

2.2 QUEEN ELIZABETH WAY WEST EMPLOYMENT DISTRICT – FIGURE EMP. B

2.2.1 POLICY STATEMENT

a) Location

As set out on Figure “EMP. B”, this District is bounded by the QEW Highway Corridor and the Glen Abbey Community on the north, the Bronte Community on the south, Kerr Street and the westerly limits of the existing Oaktown Plaza/Oakville Mews commercial designation on the east, and the Bronte Creek and the Parkway Belt West lands on the west.

b) Land Use

Light employment uses are permitted throughout the employment designation, but are expected to concentrate along the QEW Highway corridor. Light employment uses will also be encouraged to locate on the north side of Speers Road, west of Fourth Line.

General employment uses will be restricted to the interior of the employment designation, north of the CN Railway, and the north side of Speers Road between Bronte Road and Fourth Line. General employment areas will generally not be permitted along the frontage of any north-south arterial road traversing the District.

Transitional employment uses will be permitted south of Speers Road to provide a buffer for adjacent residential neighbourhoods from the light and general employment uses to the north.

A transitional employment area will also be established on the employment designation on the north side of Speers Road, east of Fourth Line. This transition employment area will be complemented by an Arterial Commercial designation established on the opposite side of Speers Road. This commercial designation extends from just west of St. Augustine Drive to west of Fourth Line, and will act in combination with the transition employment area to further separate the residential uses to the south from the light and general employment use areas to the north.

Arterial Commercial blocks are established on the north side of Speers Road at Fourth Line, and on both sides of Speers Road at Third Line and Bronte Road. Lands located at the southeast

quadrant of the QEW Highway and Bronte Road are also designated Arterial Commercial.

The employment designation west of Bronte Road is reserved for light employment uses, except the northerly parcel of land may have transitional employment uses.

Lands designated "Natural Area" are subject to Figure "F1" and "F2", and the policies contained in Part D, Section 4 of this Plan.

c) Special Policies

- i) To maintain and enhance the employment designation north of the QEW Highway as a prominent location for prestige uses and employment generating opportunities, certain uses will not be permitted and development standards in excess of normal requirements may be applied.

Careful consideration of building structure, design, and height will be given to any development on this employment designation. Height will be limited so as not to be a detrimental and negative impact upon sight lines and normal viewing opportunities for Glen Abbey residents. New development will be encouraged to maintain and enhance the building structure and design that typifies the overall general character of development in the area.

Notwithstanding the Employment designation on the north side of the North Service Road east of Third Line (1453 North Service Road, Part of Lot 25, Concession II, SDS), in addition to the permitted uses, a prestige furniture sales showroom which has a low intensity retail function and no outdoor display, and associated office, warehouse, and assembly facility, with the non-showroom floor area to be not less than 40% of the floor area, shall be permitted to meet the needs of an established business within the same general location.