

Region of Waterloo Employment Land Conversion Criteria

Conversion Criteria	Criterion Intent	Comments
Growth Plan Criteria: Requests must pass each Growth Plan criteria individually in order to proceed to the additional Region of Waterloo criteria.		
1. There is a need for the conversion	<p>To ensure the conversion would satisfy a demonstrated need, including supporting strategic growth areas (such as Urban Growth Centres¹ and Major Transit Station Areas²) and complete communities, addressing existing compatibility issues, or providing for the most efficient use of land, as determined by the Region in consultation with the Area Municipalities.</p> <p>This Criterion supports the Region's Supports Strategic Action 3.5.1.</p> <p>This criterion is not directly related to the employment forecast, which is addressed by Criterion #3.</p>	<ul style="list-style-type: none"> • The subject lands are within an area that is transitioning to residential (lands to the west) and developing for residential purposes to the south, including the development of City community infrastructure. • These lands are at the 'edge' of an area of employment, which is changing as lands to the west are in process of being removed from the employment area. • The connection to major transportation facilities for these lands is limited and would result in truck traffic travelling through existing and planned residential areas.
2. The lands are not required over the horizon of the Growth Plan for the employment purposes for which they are designated	<p>To ensure a sufficient amount of land within the Region is designated to provide for variety of employment uses in desirable locations.</p> <p>This Criterion supports the Region's Strategic Action 1.2.1.</p>	<ul style="list-style-type: none"> • The lands have not been identified as a Provincially Significant Employment Zone (PSEZ) by the Province. • Further, the lands were not identified in the City staff report on employment lands as being significant in context of future employment lands. • The subject lands are not desirable for significant employment uses given its location in proximity to existing and planned residential uses.
3. The Region and Area Municipalities will maintain sufficient lands to accommodate forecasted employment growth to the horizon of the Growth Plan	<p>To ensure the employment forecast can be achieved for all types of employment, as determined by the Employment Strategy and the Land Needs Assessment for Employment Areas, through maintaining ample vacant employment land area and a variety of parcel characteristics such as size and access, without hindering the Region's attractiveness to land extensive employment uses or triggering an unanticipated or additional urban area boundary expansion.</p> <p>This Criterion supports the Region's Strategic Objective 1.2.1.</p>	<ul style="list-style-type: none"> • Removal of the lands will not impact the potential for future employment uses on areas better served with access and having limited potential impact or influence on adjacent residential areas. There is no anticipated requirement for an urban boundary expansion related to the request for the subject lands.

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<p>4. The proposed use would not adversely affect the overall viability of the Employment Area</p>	<p>To ensure the viability of the Employment Area is maintained by ensuring the proposed use is compatible with the with existing and future employment uses. This criterion also ensures that an Employment Area will not be fragmented by a conversion and the proposed use aligns with the planned function of the area.</p> <p>This Criterion supports the Region’s Strategic Objective 1.1.2.</p>	<ul style="list-style-type: none"> • The lands are at the ‘edge’ of an employment area and surrounded by Open Space areas and already fragmented from the larger employment area that has access from Franklin Boulevard and Clyde Road through Savage Drive and Dobbie Drive. • There would be no impact on existing employment uses. The conversion would not result in fragmentation of the existing employment area.
<p>5. The proposal would not adversely affect the achievement of the minimum intensification targets and density target</p>	<p>To ensure density targets (Employment Areas, Urban Growth Centres, Major Transit Station Areas, other Strategic Growth Areas, secondary plans and Designated Greenfield Areas) or intensification targets (Built- Up Area) applicable to the subject site or in proximity to the site can be achieved.</p> <p>This Criterion supports the Region’s Strategic Action 3.5.1.</p>	<ul style="list-style-type: none"> • The conversion would not affect the achievement of intensification targets. The lands are not within the Built-Up Area and are located in the Greenfield Area. • The use of the lands for residential may support the achievement of the greenfield density targets.
<p>6. There is existing or planned infrastructure and public service facilities to accommodate the proposed conversion</p>	<p>To ensure there is appropriate infrastructure and infrastructure capacity available and/or planned to provide the proposed use with water, wastewater, transportation options (including roads, transit, and active transportation) and public service facilities.</p> <p>This Criterion supports the Region’s Strategic Action 2.3.4.</p>	<ul style="list-style-type: none"> • Infrastructure has been considered and planned through the Southeast Galt Secondary Plan. • Services would be made available as develop continues to proceed along Main Street across the frontage of the lands.
	<p>Additional Region of Waterloo Criteria: Request must pass all Growth Plan tests (Criteria 1-6) individually in order to proceed to the additional Region of Waterloo criteria</p>	
<p>7. Cross-jurisdictional issues have been addressed</p>	<p>To reduce cross-jurisdictional issues by ensuring issues are not only considered but addressed.</p>	<ul style="list-style-type: none"> • There are no cross-jurisdictional matters to be address the lands are fully within the City of Cambridge.
<p>8. The site does not have particular or special employment use appeal based on its proximity to major transportation infrastructure</p>	<p>To protect strategically located employment lands for employment uses that require convenient access to major good movement corridors that require heavy truck or rail traffic, such as warehousing and logistics, and offer highway frontage, which is desirable for attracting new investment.</p>	<ul style="list-style-type: none"> • The lands are not strategically located on a major transportation route with good access for heavy truck movement. Trucks would need to move through existing and planned residential area. • There is not rail access. • There is no highway frontage and the lands are a

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	<p>This Criterion supports the Region’s Strategic Action 1.4.3 and 3.5.1.</p>	<p>significant distance from Highway 401.</p> <ul style="list-style-type: none"> • The lands are not desirable for attracting new investment based on: <ul style="list-style-type: none"> ○ lack of visibility from any major corridor; ○ fragmentation from the Eastern Industrial Park; ○ limited transportation connections; ○ potential compatibility issues with adjacent residential uses; and, ○ limited developable area or future expansion area based on open space considerations.
<p>9. The conversion shall support existing or planned Regional or Area Municipal planning objectives</p>	<p>To ensure a conversion does not unnecessarily hinder or compromise other planning objectives that Regional or Area Municipal Councils have established</p>	<ul style="list-style-type: none"> • The conversion would support the continuation of planning for a community in Southeast Galt. The residential use would support the greenfield density targets and also support the future use of the City investment in the community facility. • The lands are within WPSA#4 and WPSA#7. These areas do not permit Category “A”, “B” and “C” uses outside of the Built Up Area. The Category “B” and “C” uses primarily include manufacturing and other related heavy industrial uses lands are currently permitted in the designation. • It is noted that plans of subdivision or vacant land condominiums may be permitted subject to further study.