



Employment and Commercial Review

- This project is a review of the town's employment and commercial land use designations and policies.
- A report will be presented to Planning and Development Council on November 6, 2017.
- Actions are proposed to meet the town's long-term needs for jobs and shopping.
- Please provide your feedback on the **draft official plan amendment (OPA)** to the Livable Oakville Plan as well as the **policy directions for related projects**, which will recommend further changes.

Objectives

- Confirm the town's employment and commercial land supply and ability to meet projected needs to the year 2041
- Assess the current employment generating land use designations and policies
- Identify any employment lands that may be appropriate for conversion to non-employment uses
- Provide policies and directions to support the town's goals and objectives for employment and commercial growth to the year 2041



Draft OPA to the Livable Oakville Plan

The draft official plan amendment to the Livable Oakville Plan includes changes to the text and schedules (maps) to address the following themes:

- Protect employment lands
- Identify priority areas for Major Office uses
- Encourage the intensification of employment and commercial uses in existing areas
- Develop a monitoring program that recognizes the evolving nature employment and commercial areas

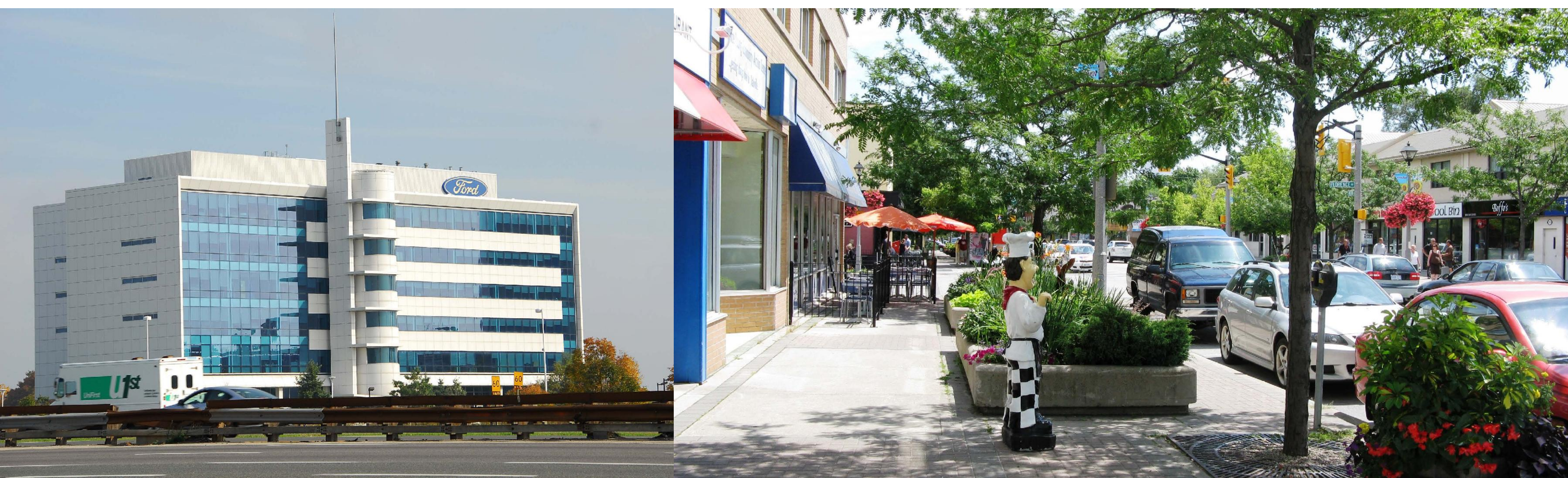


Draft OPA: Effect of Changes to Plan Text

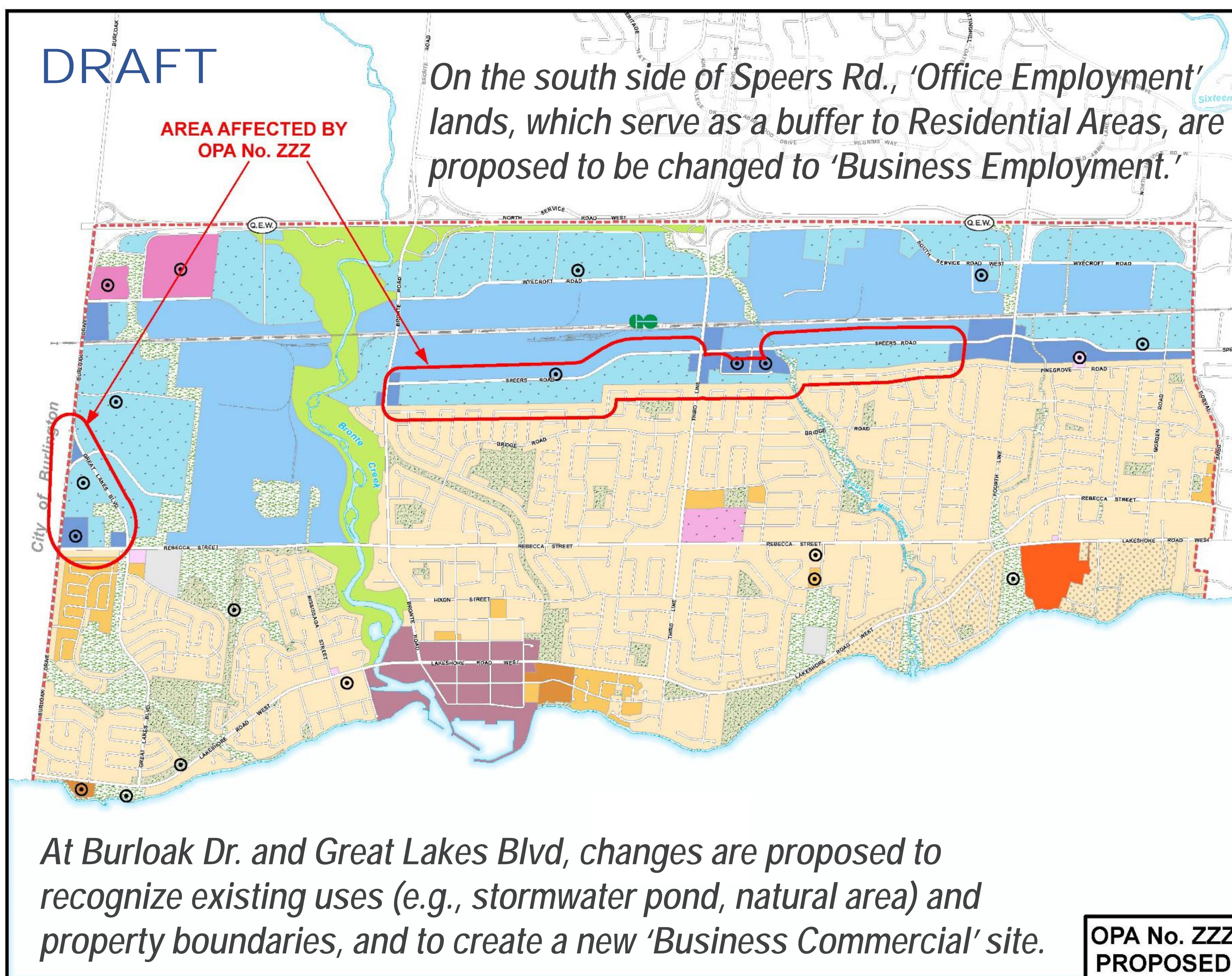
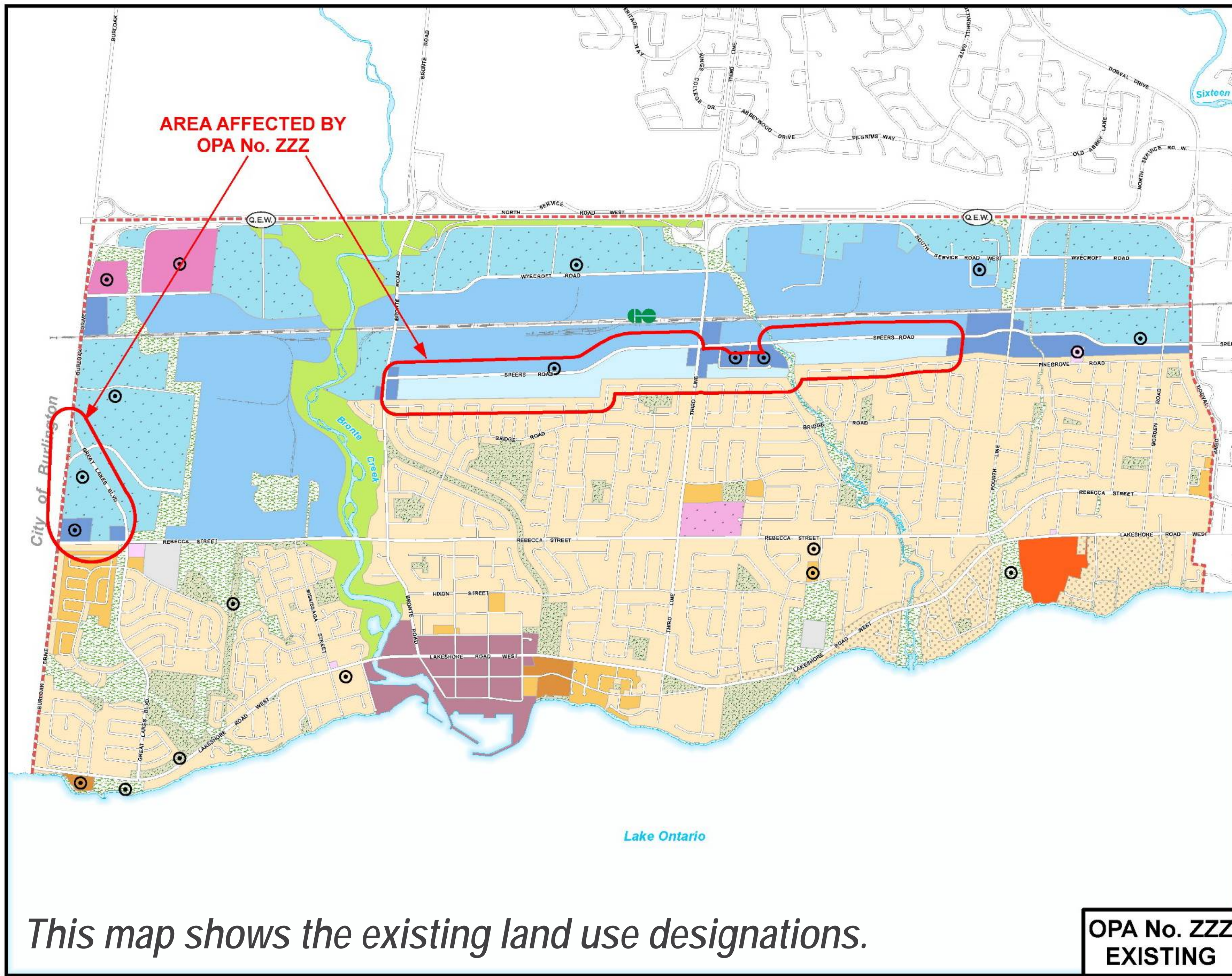
- updates Employment and Commercial policies and definitions to be consistent with the 2017 Growth Plan;
- introduces *Major Office* as a permitted use in the 'Urban Centre' and 'Urban Core' land use designations;
- modifies the 'Office Employment' land use designation to recognize the function of the designation as a priority area for *Major Office* uses;
- updates the 'Business Employment' policies to prohibit outdoor storage where the designation abuts a residential area;
- updates the general Employment Area policies to direct employment intensification to areas supported by existing or planned transit and active transportation, and encourages higher employment densities;

Draft OPA: Effect of Changes to Plan Text

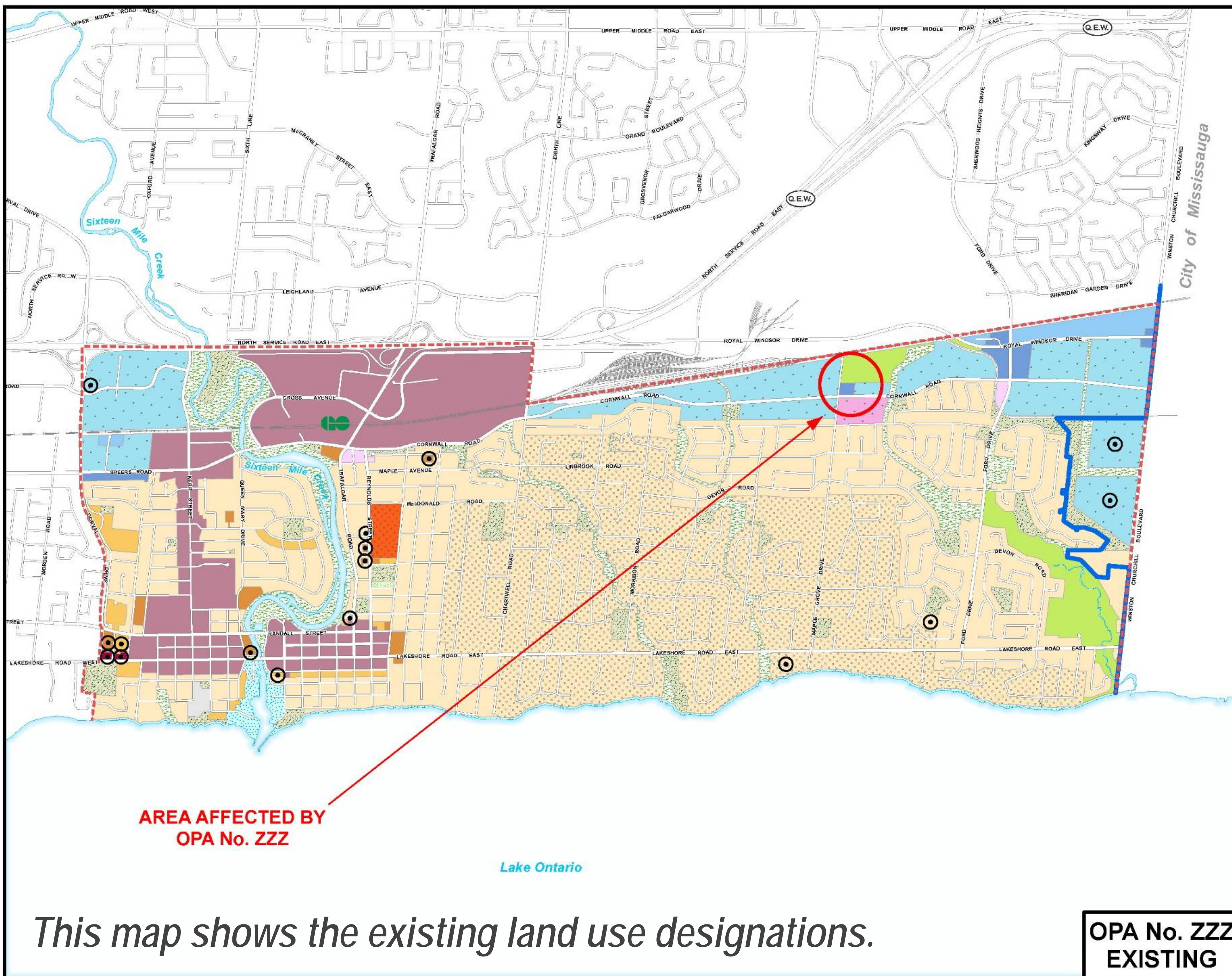
- updates the permitted uses in the ‘Main Street 1’ and ‘Main Street 2’ land use designations to permit places of entertainment, indoor sports facilities, and hotels;
- updates the permitted uses in the ‘Urban Core’, ‘Urban Centre’, ‘Central Business District’, ‘Core Commercial’ and ‘Community Commercial’ land use designations to permit places of entertainment and indoor sports facilities;
- clarifies the maximum space threshold for retail and service commercial uses on ‘Neighbourhood Commercial’ sites.



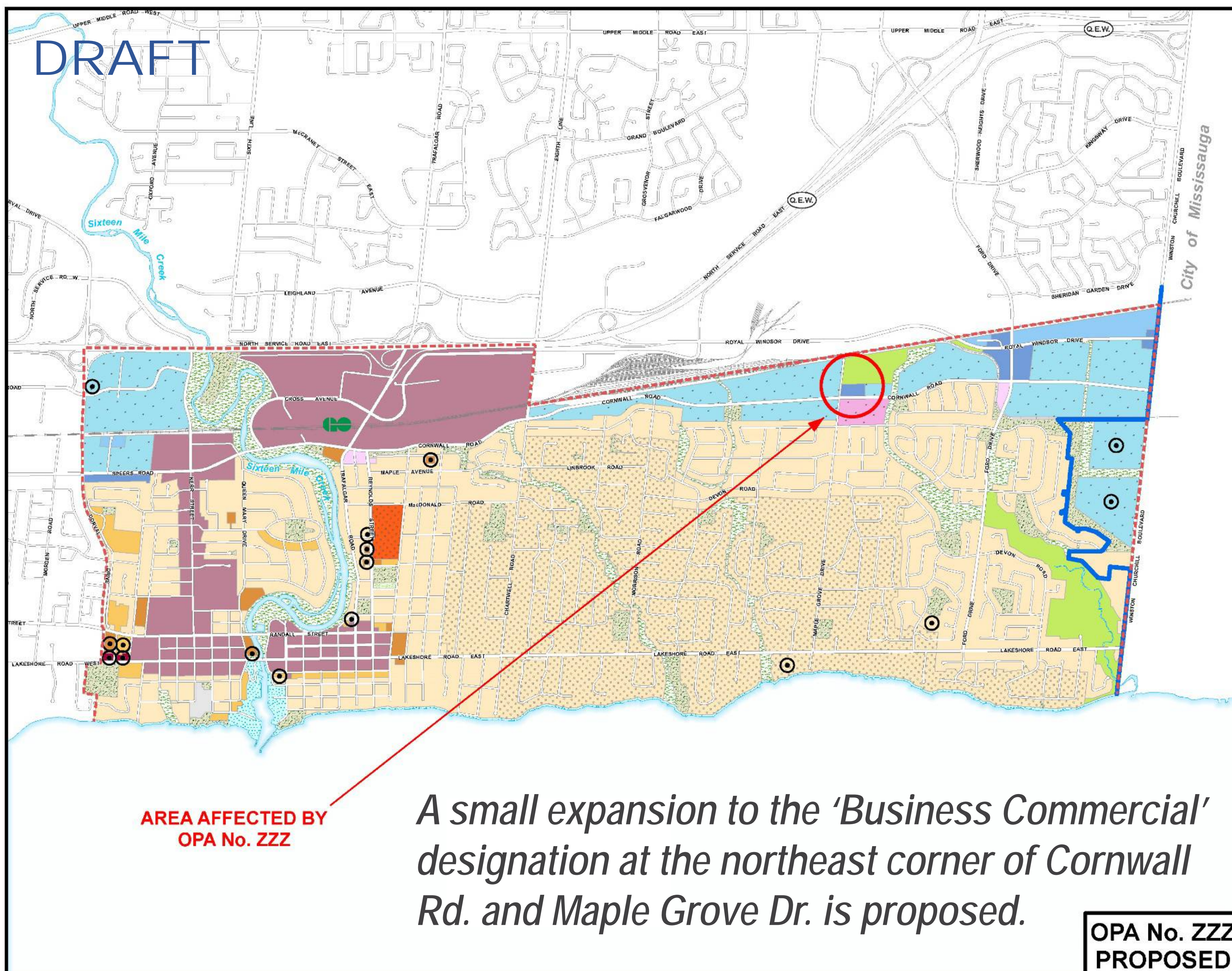
Draft OPA to the Livable Oakville Plan: Changes to Schedule F, South West Land Use



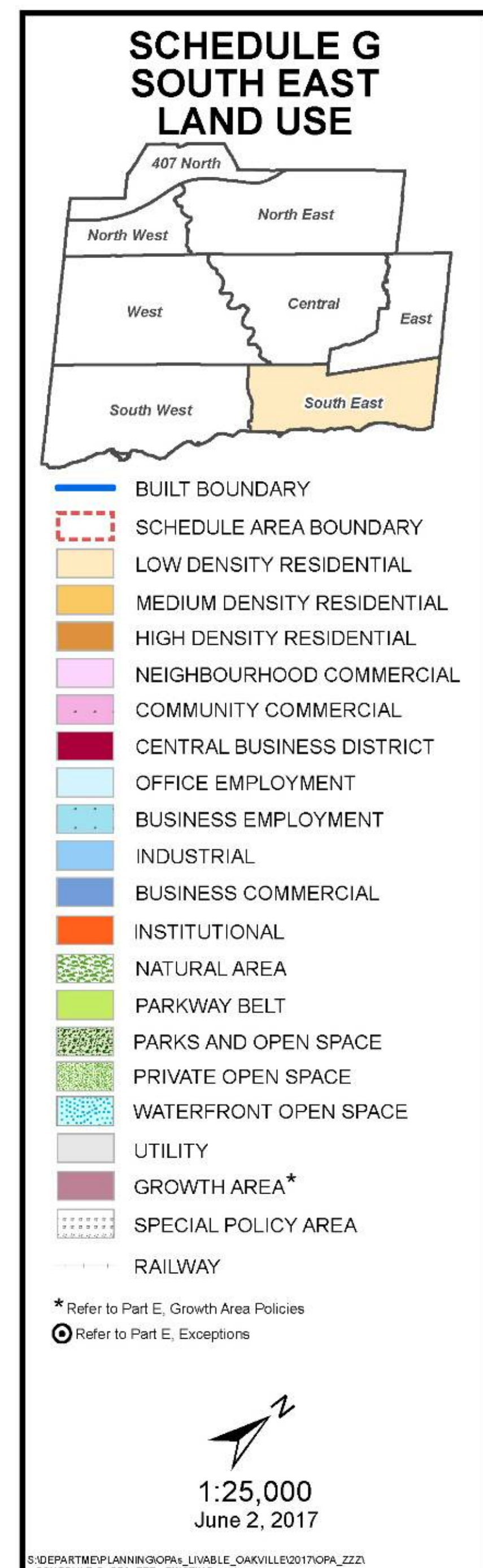
Draft OPA to the Livable Oakville Plan: Changes to Schedule G, South East Land Use



This map shows the existing land use designations.

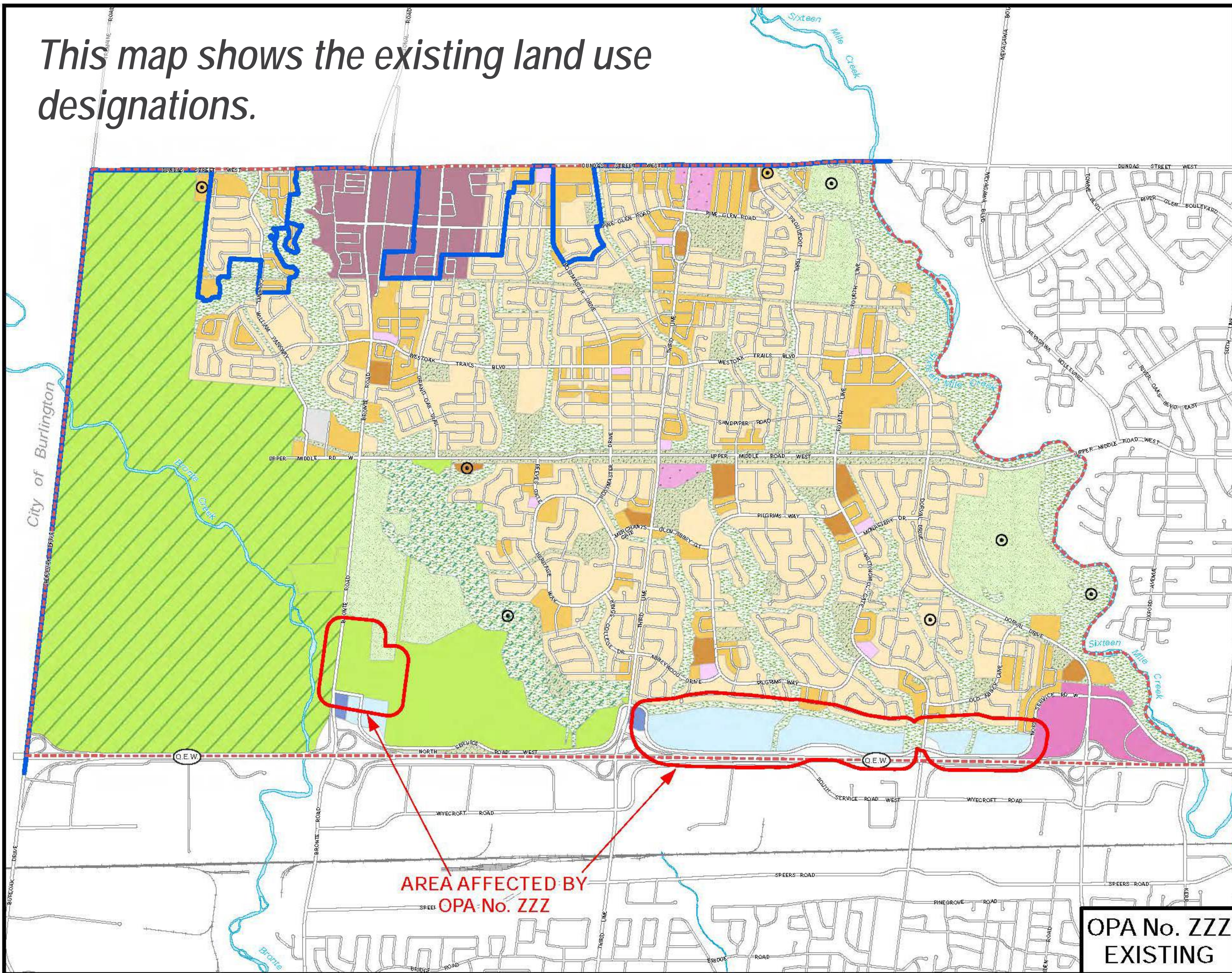


A small expansion to the 'Business Commercial' designation at the northeast corner of Cornwall Rd. and Maple Grove Dr. is proposed.



Draft OPA to the Livable Oakville Plan: Changes to Schedule H, West Land Use

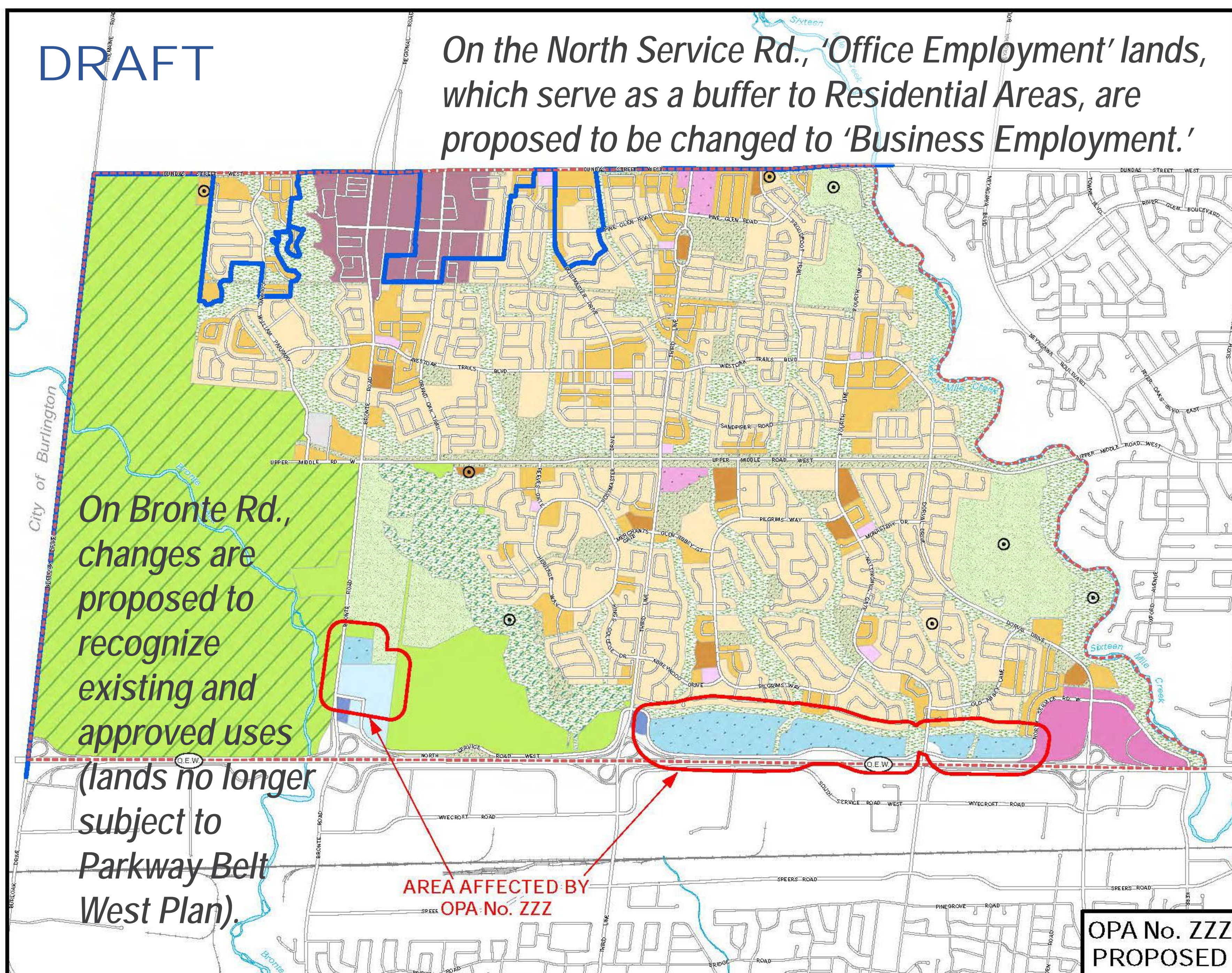
This map shows the existing land use designations.



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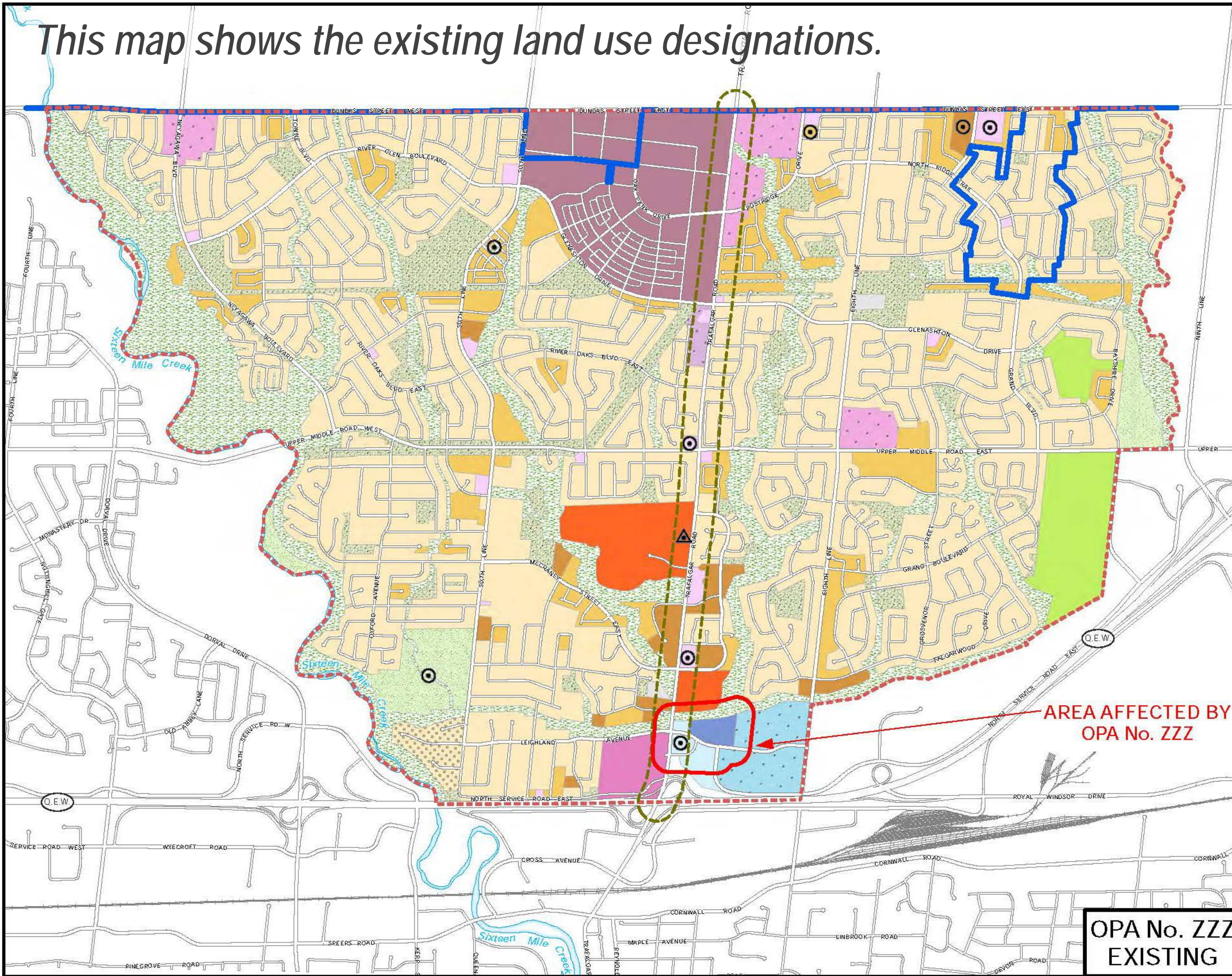
On the North Service Rd., 'Office Employment' lands, which serve as a buffer to Residential Areas, are proposed to be changed to 'Business Employment.'

On Bronte Rd., changes are proposed to recognize existing and approved uses (lands no longer subject to Parkway Belt West Plan).



Draft OPA to the Livable Oakville Plan: Changes to Schedule I, Central Land Use

This map shows the existing land use designations.



**OPA No. ZZZ
EXISTING**

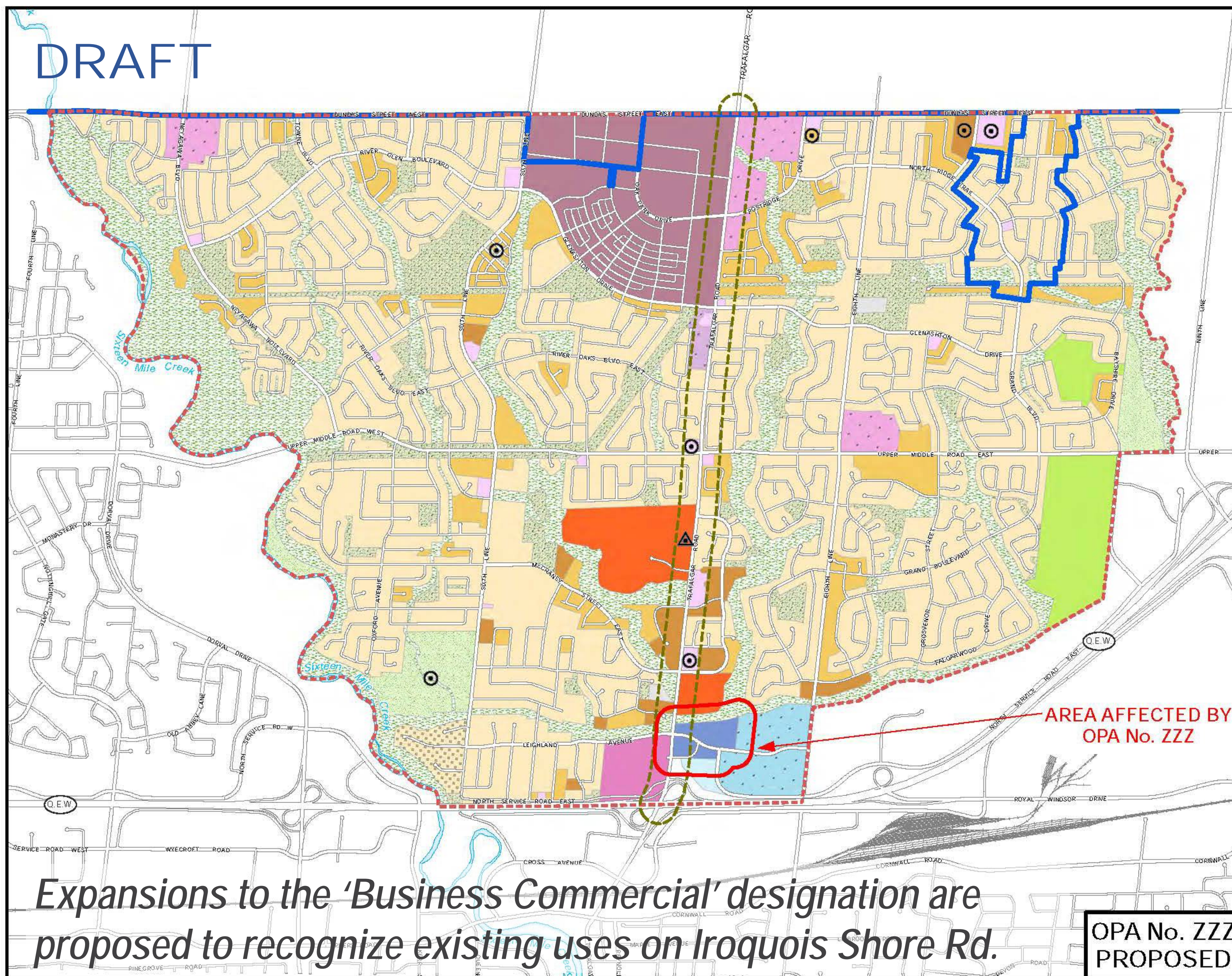
SCHEDULE I CENTRAL LAND USE

- BUILT BOUNDARY
- SCHEDULE AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEIGHBOURHOOD COMMERCIAL
- COMMUNITY COMMERCIAL
- CORE COMMERCIAL
- MAIN STREET 2
- OFFICE EMPLOYMENT
- BUSINESS EMPLOYMENT
- BUSINESS COMMERCIAL
- INSTITUTIONAL
- NATURAL AREA
- PARKWAY BELT
- PARKS AND OPEN SPACE
- PRIVATE OPEN SPACE
- UTILITY
- GROWTH AREA*
- SPECIAL POLICY AREA
- SPECIAL POLICY AREA - TRAFALGAR ROAD CORRIDOR
- RAILWAY

* Refer to Part E, Growth Area Policies
 ○ Refer to Part E, Exceptions
 ▲ Refer to Part E, Trafalgar Road Corridor

1:22,500
 April 4, 2017

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**OPA No. ZZZ
PROPOSED**

Expansions to the 'Business Commercial' designation are proposed to recognize existing uses on Iroquois Shore Rd.

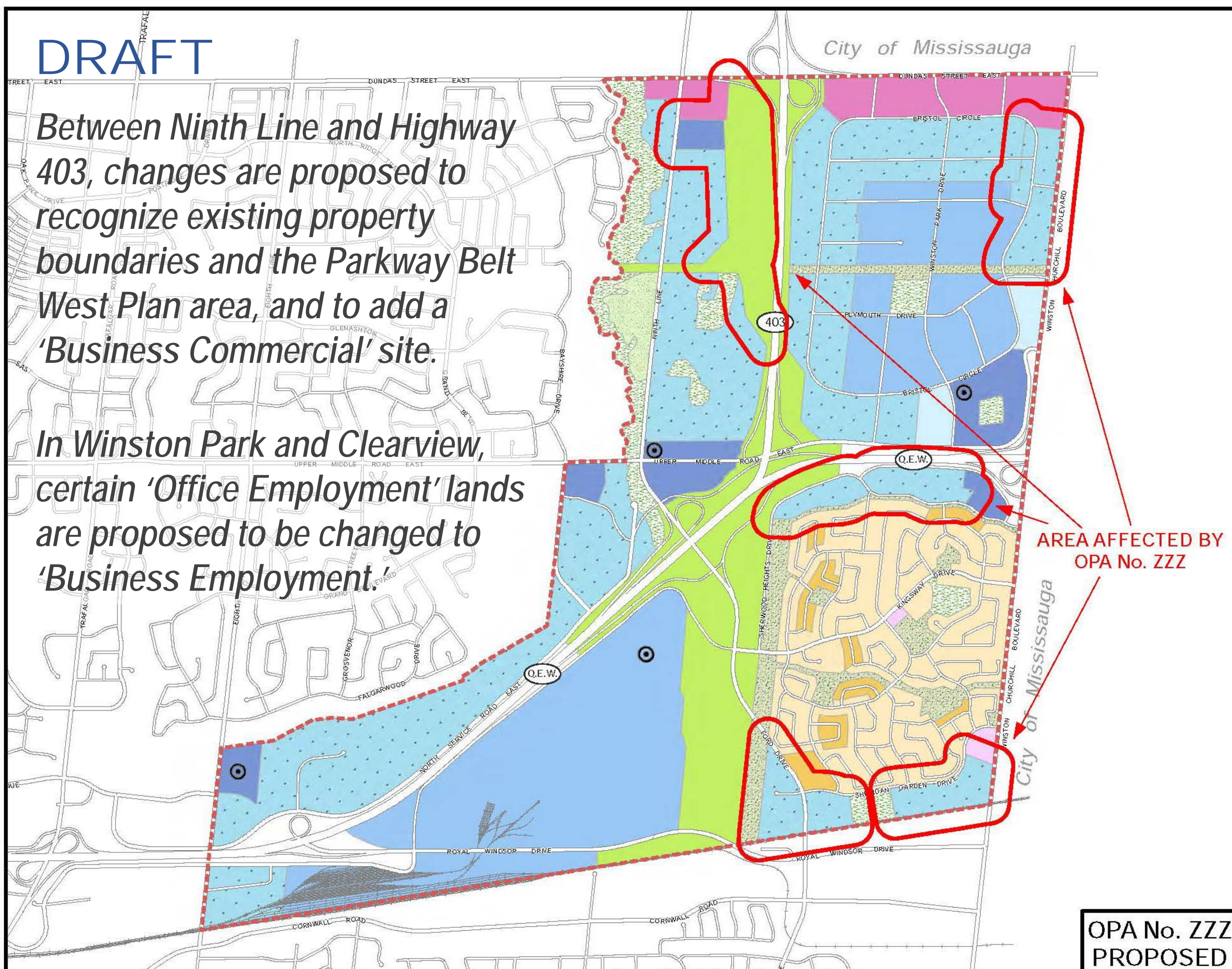
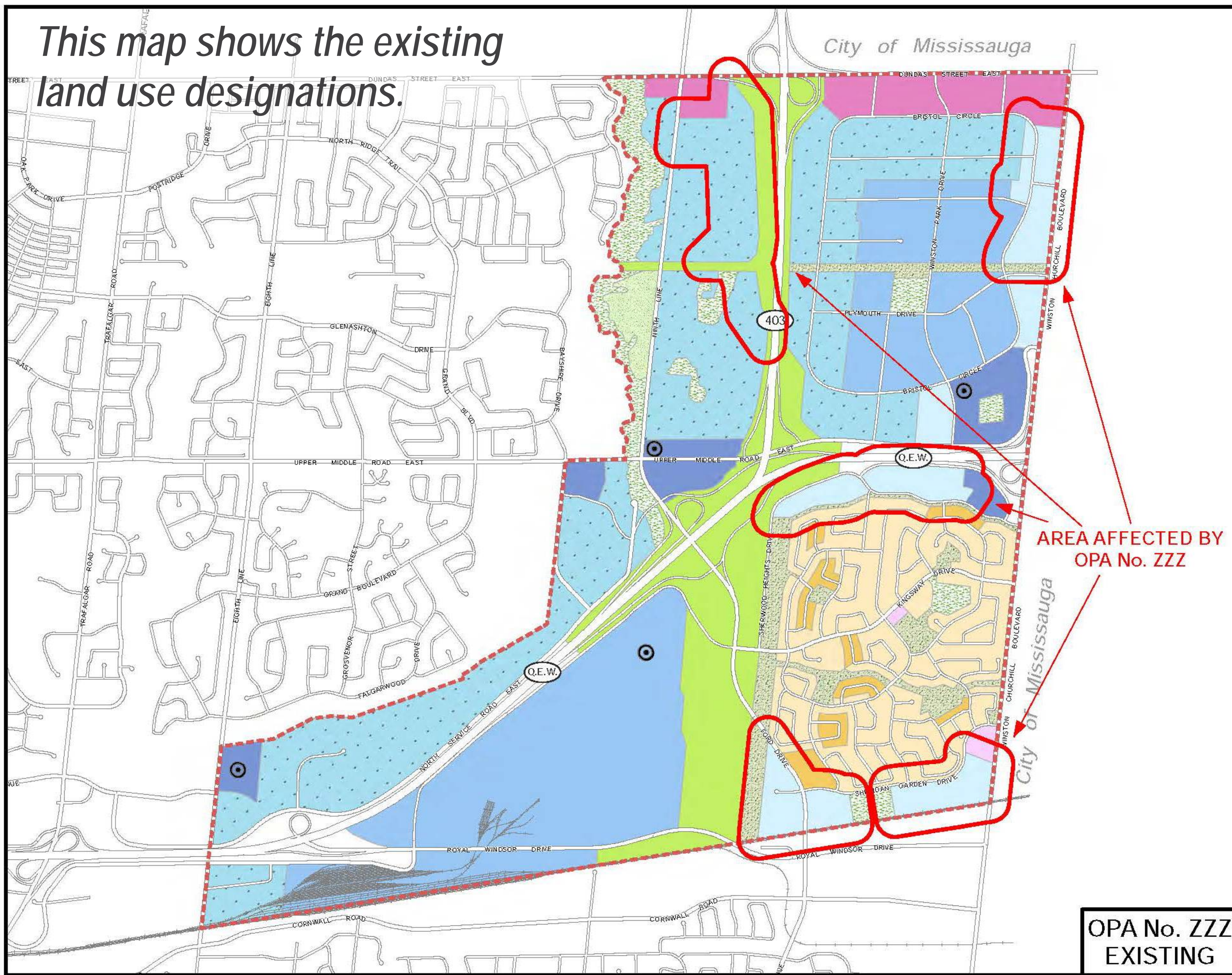
SCHEDULE I CENTRAL LAND USE

- BUILT BOUNDARY
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- LOW DENSITY RESIDENTIAL
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- SPECIAL POLICY AREA - TRAFALGAR ROAD CORRIDOR
- RAILWAY

* Refer to Part E, Growth Area Policies
 ○ Refer to Part E, Exceptions
 ▲ Refer to Part E, Trafalgar Road Corridor

1:22,500
 June 2, 2017

Draft OPA to the Livable Oakville Plan: Changes to Schedule J, East Land Use



Policy Directions for Related Projects

North Oakville Secondary Plans Review

- Update the employment land conversion policies
- Designate lands that would be appropriate for Major Office development
- Require that certain lands provide for commercial uses to ensure the development of complete communities
- Harmonize the employment designations and policies with those in Livable Oakville

Speers Road Corridor Study

- Consider the function of the Speers Road corridor as a transitional area
- Identify suitable land use designations and policies to provide for an appropriate and compatible range of arterial commercial and service uses

Policy Directions for Related Projects

Transportation Discussion Paper

- Review the minimum and maximum parking standards for employment and commercial uses in areas that have access to existing or planned transit and active transportation facilities

General

- Work with Halton Region to establish minimum density targets (jobs per hectare) for the town's employment areas
- Examine, through area-specific studies, how Major Office uses could be encouraged
- Work with Halton Region and the Province to develop performance indicators and a land budget methodology to monitor commercial and employment development

Employment Land Conversions

- It is the policy of the province, region and town to protect employment areas to meet long-term demand.
- Requests to convert employment lands to non-employment uses may only be considered through a *municipal comprehensive review*.
- The 2017 Growth Plan shifted the power to approve conversion requests to single- and upper-tier municipalities.
- Halton Region is now responsible for evaluating, and making decisions about, conversion requests in Oakville.



Employment Land Conversions

- Town staff received 20 submissions, classified into three **types of requests**:

1

Employment to Non-employment

- True conversion
- Town will make a recommendation to Halton Region

2

Employment to Employment

- Change from one local Employment designation to another local Employment designation
- Some changes are proposed in the draft OPA to the Livable Oakville Plan or in the directions to other studies

3

Removal from Employment overlay in the Halton Region Official Plan

- The land is not within a local Employment designation
- Town will make a recommendation to Halton Region

Stay Informed

- Review the staff report and draft OPA
- Submit comments to:
townclerk@oakville.ca
- Attend Planning and Development Council on November 6, 2017 or watch it online (youtube.com; TownofOakvilleTV)
- Join our email list:
oakville.ca/planoakville
- Visit oakville.ca and search “Employment and Commercial” for more information
- Expect a follow-up report in early 2018

