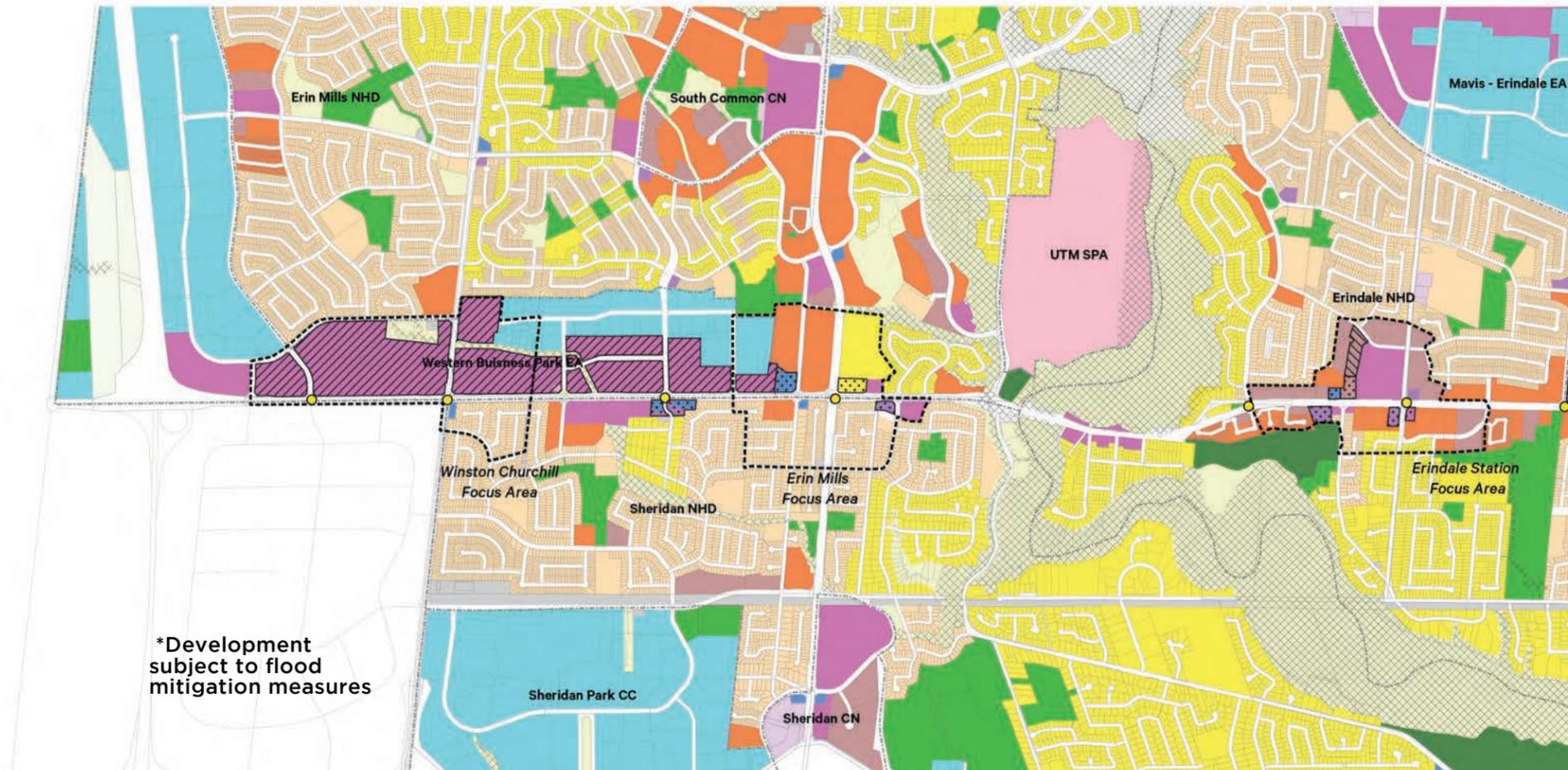


V. DUNDAS CONNECTS RECOMMENDATIONS

6,000 jobs. These projected net increases in employment opportunities are anticipated to feature a mix of population-related employment (e.g., retail and services) integrated into mixed use buildings / sites, and office employment. These types of employment uses are generally consistent with those that exist today (albeit in a different form) within those lands proposed for conversion in all three Employment Areas. The combination of the intensification of the existing uses, an overall projected net increase in employment opportunities, and the specific types and locations of these employment opportunities demonstrates that alternative locations for displaced employment uses are not necessary and that there is a viable land use option that results in the same or greater amount of employment opportunities. The conversion to non-employment lands would allow those employment lands that are currently designated Mixed Use and generally located along the Dundas Corridor to permit residential uses. The majority of lands designated Business Employment are not proposed for conversion and will remain available for industrial jobs and protected for employment uses.

In all three of the employment areas, Dixie EA, Mavis-Erindale EA, and Western Business Park EA, the existing uses on lands proposed for conversion are predominantly retail focused with some office and light industrial uses. In the Dixie EA and Mavis-Erindale EA, lands adjacent to those proposed for conversion tend to be predominated by light industrial use with some heavy industrial uses. In the Western Business Park EA, lands adjacent to those proposed for conversion tend to be predominated by light industrial use. Given that the proposed conversion to non-employment uses could entail the introduction of residential uses, a sensitive land use with regard to air quality, noise, odour, and vibration, there is the potential for incompatibility between these sensitive uses and existing employment uses.

Within the Dixie EA and Mavis-Erindale EA, the compatibility of non-employment uses with surrounding land uses was assessed through the Dixie and Mavis-



Erindale Employment Land Use Study. This study examined certain lands within these Employment Areas that are subject to an Interim Control By-Law that temporarily restricts development or expansion of specific types of industrial uses. The Dixie and Mavis-Erindale Employment Land Use Study recommended a number of approaches to address compatibility, including:

- Implementing requirements for land use compatibility assessments for proposed residential uses and other sensitive land uses within lands proposed for conversion to identify mitigation measures to ensure proposed uses will be compatible with existing employment uses
- Implementing requirements for land use compatibility assessments for the expansion of existing low and medium impact employment uses within the lands proposed for conversion to identify mitigation measures to ensure proposed expansions will be compatible with existing residential uses
- Prohibiting the development of new or expansion of existing high impact employment uses within the entirety of the lands examined through the Dixie and Mavis-Erindale Employment Land Use Study

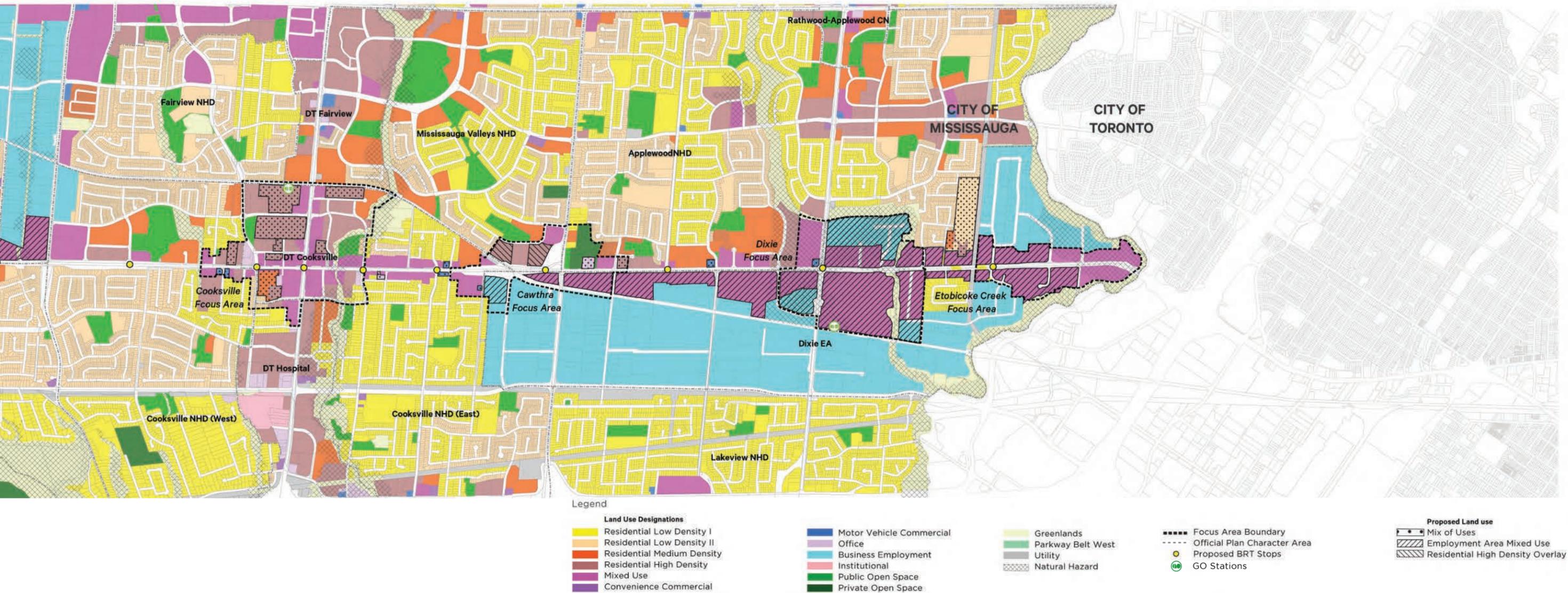


Figure 5-3. Land Use Concept Plan