

Region of Peel Official Plan (RPOP) Policy Analysis on Potential Employment Conversions

Policy 5.8.34

Permit the conversion of lands within *Employment Areas* designated on Schedule E-4 to non-employment uses, only through a *municipal comprehensive review* that demonstrates:

Conversion Criteria	Site 1: Argentia Road Lands	Site 2: 1100 Burnhamthorpe Road	Site 3: 780 Burnhamthorpe Road	Dry Industrial Lands in Caledon
a) there is a need for the conversion;	<p>Due to the ongoing housing crisis, there is a demand to convert underutilized employment lands within Peel Region to introduce residential uses.</p> <p>Mississauga’s Housing Action Plan identified reviewing opportunities to introduce residential uses on the subject site as an action to support the goal of increasing of housing supply in the city.</p> <p>Peel’s ongoing forecasting exercise will determine if Site 1 is needed for residential uses.</p>	<p>Due to the ongoing housing crisis, there is a demand to convert underutilized employment lands within Peel Region to introduce residential uses.</p> <p>Mississauga’s Housing Action Plan identified reviewing opportunities to introduce residential uses on the subject site as an action to support the goal of increasing of housing supply in the city.</p> <p>Peel’s ongoing forecasting exercise will determine if Site 2 is needed for residential uses.</p>	<p>Due to the ongoing housing crisis, there is a demand to convert underutilized employment lands within Peel Region to introduce residential uses.</p> <p>Mississauga’s Housing Action Plan identified reviewing opportunities to introduce residential uses on the subject site as an action to support the goal of increasing of housing supply in the city.</p> <p>Peel’s ongoing forecasting exercise will determine if Site 3 is needed for residential uses.</p>	<p>Due to the ongoing housing crisis, there is a demand to convert underutilized employment lands within Peel Region to introduce residential uses.</p> <p>Peel’s ongoing forecasting exercise will determine if the Dry Industrial Lands are needed for residential uses.</p>
b) the lands are not required over the horizon of the Plan for the employment use they were designated;	<p>The subject site is currently occupied by retail/commercial uses, providing mainly population-related employment. If conversion of this site was to proceed to permit a mixed-use development, the existing number of jobs would likely be replaced or even increased.</p>	<p>The subject site is currently occupied by retail/commercial uses, providing mainly population-related employment. If conversion of this site was to proceed to permit a mixed-use development, the existing number of jobs would likely be replaced or even increased.</p>	<p>The subject site is currently occupied by retail/commercial uses, providing mainly population-related employment. If conversion of this site was to proceed to permit a mixed-use development, the existing number of jobs would likely be replaced or even increased.</p>	<p>The existing uses of the subject site currently provide around 300 employment-related employment (ELE) jobs. It would require about 11 ha of new employment lands elsewhere within the Employment Area in Caledon to offset the potential conversion of the Dry Industrial lands.</p> <p>If the employment lands are</p>

Appendix II - Phase 2 of the Peel 2051 Municipal Comprehensive Review: Consideration of Potential Employment Area Conversion Results

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				<p>converted to non-employment uses, the existing jobs will be required to be replaced or increased, accommodating primarily population-related jobs, such as retail and service jobs, as well as some office jobs. Peel staff conclude that the balance of employment lands in Peel should be sufficient to accommodate the projected growth of ELE jobs typical to employment areas.</p>
<p>c) the Region and local municipalities will maintain sufficient employment land to meet the employment forecasts of this Plan;</p>	<p>Peel staff concluded that should this employment conversion proceed, the balance of employment lands in Peel should be sufficient to accommodate the projected growth of ELE jobs typical to employment areas, such as manufacturing and warehousing.</p>	<p>Peel staff concluded that should this employment conversion proceed, the balance of employment lands in Peel should be sufficient to accommodate the projected growth of ELE jobs typical to employment areas, such as manufacturing and warehousing.</p>	<p>Peel staff concluded that should this employment conversion proceed, the balance of employment lands in Peel should be sufficient to accommodate the projected growth of ELE jobs typical to employment areas, such as manufacturing and warehousing.</p>	<p>Peel staff concluded that should this employment conversion proceed, the balance of employment lands in Peel should be sufficient to accommodate the projected growth of ELE jobs typical to employment areas, such as manufacturing and warehousing.</p>
<p>d) the proposed uses do not affect the overall viability of the Employment Area and the achievement of intensification and density targets, as well as other policies of this Plan;</p>	<p>The potential conversion is intended to facilitate the redevelopment of Site 1. Based on the preliminary concept provided by SmartCentres REIT (SmartCentres), this development would include 13 mixed-use high-rise residential towers, nine (9) mid-rise residential buildings, 80 low-rise residential buildings, two (2) high-rise office buildings, one (1) mid-rise office building, and eight (8) single-storey</p>	<p>The potential conversion is intended to facilitate the redevelopment of Site 2. Based on the preliminary concept provided by SmartCentres, this development would include eight (8) mixed-use residential towers, one (1) mid-rise residential building, one (1) employment building, and one (1) office tower. As such, the proposed development would support Peel in achieving the intensification and density targets set out by the RPOP.</p>	<p>The potential conversion is intended to facilitate the redevelopment of Site 3. Based on the preliminary concept provided by SmartCentres, this development would include three (3) mixed-use high-rise buildings and (4) four mid-rise buildings (two (2) mixed-use residential and two (2) employment). As such, the proposed development would support Peel in achieving the</p>	<p>The Dry Industrial lands are partially located within the Bolton GO Major Transit Station Area (MTSA), which is required to be planned to achieve a minimum density of 150 residents and jobs combined per hectare. In Meridian Planning (Meridian)'s conversion and land use compatibility analysis, it was found that the potential conversion of the subject lands into a residential area could assist in meeting this density</p>

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	<p>retail buildings. As such, the proposed development would support Peel in achieving the intensification and density targets set out by the RPOP.</p> <p>The potential conversion of the site should be subject to conditions that require the same amount of non-residential gross floor area (GFA) to be provided, at minimum. Please see criterion f) for further analysis of how the potential conversion and proposed uses may impact the viability of the Employment Area.</p>	<p>The potential conversion of the site should be subject to conditions that require the same amount of non-residential GFA to be provided, at minimum. Please see criterion f) for analysis of how the potential conversion and proposed uses may impact the viability of the Employment Area.</p>	<p>intensification and density targets set out by the RPOP.</p> <p>Please see criterion f) for analysis of how the potential conversion and proposed uses may impact the viability of the Employment Area.</p>	<p>target to support the development of the Bolton GO MTSA as a transit-supportive and complete community.</p> <p>The majority of the uses existing within the Dry Industrial lands would be considered Class II uses, with one use being a Class III use. Most, if not all, of the uses involve the outdoor storage of materials and/or trucks and the frequent movement of trucks on individual sites. The area of influence of the Class 2 and 3 uses impacts the neighbouring existing and planned community areas. The Dry Industrial lands will eventually be surrounded by residential communities, which will increase the potential for land use conflicts. As such, Meridian recommended that the entire Dry Industrial lands be converted to community uses. It was determined that other Employment Areas within Caledon would not be impacted by the potential conversion of the Dry Industrial lands.</p>
<p>e) there is existing or planned infrastructure and public service facilities to</p>	<p>Peel Transportation and Water/Wastewater staff used potential capacity figures to analyze</p>	<p>Peel Transportation and Water/Wastewater staff used potential capacity figures to analyze whether the</p>	<p>Peel Transportation and Water/Wastewater staff used potential capacity figures to</p>	<p>Peel Transportation and Water/Wastewater staff used potential capacity figures to analyze</p>

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<p>accommodate the proposed uses;</p>	<p>whether the potential conversion could be accommodated by Peel’s transportation and servicing infrastructure.</p> <p>Transportation staff found that the proposed growth scenarios should not pose a significant impact on Peel’s surrounding road network across any of the horizon years based on high-level modelling. It was further determined that existing infrastructure should be able to accommodate the potential conversions subject to more detailed future analysis.</p> <p>Servicing staff found that upgrades to water and wastewater infrastructure would be required to accommodate the potential conversions.</p> <p>Based on the City’s analysis, infrastructure exists in the vicinity of Site 1 but would need to be improved should the potential conversion proceed.</p> <p>The proposed uses may require increased GO service, as Lisgar GO Station is the only station in</p>	<p>potential conversion could be accommodated by Peel’s transportation and servicing infrastructure.</p> <p>Transportation staff found that the proposed growth scenarios should not pose a significant impact on Peel’s surrounding road network across any of the horizon years based on high-level modelling. It was further determined that existing infrastructure should be able to accommodate the potential conversions subject to more detailed analysis. Careful planning should be undertaken as Site 2 is located near primary truck routes as identified in Peel’s Goods Movement Strategic Plan.</p> <p>Servicing staff found that upgrades to water and wastewater infrastructure would be required to accommodate the potential conversions.</p> <p>Based on the City’s analysis, infrastructure exists in the vicinity of Site 2 but would need to be improved should the potential conversion proceed. A new school would also be needed to accommodate new residential development in the Downtown Core.</p>	<p>analyze whether the potential conversion could be accommodated by Peel’s transportation and servicing infrastructure.</p> <p>Transportation staff found that the proposed growth scenarios should not pose a significant impact on Peel’s surrounding road network across any of the horizon years based on high-level modelling. It was further determined that existing infrastructure should be able to accommodate the potential conversions subject to more detailed analysis. Careful planning should be undertaken as Site 3 is located near primary truck routes as identified in Peel’s Goods Movement Strategic Plan.</p> <p>Servicing staff found that upgrades to water and wastewater infrastructure would be required to accommodate the potential conversions.</p> <p>Based on the City’s analysis, infrastructure exists in the vicinity of Site 3 but would need to be improved should the potential</p>	<p>whether the potential conversion could be accommodated by Peel’s transportation and servicing infrastructure.</p> <p>Transportation staff found that the proposed growth scenarios should not pose a significant impact on Peel’s surrounding road network across any of the horizon years based on high-level modelling. It was further determined that existing infrastructure should be able to accommodate the potential conversions subject to more detailed analysis. Careful planning should be undertaken as the Dry Industrial lands are located near primary truck routes as identified in Peel’s Goods Movement Strategic Plan.</p> <p>Servicing staff found that with proper sizing, water and wastewater infrastructure will be sufficient to accommodate the potential employment conversions.</p> <p>Peel staff are not in receipt of any servicing capacity analysis prepared by Caledon staff in support of this review.</p>

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	proximity to the site, which operates at a limited capacity.		conversion proceed. A new school would also be needed to accommodate new residential development in the Downtown Core.	
f) the lands do not affect the operations or viability of existing or permitted employment uses on nearby lands; and	GHD prepared a land use compatibility study to determine whether the potential conversion of the subject site would impact the operation or viability of employment uses on nearby lands. It was found that the potential conversion of Site 1 would not result in significant impacts on the viability or operations of the surrounding employment area.	<p>GHD prepared a land use compatibility study to determine whether the potential conversion of the subject site would impact the operation or viability of employment uses on nearby lands. It was found potential conversion of the western portion of Site 2 would not have significant impacts on the viability or operations of the surrounding employment area.</p> <p>It was determined that introducing residential uses on the eastern portion of Site 2 would have a more significant adverse impact on the operation and viability of nearby employment uses.</p>	GHD prepared a land use compatibility study to determine whether the potential conversion of the subject site would impact the operation or viability of employment uses on nearby lands. They found that introducing residential and other sensitive uses on the subject site may impact the long-term operation or viability of the permitted nearby employment uses, as heavy industry exists near the subject site, which would not meet Provincial guidelines for separation distances from residential and other sensitive residential land uses.	<p>Meridian recommended that the entire Dry Industrial lands be converted to community uses. They found that other Employment Areas within Caledon would not be impacted by the potential conversion of the Dry Industrial lands.</p> <p>The majority of the uses existing within the Dry Industrial lands would be considered Class II uses, with one use being a Class III use. Most, if not all, of the uses involve the outdoor storage of materials and/or trucks and the frequent movement of trucks on individual sites. The area of influence of the Class 2 and 3 uses impacts the neighbouring existing and planned community areas. The Dry Industrial lands will eventually be surrounded by residential communities, which will increase the potential for land use conflicts. As such, Meridian recommended that the entire Dry Industrial lands be converted to</p>

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				community uses. It was determined that other Employment Areas within Caledon would not be impacted by the potential conversion of the Dry Industrial lands
g) cross-jurisdictional issues have been considered.	Mississauga and Peel staff have analyzed the impacts of the potential employment conversion from their respective perspectives. There were no cross-jurisdictional issues identified. Additional agencies will be consulted through the approvals process.	Mississauga and Peel staff have analyzed the impacts of the potential employment conversion from their respective perspectives. There were no cross-jurisdictional issues identified. Additional agencies will be consulted through the approvals process.	Mississauga and Peel staff have analyzed the impacts of the potential employment conversion from their respective perspectives. There were no cross-jurisdictional issues identified. Additional agencies will be consulted through the approvals process.	Caledon and Peel staff have analyzed the impacts of the potential employment conversion from their respective perspectives. There were no cross-jurisdictional issues identified. Additional agencies will be consulted through the approvals process.