

July 22, 2021

The Hon. Minister Clarke
Ministry of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, ON
M7A 2J3

Via email: sclarke@ontario.ca

Dear Minister Clarke:

**RE: HALTON REGIONAL OFFICIAL PLAN AMENDMENT NO. 48 – WRITTEN SUBMISSION –
DORHAM HOLDINGS
NORTHWEST QUADRANT OF NEYAGAWA BOULEVARD AND BURNHAMTHORPE ROAD
WEST, OAKVILLE
OUR FILE: 21255A**

MacNaughton Hermsen Britton Clarkson Planning Limited (“MHBC”) are retained by Dorham Holdings., who are the owners of the lands located in northwest quadrant of Neyagawa Boulevard and Burnhamthorpe Road West in the Town of Oakville in the Region of Halton (the “Subject Lands”).

On July 7, 2021, the Region of Halton adopted Regional Official Plan Amendment No. 48 (“ROPA 48”). We understand a Notice of Decision ROPA 48 has been posted on the Environmental Registry of Ontario for comments.

We have submitted comments to the Region of Halton in relation to the Subject Lands through the ROPA 48 process and continue to request the conversion of the Subject Lands for mixed use development as supported and justified through our submissions (attached hereto) and as supported by the Town of Oakville. These are important and strategic lands within the Town’s Neyagawa Urban Core for which the Town is seeking to plan for growth as part of its approved urban structure. To delay the conversion of these lands in this first phase of the Region’s Official Plan Review does not advance the growth objectives of the Town or the Province. For the reasons set out in our submissions, we request the Minister modify ROPA 48 to remove the Subject Lands from the Employment Overlay allowing the Town to proceed with its further local study and Official Plan Amendment.

Sincerely,

MHBC

A handwritten signature in black ink, appearing to read 'Dana Anderson', written in a cursive style.

Dana Anderson, FCIP, RPP

Encl.

cc. Mary Mitar, Dorham Holdings
Kirk Biggar, Town of Oakville

June 14, 2021

Chair and Members of Council
c/o Regional Clerk Graham Milne
Regional Municipality of Halton
1151 Bronte Road
Oakville, ON
L6M 3L1

Via email: regionalclerk@halton.ca
Via email: ropr@halton.ca

Dear Chair Carr and Members of Regional Council:

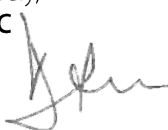
**RE: REGIONAL OFFICIAL PLAN AMENDMENT NO. 48: STATUTORY PUBLIC MEETING
WRITTEN SUBMISSION – DORHAM HOLDINGS
NORTHWEST QUADRANT OF NEYAGAWA BOULEVARD AND BURNHAMTHORPE ROAD WEST,
OAKVILLE
OUR FILE: 21255A**

MacNaughton Hermsen Britton Clarkson Planning Limited (“MHBC”) are retained by Dorham Holdings, who are the owners of the land located in the northwest quadrant of Neyagawa Boulevard and Burnhamthorpe Road West in the Town of Oakville (the “Subject Lands”).

In light of the Town of Oakville’s strategic local objectives as set out in their recent report on Regional Official Plan Amendment No. 48 (“ROPA 48”) presented on May 10, 2021, the Subject Lands should be supported as part of the conversion of employment lands within ROPA 48 as outlined in the Town’s staff report. The inclusion of the lands in ROPA 48 will allow the Town to advance its strategic priorities to consider the Subject Lands in full as part of the Neyagawa Urban Core and to achieve an appropriate mix scale and intensity for the Secondary Growth Node inclusive of employment uses.

Please find attached our submission to staff on matters related to ROPA 48. We trust these matters will be considered and addressed and the appropriate revisions made to ROPA 48.

Sincerely,

MHBC


Dana Anderson, FCIP, RPP

CC: Kirk Biggar, Town of Oakville
Mary Mitar, Dorham Holdings

June 3, 2021

Dan Tovey, RPP, MCIP
Manager of Policy Planning
Region of Halton
1075 North Service Road West
Oakville, Ontario
L6M 2G2

Dear Mr. Tovey

**RE: REGION OF HALTON EMPLOYMENT CONVERSION
NORTHWEST QUADRANT OF NEYAGAWA BOULEVARD AND BURNHAMTHORPE ROAD
WEST, OAKVILLE – EMPLOYMENT CONVERSION REQUEST
OUR FILE: 21255A**

MacNaughton Hermsen Britton Clarkson Planning Limited (“MHBC”) are retained by Dorham Holdings, the owners of the land located in the northwest quadrant of Neyagawa Boulevard and Burnhamthorpe Road West in the Town of Oakville (the “Subject Lands”). The Subject Lands are approximately 11.3 hectares in size. A location map is provided in **Figure 1**.

On August 24, 2020, we submitted a request to the Region for the Subject Lands in response to the Region’s Integrated Growth Management Strategy (“IGMS”) Urban Structure Discussion Paper dated June 2020, which was prepared as part of Regional Official Plan Review Process (“ROPR”). A copy of our initial submission is attached as **Appendix 1**. On February 17, 2021, the Growth Concepts Discussion Paper prepared as part of the IGMS portion of the ROPR was received and released for public consultation by Regional Council. The Discussion Paper built upon the previous IGMS Discussion Papers and presented information on how the Region could accommodate population and employment growth to 2051 and included consideration of employment conversions with an initial assessment of the requests received through the ROPR process. Appendix C2 to the Discussion Paper contained information on the initial assessment of the conversion requests received.

The request submitted for the Subject Lands was identified as Request O-22 in Appendix C2. The initial assessment concluded that further analysis was required to determine a recommendation regarding the Subject Lands. An extract of the Region’s assessment is attached as **Appendix 2**.

The initial conversion request provided a full description of the site context, the applicable policy context and a full assessment of the employment conversion based on the Region’s conversion criteria found in Section 77.4 of the Regional Official Plan and the additional criteria provided in the Urban Structure

Discussion Paper. We maintain that our assessment of the criteria fully supports and justifies the conversion of the Subject Lands.

Further Analysis and Meeting with Regional Staff

On April 26, 2021 we met with Regional staff to discuss the conversion and the further analysis to support the conversion. During the meeting we responded to the Region’s comments with additional information as noted below. Several examples were provided of where the Region has specially supported strategic employment conversions for lands where current operating employment uses exist (i.e. Aldershot and Burlington GO Station MTSAs) and the Region has justified significant land conversion by noting that the “removal of lands from the Regional Employment Area is requested in order to permit the development of an Area Specific Plan for strategic growth that includes a mix of uses”. These lands also share the same peripheral locational context as the Subject Lands. The Town of Oakville’s Neyagawa Urban Core is an approved Strategic Growth Node where a similar area study is to be undertaken. Conversion of the lands within it should be accommodated on the same planning basis and rationale.

Assessment O-22		
Criteria	Regional Comment	Response
Employment Land Supply	<ul style="list-style-type: none"> The Subject Lands currently function as part of the supply of lands that could accommodate certain types of employment uses in Halton. They are of a significant size, are vacant, are strategically located in relation to goods movement facilities, and are part of a contiguous Regional Employment Area identified south of Highway 407. As a result, and given their location in relation to the Local Urban Structure, further analysis is required to determine whether the conversion would have the potential to adversely impact the overall supply of employment lands or the ability to achieve employment targets by 2051. 	<ul style="list-style-type: none"> The Subject Lands are located at a strategic location within the Town of Oakville. The Subject Lands have great potential to support increased densities and jobs through a mixed use designation within the planned Neyagawa Urban Core as approved through OPA 15. The lands are not part of an existing development employment area and as part of the existing planned area are at the terminus of the area and part of a key node to be redeveloped. The conversion will not adversely impact the overall supply of Regional employment lands or the ability to achieve employment targets by 2051 as the provision of a mix of uses at a much higher density will provide for more employment opportunities on the lands.
Demonstrated Need	<ul style="list-style-type: none"> A need for the conversion may be established based on the strategic location of the lands in the context of the Regional Urban Structure and/or Local Urban Structure given the location of the Subject Lands in relation to the Neyagawa Urban Core and the identification of a portion of 	<ul style="list-style-type: none"> The Town has clearly stated the importance and need for the conversion to meet future growth needs as approved through OPA 15. As part of a strategic mixed use node, the lands will meet key strategic growth management objectives as directed by the Town’s approved

	<p>the lands as a node for further study in the Town's urban structure.</p> <ul style="list-style-type: none"> • Further analysis is required to confirm the need for the conversion on the basis of its strategic location and strategic opportunity, including how the conversion contributes to the key strategic growth management objectives, as well as in relation to the considerations related to the overall supply of employment lands as discussed above. 	<p>urban structure and will not negatively impact the overall supply of employment lands.</p>
Employment Area Viability	<ul style="list-style-type: none"> • The Subject Lands are not located at the periphery of the Regional Employment Area as it is currently delineated. The removal of the lands would not result in a logical boundary for the Regional Employment Area and would change a contiguous employment area into an isolated employment area to the west of the Subject Lands. • The removal of the lands would create an isolated Regional Employment Area, which could in turn impact the overall viability of the employment area over the long-term. Further analysis is required to determine the impacts to the viability of the Regional Employment Area, considered in relation to the land supply and need principles discussed above. 	<ul style="list-style-type: none"> • The Subject Lands are located at the periphery of the Regional Employment Area. The conversion of the lands will not impact the remaining employment area to the east. The overall viability of the Regional Employment Area is not impacted by the conversion.
General Considerations	<ul style="list-style-type: none"> • No cross-jurisdictional issues were identified in the review of the request. • Given the nature of the conversion and the location of the Subject Lands, further analysis is required to ensure the conversion can be supported by existing or planned infrastructure and public service facilities. • Further information on the Town's position can be provided through subsequent consultation. 	<ul style="list-style-type: none"> • The Subject Lands area located where services and infrastructure to accommodate the conversion will be provided. • The Town has provided clear support for the full conversion of the Subject Lands based on its report entitled <i>Regional Official Plan Review Integrated Growth Management Strategy and Draft Regional Official Plan Amendment 48 (May 10, 2021)</i>.

Town of Oakville Report – Regional Official Plan Review Integrated Growth Management Strategy and Draft Regional Official Plan Amendment 48 (May 10, 2021)

At the May 10, 2021 Oakville Planning and Development Committee, Town of Oakville staff presented a report as input into the Region's ROPA 48 process that addressed a number of matters including the importance of the Neyagawa Urban Core. In the report the Town noted the following:

"Neyagawa Urban Core

These lands are identified in the town's urban structure as a Node for Further Study as a mixed use area. Through the town's ongoing official plan review, a study will be undertaken of the Neyagawa Urban Core Area (NUC) to delineate a boundary and to determine an appropriate mix, scale and intensity for this SGA. Town staff anticipate that this study will be initiated in Q4 2021. This study would also examine the potential role, support and connectivity of the NUC with a future 407 Transitway station at Neyagawa Boulevard and Highway 407. Although the town will study all four quadrants of the NUC at the intersection of Neyagawa Boulevard and Burnhamthorpe Road West, the northeast and northwest quadrants are currently designated in the region's Employment Area overlay.

Town Staff Opinion: Town staff is of the opinion that the region's Employment Area overlay should be removed from the NUC north of Burnhamthorpe Road West in order for the town's study to proceed. More specifically:

- For the northeast quadrant, the lands extending eastward to line up approximately with the northerly extension of Carding Mill Trail; and*
- For the northwest quadrant, the lands west of Neyagawa Boulevard should be removed, as well as the lands west of Fourth Line over to the limit of the Region's Natural Heritage System."*

Restated Request for Conversion

In light of the Town's clear objectives as set out in their recent report, the Subject Lands should be supported as part of the conversion of employment lands within ROPA 48 as outlined in the Town's staff report. The inclusion of the lands in ROPA 48 will allow the Town to advance its strategic priorities to consider the Subject Lands in full as part of the Neyagawa Urban Core and to achieve an appropriate mix, scale and intensity for the Secondary Growth Node inclusive of employment uses.

We trust the above information provides the further analysis and support required by the Region to support the advancement of the full conversion of the Subject Lands as part of the ROPA 48 process. We thank the Region for providing the opportunity to comment further and would be pleased to provide any additional information or clarification of our request.

Sincerely,

MHBC

A handwritten signature in black ink, appearing to read 'Dana Anderson', written over the 'MHBC' logo.

Dana Anderson, MA, FCIP, RPP
Partner


Cc: Mary Mitar, Dorham Holdings
Curt Benson, Region of Halton
Diane Childs, Town of Oakville
Kirk Biggar, Town of Oakville



Data Source: VuMap Aerial Imagery, 2020.

Figure 1
Location Map

LEGEND

 Subject Lands

VuMap Aerial Imagery

Northwest Quadrant of Neyagawa
Blvd. & Burnhamthorpe Rd. W.,
Town of Oakville

DATE: August 19, 2020

SCALE: Not to Scale



MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
230-7050 WESTON ROAD WOODBRIDGE, ON, L4L 8G7
P: 905 761 5588 F: 905 761 5589 | WWW.MHBCPLAN.COM

Appendix 1

MHBC Initial Submission (August 20, 2020)

August 20, 2020

Dan Tovey, RPP, MCIP
Manager of Policy Planning
Region of Halton
1075 North Service Road West
Oakville, Ontario
L6M 2G2

Dear Mr. Tovey:

**RE: REGION OF HALTON URBAN STRUCTURE DISCUSSION PAPER AND EMPLOYMENT CONVERSIONS
NORTHWEST QUADRANT OF NEYAGAWA BOULEVARD AND BURNHAMTHORPE ROAD WEST, OAKVILLE – EMPLOYMENT CONVERSION REQUEST
OUR FILE: 17186E**

MacNaughton Hermsen Britton Clarkson Planning Limited (“MHBC”) are retained by Fieldgate Commercial Properties in relation to their interest in lands located at the northwest quadrant of Neyagawa Boulevard and Burnhamthorpe Road West in the Town of Oakville (hereinafter the “Subject Lands”). The Subject Lands occupy an area of approximately 11.3 hectares. The Subject Lands are legally described as Part of Lot 20, Concession 2 North of Dundas Street, Part 1, 20R9368 Lying West of Part 1, PE200 Except Part 4, 20R13713 & Parts 1 & 2 HR1104980.

We understand the Region recently released an Integrated Growth Management Strategy Urban Structure Discussion Paper dated June 2020, which was prepared as part of Regional Official Plan Review Process (ROPR). The Discussion Paper addresses planning for growth in the Region, Settlement Areas Community Areas and Employment Areas. The Paper provides an overview on the Region’s employment area policies and identifies requests for the conversion of employment lands submitted through local Official Plan reviews. The Discussion Paper sets out additional criteria for employment conversion requests and establishes a deadline of August 31st for additional submissions to be made for consideration by the Region through its ROPR process related to existing or new conversion requests.

The following letter outlines the current physical and policy context for the Subject Lands and the recent conversion request made through the Town of Oakville Official Plan Review process for the lands. The letter also provides a justification for the employment land conversion request for commercial uses per Section 77.4(4) of the ROP and includes an assessment of the additional Regional criteria as set out in the Discussion Paper.

SITE CONTEXT

As shown on **Figure 1**, the Subject Lands are located at the northwest quadrant of Neyagawa Boulevard and Burnhamthorpe Road West in the Town of Oakville. The Subject Lands are approximately 11.3 hectares in size and are bound by the Highway 407 corridor to the north, Neyagawa Boulevard to the east, Burnhamthorpe Road West and 501 Burnhamthorpe Road West to the south, and Fourth Line to the west. The entirety of the Subject Lands are proposed to be redesignated to support a broader mix of commercial uses.

The Subject Lands are currently vacant and are surrounded by a mix of existing rural residential and agricultural land uses, natural heritage areas to the west, and institutional and residential uses.

More specifically, the Subject Lands are surrounded by the following land uses:

- NORTH: The Subject Lands abut open space and Highway 407 to the north. A transit stop along the 407 Transitway is planned immediately north of the Subject Lands. The lands north of the 407 Transitway are part of the Parkway Belt West Plan.
- EAST: The Subject Lands abut Neyagawa Boulevard to the east. Further east are vacant lands designated as Employment District and the Neyagawa Urban Core.
- SOUTH: The Subject Lands abut a single detached dwelling on the north side of Burnhamthorpe Road West (501 Burnhamthorpe Road West). King's Christian Collegiate, a private high school, is located south of Burnhamthorpe Road West. An outdoor soccer facility is located to the east of the campus. Low rise residential uses are also located further south.
- WEST: The Subject Lands abut Fourth Line to the west. Further west exist a mix of rural residential dwellings and agricultural uses. These dwellings are situated along Fourth Line and are spaced out considerably. Further west is a large natural area that comprises part of the Region's natural heritage system.

POLICY CONTEXT

As illustrated on **Halton Region Official Plan Map 1**, the Subject Lands are currently designated 'Urban Area' on Map 1 – Regional Structure of the in-force ROP and are located within the 'Employment Area' overlay. The Employment Area overlay designation permits a range of employment uses. The Subject Lands are designated Employment District and Transitway in the North Oakville East Secondary Plan (see **Figure 2**). A future stormwater management facility (location to be determined) is also identified on the site. The Subject Lands are not located within the Provincially Significant Employment Zones as provided through the A Place to Grow, 2019.

The majority of the Subject Lands are designated as Employment District with the northern portion designated at Transitway under the North Oakville East Secondary Plan. Employment Districts refer to land designed to accommodate development of predominantly employment generating uses including a wide range of industrial and office development. Limited retail and service commercial uses designed to serve the businesses and employees are permitted within the Employment Districts.

As part of the Town's Urban Structure Review, another study that formed part of the Official Plan Review, the lands were identified as part of a 'Node for Further Study' at Neyagawa Boulevard and Burnhamthorpe Road West through Official Plan Amendment No. 15 ("OPA 15"). The request was recommended for further

study based on the previous OPA 15 Node and the further review through the North Oakville East Secondary Plans Study.

A previous request for conversion for the Subject Lands was submitted to the Town of Oakville as part of their Commercial and Employment Review which resulted in Official Plan Amendment 26 (“OPA 26”). The conversion request is listed as Request #12 under Appendix F of the Town’s recommendation report dated March 22, 2018.

A review of the North Oakville Secondary Plans was initiated in May 2017. This study was a component of the ongoing Official Plan Review by the Town. Official Plan Amendment 321 (“OPA 321”) to the North Oakville East Secondary Plan (By-law 2018-074) was adopted on June 11, 2018. Halton Region approved OPA 231 with modifications on September 21, 2018. OPA 231 was further modified by the Local Planning Appeal Tribunal and came in-effect as of July 3, 2019. We understand employment conversions were not considered or implemented through OPA 321 but are now being considered through the Region’s ROPR process to be further implemented, if approved, through Oakville’s conformity update.

This request focuses on removing the Subject Lands from the Region’s Employment Area overlay and redesignating them to permit needed commercial uses under a commercial land use designation or as part of the Neyagawa Urban Core designation.

CONVERSION CRITERIA ASSESSMENT

The following two tables below provide justification and rationale for the conversion request as shown on **Figure 2** in relation to the existing conversion criteria set out in provincial policy, the ROP, through Section 77.4(4), as well as the new criteria set out in Appendix 3 of the Discussion Paper.

1. Conversion Criteria - Section 77.4(4) ROP

Table 1: Assessment of Conversion Request against ROP Conversion Criteria per Section 77.4(4)	
Criteria	Rationale/Justification
There is a need for the conversion	<p>The conversion would facilitate the comprehensive development for needed commercial uses. To isolate the lands at the northwest quadrant of Neyagawa Blvd and Burnhamthorpe Rd W solely for employment uses given the current context is contrary to the objectives for the Node established in OPA 15 and the North Oakville East Secondary Plan. The lands are within a Node that serves an important function to support the transitway with mixed use, compact urban development. The Regional and local policy framework supports the need for conversion to ensure appropriate commercial uses.</p> <p>The conversion of the lands will also ensure more integrated and compatible land uses while still providing for employment opportunities.</p>

The lands are not required for employment purposes over the long term	The lands can retain employment functions through their commercial use. They are not required to be protected for long term employment purposes given their size and the current supply of pure employment lands to the east and west along the 407 corridor.
The conversion will not compromise the Region's or Local Municipality's ability to meet the employment forecast in Table 1 and Table 2a	The portion of the Subject Lands requested for conversion are relatively small (11.3 ha). The conversion will not compromise the Region's or the Town's ability to meet their employment forecasts.
The conversion will not adversely affect the overall viability of the Employment Area, and achievement of the intensification and density targets of Table 2 and other policies of this Plan	The subject parcel is the only quadrant of the Neyagawa Blvd and Burnhamthorpe Rd W not designated as an Urban Core Area. It is relatively small and isolated from the employment lands to the east and will not adversely affect the overall viability of the employment area and will not impact the intensification and density targets of Table 2 and other policies of the Regional Plan.
There is existing or planned infrastructure to accommodate the proposed conversion	The property is within an area where future services and infrastructure will be available to accommodate the conversion.
Cross-jurisdictional issues have been considered	There are no cross-jurisdictional issues of note for this property.
All Regional policies and requirements, financial or otherwise, have been met	This criteria is satisfied.

2. Conversion Request Evaluation Criteria - Discussion Paper & Appendix

Table 2: Assessment of Proposal in relation to Conversion Request Evaluation Criteria Per Appendix 3 of the Urban Structure Discussion Paper

Subject	Principle	Rationale/Justification
Employment Land Supply	Current Context	The site is currently vacant, surrounded by planned urban core land uses with the exception of future employment uses further west.
	Future Potential	<p>The future potential of the lands is best suited for commercial uses given its size, access and location.</p> <p>The subject lands are located at a strategic location within the Town of Oakville. A planned Transitway stop is proposed immediately adjacent to the Subject Lands at Neyagawa Boulevard and Highway 407. The 407 Transitway is a planned bus rapid transit line (BRT) that will run adjacent to Highway 407 between Brant Street in Burlington to Hurontario Street in Mississauga. The planned 2041 hourly morning peak ridership at the planned Neyagawa station is 2000 (eastward) and 600 (westward) riders. This planned transit stop represents significant future potential for the subject lands to support a greater</p>

		range of opportunities for land uses. The subject lands have great potential to support increased densities and jobs through commercial land uses.
	Strategic Parcel Supply	The proposed conversion would not adversely impact the supply of parcels adjacent to or near major goods movement facilities as the existing context currently includes planned employment uses that are retained west of Fourth Line which also have direct exposure to the highway corridor.
	Land Budget Implications	Due to the relatively small parcel size, the proposed conversion would not impact the supply and ability to achieve the employment forecast.
Demonstrated Need	Strategic Location	The proposed conversion of the lands to expand commercial uses within the Urban Core Node can better serve the nodal mixed use function for the area.
	Strategic Opportunity	The proposed conversion would allow for more appropriate development of the site given the market need for commercial uses. The Subject Lands are uniquely positioned within close proximity to a planned 407 transitway station immediately north of the lands. The planned transitway provides strategic opportunity to support increased employment opportunities that are supported by transit.
	Specific Conditions and Constraints	The development of the lands for employment uses is constrained as a result of their isolation from other employment areas located further east along the 407 corridor.
Employment Area Viability	Locational Impacts	The conversion would not negatively impact the remaining employment area to the west.
	Compatibility	The proposed conversion would allow for a more compatible land uses to be integrated and comprehensively developed with the broader Urban Core Node.
	Continued Function and Expansion	As noted above, the conversion would not hinder the continued function and expansion of the planned employment areas to the west which remain vacant.
General Considerations	Cross-Jurisdictional	There are no cross-jurisdictional issues of note for this property.
	Supporting Infrastructure	The property is within an area where services and infrastructure to accommodate the conversion will be provided.
	Other Regional Requirements	There are no other Regional policies or requirements that would be impacted by the proposed conversion.

	Local Support	There is local support for the development of the Node with mixed uses and the integration of the whole Subject Lands as part of this Node is generally supported through the Town of Oakville's OPA 15.
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Our opinion continues to be that the Subject Lands should not be designated for pure employment lands in the future planning in the North Oakville East Secondary Plan or the Region's Official Plan. The Subject Lands should be considered for conversion to for commercial uses (that includes employment in jobs greater than what exists today) through both the Region's OPR process as well as through a modification to the Town's Official Plan for all of the reasons set out herein.

Yours truly,

MHBC



Dana Anderson, MA, FCIP, RPP
Partner


cc: Curt Benson, Region of Halton
Diane Childs, Town of Oakville



Data Source: VuMap Aerial Imagery, 2020.

Figure 1
Location Map

LEGEND

 Subject Lands

VuMap Aerial Imagery

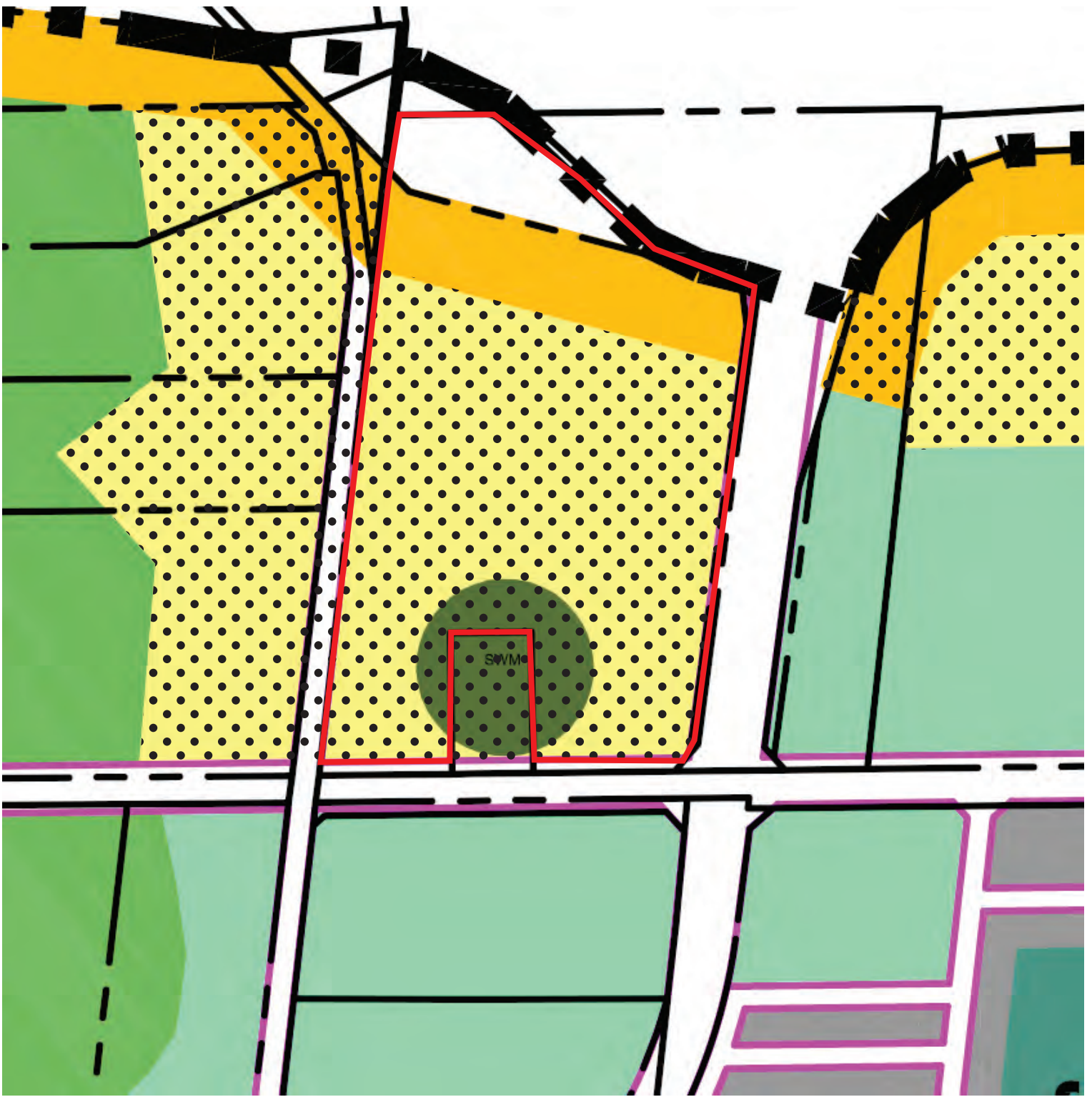
Northwest Quadrant of Neyagawa
Blvd. & Burnhamthorpe Rd. W.,
Town of Oakville

DATE: August 19, 2020

SCALE: Not to Scale



MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
230-7050 WESTON ROAD WOODBRIDGE, ON, L4L 8G7
P: 905 761 5588 F: 905 761 5589 | WWW.MHBCPLAN.COM













Data Source: North Oakville East Master Plan

Figure 2

Proposed Employment Conversion

North Oakville East Master Plan

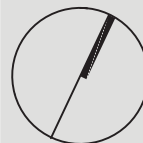
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|---|--|---|
|  Subject Lands |  Elementary School |  Natural Heritage System Area |
|  Neyagawa Urban Core |  Neighbourhood Centre Area |  Regional Employment Overlay (Map 1) |
|  Employment District |  Stormwater Management Facility | |
|  General Urban Area |  Transitway | |

Northwest Quadrant of Neyagawa Blvd. & Burnhamthorpe Rd. W., Town of Oakville

DATE: August 19, 2020

SCALE: Not to Scale



Appendix 2

Extract of Region's Initial Assessment

Request O-22 – Burnhamthorpe / Neyagawa (Northwest Quadrant)



Summary

The subject lands are located northwest of Burnhamthorpe Road West and Neyagawa Boulevard and are currently vacant. The removal of the lands from the Regional Employment Area is requested in order to enabled a local redesignation to permit commercial uses or a broader range of non-employment uses as part of the Neyagawa Urban Core.

Proponent

Fieldgate Commercial Properties

Location	Size	Adjacent Uses
Northwest of Neyagawa Blvd. and Burnhamthorpe Road West	11.3 hectares	Highway 407 (north), agriculture (east), institutional (south), agricultural (west).
Existing Uses	PSEZ	Local OP Designations (North Oakville East Plan)
Vacant	No	Employment District

Recommendation – O-22		
Further Analysis	*	Further analysis is required to determine a recommendation regarding the subject lands.

Assessment – O-22		
A Employment Land Supply	*	<ul style="list-style-type: none"> The subject lands currently function as part of the supply of lands that could accommodate certain types of employment uses in Halton. They are of a significant size, are vacant, are strategically located in relation to goods movement facilities, and are part of a contiguous Regional Employment Area identified south of Highway 407. As a result, and given their location in relation to the Local Urban Structure, further analysis is required to determine whether the conversion would have the potential to adversely impact the overall supply of employment lands or the ability to achieve employment targets by 2051.
B Demonstrated Need	*	<ul style="list-style-type: none"> A need for the conversion may be established based on the strategic location of the lands in the context of the Regional Urban Structure and/or Local Urban Structure given the location of the subject lands in relation to the Neyagawa Urban Core and the identification of a portion of the lands as a node for further study in the Town’s urban structure. Further analysis is required to confirm the need for the conversion on the basis of its strategic location and strategic opportunity, including how the conversion contributes to the key strategic growth management objectives, as well as in relation to the considerations related to the overall supply of employment lands as discussed above.
C Employment Area Viability	*	<ul style="list-style-type: none"> The subject lands are not located at the periphery of the Regional Employment Area as it is currently delineated. The removal of the lands would not result in a logical boundary for the Regional Employment Area and would change a contiguous employment area into an isolated employment area to the west of the subject lands. The removal of the lands would create an isolated Regional Employment Area, which could in turn impact the overall viability of the employment area over the long-term. Further analysis is required to determine the impacts to the viability of the Regional Employment Area, considered in relation to the land supply and need principles discussed above.
D General Considerations	*	<ul style="list-style-type: none"> No cross-jurisdictional issues were identified in the review of the request. Given the nature of the conversion and the location of the subject lands, further analysis is required to ensure the conversion can be supported by existing or planned infrastructure and public service facilities. Further information on the Town’s position can be provided through subsequent consultation.