

4.6.1 Employment Land Market Assessment

Hemson Consulting Ltd. completed an examination of the viability and range of employment uses that would be appropriate for the employment lands west of Sixteen Mile Creek (Tab 10). Employment lands refer to land extensive areas developed for a wide range of industrial and commercial uses.

Hemson identified several site and locational advantages of the lands west of Sixteen Mile Creek for employment uses including:

- i) Highway 407 accessibility and visibility;
- ii) Large land areas allow flexibility to create marketable business parks and provide parcels of different sizes including very large sites.
- iii) Proximity to major markets.
- iv) The appeal of Sixteen Mile Creek's natural environment features for campus style office users.

Hemson concluded that the characteristics and context of the lands west of Sixteen Mile Creek will allow this area to develop into a successful employment district. The area is considered suitable for a variety of prestige and general employment uses.

Major regional offices are more likely to locate at a more prominent location such as Trafalgar Road and Highway 407.

Potential large land users in North Oakville West include a major research campus or a post secondary educational facility. Hemson noted the market for pure research and development facilities is quite limited in the GTA.

With respect to specific land uses for North Oakville West, Hemson concluded that:

- i) The area will attract a mix of light and general employment land uses.
- ii) Major offices will be attracted to the area and should be permitted throughout the employment area.
- iii) Only ancillary retail uses should be permitted in the employment area as major retail uses are planned for the Uptown Core and the Trafalgar Road corridor.
- iv) Should the CN intermodal facility in Milton develop, it may lead to an increase in demand from logistics and transportation companies for locations in North Oakville West.
- v) The presence of Zenon Environmental in a campus setting creates the potential to build upon this presence with an environmental technology oriented business park.
- vi) Design standards should vary by location with the highest design standards applied at gateway locations such as the Bronte Road interchange with Highway 407 and the frontages along Bronte Road and Dundas Street.
- vii) Appropriate transitional uses should be applied around the existing uses in Palermo north of Dundas Street.