

October 7, 2022

308-18

Via Email

Honourable Steve Clark,
Minister of Municipal Affairs and Housing

and

Ms. Erika Ivanic
Municipal Services Office – Central Ontario

777 Bay Street, 16th Floor
Toronto, ON M7A 2J3
erika.ivanic@ontario.ca
c/o minister.mah@ontario.ca

Dear Mr. Clark and Ms. Ivanic:

**RE: Request for Redesignation of Lands for Development – Halton Regional Official Plan
Part of Lot 9, Concession 2, Oakville
ERO No. 0195684**

UrbanSolutions Planning & Land Development Inc. is the authorized planning consultant acting on behalf of T.L.M.P.T. Ontario Ltd. (Owner) for the lands legally described as Lot 8, Concession 2 N.D.S, Geographic Township of Trafalgar, County of Halton.

On September 8, 2022, the Ministry of Municipal Affairs and Housing (MMAH) initiated an invitation for public consultation on the proposed amendments to the Halton Regional Official Plan. These amendments introduce new policies to implement the results of the Region’s Integrated Growth Management Strategy (IGMS), which considered how to accommodate growth in Halton to the year 2051 as a part of the municipal comprehensive review process.

Since December of 2018, UrbanSolutions has made numerous written submissions to the Province, Region and Town requesting a redesignation of the subject lands and the ERO No. 0195684 provides an opportunity to strengthen the Regional Official Plan and further implement the goals and objectives of the Growth Plan.

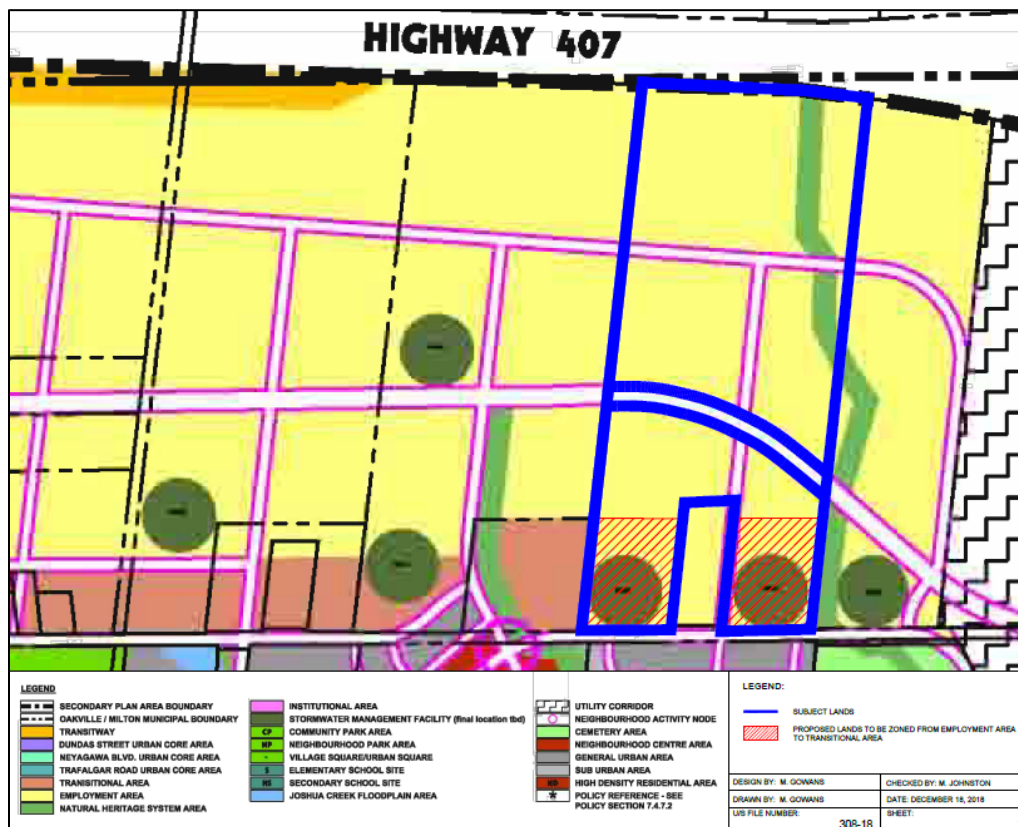
Subject Lands

The subject lands are located on the north side of Burnhamthorpe Road East, between Trafalgar Road and Highway 403 in the Town of Oakville. The portion of the subject site proposed for redesignation is approximately 15-acres in size and is currently vacant.

The subject lands are designated as 'Urban Area' in Map 1 – Regional Structure, 'Employment Area' in Map 1c – Future Strategic Employment Areas, and 'Employment Area' in Map 1h – Regional Urban Structure of the Halton Region Official Plan. Additionally, the subject lands are designated as 'Employment Area' in Appendix 7.3 of the North Oakville Master Plan and are considered Provincially Significant Employment Lands by the Province of Ontario.

Pre-Consultation

On December 21, 2018, UrbanSolutions submitted a request for Pre-Consultation with the Town of Oakville to redesignate a small portion of the subject lands from 'Employment Area' to 'Transitional Area' in the North Oakville Master Plan; to permit a broader range of uses.



As illustrated above, except for the subject lands noted in blue, the Employment Area land use designation in the north is separated from the General Urban Area (residential) designation in the south by a Transitional land use designation. The purpose of the pre-consultation submission was to seek the redesignation of these lands from Employment to Transitional Area to better buffer the more sensitive land use to the south from the employment area to the north.

Employment Area Conversion Review

In support of this proposed change in land use designation, urbanMetrics was retained by the owner to complete an Employment Area Conversion Review, contained in Appendix A. The report concluded the minor conversion was appropriate from a compatibility perspective as well as for market economic reasons. In addition, the report concluded the conversion meets all the conversion criteria set out in the Growth Plan and the Official Plans of Region and Town and would continue to allow the required employment targets to be achieved.

Previous Submissions

Following the pre-consultation process, on February 28, 2019, UrbanSolutions submitted written comments to the Ontario Growth Secretariat Office requesting that the southerly limit of the proposed Provincially Significant Employment Zone No. 18 (as a part of the proposed Amendment No. 1 to the Growth Plan for the Greater Golden Horseshoe) be amended to exclude the portion of the lands subject to our request for redesignation.

On August 21, 2020, UrbanSolutions submitted a written request to the Region of Halton to remove this portion of the subject lands from the Regional *'Employment Area'* designation in the Halton Regional Official Plan to enable the proposed local redesignation to *'Transitional Area'*. Upon receiving notice of the Region's decision to not support the amendment (dated February 17, 2021) UrbanSolutions submitted a subsequent request for reconsideration on July 15, 2021, along with a Report prepared by urbanMetrics which provided technical rationale in support of the proposed redesignation.

On March 31, 2022, UrbanSolutions submitted a second request for reconsideration to the Region of Halton, on the basis that the proposed amendment supports the objectives outlined in *Draft Regional Official Plan Amendment 49*, namely, accommodating population and employment growth within the Region's existing Urban Boundaries to 2041.

Planning Merit

As previously mentioned, the proposed amendment to the Halton Region Official Plan will enable a local redesignation of the subject lands from *'Employment Area'* to *'Transitional Area'* in the North Oakville Master Plan. There is merit in introducing this transitional land use designation for lands fronting the north side of Burnhamthorpe Road East, as such would permit a broader range of uses and provide an adequate development buffer between the proposed residential uses on the south side of Burnhamthorpe Road East and the Employment designation to the North.

Additionally, as outlined in the enclosed urbanMetrics Report, the proposed redesignation in the North Oakville Master Plan can be supported based on employment growth trends in Oakville and Halton Region, the characteristics of the subject site and its relationship to surrounding land uses, the Town and Region's Economic Development Policies, and the fact that such meets the conversion criteria laid out in the Provincial Policy Statement, the Growth Plan, and the Oakville and Halton Official Plans. Further, the Report indicates that the proposed redesignation will not impact the Region's ability to accommodate employment growth.

Further, Section 2.2.1 of the Places to Grow – Growth Plan for the Greater Golden Horseshoe (Growth Plan) provides policy direction as to where and how municipalities should grow. Specifically, Schedule 3 of the Plan identifies a population target of 1,100,000 by the year 2051. To accommodate this growth, the Plan offers policy direction on growth management, including prioritizing intensification and higher densities to make efficient use of land and infrastructure. Accordingly, the proposed redesignation which will increase the development potential of an underutilized parcel is well aligned with the goals and objectives of the Growth Plan and Urban Hamilton Official Plan.

Recommended Changes to the Halton Region Official Plan

Accordingly, UrbanSolutions recommends the following changes to the Halton Region Official Plan:

1. Map 1c – Future Strategic Employment Areas of the Halton Region Official Plan is amended to include the subject lands in the 'Urban Area' designation as illustrated in Appendix B.
2. Map 1h – Regional Urban Structure of the Halton Region Official Plan is amended to include the subject lands in the 'Urban Area' designation as illustrated in Appendix C.

As proposed, the aforementioned changes will place the subject property into the most appropriate land use designation within the Halton Region Official Plan recognize the existing conditions on site and implement the growth and intensification objectives laid out by the Province.

We look forward to working with you and your staff to discuss the outlined request in greater detail and coordinate the implementation of said request. Should you have any questions or require anything further, please do not hesitate to contact the undersigned.

Kind Regards,
UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Matthew LeBlanc, MPL, BA (Hons)
Planner

cc: T.L.M.P.T. Ontario Ltd.

Appendix A
Employment Area Conversion Review
Prepared by urbanMetrics



PART OF LOT 8, CONCESSION 2 N.D.S

Employment Area Conversion Review

Town of Oakville, Ontario

Prepared for T.L.M.P.T. Ontario Ltd

June 27, 2019



This document is available in alternative formats upon request by contacting:

info@urbanMetrics.ca
416-351-8585 (1-800-505-8755)



June 27, 2019

T.L.M.P.T. Ontario Ltd.
C/O Mr. Joseph Longo
25 Buxton Road
North York, Ontario
M3M 1Y5

Dear Mr. Longo,

RE: North Oakville – Employment Area Conversion Review (Town of Oakville, Ontario)

urbanMetrics inc. is pleased to submit this Employment Area Conversion Review in support of the re-designation of a portion of Part of Lot 8, Concession 2 N.D.S located north of Burnhamthorpe Road in the North Oakville Secondary Plan Area from “Employment Area” to “Transitional Area”. This review represents the initial phase of the Employment Area Conversion process, which would ultimately require the completion of a more extensive Employment Area Conversion Study in support of your application.

This initial phase will in a general sense address the suitability of these lands as a mixed-use area- compared to their current designation which permits more traditional employment uses-based on current market trends in Oakville, and the locational characteristics of the property. More importantly, in this first phase we have addressed how the proposed conversion meets the conversion criteria contained in the Growth Plan, and the current in-force Region of Halton and Oakville Official Plans.

We do note that the Region is currently developing specific conversion criteria that are expected to be released in mid-summer. Once these criteria are available, we will address these criteria through an addendum to this initial review. Based on the analysis contained in this report, it is our professional opinion that re-designation of the subject site is appropriate in light of its relationship to adjacent land uses, the locational and access characteristics of the property, and current market trends, in terms of the type of businesses that are being attracted to Oakville. Also, the proposed conversion meets the Provincial, Regional, and Town of Oakville conversion criteria.



It has been a pleasure conducting this study on behalf of T.L.M.P.T Ontario Ltd and we look forward to discussing our results.

Yours truly,

A handwritten signature in black ink, which appears to read "D. R. Annand". The signature is fluid and cursive, written over a white background.

Douglas R. Annand, CMC, PLE
Partner
dannand@urbanMetrics.ca

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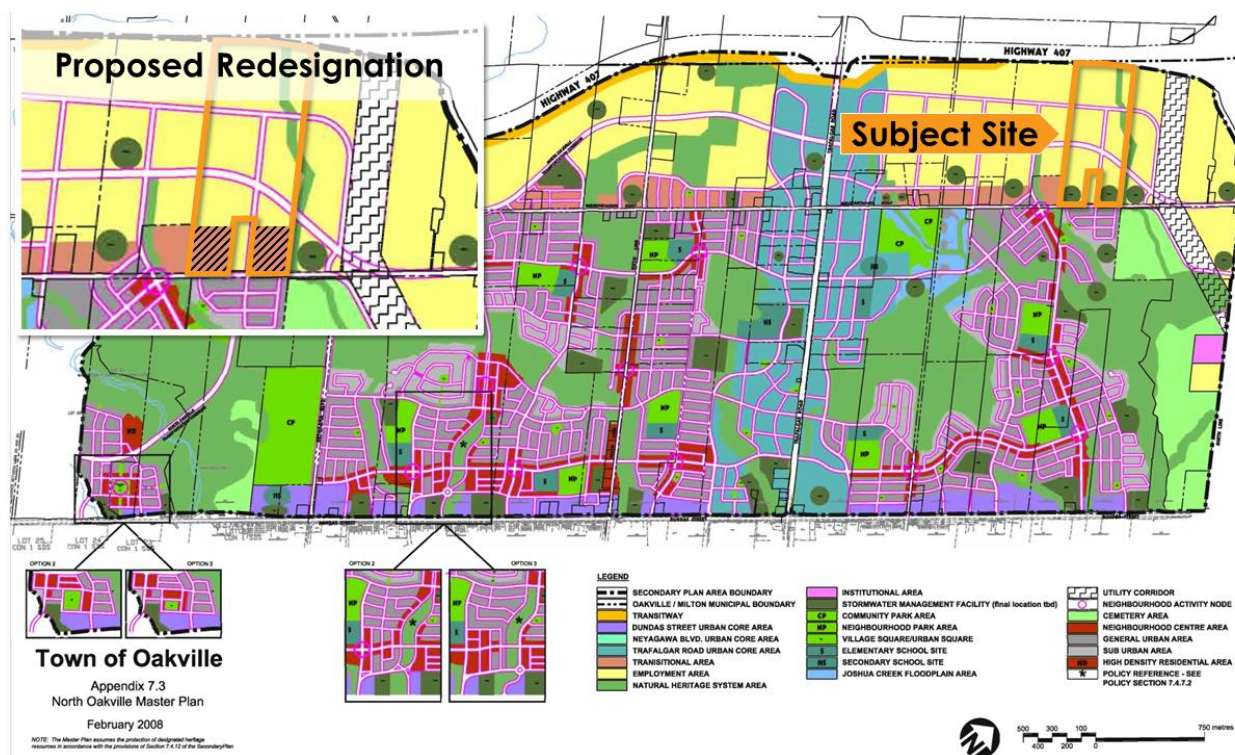
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1.0 Introduction

1.1 Background

urbanMetrics inc. (“urbanMetrics”) has been retained by T.L.M.P.T Ontario Ltd to undertake the initial phase of an *Employment Area Conversion Review* as input to the Region of Halton’s ongoing Municipal Comprehensive Review. This report is intended to support ongoing discussions concerning the conversion of lands currently designated “Employment Area” to “Transitional Area” that are located north of Burnhamthorpe Road, in the North Oakville Secondary Plan Area. Specifically, the subject site (Part of Lot 8, Concession 2 N.D.S) is located on the northern boundary of the Town of Oakville in the new community of Joshua’s Meadows. The portion of the subject site proposed for re-designation to Transitional Area is approximately 15 acres.

Figure 1-1: North Oakville Master Plan (2008).



SOURCE: Town of Oakville, North Oakville Master Plan, 2008.

As noted above the subject site is located in the North Oakville Secondary Plan Area (Amendment No. 198, 2008). The lands south of the subject site are primarily used for agricultural purposes and are proposed to develop into a residential community. The Transitional Area that extends along the majority of the north side of Burnhamthorpe Road East, just west of the subject site provides a buffer between the proposed low-density residential uses to the south and the potential employment uses

fronting onto Highway 407 to the north. Without this Transitional Area on the north side of Burnhamthorpe, less compatible employment uses, such as manufacturing, waste processing and distribution could potentially locate close to the residential uses to the south. Uses permitted in Employment Areas that abut a Transitional Area include light industrial, offices and service establishments, whereas Transitional Areas allow for a mix of service/retail, institutional and residential uses, representing an appropriate transition between residential and potentially more noxious employment uses.

The proposed conversion is consistent with the adjacent land use pattern to the west of the site, whereby the southern parcels fronting onto the north side of Burnhamthorpe Road East are designated Transitional Area and the lands fronting onto Highway 407 are designated Employment Area.

1.2 Purpose

The purpose of this initial phase Employment Area Conversion Review has been to determine if the proposed re-designation of the southern portion of the subject site from Employment Area to Transitional Area is consistent with the conversion criteria outlined in Provincial, Region of Halton and Town of Oakville policies and reflects market trends related to employment growth in Oakville, regional and municipal strategic objectives, and the locational characteristics of the subject site.

1.3 Approach

The following describes the major work steps that have been undertaken by urbanMetrics in preparing this *Employment Area Impact Review*.

1) Site and Location Assessment

We have visited the subject site and surrounding lands to assess whether the conversion as proposed would be compatible with existing, proposed or potential employment and non-employment uses in the vicinity of the site. In particular, we have assessed the subject site's access to highway, road and transit facilities, as well as its marketability for the currently permitted uses compared to those that would form part of a potential mixed-use development.

2) Policy Framework Review

We have reviewed the Provincial Policy Statement, the Growth Plan, the Halton Region Official Plan, relevant policies of the Town of Oakville Official Plan, and other relevant policy documents to assess the consistency of the proposed development with the existing and

potential future policy framework. In particular, we have assessed whether the subject proposal meets the conversion criteria set-out in the Growth Plan, the Halton Region Official Plan, and the Oakville Official Plan. We note that Halton Region is developing supplementary conversion tests, which are anticipated to be completed by mid-summer. Once these criteria are available, we will supplement this initial review with an assessment as to whether the proposed conversion meets these additional tests. In addition, we have also reviewed the Halton Region and Town of Oakville’s economic development objectives.

3) Examination of Historical Employment and Real Estate Trends

Where available, we have examined high-level historical employment and real estate trends using time-series data from a variety of sources, including the Halton Region, the Town of Oakville, the Census of Canada and CoStar Realty Data. This data has been used to evaluate the likely prospects for development of the subject site with various types of uses, including: traditional manufacturing, warehousing, offices, or retail/service uses that could locate on the lands under the existing land use designation versus the proposed land use designation.

The following sections of this report present the results of our analysis and summarize our detailed research findings.

2.0 Site Context

Key Findings

- The subject site is currently used for agricultural purposes, as is the majority of the area immediately surrounding the property.
 - There are a limited number of commercial and institutional uses located along Burnhamthorpe Road East, but this area is largely rural in nature. There is a tennis club and driving range located directly across from the subject site, and a religious institution to the west.
 - The area around the subject site is anticipated to change significantly as the North Oakville Master Plan (2009) is built out. Residential uses are proposed south of Burnhamthorpe Road, and Burnhamthorpe Road is proposed to widen to support intensification of the area. The proposed conversion of the southern portion of the subject site located north of Burnhamthorpe Road to Transitional Area represents the logical extension of this area in an easterly direction. Also, the uses permitted in the Transitional Area would be compatible with the proposed residential communities to the south, as well as the existing religious institution to the west.
-

2.1 Site Characteristics

The subject site is located at the northeast boundary of the Town of Oakville. The northern boundary of the subject site fronts onto Highway 407 and the southern boundary fronts onto Burnhamthorpe Road East. To the east and west, there are primarily agricultural uses with a religious institution to the west. The subject site is anticipated to change significantly as the North Oakville East Secondary Plan vision is built out. Currently, this is a greenfield area with agricultural uses and a limited number of commercial uses.

- To the **east** is a property reserved for a utility corridor, beyond which is an agricultural parcel (also designated Employment Area) and Highway 403. On the eastern side of Highway 403 in Mississauga there is a mix of commercial uses (e.g. Costco), industrial uses (e.g. Honeywell Aerospace), institutional uses (e.g. the Loyola Catholic Secondary School) and a residential community (the Lisgar Neighbourhood).
- To the **south** there are agricultural lands (designated Residential) extending south to Dundas Street East where there is an existing residential area (the Iroquois Ridge North/Joshua Creek neighbourhood). The Joshua Creek tennis club and driving range is located across from the subject site on the south side of Burnhamthorpe Road East.
- To the **west** are greenfield agricultural lands. There is a GO carpool lot/park and ride at Trafalgar Road just south of Highway 407 with GO bus service along Highway 407 (bus 46¹ and

¹ The bus connects to Sheridan College and Oakville GO.

47²). There is a religious institution (Ontario Zoroastrian Community Foundation) on the western parcel adjacent to the subject site.

- To the **north** there are agricultural lands in Milton on the northern side of Highway 407. The Trafalgar Transformer Station is located on the west side of Highway 403 and north of Highway 407.

Figure 2-1: Site Context



SOURCE: Google Maps; urbanMetrics Inc.

² This bus connects to Erin Mills Transitway Station, Square One, Bramalea GO and the Highway 407 Bus Term (with connection to the Toronto subway).

Figure 2-2: Images of Surrounding Land Uses



Protected Utility Corridor



Farmhouse

SOURCE: urbanMetrics inc, May 2019.

2.2 Site Accessibility

The subject site is accessible from Burnhamthorpe Road East, a Regional collector road that is proposed to be widened.³ Additionally, a four lane regional east/west road is proposed to pass through the centre of the subject site, as illustrated in Figure 2-4, on the north side of the lands that are the subject of the conversion. This regional road will form a logical separator between the proposed Transitional Area to the south and the Designated Employment Area to the north.

Figure 2-3: Images of Transportation Near Subject Site



GO Carpool Station



Burnhamthorpe Road Looking East

SOURCE: urbanMetrics inc, May 2019.

³ The Halton Official Plan states that the road is to be widened to 24 metres.

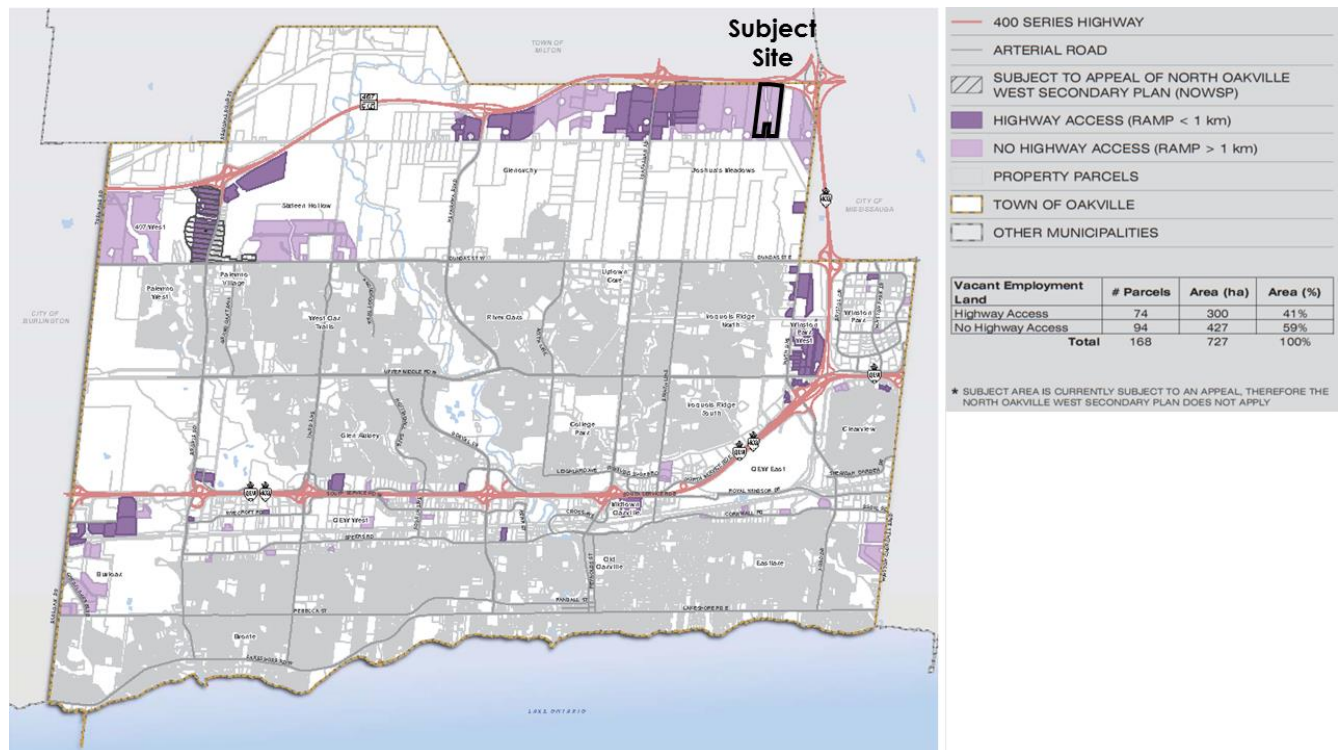
Figure 2-4: 2031 Transportation Plan



SOURCE: Region of Halton, Sustainable Halton Water and Wastewater Master Plan Preferred Wastewater Servicing Strategy, Aecom, September 2011.

Highway 407 is accessible from an interchange west of the subject site at Trafalgar Road (2.9km) and north at Britannia Road (6.4km). Highway 403 is accessible to the south at Dundas Street East (3.4km), east at Winston Churchill Boulevard (3.7km), or by using Highway 407. With the limited direct access of the subject site to these major 400 series highways this is not a preferred site for many types of manufacturing and distribution facilities because there is not direct access to Highway 403 and the most accessible Highway, the 407, is tolled, which creates a significant limitation for truck travel.

Figure 2-5: Vacant Employment Land Supply with Major Highway Access



SOURCE: Dillon Consulting, Employment and Commercial Review, Employment Report, March, 7, 2016.

As illustrated in Figure 2-5 above, the Town of Oakville Employment and Commercial Review Employment Report prepared by Dillon Consulting found that the subject site is within a preferred location for office development because of the high visibility. By contrast, and as already mentioned, the area near the subject site is not as feasible for manufacturing, warehousing and distribution.

Oakville Transit does not currently provide service to the subject site; although transit routes are proposed as part of the build out along Burnhamthorpe Road and the new internal roads. Buses are currently available at the Uptown Core (Trafalgar Road and Dundas Street East).⁴ There is also a GO carpooling lot and bus station at Trafalgar Road, just south of Highway 407. There are no cycling routes directly serving the subject site. There is a multi-use trail along Dundas Street East to the south. Like the transit routes, cycleways are proposed as part of the build out of this area.

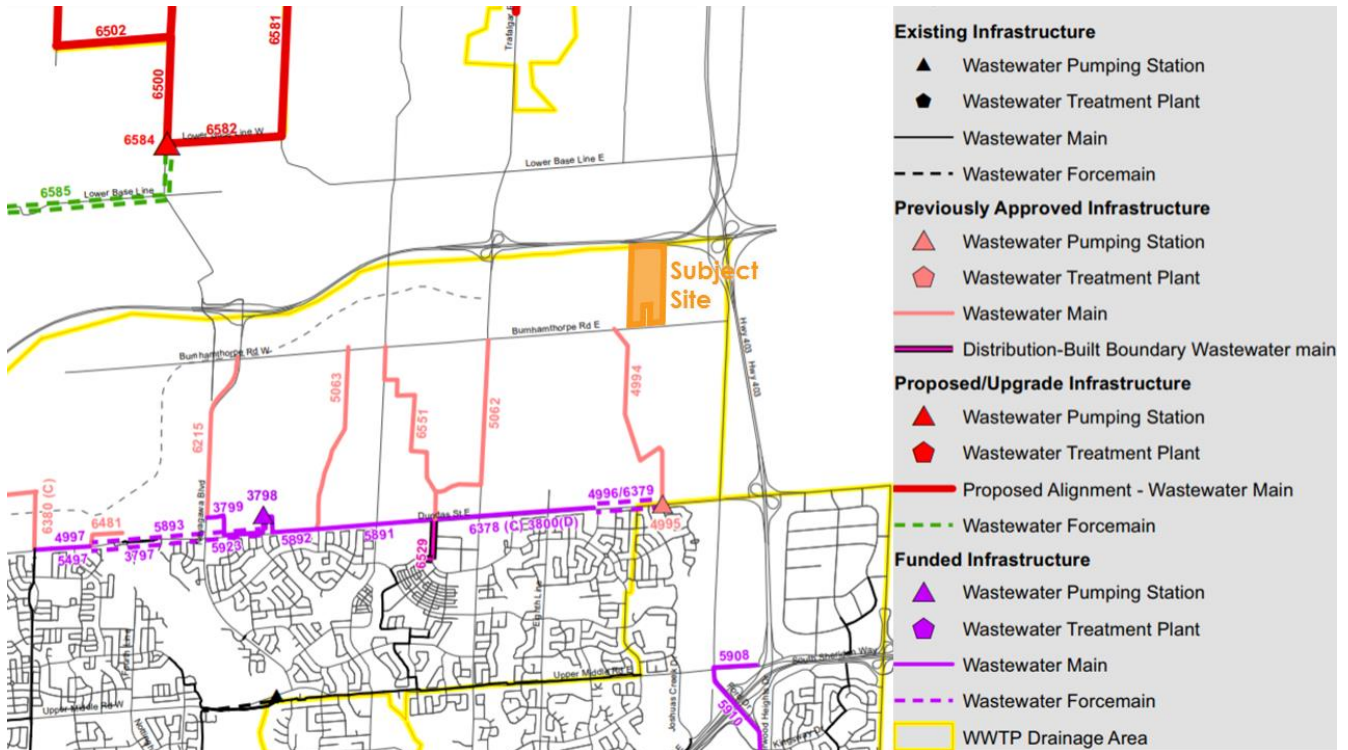
The build out of the subject site as a Transitional Area will result in a residential and employment generating community with a diversity of transportation options, including transit and cycleways.

⁴ Buses available include 5, 5A, 19, 20 and 24.

2.3 Servicing

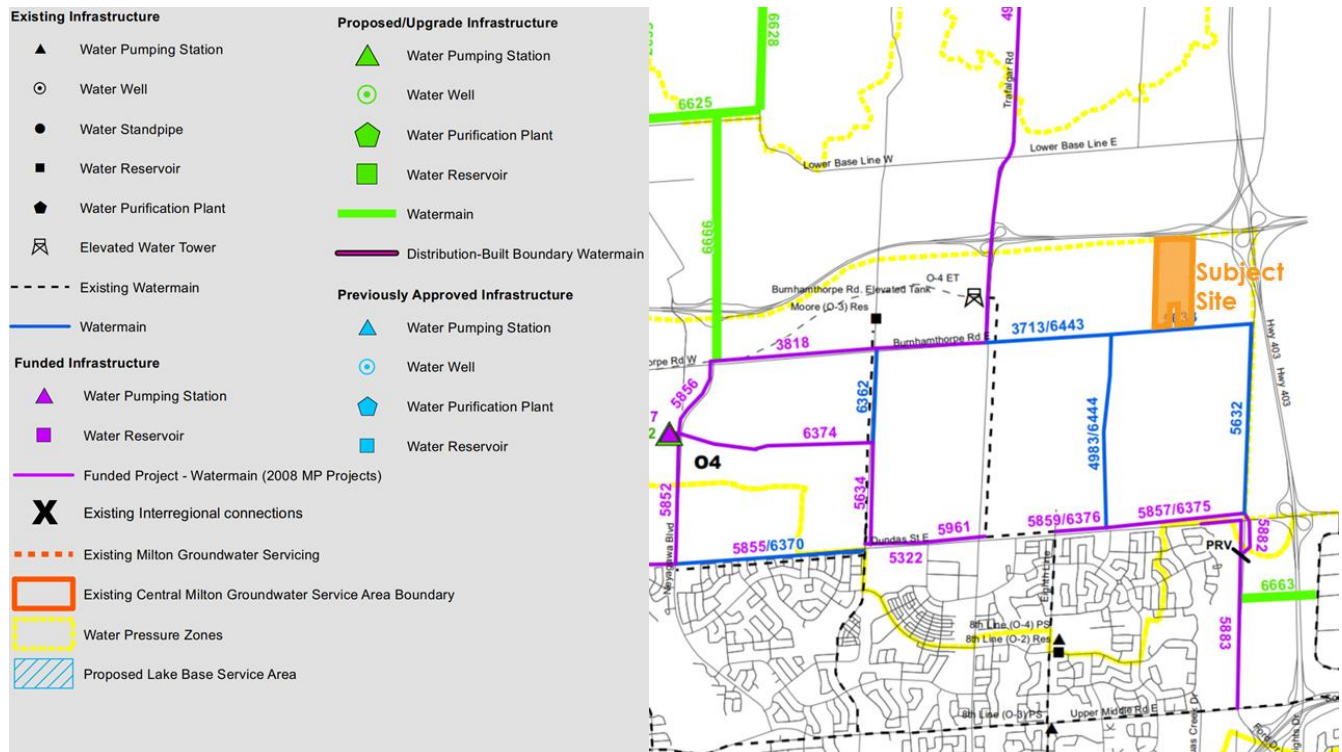
There is a servicing plan in place for the subject site through the Halton Region Water and Wastewater Master Plan (September 2011). A sub-trunk sewer is approved on a future road south of subject site and there is an existing watermain on Burnhamthorpe Road. As a result, infrastructure exists that will permit development to occur on the subject site.

Figure 2-6: Wastewater Servicing



SOURCE: Region of Halton, Sustainable Halton Water and Wastewater Master Plan Preferred Wastewater Servicing Strategy, Aecom, September 2011.

Figure 2-7: Water Servicing



SOURCE: Region of Halton, Sustainable Halton Water and Wastewater Master Plan Preferred Wastewater Servicing Strategy, Aecom, September 2011.

The proposed re-designation of the southern portion of the subject site to Transitional Area is compatible with the future build out of the area, as well as existing land uses like the religious institution to the west.

3.0 Economic Trends

Key Findings

- The Town of Oakville is continuing to focus on employment growth in the professional services, life sciences, advanced manufacturing, and digital media, information communications technology and film. All of the above sectors—with the exception of advanced manufacturing—have experienced growth over the last 10 years.
 - The Town of Oakville already has a higher concentration of jobs in the educational services, health care and social services sectors compared to the Toronto CMA. Compared to Halton Region, there is a higher concentration of financial and insurance, real estate, and professional, scientific and technical services jobs in Oakville.⁵
 - Employment lands in the Town of Oakville support a greater diversity of employment types compared to other Halton Region municipalities. For example, only 47% of employment on employment lands is found in industrial uses, compared to 74% in Milton, 71% in Halton Hills and 51% in Burlington.⁶
 - There are two active developments adjacent to the subject site, a religious institution to the west and a residential subdivision to the south. These are sensitive land uses that would benefit from proximity to a Transitional Area with compatible land uses, instead of traditional employment uses.
 - As outlined in the Draft Economic Development Strategy (2019), office tenants and other employment uses are increasingly attracted to mixed use locations with nearby amenities. The re-designation of the southern portion of the subject site to Transitional Area would allow for a greater diversity of uses, and the creation of complete community.
-

3.1 Economic Development Objectives

Both Halton Region and the Town of Oakville are focusing employment growth on office uses in key sectors like professional services, life sciences and information communications technology.

Halton Economic Development Strategy (2012-2021)

The Halton Region Vision Economic Development vision is:

By 2021, Halton will be a preferred location for innovative businesses and entrepreneurs who need highly skilled talent, quality infrastructure and a

⁵ Statistics Canada, Census of Population, 2016.

⁶ Watson & Associates, Halton Region, Employment Survey, 2014.

positive business environment in order to contribute to sustainable regional economic prosperity.

The Region has established key pillars to guide economic development work. There is a focus on attracting high density employment, with a focus on office and export-oriented uses. There are also eight targeted sectors, which overlap with the Town of Oakville target sectors (shown in bold below).

7. Continue to support the sector-based economic development strategies of Burlington, Halton Hills, Milton and Oakville, particularly those **focused on attracting and retaining higher-density employment uses** with job quality attributes that match Halton’s highly skilled labour force.

8. Develop and implement a broad-based investment attraction action plan that supports local economic development strategies, with an **emphasis on office and export-oriented users**, and ensure that the action plan is applicable for both foreign direct investment and corporate relocations within the Greater Toronto and Hamilton Area (GTAH).

d) Develop, in consultation with the Local Municipalities and in conjunction with the planned business attraction events noted above an initial lead generation list of expanding companies in five of the Region’s **eight target sectors** for investment attraction, namely:

- | | |
|---|---|
| 1. Advanced manufacturing | 5. Information communications technology |
| 2. Professional and technical services | 6. Life sciences and biotechnology |
| 3. Finance and insurance | 7. Digital media |
| 4. Business support services | 8. Cleantech |

to allow for in-person, electronic and/or print follow-up by GTMA, Halton and the Local Municipalities (Halton Ec Dev, develop info in 2012)

Oakville Draft Economic Development Strategy (2019-2024)

The 2019 Economic Development Strategy focused on four targeted sectors:

- | | |
|---------------------------|---|
| a) Professional services, | c) Advanced manufacturing, and |
| b) Life sciences, | d) Digital media, information communications technology (ICT) and film. |

All of the above sectors—with the exception of advanced manufacturing—have grown.⁷ The number of advanced manufacturing businesses has actually declined by 18% between 2009 and 2018, but the key sectors noted above remain a focus of the draft 2019 Strategy.

The 2019 Oakville draft Economic Development Strategy vision is *to be the best place to work in Canada*, with the following goals:

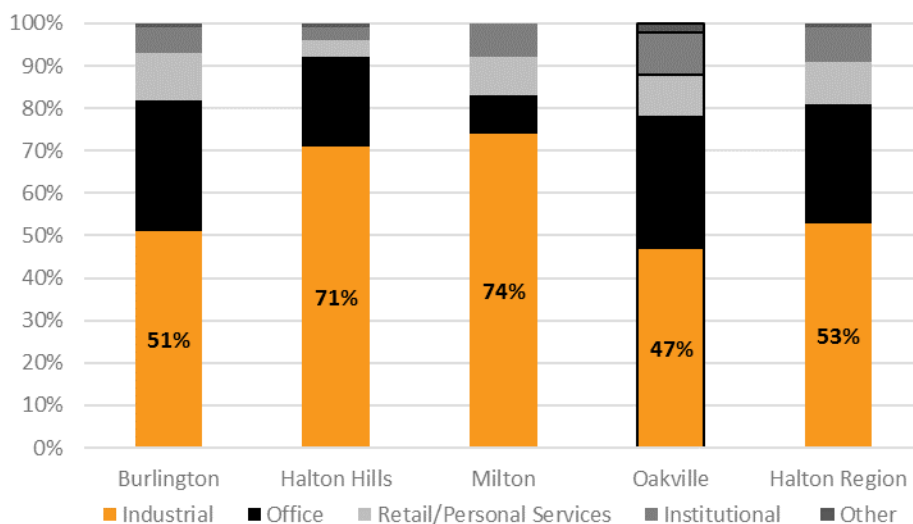
- **Goal 1:** Attracting New Investment & Jobs
- **Goal 2:** Growing the Local Economy
- **Goal 3:** Vibrant Commercial Districts

The draft 2019 strategy outlines that the focus of employment growth over the previous ten years has been in office development, and going forward mixed-use development will be an even greater focus for employment growth, which is consistent with the type of uses that will locate in Transitional Areas, including the subject site.

3.2 Market Trends

Compared to other Halton Region Municipalities, the Town of Oakville has a greater diversity of uses on employment lands and a lower proportion of industrial uses on employment lands, as illustrated in Figure 3-1.

Figure 3-1: Employment on Employment Lands by Major Sector, 2014

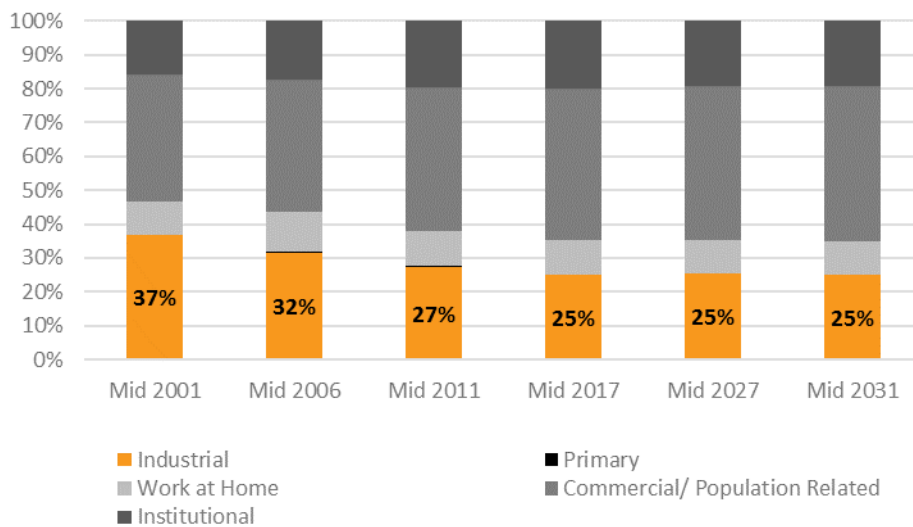


⁷ Town of Oakville, Statistics Canada, Canadian Business Patterns, June 2009 and June 2018 (4-digit NAICS code).

SOURCE: Municipality of Halton, Regional Official Plan Directions Report, October 2016; Watson & Associates Economists Ltd., Halton Region Employment Survey, 2014.

The Town of Oakville employment forecast anticipates that industrial jobs will continue to play a less prominent role in the distribution of job, with the largest job growth being in the commercial/population related sector. Re-designation of a portion of the subject site to Transitional Area will facilitate the delivery of this type of employment growth.

Figure 3-2: Oakville Employment Forecast, 2031

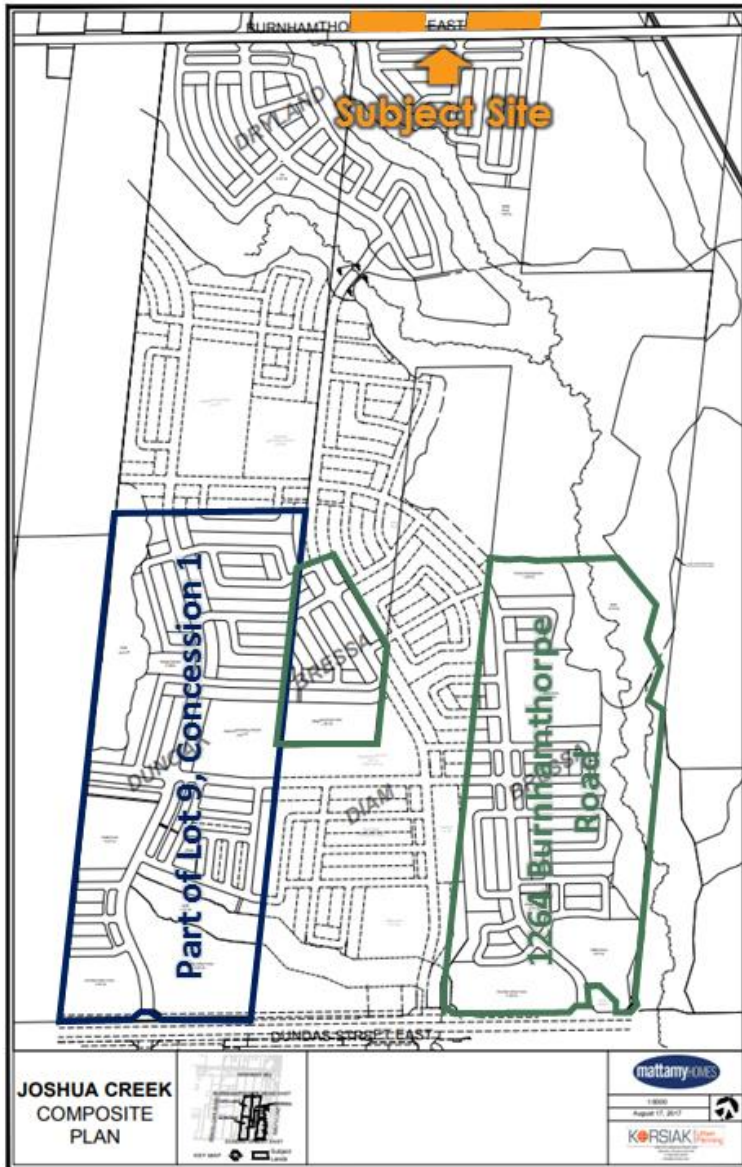


SOURCE: Town of Oakville, Development Charge Background Study, December 22, 2017.

Re-designation of a portion of the subject site would support a larger diversity of uses adjacent to the Employment Area to the north. Conversion of the subject site supports the location of higher intensity office and population related uses, rather than the traditional types of industrial employment that have been in decline, and typically locate in Employment Areas.

Burnhamthorpe Road, south of subject site, there is a draft plan of subdivision to create 370 residential units.⁸ Also in this area (Part of Lot 9, Concession 1) is a draft plan of subdivision for 595 units.⁹

Figure 3-4: Residential Development Near Subject Site



SOURCE: Korsiak Urban Planning, August 17, 2017.

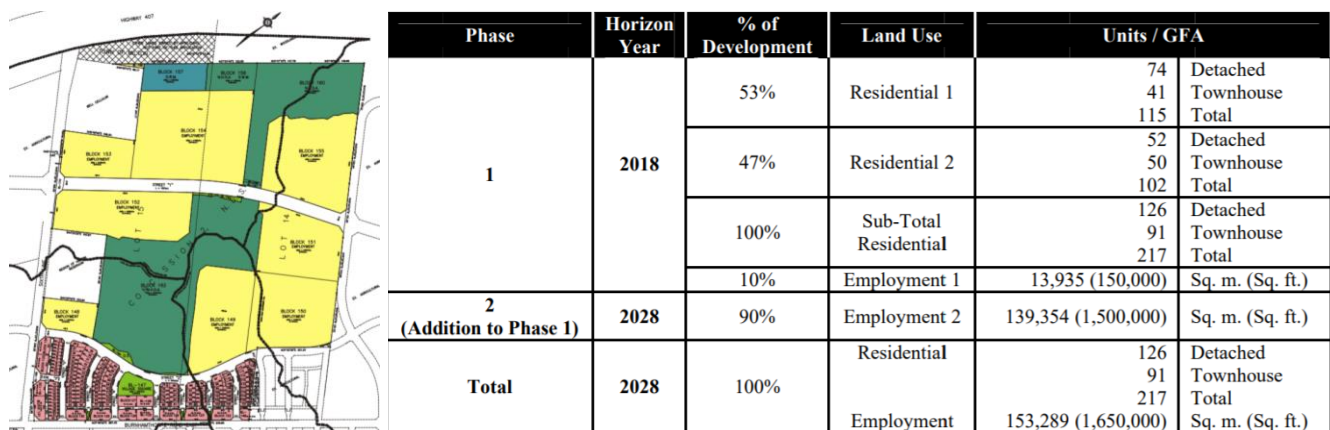
⁸ Bressa Development Ltd. (Mattamy Development Corporation)

⁹ Dunoak Developments - Dundas Street East, Part of Lot 9, Concession 1 - 24T-12003/1309 and Z.1309.04.

Compatibility with adjacent land uses is an important consideration for future uses on the subject site. Heavy industrial uses would not be appropriate located adjacent to a religious institution and across from the residential uses planned for south of Burnhamthorpe. Therefore, a Transitional Area on the southern portion of the subject site would be compatible with these sensitive land uses.

This proposed development of the subject site as a Transitional Area is very similar to another active development application at Burnhamthorpe Road East and Sixth Line (Part of Lots 14 & 15, Concession 2, North of Dundas St., at 199 Burnhamthorpe Road), approximately 2.5 kilometres southwest of the subject site. This proposal includes 217 units (singles and towns) and 85 acres (35 hectares) of employment land. The Employment Area portion of the property is planned to accommodate 1.65 million square feet of floor area of light industrial, office and service uses. A similar development concept on the subject site could actually result in a greater number of employees being generated, than would be the case if the entire site remained as Employment Area.

Figure 3-5: 199 Burnhamthorpe Road Example Concept



SOURCE: KLM Planning Partners Inc; Transportation Impact Study for Star Oak Developments Limited.

4.0 Land Use Planning Framework

Key Findings

- The subject site is located within a potential though unapproved Provincially Significant Employment Zone, and is designated Employment Area in the Halton Regional Official Plan and the North Oakville East Secondary Plan.
- The timing of this Employment Area Conversion Request is appropriate because the Halton Region Municipal Comprehensive Review is currently underway.
- The proposed conversion of 15 acres of the subject site from Employment Area to Transitional Area is a minor site specific conversion that will maintain the majority of the subject site as a large parcel of employment land. There are both land use compatibility and economic reasons for conversion of the southern portion of the subject site.
- The conversion is consistent with the Growth Plan and Halton Regional Official Plan criteria. There is demand for complete communities with commercial, residential and institutional uses near places of work. The proposal would achieve this objective while still meeting the employment growth targets through the location of office and light industrial uses on the majority of the subject site, and population related employment on the portion of the site re-designated as Transitional Area.

4.1 Land Use Policy

The subject site is designated Employment Area by multiple policy documents, summarized below:

Figure 4-1: Land Use Summary

| Policy | Land Use |
|--|--|
| Growth Plan (May 2019) | Proposed Provincially Significant Employment Zones |
| Halton Regional Official Plan (1995, 2018) | Urban Area, Employment Area |
| North Oakville East Secondary Plan (2008) | Employment Area |

Provincially Significant Employment Zones

Provincially significant employment zones are areas that provide for stable, reliable employment across the Region. On May 2nd, 2019 the proposed framework for provincially significant employment zones was adopted following a comment period in early 2019. During the comment period adjustments were made to the proposed mapping of these zones, and although the official comment period is now closed requests to review the zones are still permitted, through consultations with Regional and Municipal staff.

Official Plan (2019) policies concerning Provincially Significant Employment Zones are detailed below.

Provincially Significant Employment Zones

Areas defined by the Minister in consultation with affected municipalities for the purpose of long-term planning for job creation and economic development. Provincially significant employment zones can consist of employment areas as well as mixed-use areas that contain a significant number of jobs.

2.2.5 Employment

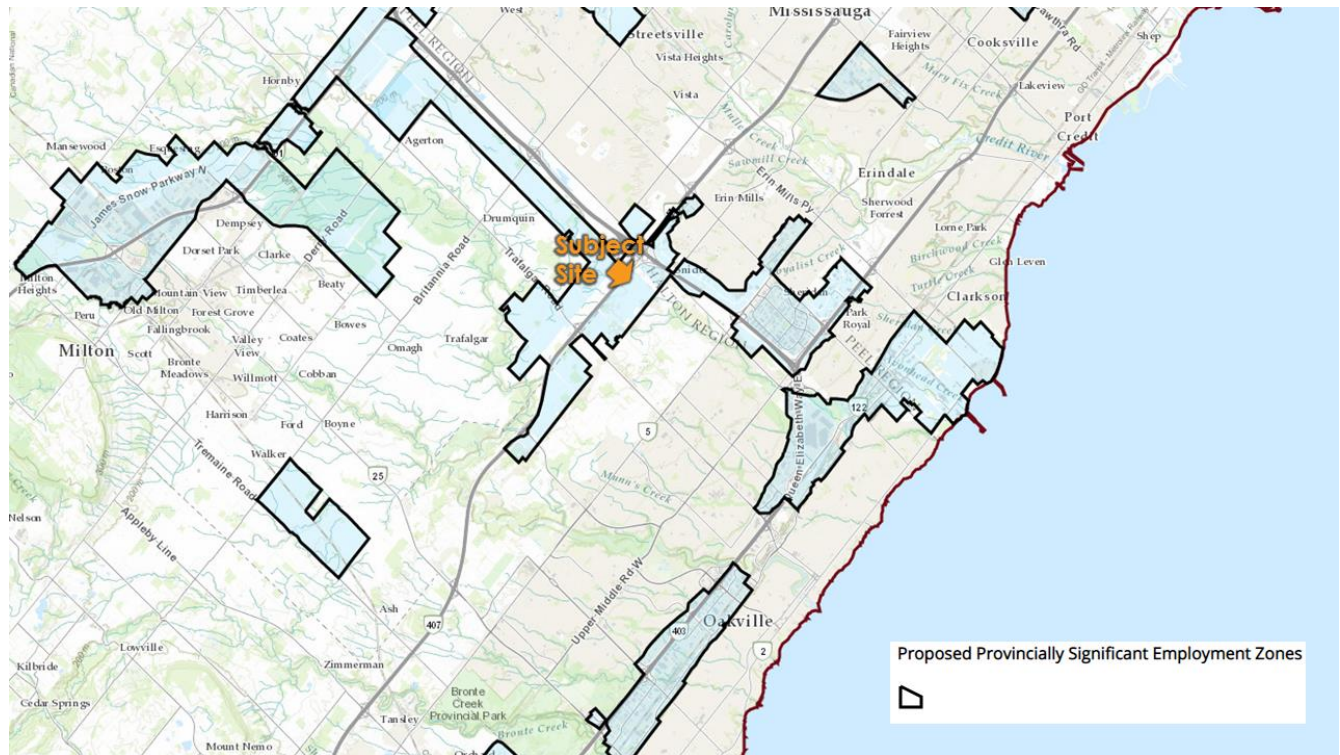
12. The Minister may identify provincially significant employment zones and may provide specific direction for planning in those areas to be implemented through appropriate official plan policies and designations and economic development strategies.

5.2.2 Supplementary Direction

3. The Province may review and update provincially significant employment zones, the agricultural land base mapping or the Natural Heritage System for the Growth Plan in response to a municipal request.

The subject site is within the 401/407 Meadowvale proposed Provincially Significant Employment Zone. These lands can be converted through a Municipal Comprehensive Review (MCR). A MCR is underway and the timing of this conversion proposal is therefore consistent with the above policy.

Figure 4-2: Proposed Provincially Significant Employment Zones



SOURCE: Ministry of Municipal Affairs, Proposed Provincially Significant Employment Zones

Halton Regional Official Plan (1995, 2018)

The subject site is within the Urban Area and designated Employment Area under the Halton Regional Official Plan (1995, 2018).

Employment Areas

77.1 The objectives of the Employment Areas are:

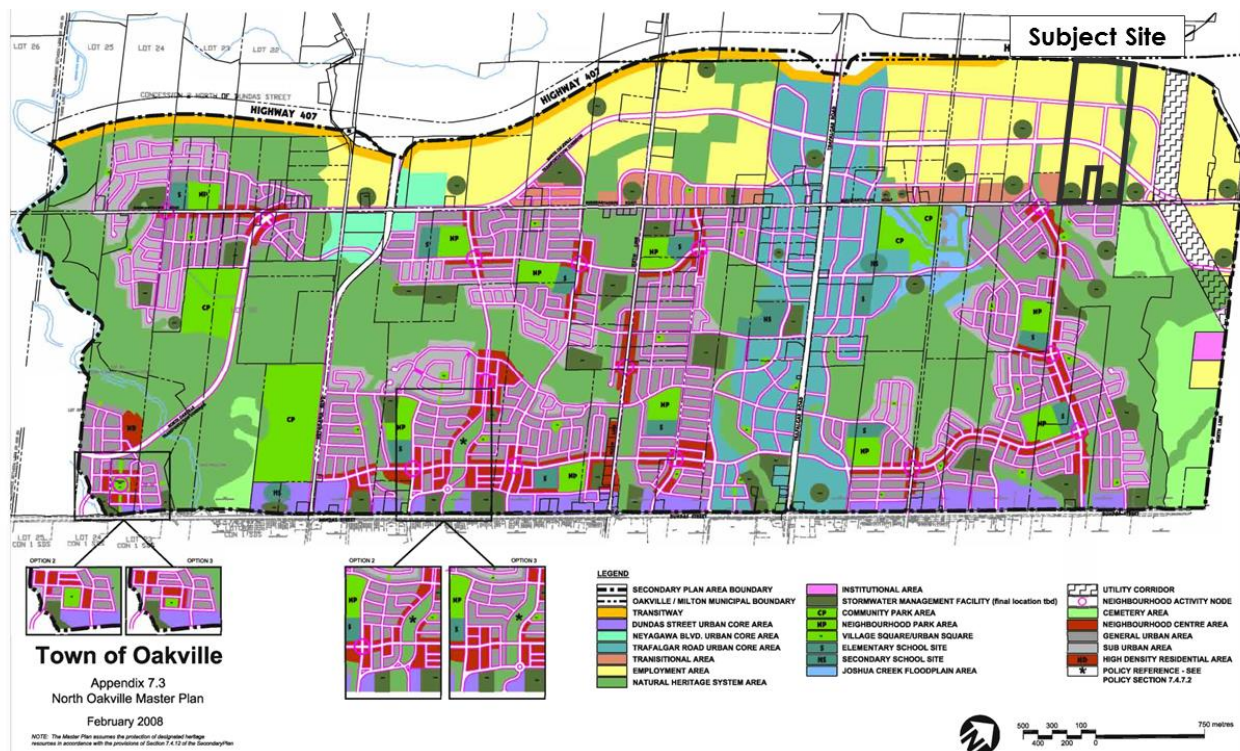
- (1) To ensure the availability of sufficient land for employment to accommodate forecasted growth to support Halton’s and its Local Municipalities’ economic competitiveness.
- (2) To provide, in conjunction with those employment uses within the residential and mixed-use areas of the communities, opportunities for a fully-diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.
- (3) To locate Employment Areas in the vicinity of existing major highway interchanges and rail yards, where appropriate, within the Urban Area.

The proposed Transitional Area would help to achieve the policy of a “fully-diversified economic base” in Employment Areas by allowing a greater diversity of land uses, particularly on lands that we consider as less desirable for traditional manufacturing or distribution type uses.

North Oakville Master Plan (2008)

The subject site is designated Employment Area by the North Oakville Master Plan (2009), and two stormwater management ponds are currently proposed on lands located in the southern portion of the subject site. However, these stormwater management ponds are preliminary, with the precise locations and sizes subject to more detailed design. The land use pattern along the majority of Burnhamthorpe Road is characterised by future residential areas to the south of Burnhamthorpe Road, a Transitional Area to the north of Burnhamthorpe Road and an Employment Area fronting onto Highway 407. The proposed re-designation of the southern portion of the subject site is consistent with this surrounding land use pattern, and is a logical extension of the Transitional Area located on the north side of Burnhamthorpe Road East.

Figure 4-3: North Oakville Master Plan (2008)



SOURCE: Town of Oakville, North Oakville Master Plan, 2008.

Employment Areas are intended for more intensive uses. Heavier industrial uses are permitted in Employment Areas that do not abut a Residential or Transitional Area (Policy 7.6.8.2). Employment Areas abutting Transitional Areas and other sensitive uses¹⁰ permit light industrial uses, offices and service uses. With residential uses proposed south of the subject site conversion of the southern portion to a non industrial type of development is more appropriate.

Transitional Areas allow for a greater diversity of uses adjacent to Employment Areas. Permitted uses include: service/retail, institutional and residential uses.¹¹

7.6.9 TRANSITIONAL AREA

7.6.9.1 Purpose

The intent of the Transitional Area designation on Figure NOE2 is to provide for an interface and buffer between the more intensive concentration of industrial, office and service employment uses located in the Employment District designation, and adjacent residential uses.

Transitional Areas permit employment generating uses including: home businesses, convenience retail, personal services, other business activity and institutional uses. See Appendix B for a summary of all Employment Area and Transitional Area policies.

4.2 Potential Employment

The re-designation of 15 acres of the subject site from Employment Area to Transitional Area will not impact the Halton Region's ability to accommodate employment growth. As discussed, the types of employment that are anticipated on the subject site are higher density uses, including office and flex space, rather than traditional land extensive industrial uses.

According to the Integrated Growth Management Strategy Growth Scenarios Report (2019), North Oakville is anticipated to develop with a combination of low-density industrial uses and higher-density employment uses. Traditional employment uses with lower employment densities, including manufacturing and other industrial uses, are anticipated to locate along Highway 401 in Halton Hills. This is further confirmed in the Employment and Commercial Review (2016), which states that North Oakville Employment District East is anticipated to develop in a similar fashion to the City of Mississauga Western Business Park.¹²

¹⁰ Other uses include: Residential, Urban Core and Institutional.

¹¹ High density residential uses are permitted with adequate buffering. General Urban Area permitted uses include low and medium density residential uses.

¹² Dillion Consulting, Employment and Commercial Review, Prepared for Town of Oakville, October 2016.

urbanMetrics has assessed the employment density potential on the subject site using three hypothetical development scenarios with a combination of residential, industrial, flex and office uses, as illustrated in Figure 4-4. We have estimated that there is the potential to deliver between 1,220 and 2,940 jobs on the subject site at built out, compared to a total 1,100 jobs that would be delivered exclusively through traditional industrial uses. These development scenarios illustrate the long-term potential for employment growth, with the expected development anticipated on the subject site. Given amount of employment on both the subject site and the broader North Oakville employment lands, it is anticipated that built out would occur slowly, as predicted in the Integrated Growth Management Strategy Growth Scenarios Report (2019).¹³

¹³ The Integrated Growth Management Strategy Growth Scenarios Report (2019) concluded that employment growth would continue to be focused on downtown Toronto in the short to medium term. The report stated that the 2031 employment targets for the Region may not be achieved; however, employment growth is anticipated to catch-up to targets by 2041.

Figure 4-4: Estimated Employment at Built-out for Development Scenarios

| | Area ⁶ | Density | Scale | Employment Density | Employees |
|---|-------------------|-----------------|-----------------|------------------------|---------------------|
| Traditional Industrial¹ | 87 Ac. | 0.35 FSI | 1,320,000 Sq Ft | 1,200 sq ft / employee | 1,100 |
| Development Scenarios | | | | | 1220 to 2940 |
| Mixed Industrial and Flex | 87 Ac. | | | | 1,220 |
| Residential (Work From Home) ³ | 15 Ac. | 15 units / acre | 725 Population | 4.7% of population | 30 |
| Traditional Industrial | 36 Ac. | 0.35 FSI | 546,000 Sq Ft | 1,200 sq ft / employee | 460 |
| Flex | 36 Ac. | 0.35 FSI | 546,000 Sq Ft | 750 sq ft / employee | 730 |
| Flex² | 87 Ac. | | | | 1,480 |
| Residential (Work From Home) ³ | 15 Ac. | 15 units / acre | 725 Population | 4.7% of population | 30 |
| Flex | 72 Ac. | 0.35 FSI | 1,091,000 Sq Ft | 750 sq ft / employee | 1,450 |
| Mixed Office and Flex² | 87 Ac. | | | | 2,940 |
| Residential (Work From Home) ³ | 15 Ac. | 15 units / acre | 725 Population | 4.7% of population | 30 |
| Flex ⁴ | 36 Ac. | 0.35 FSI | 546,000 Sq Ft | 750 sq ft / employee | 730 |
| Office ⁵ | 36 Ac. | 0.35 FSI | 546,000 Sq Ft | 250 sq ft / employee | 2,180 |

¹ Based on Integrated Growth Management Strategy Growth Scenarios: Halton Region 2041, June 19, 2019.

² Based on a hypothetical development.

³ Based on Integrated Growth Management Strategy Growth Scenarios: Halton Region 2041, June 19, 2019 and an adjacent develop

⁴ Based on comparable employment areas using CoStar Realty and Employment Surveys.

⁵ Based on Hemson, Sustainable Halton, Land Supply Analysis, November 2007.

⁶ Total area excludes the right-of-way

SOURCE: urbanMetrics inc.

4.3 Conversion Criteria

The Provincial Policy Statement, the Growth Plan (2019), Halton Region Official Plan (1995, 2018) and Livable Oakville Official Plan (2009, 2017) all contain conversion criteria, detailed below.

Provincial Policy Statement (PPS)

Section 1.3.2 of the PPS relates specifically to Employment Areas, which are defined as “those areas designated in an official plan for clusters of business and economic activities including, but not limited to: manufacturing, warehousing, offices, and associated retail and ancillary retail facilities.” Policy 1.3.2.2 addresses the conversion of employment lands and states:

Planning authorities may permit conversion of lands within *employment areas* to non-employment uses through a *comprehensive review*, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.

SUBJECT SITE:

It is our opinion that the proposed re-designation of the southern portion of the subject site to Transitional Area promotes a more efficient and intensive land-use development pattern than the current land uses identified in the North Oakville Master Plan (2009). Higher intensity employment uses, such as offices, institutional and other population related employment uses will provide local employment opportunities for future residents in the community located south of Burnhamthorpe Road East, as well as those living on the subject site.

Growth Plan for the Greater Golden Horseshoe (Growth Plan)

As of May 2, 2019, an update to the Growth Plan was released, A Place to Grow: Growth Plan for the Greater Golden Horseshoe. Section 2.2.5 of the Growth Plan relates specifically to employment and the promotion of economic development and competitiveness. Policy 2.2.5.1 states:

Economic development and competitiveness in the *GGH* will be promoted by:

- a) making more efficient use of existing *employment areas* and vacant and underutilized employment lands and increasing employment densities;
- b) ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;
- c) planning to better connect areas with high employment densities to transit; and
- d) integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment.

SUBJECT SITE:

The proposed re-designation of the subject site will result in a higher intensity form of development in comparison to the land-extensive industrial uses, such as warehousing and distribution, which are in decline in the Region and in Oakville. The introduction of commercial/institutional and/or residential uses will result in a more efficient use of the lands. A focus on office space over traditional industrial uses will result in increased employment densities that will assist the Region and the Town in reaching the forecasted employment growth as set-out in the Growth Plan.

Policy 2.2.5.9 of the Growth Plan outlines the conversion criteria for lands within an employment area. We note that Halton Region is developing a refined set of criteria through its ongoing Municipal Comprehensive Review, which will be considered as the next phase of our review.

The conversion of lands within employment areas or prime employment areas to non-employment uses may be permitted only through a *municipal comprehensive review* where it is demonstrated that: ...

SUBJECT SITE:

This is the appropriate time in seeking the conversion as the Region of Halton is currently carrying out a municipal comprehensive review. The Region is the approval authority charged with permitting or declining applications for conversion.

- a) there is a need for the conversion.

SUBJECT SITE:

The Sustainable Halton Land Supply Analysis (2007) found that there is limited demand for more employment land in the Region and a much larger demand for residential land.¹⁴ By increasing the number of residents and jobs that are accommodated on the subject site beyond what would be generated from traditional employment uses, the subject site will support the population and employment targets for North Oakville and the broader region.

- b) the lands are not required over the horizon of this Plan for the employment purposes for which they are designated.

¹⁴ The Sustainable Halton Land Supply Analysis (2007) prepared by Hemson Consulting Ltd. found that there is a need for about 600 gross hectares of employment land and between 3,000 to 4,200 gross hectares of residential land to accommodate growth to 2031.

SUBJECT SITE:

The market demand for the type of development that historically has located on employment lands (e.g., manufacturing and warehousing) is declining, as are the number of employees generated by these traditional development types. Historically, similar greenfield lands attracted businesses in the goods producing sectors of the economy; however, these sectors of the economy are in decline with current demand shifting to the service producing sectors both at the Regional and Town level. The subject lands are strategically located to attract the type of employment uses consistent with current market trends, which will result in higher employment accommodation on a per hectare basis.

Consequently, less employment land will be required over the horizon of the current Growth Plan to accommodate the traditional type of employment uses that historically have located on employment lands, and with the development of a greater amount of employment intensive businesses the Region and the Town will be better able to meet their employment targets.

- c) the municipality will maintain sufficient employment lands to accommodate forecasted employment growth to the horizon of this Plan.

SUBJECT SITE:

North Oakville has 533 hectares of vacant land (73% of the vacant land in Oakville). The portion of the subject site proposed for re-designation is 15 acres (6 hectares), representing 0.8% of the existing supply of vacant land in Oakville and 1% of the supply in North Oakville. In 2007, the Sustainable Halton Land Supply Analysis found that the regional demand for residential land was greater than the employment land demand for accommodating growth to 2031.¹⁵ The mixed-use concept being proposed for the subject site increases the amount of employment that can be accommodated on the subject site, while also providing for an opportunity for residential development, and creation of a complete community.

- d) the proposed uses would not adversely affect the overall viability of the employment area or prime employment area or the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan.

¹⁵ Hemson Consulting Ltd., Sustainable Halton Land Supply Analysis, 2007.

SUBJECT SITE:

The mix of uses allowed in Transitional Areas will support higher density employment and assist the Region in achieving the intensification and density targets in the Regional Official Plan. Future employment uses in the area and in fact the proposed Transitional Area, will provide a better buffer between the employment uses on the northern portion of the subject site and the residential uses located south of Burnhamthorpe Road East.

- e) there are existing or planned infrastructure and public service facilities to accommodate the proposed uses.

SUBJECT SITE:

There is a servicing and transportation plan in place to guide infrastructure development in North Oakville. Additionally, Transitional Areas permit a diversity of uses that have the potential of adding public service facilities on the subject site.

Halton Region Official Plan

The Halton Region Official Plan (1995, 2018) has been approved by the Minister of Municipal Affairs and Housing.

77.4 It is the *policy* of the *Region* to:

- (4) Require Local Municipalities to prohibit the conversion of lands within the *Employment Areas* to non-employment uses including major retail uses unless through a *municipal comprehensive review* where it has been demonstrated that:
 - a) there is a need for the conversion;
 - b) the conversion will not compromise the *Region's* or Local Municipality's ability to meet the employment forecast in Table 1 and Table 2a;
 - c) 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;
 - d) there is existing or planned *infrastructure* to accommodate the proposed conversion;
 - e) the lands are not required for employment purposes over the long term;
 - f) cross-jurisdictional issues have been considered; and
 - g) all Regional *policies* and requirements, financial or otherwise, have been met.

SUBJECT SITE:

As these conversion criteria are similar to those outlined in the Growth Plan addressing these criteria has been dealt with above. However, we do note that the forecast for employment growth in the Town of Oakville reflects the historical trend of a decline in industrial related employment and a growth in office employment. As a result, the long-term need for employment lands in Oakville and Halton is reduced due to the expected higher density employment growth. Additionally, urbanMetrics is not aware of any cross-jurisdictional issues that impact the development of the subject site as proposed.

The Town of Oakville’s Official Plan conversion criteria are constant with the Halton Region’s criteria, and therefore dealt with above.

5.0 Conclusions

Based on the analysis outlined in the previous sections of this report it is our professional opinion that the re-designation of the southern portion of the subject site from Employment Area to Transitional Area can be supported based on employment growth trends in Oakville and Halton Region, the characteristics of the subject site and its relationship to surrounding land uses, the Town and Region's Economic Development policies, and the fact that in our opinion the conversion meets the conversion criteria laid out in the PPS, the Growth Plan and the Oakville and Halton Official Plans. In summary, this conversion can be supported based on the following factors:

- **Compatibility:** The proposed re-designation of the southern portion of the subject site to Transitional Area extends the land use pattern along Burnhamthorpe Road East and is compatible with the designated Residential land south of Burnhamthorpe Road and the Employment Area fronting onto Highway 407.
- **Accessibility:** The subject site is a desirable location for higher intensity office, institutional and population related employment uses, rather than low employment density manufacturing, warehouse or distribution uses, as Highway 403 is not immediately accessible, and Highway 407 as a toll highway has limited attraction for these types of uses.
- **Visibility and Marketability:** The northern portion of the subject site would remain attractive to light industrial and office uses. In fact, these uses would benefit from a mix of uses on the southern portion of the site, including residential and other population related employment uses that would link local residents to nearby employment opportunities.
- **Stabilization and Protection:** The proposed re-designation of the southern portion of the subject site will not have a destabilizing impact on surrounding land uses. In fact, conversion of the southern portion of the site will provide a better buffer between the employment area to the north and the residential area located south of Burnhamthorpe Road East. In fact, the Transitional Area may make the Employment Area more attractive for many companies.

In addition to the above market and location considerations, the proposed re-designation also achieves the intent of the Growth Plan conversion tests.

a) there is a need for the conversion

The Sustainable Halton Land Supply Analysis (2007) found that there is a limited demand for more employment land in the Region and a much greater demand for residential land.¹⁶ By increasing the number of residents and jobs that are accommodated on the subject site beyond what would be generated from traditional employment uses, the subject site will help achieve the population and employment targets for North Oakville and the broader region.

¹⁶ The Sustainable Halton Land Supply Analysis (2007) prepared by Hemson Consulting Ltd. found that there is a need for about 600 gross hectares of employment land and between 3,000 to 4,200 gross hectares of residential land to accommodate growth to 2031.

b) the lands are not required over the horizon of this Plan for the employment purposes for which they are designated

The subject lands are strategically located to attract the type of employment uses consistent with current market trends, which will result in achieving higher employment densities on a per hectare basis. Consequently, less employment land will be required over the horizon of the current Growth Plan to accommodate the traditional type of employment uses that historically have located on employment lands, and with the development of a greater amount of employment intensive businesses the Region and the Town will be better able to meet their employment targets.

c) the municipality will maintain sufficient employment lands to accommodate forecasted employment growth to the horizon of this Plan

The mixed-use concept being proposed for the subject site increases the amount of employment that can be accommodated on the subject site, while also providing for an opportunity for residential development. In addition, with the more limited demand for the more traditional uses that historically locate in designated Employment Areas, less employment land will be required in Oakville and Halton Region.

d) the proposed uses would not adversely affect the overall viability of the employment area or the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan

The mix of uses allowed in Transitional Areas will support higher density employment and assist the Region in achieving the intensification and density targets in the Regional Official Plan. Future employment uses in the area will not be affected and in fact the proposed Transitional Area will provide an effective buffer between the Employment Area located to the north and the residential area located south of Burnhamthorpe Road East.

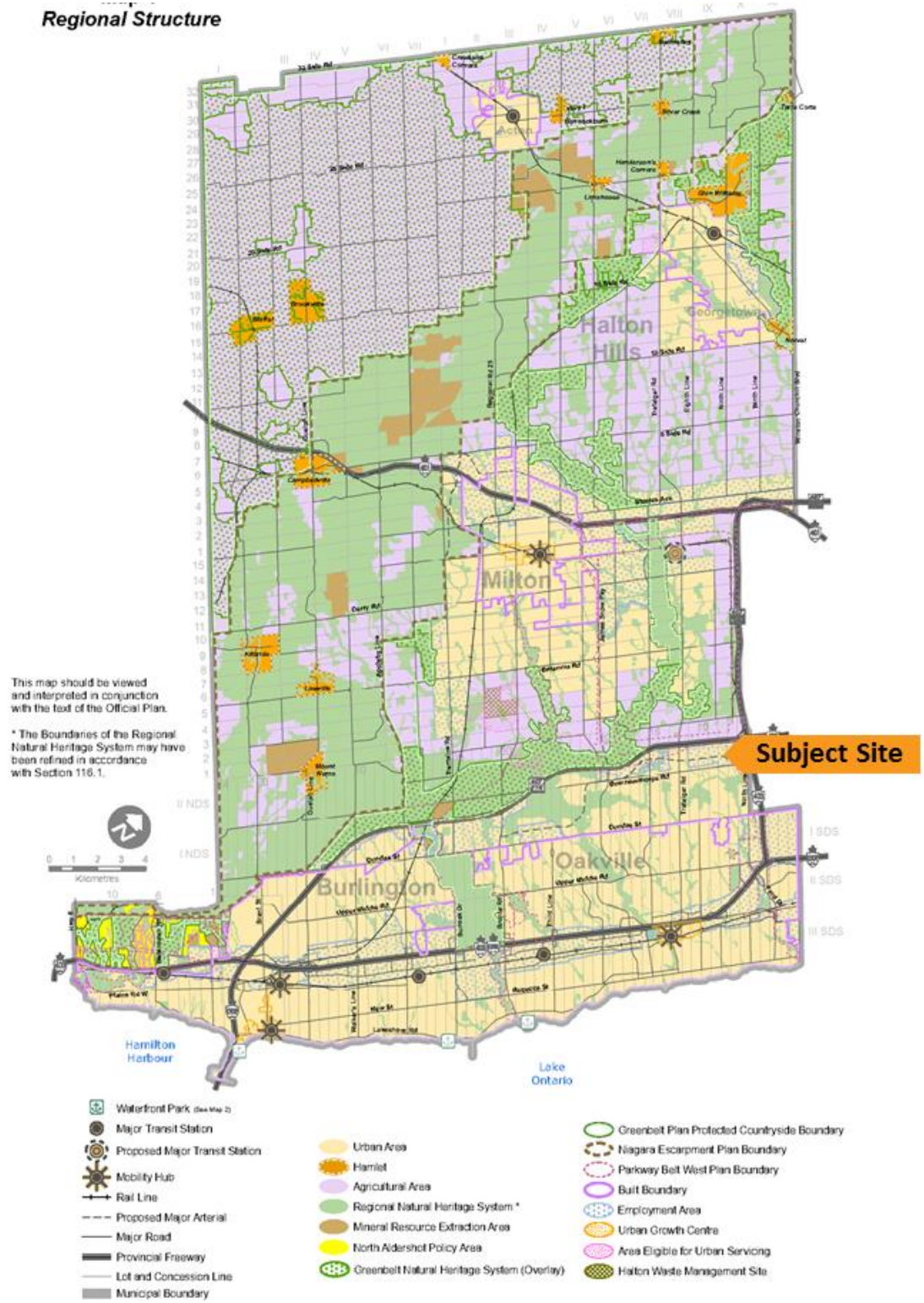
e) there are existing or planned infrastructure and public service facilities to accommodate the proposed uses

There is a servicing and transportation plan in place to guide infrastructure development in North Oakville. Additionally, Transitional Areas permit a diversity of uses that have the potential of adding public service facilities to the subject site.

The proposed re-designation of 15 acres of the southern portion of the subject site from Employment Area to Transitional Area in our professional opinion supports the North Oakville vision of an urban community with a range of employment opportunities located along Highway 407. This is a minor, site specific conversion that is appropriate both from a site compatibility perspective as well as for market economic reasons. In addition, we believe that this conversion meets all the conversion criteria set out in the Growth Plan and the Official Plans of the Town of Oakville and the Region of Halton.

Appendix A Regional Official Plan (1995, 2018)

Figure A-1: Regional Official Plan Urban Structure, 2018



SOURCE: Halton Region, Official Plan

Employment Areas

77.1 The objectives of the Employment Areas are:

- (1) To ensure the availability of sufficient land for employment to accommodate forecasted growth to support Halton's and its Local Municipalities' economic competitiveness.
- (2) To provide, in conjunction with those employment uses within the residential and mixed use areas of the communities, opportunities for a fully-diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.
- (3) To locate Employment Areas in the vicinity of existing major highway interchanges and rail yards, where appropriate, within the Urban Area.

77.2 The Employment Areas, are shown as an overlay on top of the Urban Area on Map 1, and are subject to the objectives and policies for the Urban Area. Their boundaries are to be interpreted in accordance with Section 52 of this Plan. Additional Employment Areas may be introduced within the Urban Area by amendment to this Plan based on the completion of an Area-Specific Plan or an amendment to the Local Official Plan.

77.3 [Section number not in use.]

77.4 It is the policy of the Region to:

- (1) Prohibit residential and other non-employment uses including major retail uses in the Employment Areas except:
 - a) to recognize uses permitted by specific policies of a Local Official Plan on December 16, 2009; or
 - b) for institutional uses identified in a Local Official Plan, as a result of a detailed study that sets limits and criteria on such uses based on the following principles:
 - [i] the use is of small scale and such uses collectively within an Employment Area shall not change the character of that Employment Area;
 - [ii] the location and design of the use meet the Land Use Compatibility Guidelines under Section 143(10) of this Plan;
 - [iii] the use is located at the periphery of the Employment Area; and
 - [iv] such uses do not collectively displace employment from the Employment Area to result in a shortfall in Employment Areas to meet the Local Municipality's employment forecast in Table 1 and Table 2a.

- (2) Plan for, protect and preserve the Employment Areas for current and future use.
- (3) Ensure the necessary infrastructure is provided to support the development of the Employment Areas in accordance with policies of this Plan.
- (4) Require Local Municipalities to prohibit the conversion of lands within the Employment Areas to non-employment uses including major retail uses unless through a municipal comprehensive review where it has been demonstrated that:
 - a) there is a need for the conversion;
 - b) the conversion will not compromise the Region’s or Local Municipality’s ability to meet the employment forecast in Table 1 and Table 2a;
 - c) 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;
 - d) there is existing or planned infrastructure to accommodate the proposed conversion;
 - e) the lands are not required for employment purposes over the long term;
 - f) cross-jurisdictional issues have been considered; and
 - g) all Regional policies and requirements, financial or otherwise, have been met.
- (5) Require Local Municipalities to promote intensification and increased densities in both new and existing Employment Areas by facilitating compact, transit-supportive built form and minimizing surface parking.
- (6) Subject to Section 77(7), designate lands where appropriate in the vicinity of existing or planned major highway interchanges, ports, rail yards and airports for employment purposes that rely on this infrastructure, once these lands are included in the Urban Area.

Appendix B **North Oakville East Secondary Plan Policies**

7.6.8 EMPLOYMENT DISTRICT

7.6.8.1 Purpose

The primary focus of the Employment District designation on Figure NOE2 is to protect for, and establish a range of development opportunities for employment generating industrial, office and service employment uses. Where applicable, the range and scale of uses are to be designed to be sensitive to the adjacency and compatibility with residential neighbourhoods, or to reflect a visible location on and exposure to highway corridors and major roads.

7.6.8.2 Permitted Uses, Buildings and Structures

Permitted uses may include:

- a) light industrial operations, including light manufacturing, assembling, processing, fabricating, repairing, warehousing, distribution and wholesaling;
- b) business and professional office uses and medical clinics;
- c) service establishments such as print shops, equipment rental establishments, restaurants, hotels, banquet halls, financial institutions, and service establishments which primarily provide services at the customer's location such as electricians and plumbers and limited retail commercial development such as business supply and industrial supply establishments subject to the requirements of Section 7.6.8.3 and 7.6.8.4d);
- d) public uses, institutional uses including places of worship, vocational schools;
- e) sport and recreation, and place of amusement uses;
- f) automobile related uses, including gas stations; and,
- g) ancillary retail sales of products produced, assembled and/or repaired on the premises,
- h) as part of a distribution use, the ancillary retail sale of the products distributed from an ancillary showroom;
- i) research and development;
- j) information processing, call centres and similar uses; and,
- k) computer based services including design studios.

In addition, the following uses will be permitted in areas which do not abut residential, Urban Core, Institutional or Transitional Area designations, major arterial roads or Highway 407:

- i) general industrial operations within enclosed buildings including manufacturing, assembling, processing, fabricating, repairing, warehousing, distribution, and wholesaling;

- ii) outside storage, and outside operations incidental to industrial operations;
- iii) transportation terminal, works yard and outside storage yard;
- iv) waste processing station subject to a zoning by-law amendment, and,
- v) waste transfer station, subject to a zoning by-law amendment.

7.6.8.3 Retail and Service Commercial Uses

Limited retail and service commercial uses permitted in Section 7.6.8.2 shall be clustered at the intersections with Arterial, Avenue and Connector roads. In addition, service establishments which primarily provide services at the customer's location may be located throughout the Employment Area designation, subject to the provisions of the zoning by-law, provided that if they include open storage, they shall be restricted to areas which do not abut residential, Urban Core, Institutional or Transitional Area designations, major arterial roads and Highway 407.

The zoning by-law will establish specific limitations on the area which can be used for the ancillary retail sales permitted by sub-sections 7.6.8.2 g) and h) to ensure that the retail sales use is clearly accessory to the primary production, assembly, repair and/or distribution use.

7.6.8.4 Land Use Policies

- a) It is not intended that the full range of employment uses will be permitted in all locations designated "Employment District". The precise range of uses and density of development shall be stipulated in the zoning by-law. In particular, the lands in the Employment Area designation abutting the Institutional Area designation on the Ninth Line will be subject to a site specific zoning amendment and any proposed use will be carefully evaluated to ensure that it does not adversely impact on the existing school use to the north.
- b) All development shall be subject to the site plan control provisions of the Planning Act and shall comply with all Federal and Provincial regulations.
- c) Where lands in the Employment District designation are located adjacent to residential or institutional development, including development in the Transitional Area or the Institutional Area designations, matters such as the location of loading bays and other sources of light, noise and fumes shall be reviewed to ensure that any impact on the residential use complies with Provincial guidelines and regulations.

These matters will be addressed by: the Town at a general level as a basis for the development of regulations in the zoning by-law and the Urban Design and Open Space Guidelines; and the applicant in detail through the site plan approval process.

- d) Development shall conform to the following additional criteria:

- Main building shall be designed and located to assist in the creation of an attractive street edge, to provide for a strong pedestrian connection to the sidewalk, and to recognize any potential future intensification of the site;
- The balance between the areas of the lot occupied by buildings and the service and parking areas will be designed, wherever feasible, to reduce the extent of the street frontage occupied by service and parking areas. Where street frontage is occupied by parking and service areas, enhanced landscaping shall be provided;
- Maximum height -15 storeys;
- Minimum Floor Space Index –0.25 for retail and service commercial uses;
- and regard shall be had for the provisions of Subsection e) below with respect to all other uses;
- Maximum Floor Space Index – 3 and;
- Service establishments shall be located in clusters at intersections with Arterial, Avenue and Connector Roads.

e) While there is no minimum density for employment uses, a density of 0.35 FSI will be a general objective. To this end, the draft plan, zoning by-law and site plan approval processes where applicable, will consider measures such as minimum setbacks, innovative stormwater controls, siting arrangements, parking reductions and other possible measures to encourage a maximization of intensity of development.

f) A portion of the lands between Sixth Line and Trafalgar Road, shown on Figures NOE 1, NOE2, NOE 3, and NOE 4, fall within the Town of Milton. If these lands become part of the Town of Oakville, the land use designations as illustrated on Figure NOE 2 will apply.

7.6.9 TRANSITIONAL AREA

7.6.9.1 Purpose

The intent of the Transitional Area designation on Figure NOE2 is to provide for an interface and buffer between the more intensive concentration of industrial, office and service employment uses located in the Employment District designation, and adjacent residential uses.

7.6.9.2 Permitted Uses, Buildings and Structures

Transitional Area uses may include:

- a) uses permitted in the General Urban Area designation;

7.6.7.2 General Urban Area

b) Permitted Uses, Buildings and Structures

- The permitted uses shall be low and medium density residential uses and home occupation and home business uses.
- Permitted uses shall be located in low or medium density residential buildings.

- b) uses permitted in the Community and Neighbourhood Park designations;

7.6.11 COMMUNITY PARK AREA

7.6.11.2 Permitted Uses, Buildings and Structures

The main permitted uses shall be the full range of active and passive recreation uses ranging from nature viewing and garden plots to public cultural/entertainment areas and major sports facilities such as arenas and sports fields, as well as major indoor facilities such as community centres.

Limited small scale ancillary retail uses that enhance visitor experience associated with the park function may also be permitted within the Community Park Area designation.

Accessory parking areas shall also be permitted. Permitted uses, buildings and structures must have regard to the policies of Section

7.4.13 with respect to development in the flood plain, where applicable.

7.6.12 NEIGHBOURHOOD PARK AREA

7.6.12.2 Permitted Uses, Buildings and Structures

The main permitted uses shall be the range of active and passive recreation uses appropriate to the neighbourhood scale ranging from sports fields, splash pads, tennis courts, seating areas and nature viewing. Accessory parking areas shall also be permitted.

- c) small scale convenience retail, personal service and business activity, particularly in areas abutting the Employment District designation;

- d) cemetery uses;

e) institutional uses; and,

f) high density residential uses, where such uses can be appropriately buffered from adjacent industrial and low density residential uses.

7.6.9.3 Land Use Policies

a) It is not intended that the full range of permitted uses will be permitted in all locations so designated. The precise range of uses and form of development shall be determined through an area design plan for the area which must be completed prior to any major new development. The area design plan will:

Create a logical land use boundary with the adjacent Employment District, provided that there shall be no significant reduction in either the Employment Area or Transitional Area designations;

Establish design parameters to mitigate environmental impacts on proposed residential and other sensitive development. In particular, consideration will be given to locating roads which serve both the Transitional Area and Employment District so that they create a buffer between residential development and lands in the Employment District designation. The design parameters will serve as a basis for the development of specific regulations in the zoning by-law and the Urban Design and Open Space Guidelines; and,

Address Provincial noise and air quality guidelines and regulations;

Consider compatibility with existing uses including an appropriate range of adjacent uses and an illustration of how proposed development can be integrated with existing uses which are being maintained.

b) Development shall conform to the following additional criteria:

- Uses permitted in accordance with the General Urban Area designation shall be developed in accordance with the policies of that designation;
- Uses developed in accordance with the Community and Neighbourhood Park Area designations will be developed in accordance with the policies of those designations; and,
- All other uses shall have:
 - Maximum height - 4 storeys;
 - Minimum height - 5 metres for a commercial building and 2 storeys for other development;
 - Maximum Floor Space Index - 2;
 - Minimum Floor Space Index - 0.4 except as set out in Subsection c) below.

c) Where the minimum standards are not proposed to be achieved with the initial development proposals, the applicant shall be required to submit an intensification plan demonstrating how the ultimate density and other objectives for the site can be achieved. The intensification plan shall address:

- the provision of local roads and small blocks;
- the means to achieve a safe pedestrian and transit friendly streetscape with the initial uses;
- the siting and orientation of buildings within the block and to the street for the initial development and longer term intensification;
- the siting and orientation of parking for the initial development and changes to parking to accommodate the intensification process; and
- the ability to achieve both short term and longer term intensification, the former potentially through intensification around initial buildings or reserved sites and the latter through possible redevelopment of the initial buildings themselves.

Based on this information, the Town will consider a reduction in the minimum density on specific sites to the following minimum densities:

- 0.25 for retail and service commercial uses provided the interim development also complies with the design policies of Section 7.5.16 b) and the land use policies of this section; and
- 0.3 for all other uses; except for cemeteries, which shall have no minimum density.

Appendix C Development Applications

Figure C-1: List of Recent/Active Development Projects in Oakville

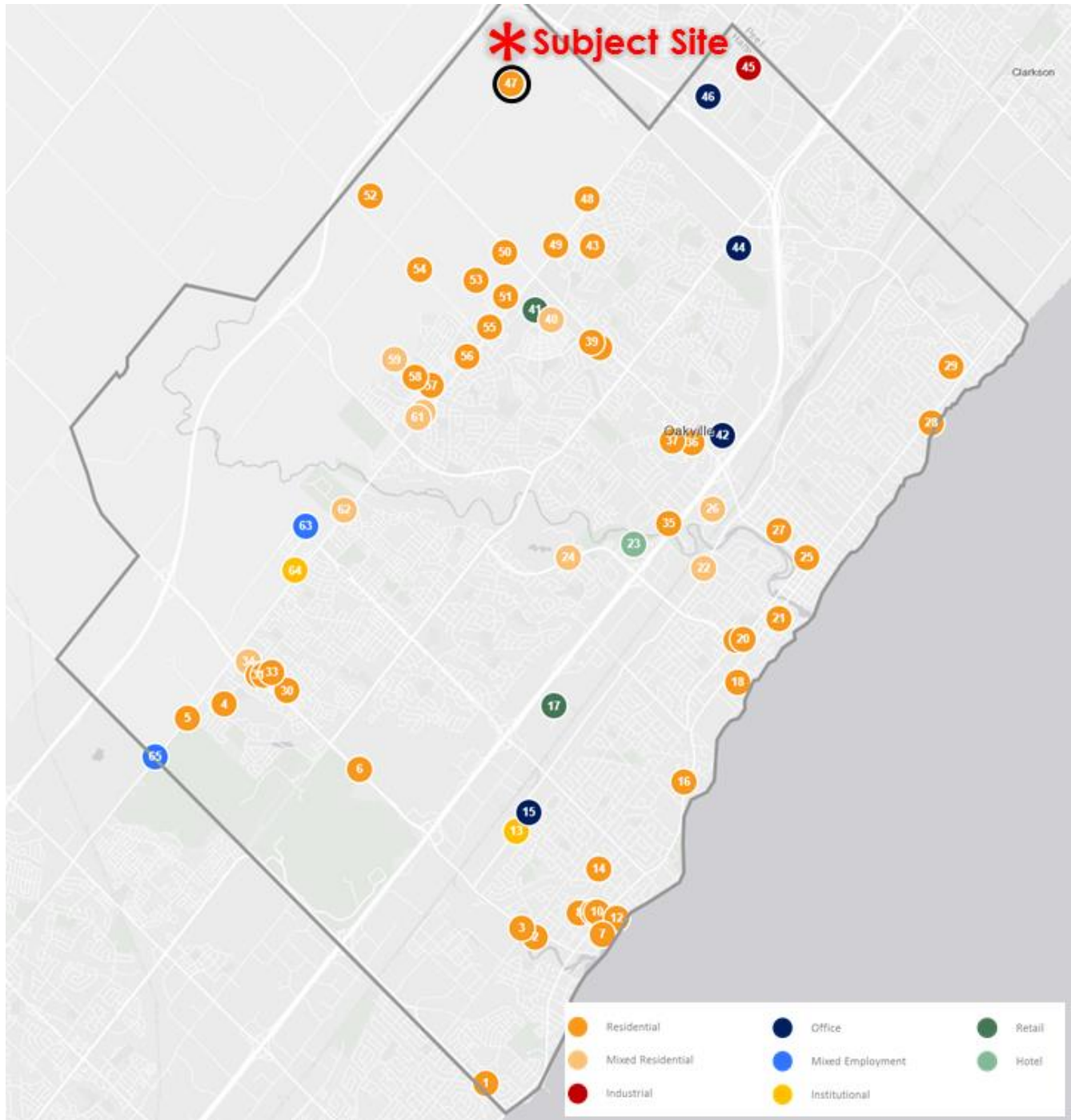
| ID | WARD | ADDRESS | TYPE | STATUS | DESCRIPTION |
|----|------|-----------------------------|-------------------|------------------|---|
| 1 | 1 | 181 Burloak Drive | Residential | Open | 4 detached dwellings |
| 2 | 1 | 260 Bronte Road | Residential | Plan Registered | 7 detached dwellings |
| 3 | 1 | 320 Bronte Road | Residential | In Circulation | 28 attached dwellings, one single-detached dwelling and the conversion of a day care to a detached home |
| 4 | 1 | 2470 Chateau Common | Residential | Draft Approved | 63 townhomes |
| 5 | 1 | 3340 Dundas Street West | Residential | Council Approved | 75 townhomes |
| 6 | 1/4 | 1401 Bronte Road | Residential | OMB Approved | 1181 residential units on the former Saw Whet Golf Course Lands—mix of single detached, town homes and apartments |
| 7 | 1 | 47 Nelson Street | Residential | Public Meeting | 4 townhomes |
| 8 | 1 | 2323 Belyea Street | Residential | Closed | 13 to 18 townhomes |
| 9 | 1 | 2286 Sovereign Street | Residential | Council Approved | 22 townhomes |
| 10 | 1 | 121 East Street | Residential | Council Approved | 6 townhomes |
| 11 | 1 | 83 East Street | Mixed Residential | Appealed | Redevelopment of a commercial site for an 18 storey, 140-unit apartment tower with retail/service commercial at grade |
| 12 | 1 | 2220 Marine Drive | Residential | Appealed | Four storey 27-unit apartment |
| 13 | 1 | 2250 Speers Road | Institutional | In Circulation | Dementia centre with short term residential |
| 14 | 1 | 2123 Hixon Street | Residential | Council Approved | Subdivide lands for park and residential lands |
| 15 | 1 | 2176 Speers Road | Office | In Circulation | Basement and 2 Storeys above grade |
| 16 | 2 | 1215 Lakeshore Road West | Residential | Open | 26 detached lots |
| 17 | 2 | 891 Progress Court | Retail | Closed | Zoning amendment to permit automotive dealership. No net increase in space |
| 18 | 2 | 346 Lakeshore Road West | Residential | Council Approval | 19 new single detached dwellings |
| 19 | 2 | 231 Rebecca Street | Residential | Closed | 6 multiple attached units |
| 20 | 2 | 210 Rebecca Street | Residential | Open | 16 townhomes |
| 21 | 2 | 79 Wilson Street | Residential | In Circulation | 2 semi-detached residential units |
| 22 | 2 | 65 Speers Road | Mixed Residential | Closed | 19-storey building with 252 units and base commercial |
| 23 | 2 | 170 North Service Road West | Hotel | Public Meeting | 105-unit hotel |
| 24 | 2 | 1333 Dorval Drive | Mixed Residential | Appealed | Redevelopment of Glen Abbey Golf Course |
| 25 | 3 | 300 Randall Street | Residential | Open | Draft Plan for condominium tower |
| 26 | 3 | 157 Cross Avenue | Mixed Residential | In Circulation | 26 and 12 storey mixed use project with retail and office uses in a 4-storey podium |
| 27 | 3 | 291 Reynolds Street | Residential | Draft Approved | 19 single detached dwelling lots |
| 28 | 3 | 10 Maple Grove Drive | Residential | Council Approval | 18 townhouse blocks |

| | | | | | |
|----|---|---------------------------|-------------------|---------------------|---|
| 29 | 3 | 165 Charnwood Drive | Residential | Open | Proposed ZBA/OPA to create 9 detached dwelling lots |
| 30 | 4 | 2280 Baronwood Drive | Residential | Open | 24 townhomes |
| 31 | 4 | 2390 Khalsa Gate | Residential | Open | 4, three storey condominium buildings containing 122 units |
| 32 | 4 | 2385 Khalsa Gate | Residential | Open | 166 townhomes |
| 33 | 4 | 2400 Baronwood Drive | Residential | Open | Five townhomes |
| 34 | 4 | 2467 Old Bronte Road | Mixed Residential | In Circulation | Eight-storey mixed use building |
| 35 | 5 | 1020 Sixth Line | Residential | Appealed | 86 townhomes |
| 36 | 5 | 297 Queens Avenue | Residential | Appealed | 10-storey apartment building with 153 units |
| 37 | 5 | 1250 McCraney Street East | Residential | Open | 3 residential lots on surplus church property |
| 38 | 5 | 2136 Trafalgar Road | Residential | Closed | 59 townhomes |
| 39 | 5 | 2158 Trafalgar Road | Residential | Clearing Conditions | 114-four storey townhomes |
| 40 | 5 | 216 Oak Park Boulevard | Mixed Residential | Open | Mixed use building containing ground floor commercial and three floors of residential, 108 units in total |
| 41 | 5 | 217 Hays Boulevard | Retail | In Circulation | Free standing commercial building |
| 42 | 6 | 418 Iroquois Shore Road | Office | Open | Condominium Office Building |
| 43 | 6 | Coronation Drive | Residential | Council Approved | 53 detached dwellings |
| 44 | 6 | 1900 Ironoak Way | Office | In Circulation | Two-storey office building as a first phase of development |
| 45 | 6 | 2941 Brighton Road | Industrial | In Circulation | Warehouse addition to an existing facility |
| 46 | 6 | 2727 Portland Drive | Office | In Circulation | Two one storey buildings for professional offices |
| 47 | 6 | 1264 Burnhamthorpe Road | Residential | Open | Draft plan of subdivision to create 370 residential units |
| 48 | 6 | Dundas Street East | Residential | Appealed | Draft Plan of subdivision to create 595 units |
| 49 | 7 | 467 Dundas Street East | Residential | Draft Approved | ZBA & plan of subdivision for 520 units |
| 50 | 7 | Dundas Street East | Residential | Appealed | Development for various residential densities in a broader master plan |
| 51 | 7 | 150 Sabina Drive | Residential | Open | 53-unit condominium building |
| 52 | 7 | Burnhamthorpe Road | Residential | Appealed | ZBA for single detached and semi-detached townhome units |
| 53 | 7 | Dundas Street East | Residential | Plan Registered | ZBA & SUB |
| 54 | 7 | 3369 Sixth Line | Residential | Open | ZBA to permit 544 detached dwellings, 74 semi-detached, village square and neighbourhood park |
| 55 | 7 | 41 Dundas Street East | Residential | Draft Approved | Plan of subdivision to permit 530 dwelling units |
| 56 | 7 | 103 Dundas Street West | Residential | Closed | 8 storey apartment building |
| 57 | 7 | 3006 Creekshore Common | Residential | Open | 4-storey 62-unit apartment building and an additional 26 townhomes |
| 58 | 7 | 3193 Carding Mills Trail | Residential | Draft Approved | Condominium application for 20 townhomes and 5 lane-based townhomes |

| | | | | | |
|----|---|-------------------------|-------------------|-----------------|---|
| 59 | 7 | Dundas Street West | Mixed Residential | Plan Registered | Rezoning to permit residential and mixed uses |
| 60 | 7 | 393 Dundas Street West | Mixed Residential | In Circulation | To permit the construction of an 8-storey apartment building with 500 square metres of ground floor commercial space |
| 61 | 7 | 407 Dundas Street West | Mixed Residential | Closed | Site plan to permit townhome and condo apartment developments with retail and the ground floor of an 8-storey tower |
| 62 | 7 | 1357 Dundas Street West | Mixed Residential | Appealed | ZBA to permit low, medium and high density residential and employment uses |
| 63 | 7 | Dundas Street West | Mixed Employment | Public Meeting | Zoning By-law to permit four 15 storey buildings inclusive of a hotel and conference centre, medical office, retirement home and an employment use building with ground floor retail and underground parking using a mechanical parking stacker. Cumulative floor area proposed is approximately 1,000,000 sq.ft. Draft plan of subdivision proposes to divide the land into three blocks, reshape the Glen Oak Stormwater Management Pond, and provide one new public road extending from the Hospital entrance along Third Line through the site to William Halton Parkway and one internal private road. |
| 64 | 7 | 2135 Dundas Street West | Institutional | Closed | Rezoning for seven storey seniors assisted living building |
| 65 | 7 | 3629 Dundas Street West | Mixed Employment | Public Meeting | Application for Draft Plan of Subdivision for a range of employment uses |

SOURCE: urbanMetrics inc., based on available development application statistics from the Town of Oakville.

Figure C-2: Map of Recent/Active Development Activity in Oakville



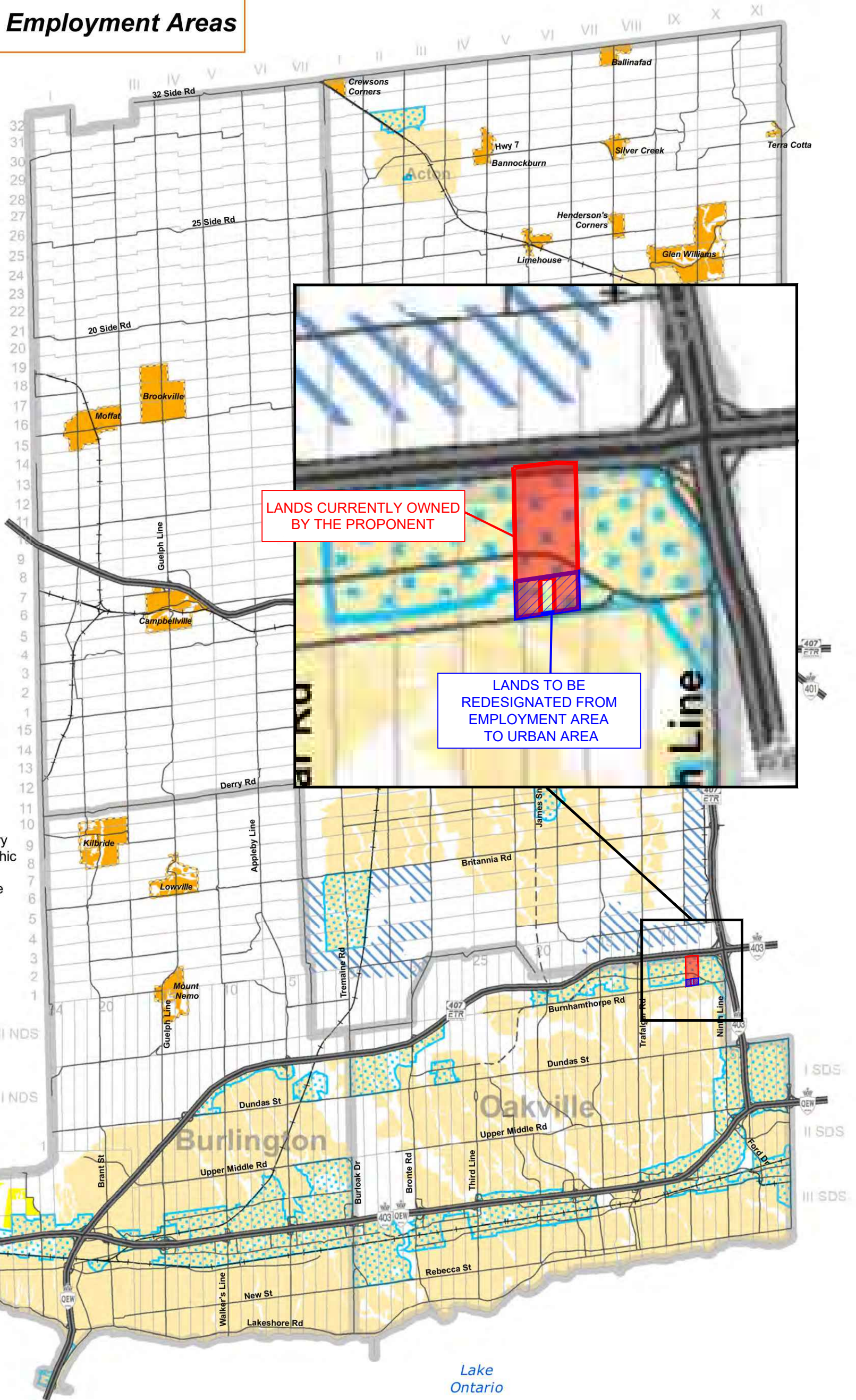
SOURCE: urbanMetrics inc., based on the Town of Oakville development application listings. In addition to the above listed applications, there is a site plan application for a place of worship at 187 Burnhamthorpe Road East, immediately west of the subject site.

Appendix B

Map 1c – Future Strategic Employment Areas of the Halton Region Official Plan

Map 1C Future Strategic Employment Areas

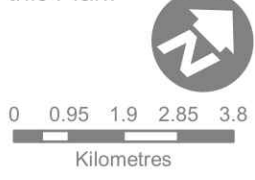
Approved 2021-11-10



This map should be viewed and interpreted in conjunction with the text of the Official Plan.

The geographic extent and boundary of the Urban Area, and the geographic extent and classification of the Corridors, as shown on this map are subject to revision through the current municipal comprehensive review.

* Note: The Future Strategic Employment Areas are not land use designations but represent a constraint to development. Refer to Sections 139.6 and 139.7 of this Plan.



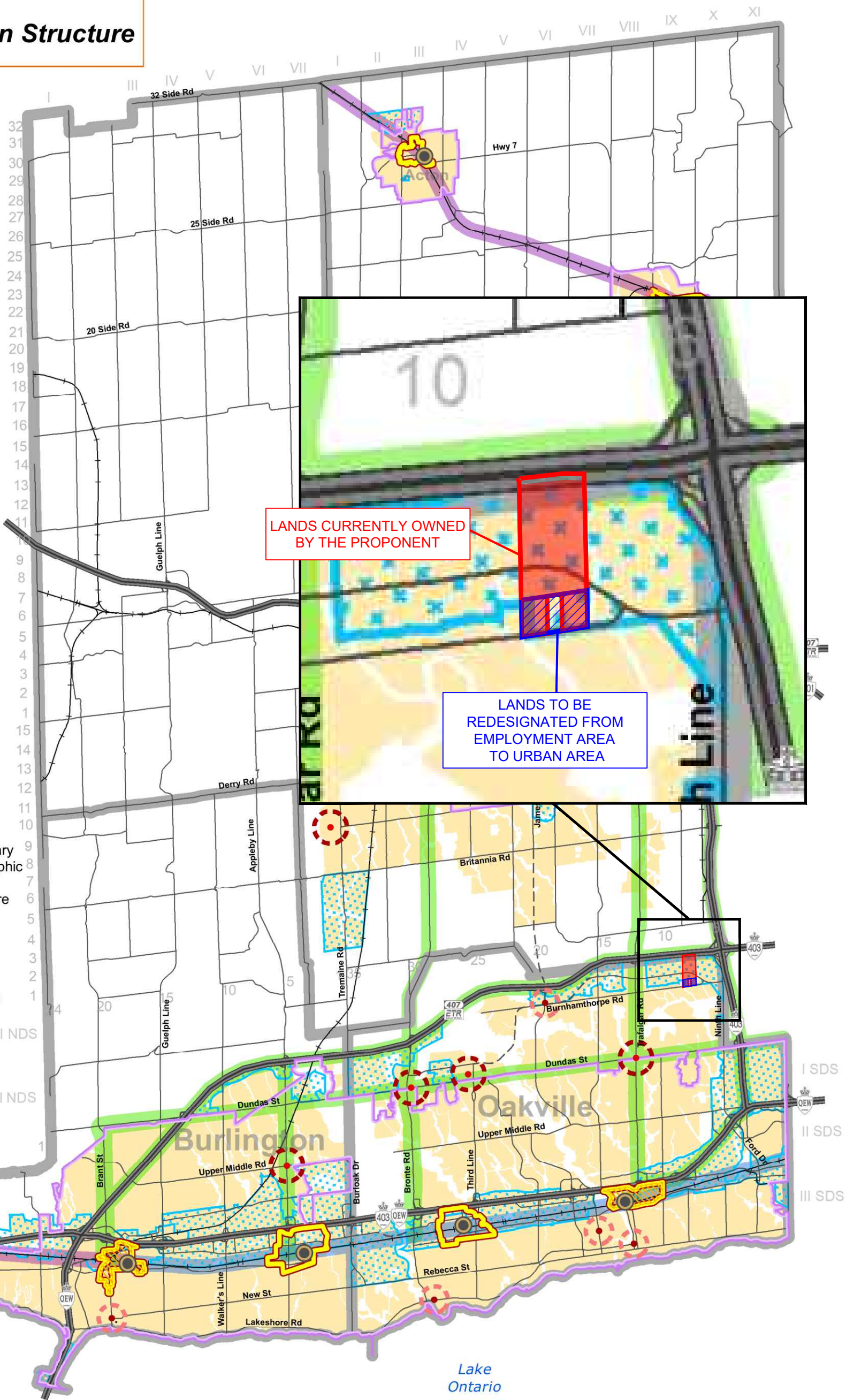
- +— Rail Line
- - - Proposed Major Arterial
- Major Road
- ▬ Provincial Freeway
- Lot and Concession Line
- ▬ Municipal Boundary
- Urban Area
- Hamlet
- North Aldershot Policy Area
- Future Strategic Employment Areas (Overlay)*
- Employment Area

Appendix C

Map 1h – Regional Urban Structure of the Halton Region Official Plan

Map 1h Regional Urban Structure

Approved 2021-11-10



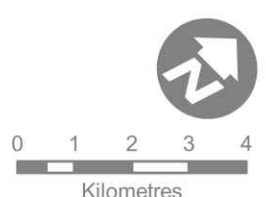
LANDS CURRENTLY OWNED BY THE PROPONENT

LANDS TO BE REDESIGNATED FROM EMPLOYMENT AREA TO URBAN AREA

This map should be viewed and interpreted in conjunction with the text of the Official Plan.

The geographic extent and boundary of the Urban Area, and the geographic extent and classification of the Corridors, as shown on this map are subject to revision through the current municipal comprehensive review.

The changed delineation of Urban Growth Centres by Amendment 48 is subject to section 80.3.



- Major Transit Station
- Proposed Major Transit Station
- Rail Line
- Proposed Major Arterial
- Major Road
- Provincial Freeway
- Urban Area
- Built Boundary
- Employment Area
- Higher Order Transit Corridor
- Commuter Rail Corridor
- Priority Transit Corridor
- Lot and Concession Line
- Municipal Boundary
- Urban Growth Centre
- Major Transit Station Area (MTSA)
- Primary Regional Nodes
- Secondary Regional Nodes