

Phase One: Screening Criteria - Review of Expansion Requests

	0 & 63 Parkside Drive	309 - 311 Parkside	329 - 345 Parkside	347 Parkside	513, 535 & 537 Dundas East	151 Highway 5 West
Is the proposed expansion area less than 5 ha in size?	No - both property areas are greater than 5 ha each. Scoped area of expansion has not been indicated.	No - proposed area of expansion is 8.1 ha	Yes - site is approximately 5.0 ha.	Yes, but confirmation on land areas required. Appears to be 6.6 ha (including SWM and natural heritage); 4.44 ha (excluding SWM, natural heritage and hydro corridor)	No - sites total 16.3 ha. Scoped area of expansion has not been indicated.	No - lands total 10.8 ha
Is residential development restricted to a maximum of 50% of the expansion area?	Unknown. A non-residential use has not been demonstrated.	Unknown. A non-residential use has not been demonstrated.	Yes - existing long term care facility is institutional use - occupies 50% of site. Expansion proposal for retirement home or multiple dwelling is residential use and would occupy no more than 50% of site.	No - appears to propose residential on entire site. (Note: Planning Justification Report had identified the lands to be combined with 329 Parkside, which provided the non-residential component, but analysis of sites is being conducted separately).	Unknown. A non-residential use has not been identified.	Yes - proposal is for employment uses. No residential uses proposed.
Is there a demonstrated use / need for the non-residential portion of the expansion area?	No - A non-residential use has not been demonstrated.	No - A non-residential use has not been demonstrated.	Yes - recognition of existing long term care facility to add to the Urban Area.	No - A non-residential use has not been demonstrated.	No - A non-residential use has not been demonstrated.	No - Lands are proposed for employment uses. Based on the City's Land Needs Assessment to 2051, there is no need for additional employment lands to 2051..

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Does the proposed expansion support the concept of a complete community or the local agricultural economy?	Neutral - location of lands directly north of employment and commercial area could support additional housing opportunities in the area to create mixed use, walkable community. Proposed uses not indicated.	Neutral - expansion could extend existing road network. Location directly adjacent to existing Waterdown urban area could provide housing options to support population growth and local services. Proposed uses not indicated.	Yes - expansion would provide for an opportunity to expand the existing Long Term Care (LTC) facility to accommodate a retirement home or multiple dwelling geared to seniors, providing seniors housing options within the community. Would rectify the existing situation of the urban use being located in the rural area.	Neutral. Location directly adjacent to existing Waterdown urban area could provide housing options to support population growth and local services but details on proposed residential uses and types not provided.	Neutral - lands are currently in agricultural use but facing difficulties due to encroaching urban area and compatibility concerns. Location directly adjacent to existing Waterdown urban area could provide housing options to support population growth and local services. Proposed uses not indicated.	No - the existing farm supply dealer supports the agricultural community, but it is permitted as a rural use. Proposal for warehousing does not support agricultural community or contribute to complete community.
Has it been demonstrated that the proposed uses cannot be reasonable accommodated within the existing urban boundary?	No, proposed uses not indicated. If residential uses are proposed, Council's No Urban Boundary Expansion growth decision has determined that all future residential growth within the City to the year 2051 can be accommodated within the existing urban area. Expansion to the urban boundary to accommodate residential uses is not required.	No, proposed uses not identified. If residential uses are proposed, Council's No Urban Boundary Expansion growth decision has determined that all future residential growth within the City to the year 2051 can be accommodated within the existing urban area. Expansion to the urban boundary to accommodate residential uses is not required.	Yes - the LTC is an existing use and therefore cannot be accommodated with the existing urban area. The expansion of the use to accommodate a retirement home creates an aging in place option for seniors housing.	No. Residential uses are proposed. Council's No Urban Boundary Expansion growth decision has determined that all future residential growth within the City to the year 2051 can be accommodated within the existing urban area. Expansion to the urban boundary to accommodate residential uses is not required.	No, proposed uses not identified. If residential uses are proposed, Council's No Urban Boundary Expansion growth decision has determined that all future residential growth within the City to the year 2051 can be accommodated within the existing urban area. Expansion to the urban boundary to accommodate residential uses is not required.	No - Lands are proposed for employment uses - no demonstrated need for employment lands to 2051

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Can the expansion area be serviced by existing water / wastewater systems without impacting future intensification opportunities in the existing urban area?	More information required to determine compliance.	More information required to determine compliance.	Services available on Parkside Drive - detailed studies would be required at future stage to confirm capacity.	Services available on Parkside Drive - detailed studies would be required at future stage to confirm capacity.	More information required to determine compliance.	Cannot be determined based on available information.
Does the proposed expansion area avoid the natural heritage system (NHS)?	Neutral - more information would be required prior to any development occurring. Portions of subject lands adjacent to Parkside Drive are not within Greenbelt NHS. Lands contain "Lake or Littoral Zone" (Sch B-5) identified on portion of property close to Parkside Drive. No EIS submitted.	No, lands are located entirely within the Greenbelt Natural Heritage System. Submitted EIS identifies natural heritage features to be protected. If refinements to the Natural Heritage System are proposed in future, expansion could be considered in future.	Yes - lands are located outside the Greenbelt NHS and contain no Core Areas identified on Sch. B. A Core Area (unevaluated wetland) has been identified north of 329 Parkside Drive. It is located within 120 metres of the subject properties. An EIS may be required prior to future development on site.	Partial - lands adjacent to Parkside Dr are located outside the Greenbelt NHS and no Core Areas identified on Sch. B. EIS may be required prior to future development on site. Northerly lands are located within Greenbelt NHS and could not be considered for urban expansion.	No - lands are within Niagara Escarpment Plan - Escarpment Rural (Greenbelt NHS not applicable). Core Areas have been identified (Significant Woodlands (B-2), Lakes & Littoral Zones (B-5), Streams (B-8)).	Yes - lands are not within Greenbelt Natural Heritage System. Core area and linkage located to the north of property. EIS may be required prior to future development on site.
Property Meets All Screening Criteria and Progress to Phase 2 (Y/N)?	No	No	Yes	No	No	No