

Attachment 6. Employment Area Conversion Request Evaluation

	Criteria	Township's Staff's Opinion
1	<p>PPS, 2020</p> <p>1.3.2.4 – Planning authorities may permit the 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.</p>	<ul style="list-style-type: none"> • Recognize that the conversion request has been submitted as part of the Region's MCR process. • No supportable planning evidence or market justification has been provided to demonstrate that these lands are not needed for employment area purposes over the long term and that there is a need for the conversion. • No justification has been provided that the Township requires additional Community Area lands.
2	<p>Growth Plan, 2019</p> <p>2.2.5.9 - The conversion of lands within employment areas to non-employment uses may be permitted only through a municipal comprehensive review where it is demonstrated that:</p> <p>a. there is a need for the conversion;</p>	<ul style="list-style-type: none"> • No supportable planning evidence or market justification has been provided to demonstrate that these lands are not needed for employment area purposes over the long term and that there is a need for the conversion. • No justification has been provided that the Township requires additional residential and/or population-related employment lands. • The Township needs to protect and provide lands for both employment area jobs as well as population-related jobs. • There are vacant and under-utilized lands already designated within the Community Area that would be able to provide population-related job opportunities as proposed. The Employment Area designation provides an opportunity for more industrial and employment area job opportunities.
	<p>b. the lands are not required over the horizon of this Plan for the employment purposes for which they are designated;</p>	<ul style="list-style-type: none"> • No justification has been provided to demonstrate these lands are not needed for employment area purposes. The Township needs to protect and provide lands for both employment area jobs as well as population-related jobs.

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	c. the municipality will maintain sufficient employment lands to accommodate forecasted employment growth to the horizon of this Plan;	<ul style="list-style-type: none"> • The Township needs to protect and provide lands for both employment area jobs as well as population-related jobs. • No supportable planning evidence or market justification has been provided to demonstrate that these lands are not needed for employment area purposes and that the Township would be able to achieve forecasted employment growth within the resultant Employment Area. • The Township already has a number of other areas in Beaverton that could accommodate the proposed uses. • While the landowner has provided a conceptual land use plan, there is a risk that no employment would be established in this area once the land is converted to Community Area at the Regional level.
	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;	<ul style="list-style-type: none"> • The conversion of these lands could impact the viability of the Beaver Avenue Employment Area and would reduce the amount of employment land available. • The environmental area provides a more appropriate transition between Community Area and Employment Area.
	e. there are existing or planned infrastructure and public service facilities to accommodate the proposed uses	<ul style="list-style-type: none"> • The Region of Durham is moving forward with the EA to advance servicing of the Beaverton Employment Area to support employment uses. • Support for this request is considered premature on the basis that the lands are part of an Employment Area that has not been serviced yet and therefore has not been given an opportunity to be developed to its full potential as an Employment Area. • The EA for servicing of the Employment Area would need to take the proposed land uses (whether employment or residential) into account.
3	The site is not located in proximity to major transportation corridors (eg. highways, goods movement network, cross-jurisdictional connections) and goods movement infrastructure (eg. airports, intermodal yards, and rail).	<ul style="list-style-type: none"> • The lands are the closest Employment Area lands to Hwy 12, which is a major transportation corridor in the Township.

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4	The site does not offer direct access to major transportation corridors (eg. highways, goods movement network, cross-jurisdictional connections) and goods movement infrastructure (eg. airports, intermodal yards, and rail).	<ul style="list-style-type: none"> • The lands access Beaver Avenue, which has direct access to Hwy 12.
5	The site is located outside or on the fringe of an assembly of Employment Areas.	<ul style="list-style-type: none"> • The lands are located on the western edge of the Employment Area, next to the commercial area along Hwy 12.
6	The site offers limited market supply potential for Employment Area development due to size, configuration, access, physical conditions, servicing constraints, etc.	<ul style="list-style-type: none"> • The Region of Durham is moving forward with the EA to advance servicing of the Beaverton Employment Area. • Besides the servicing constraint, the site doesn't necessarily have any other limitations for Employment Area development. • The Beaver River and environmental area provide a more appropriate transition between residential areas and the Employment Area.
7	The proposed conversion to non-employment uses is compatible with surrounding land use permissions and potential land use conflicts could be mitigated.	<ul style="list-style-type: none"> • The proposed conversion to permit residential/institutional uses would not be compatible with the employment area uses planned for the Employment Area and would cause land use compatibility issues. • The Beaver River and environmental area provide a more appropriate transition between residential areas and the Employment Area.
8	The proposed conversion to non-employment uses would not compromise the overall supply of large Employment Area sites at both the Regional and local level.	<ul style="list-style-type: none"> • No supportable planning evidence or market justification has been provided to demonstrate that these lands are not needed for employment area purposes to achieve the employment forecasts in the Township. • This conversion would reduce the amount of employment land. • The conversion of these lands could impact the viability of the Beaver Avenue Employment Area.
9	The conversion request demonstrates total job yield of the site can be maintained or improved.	<ul style="list-style-type: none"> • The request is proposing a long term care facility, retirement home and medical office/commercial building. • While the landowner has provided a conceptual land use plan, there is a risk that no employment would be established in this area once the land is converted to Community Area at the Regional level.

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10	The conversion request is within a Major Transit Station Area (MTSA).	<ul style="list-style-type: none"> • N/A - The subject lands are not located in an MTSA.
11	The conversion request is supported by Area Municipal Council and does not conflict with municipal interests and policies.	<ul style="list-style-type: none"> • Retaining Employment Area lands over the long-term is a priority for the Township. One of the goals of the OP is the Township's commitment to the long term development of an adequate supply of employment lands that offer a range of suitable sites for future industrial and business uses. • The objective of the Employment Area designation is to identify and designate lands, having a high degree of exposure and good access to major transportation routes, for employment purposes. • One of the strategic directions of the OP is that strong, complete communities will be created that have a balance between the residential, commercial and employment sectors
12	The conversion of the site would not present negative cross-jurisdiction impacts that could not be overcome.	<ul style="list-style-type: none"> • There are no cross-jurisdictional issues as a result of this conversion.