

2.4 WINSTON PARK EMPLOYMENT DISTRICT – FIGURE “EMP.D”

2.4.1 POLICY STATEMENT

a) Location

As set out on Figure “EMP.D”, this District is bounded on the north by Dundas Street, on the west by the Highway 403 Link, on the east by Winston Churchill Boulevard, and on the south by Upper Middle Road East and the QEW Highway corridor.

b) Land Use

It is intended that this District will be developed as a prestige Business Park. As such, special design standards may be applied throughout the employment designation to encourage prestige employment generating development and opportunities.

An Arterial Commercial designation is established at the north end of the District, along the entire Dundas Street frontage north of Bristol Circle.

General employment uses are to be restricted to the interior of the District within the area surrounded by Bristol Circle, south of Portland Drive. It is not intended that this use area include properties adjacent to the south side of Portland Drive, or the westerly segment of Bristol Circle.

Light employment uses are permitted throughout the employment designation, but are expected to concentrate on lands adjacent to the Highway 403 and the westerly segment of Bristol Circle, on lands fronting the westerly half of the QEW Highway corridor, and in the area south of (the northerly segment) of Bristol Circle, separating the Arterial Commercial block to the north from the general employment use area south of Portland Drive.

The employment designation between Bristol Circle and Winston Churchill Boulevard, including lands fronting the easterly half of the QEW Highway corridor, are reserved for a transitional employment use area.

A municipal park is established in the central area of the District, adjacent to a ‘Natural Area’ designation and an open space linear corridor. A second ‘Natural Area’ designation is located in the

southeast quadrant of the District. All 'Parkland' and 'Natural Area' designations are subject to the Greenlands policies under Part D, Section 4 of this Plan.

c) Special Policies

- i) A continuous landscaped buffer shall be established along Winston Churchill Boulevard, Dundas Street, the Highway 403 link, and on the lands fronting Upper Middle Road East. Direct access to these roads is discouraged.