
Area Context/Adjacent Land Uses	North: QEW (Business Employment and Parkway Belt)				
	South: Utility (Business Employment)				
	East : Hotel, Restaurant (Business Employment)				
	West: Automotive Dealerships (Business Employment)				
<p>STEP 1 Site Specific Criteria ✓ - Supportive of Conversion X- Not supportive of Conversion</p>	A – Support policy objectives	B – Outside of employment area	C – Fringe of employment area	D – Compatible Use	E – Site constraints
	X	X	X	X	X
Assessment	<p>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.</p> <p>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).</p> <p style="text-align: center;">The site is not recommended for conversion.</p>				

Request # 17 – Hans Holding Limited

<p>Site Address 580 Burloak</p>	
Owner Name(s)	Hans Holdings Limited
Site Area (ha)	0.455ha / 1.12 acres
Existing Use	Vacant Land
Summary of Request/Proposal	Business Employment to Business Commercial
Regional Official Plan Designation	Urban Area + Employment Overlay
Existing Local Official Plan Designation	Livable Oakville – Business Employment
Existing Zoning Category	Zoning By-law 2014-014: Business Employment
Area Context/Adjacent Land Uses	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)
Assessment	<p>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.</p> <p>It is recommended that the site be re-designated to Business Commercial</p>

Request # 18 – Westerkirk Capital

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

	<p>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.</p> <p>The site is not recommended for re-designation to Business Commercial</p>
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Request # 19 – RioCan Oakville Place

Site Address
240 Leighland Avenue



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	Removal from Regional Employment Overlay
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
Assessment	<p>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.</p> <p>It is recommended that this site be removed from the Regional Employment Area Overlay</p>

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

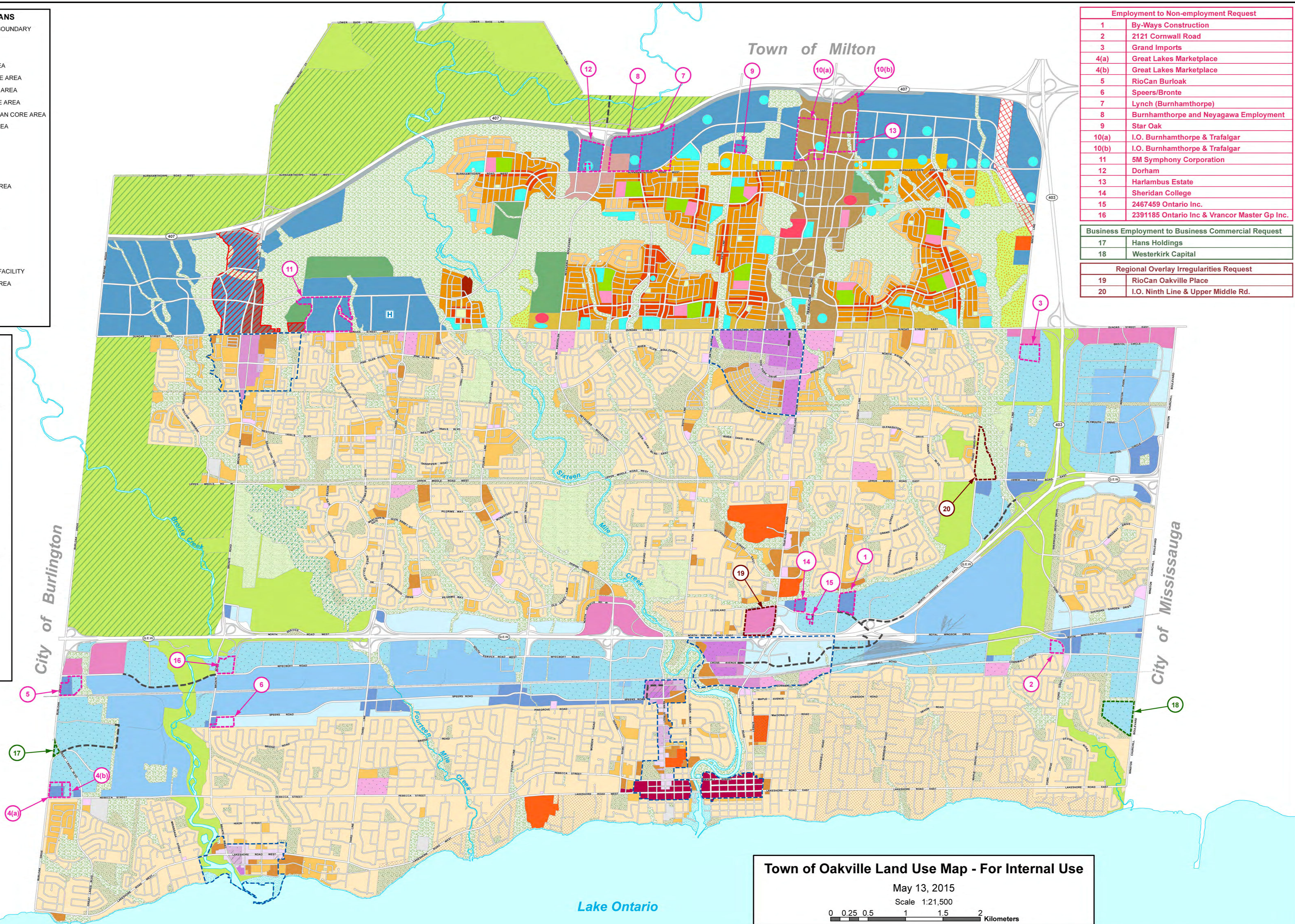
<p>Site Address Part of 2006 Ninth Line (Upper Middle/Ninth Line)</p>	
Owner Name(s)	Her Majesty the Queen in Right of Ontario (I.O.)
Site Area (ha)	8.25ha / 20.03 acres
Existing Use	Vacant Land
Summary of Request/Proposal	Removal from Regional Employment Area Overlay to Permit Residential
Regional Official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

NORTH OAKVILLE MASTER PLANS

- NORTH OAKVILLE EAST WEST BOUNDARY
- GENERAL URBAN AREA
- SUB-URBAN AREA
- NEIGHBOURHOOD CENTRE AREA
- TRAFALGAR ROAD URBAN CORE AREA
- DUNDAS STREET URBAN CORE AREA
- NEYAGAWA BLVD. URBAN CORE AREA
- PALERMO VILLAGE NORTH URBAN CORE AREA
- HIGH DENSITY RESIDENTIAL AREA
- TRANSITIONAL AREA
- COMMUNITY PARK
- NEIGHBOURHOOD PARK
- VILLAGE SQUARE
- NATURAL HERITAGE SYSTEM AREA
- CEMETERIES
- ELEMENTARY SCHOOL SITE
- SECONDARY SCHOOL SITE
- INSTITUTIONAL
- EMPLOYMENT DISTRICT
- TRANSITWAY
- STORM WATER MANAGEMENT FACILITY
- JOSHUA CREEK FLOODPLAIN AREA
- AREA UNDER APPEAL
- UTILITY CORRIDOR
- FUTURE HOSPITAL SITE

LIVABLE OAKVILLE PLAN

- GROWTH AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEIGHBOURHOOD COMMERCIAL
- COMMUNITY COMMERCIAL
- BUSINESS COMMERCIAL
- CORE COMMERCIAL
- CENTRAL BUSINESS DISTRICT
- OFFICE EMPLOYMENT
- BUSINESS EMPLOYMENT
- INDUSTRIAL
- MAIN STREET 1
- MAIN STREET 2
- URBAN CENTRE
- URBAN CORE
- INSTITUTIONAL
- LANDS ELIGIBLE FOR BONUSING
- SPECIAL POLICY AREA
- NATURAL AREA
- PARKS AND OPEN SPACE
- PRIVATE OPEN SPACE
- WATERFRONT OPEN SPACE
- PARKWAY BELT
- GREENBELT
- UTILITY
- PROPOSED ROADS
- RAILWAY



Employment to Non-employment Request	
1	By-Ways Construction
2	2121 Cornwall Road
3	Grand Imports
4(a)	Great Lakes Marketplace
4(b)	Great Lakes Marketplace
5	RioCan Burloak
6	Speers/Bronte
7	Lynch (Burnhamthorpe)
8	Burnhamthorpe and Neyagawa Employment
9	Star Oak
10(a)	I.O. Burnhamthorpe & Trafalgar
10(b)	I.O. Burnhamthorpe & Trafalgar
11	5M Symphony Corporation
12	Dorham
13	Harlambus Estate
14	Sheridan College
15	2467459 Ontario Inc.
16	2391185 Ontario Inc & Vrancor Master Gp Inc.

Business Employment to Business Commercial Request	
17	Hans Holdings
18	Westerkirk Capital

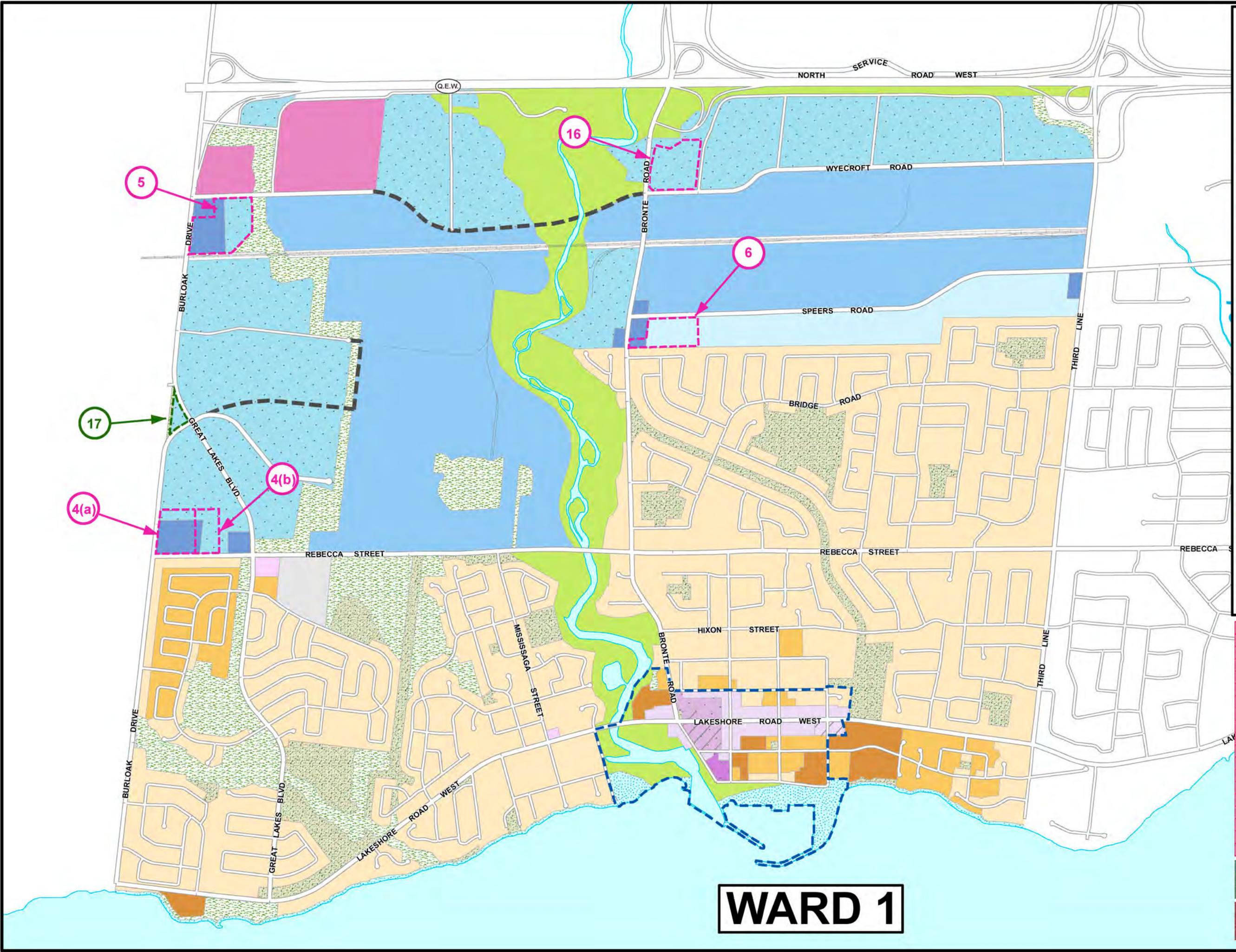
Regional Overlay Irregularities Request	
19	RioCan Oakville Place
20	I.O. Ninth Line & Upper Middle Rd.

Town of Oakville Land Use Map - For Internal Use

May 13, 2015

Scale 1:21,500

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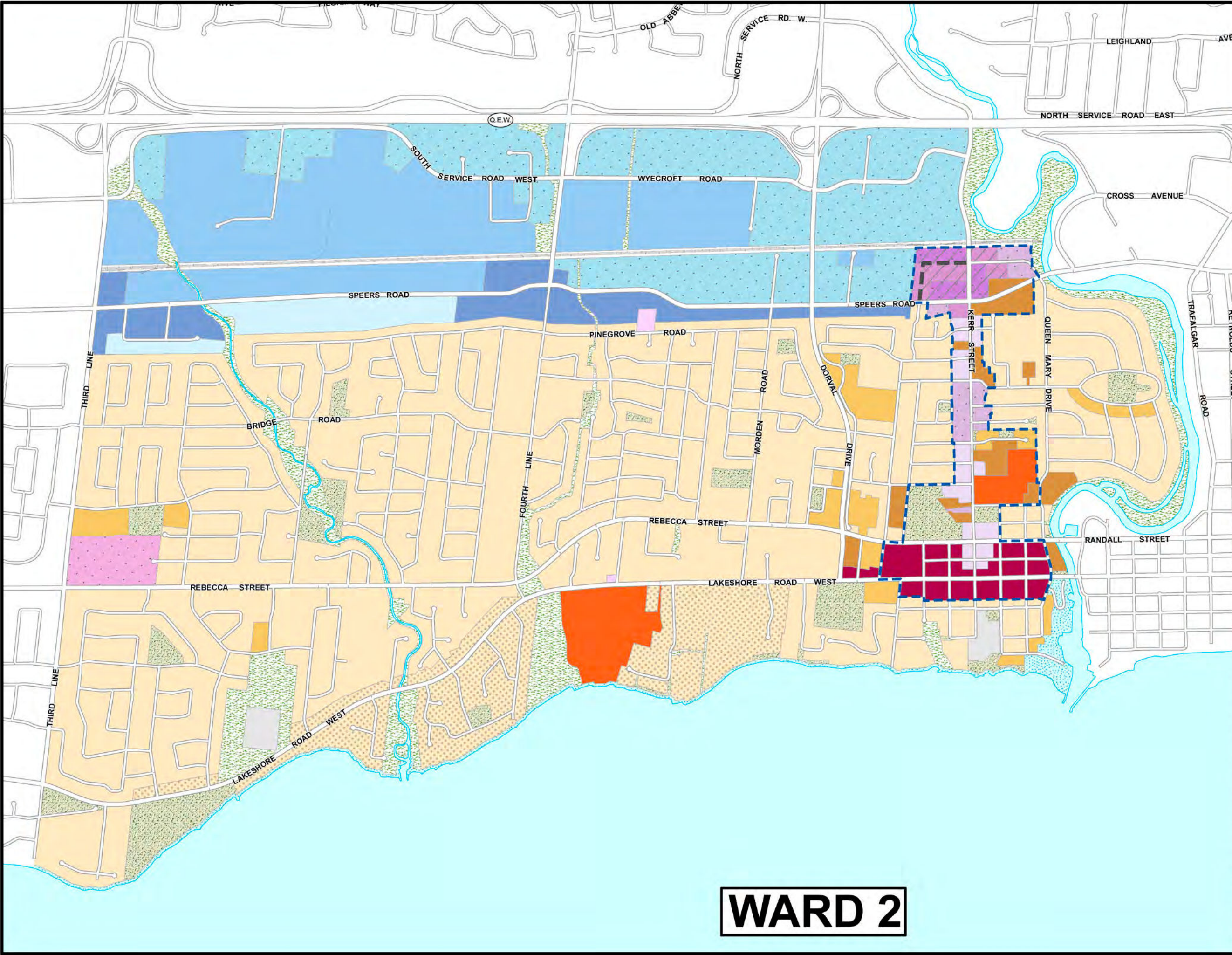


LIVABLE OAKVILLE PLAN

- GROWTH AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEIGHBOURHOOD COMMERCIAL
- COMMUNITY COMMERCIAL
- BUSINESS COMMERCIAL
- CORE COMMERCIAL
- CENTRAL BUSINESS DISTRICT
- OFFICE EMPLOYMENT
- BUSINESS EMPLOYMENT
- INDUSTRIAL
- MAIN STREET 1
- MAIN STREET 2
- URBAN CENTRE
- URBAN CORE
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- PARKWAY BELT
- GREENBELT
- UTILITY
- PROPOSED ROADS
- RAILWAY

Employment to Non-employment Request	
1	By-Ways Construction
2	2121 Cornwall Road
3	Grand Imports
4(a)	Great Lakes Marketplace
4(b)	Great Lakes Marketplace
5	RioCan Burloak
6	Speers/Bronte
7	Lynch (Burnhamthorpe)
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10(a)	I.O. Burnhamthorpe & Trafalgar
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11	5M Symphony Corporation
12	Dorham
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14	Sheridan College
15	2467459 Ontario Inc.
16	2391185 Ontario Inc & Vrancor Master Gp Inc.
Business Employment to Business Commercial Request	
17	Hans Holdings
18	Westerkirk Capital
Regional Overlay Irregularities Request	
19	RioCan Oakville Place
20	I.O. Ninth Line & Upper Middle Rd.

WARD 1

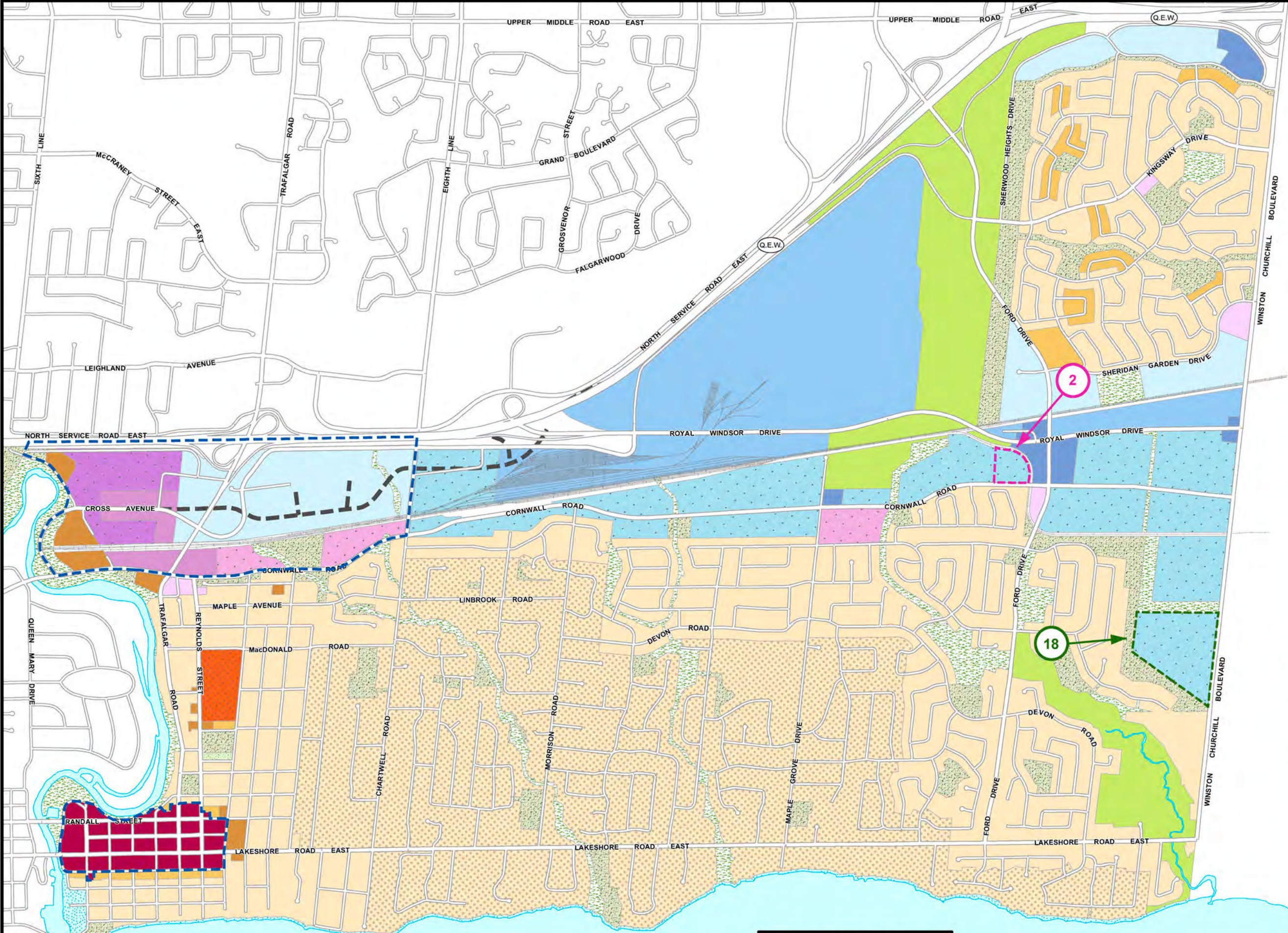


LIVABLE OAKVILLE PLAN

- GROWTH AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEIGHBOURHOOD COMMERCIAL
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- WATERFRONT OPEN SPACE
- PARKWAY BELT
- GREENBELT
- UTILITY
- PROPOSED ROADS
- RAILWAY

WARD 2

Employment to Non-employment Request	
1	By-Ways Construction
2	2121 Cornwall Road
3	Grand Imports
4(a)	Great Lakes Marketplace
4(b)	Great Lakes Marketplace
5	RioCan Burloak
6	Speers/Bronte
7	Lynch (Burnhamthorpe)
8	Burnhamthorpe and Neyagawa Employment
9	Star Oak
10(a)	I.O. Burnhamthorpe & Trafalgar
10(b)	I.O. Burnhamthorpe & Trafalgar
11	5M Symphony Corporation
12	Dorham
13	Harlambus Estate
14	Sheridan College
15	2467459 Ontario Inc.
16	2391185 Ontario Inc & Vrancor Master Gp Inc.
Business Employment to Business Commercial Request	
17	Hans Holdings
18	Westerkirk Capital
Regional Overlay Irregularities Request	
19	RioCan Oakville Place
20	I.O. Ninth Line & Upper Middle Rd.



WARD 3

LIVABLE OAKVILLE PLAN

- GROWTH AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEIGHBOURHOOD COMMERCIAL
- COMMUNITY COMMERCIAL
- BUSINESS COMMERCIAL
- CORE COMMERCIAL
- CENTRAL BUSINESS DISTRICT
- OFFICE EMPLOYMENT
- BUSINESS EMPLOYMENT
- INDUSTRIAL
- MAIN STREET 1
- MAIN STREET 2
- URBAN CENTRE
- URBAN CORE
- INSTITUTIONAL
- LANDS ELIGIBLE FOR BONUSING
- SPECIAL POLICY AREA
- NATURAL AREA
- PARKS AND OPEN SPACE
- PRIVATE OPEN SPACE
- WATERFRONT OPEN SPACE
- PARKWAY BELT
- GREENBELT
- UTILITY
- PROPOSED ROADS
- RAILWAY

Employment to Non-employment Request	
1	By-Ways Construction
2	2121 Cornwall Road
3	Grand Imports
4(a)	Great Lakes Marketplace
4(b)	Great Lakes Marketplace
5	RioCan Burloak
6	Speers/Bronte
7	Lynch (Burnhamthorpe)
8	Burnhamthorpe and Neyagawa Employment
9	Star Oak
10(a)	I.O. Burnhamthorpe & Trafalgar
10(b)	I.O. Burnhamthorpe & Trafalgar
11	5M Symphony Corporation
12	Dorham
13	Harlamus Estate
14	Sheridan College
15	2467459 Ontario Inc.
16	2391185 Ontario Inc & Vrancor Master Gp Inc.

Business Employment to Business Commercial Request	
17	Hans Holdings
18	Westerkirk Capital

Regional Overlay Irregularities Request	
19	RioCan Oakville Place
20	I.O. Ninth Line & Upper Middle Rd.

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NORTH OAKVILLE MASTER PLANS

- NORTH OAKVILLE EAST WEST BOUNDARY
- GENERAL URBAN AREA
- SUB-URBAN AREA
- NEIGHBOURHOOD CENTRE AREA
- TRAFALGAR ROAD URBAN CORE AREA
- DUNDAS STREET URBAN CORE AREA
- NEYAGAWA BLVD. URBAN CORE AREA
- PALERMO VILLAGE NORTH URBAN CORE AREA
- HIGH DENSITY RESIDENTIAL AREA
- TRANSITIONAL AREA
- COMMUNITY PARK
- NEIGHBOURHOOD PARK
- VILLAGE SQUARE
- NATURAL HERITAGE SYSTEM AREA
- CEMETERIES
- ELEMENTARY SCHOOL SITE
- SECONDARY SCHOOL SITE
- INSTITUTIONAL
- EMPLOYMENT DISTRICT
- TRANSITWAY
- STORM WATER MANAGEMENT FACILITY
- JOSHUA CREEK FLOODPLAIN AREA
- AREA UNDER APPEAL
- UTILITY CORRIDOR
- FUTURE HOSPITAL SITE

LIVABLE OAKVILLE PLAN

- GROWTH AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
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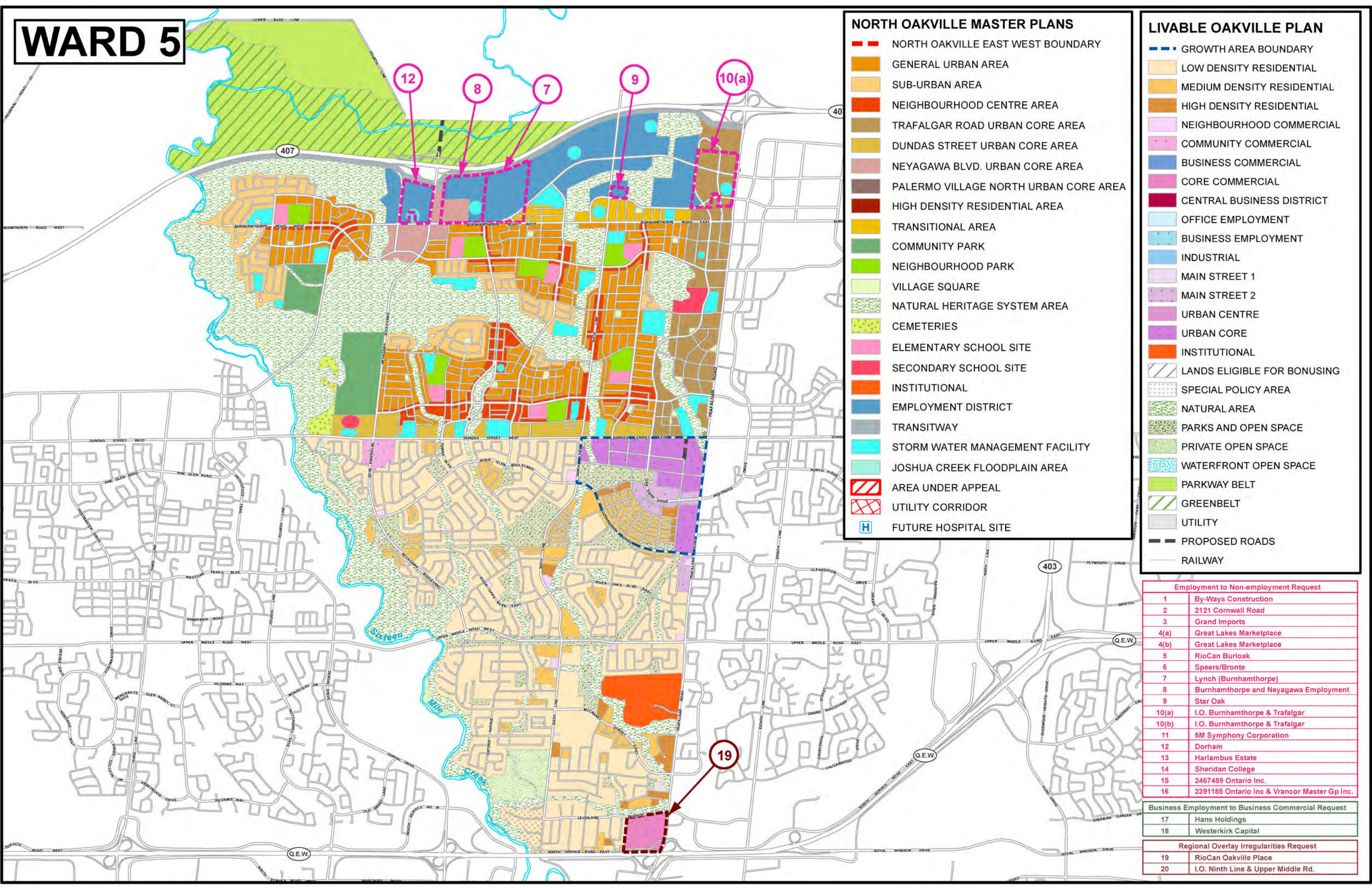
Business Employment to Business Commercial Request

17	Hans Holdings
18	Westerkirk Capital

Regional Overlay Irregularities Request

19	RioCan Oakville Place
20	I.O. Ninth Line & Upper Middle Rd.

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