

# Premier business park will bring jobs

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investment through development charge collections.

A lack of servicing at Winston Park West, located west of Hwy. 403 between Dundas Street East and the QEW, and its fragmented ownership, are the key reasons why the land has yet to meet its considerable potential.

"Once it is serviced, Winston Park West will be Oakville's premier employment node for industrial and office development. Its location has great access and visibility and is in close proximity to Hwy. 403, the Queen Elizabeth Way and Hwy. 407," said Dorothy St. George, the Town's director of economic development.

"The type of development will be similar to Winston Park East with a mix

of industrial and office development with corporate and multi-tenant space."

The Winston Park West site contains about 97 hectares of developable land and is expected to produce 5,500 jobs when developed.

About 70 per cent of this developable land is owned by three groups of landowners whose intentions, St. George said, the Region needs to hear so they can understand rapid development is likely to occur if they provide the servicing for the land.

"The three major landowner (groups), including Ontario Realty Corporation, proceeded to pre-consultations of draft plans for subdivisions and are eager to move forward with this initiative. We held an information meeting for the Ninth Line



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■ Dorothy St. George, director of economic development, Town of Oakville

landowners on June 15, and informal discussions with the landowners on Upper Middle Road.

"Following the June 15, meeting a survey was sent out to the 26 owners on Ninth Line and Upper Middle Road. We've received 15 responses to

that survey and of those who responded all of them indicated their interest in pursuing servicing for future developments, 13 of the 15 indicated interest in becoming part of a landowners group and 13 of the 15 also indicated their desire to sell their

land to a developer."

St. George said the next step would be to bring these three groups together in an effort to create one consolidated landowners group.

Council has called on the Region to design and construct intersections and signalization for Winston Park West during the Ninth Line road reconstruction in 2011 and its subsequent construction in 2012.

The Region has also been asked to design intersections on Upper Middle Road to access Winston Park West.

Council has requested that construction on the servicing for Winston Park West begin by 2012.

Construction of the Winston Park West Business Park is expected to take approximately 15 years.

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