

Employment and Commercial Review: Draft OPA and Directions for Related Projects

October 24, 2017



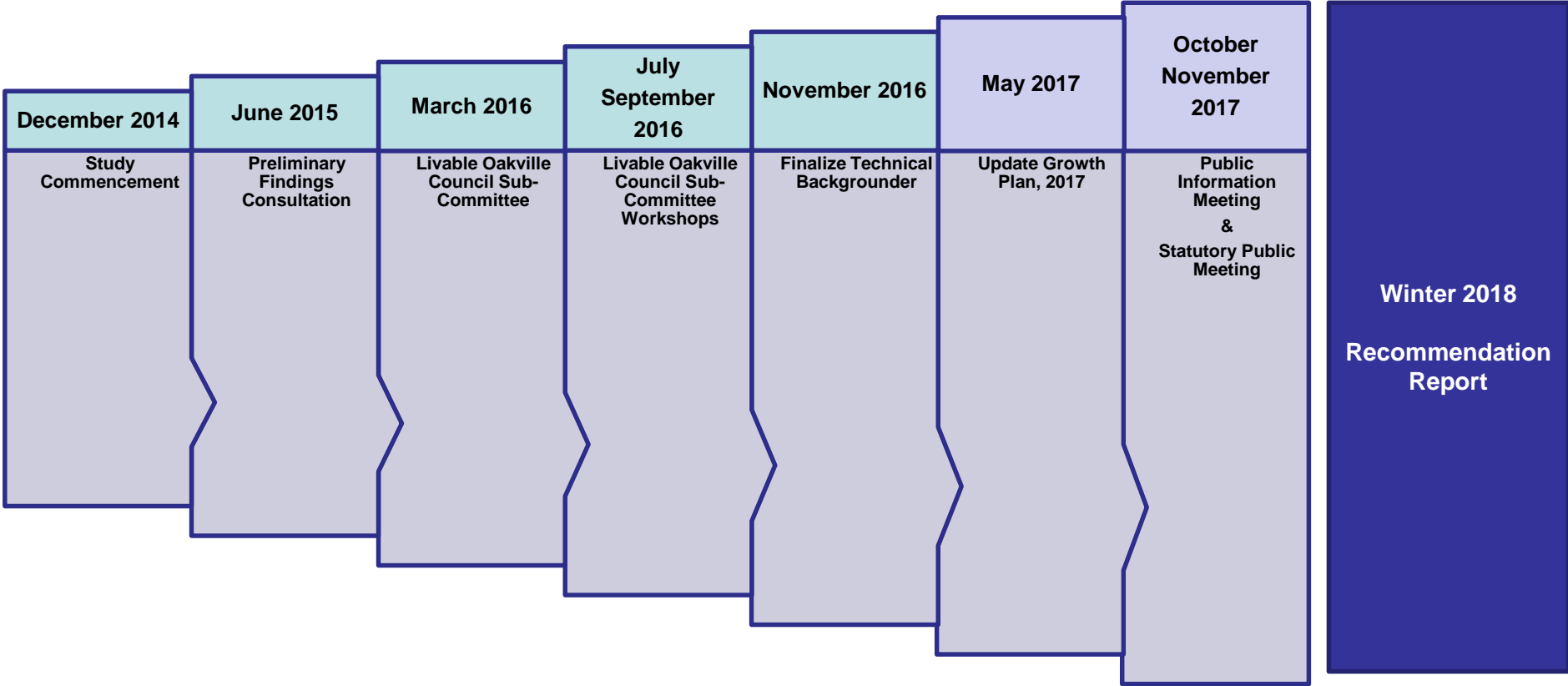
Official Plan Review

- Urban Structure Review
- Growth Area Reviews
- **Employment and Commercial Review**
- Speers Road Corridor Study
- Residential Character Study
- North Oakville Secondary Plans Review & Consolidation
- Master Plan Coordination
- Discussion Papers & Technical Reports
- Conformity Exercise

STUDY OBJECTIVES

- Confirm the town's employment and commercial land supply and ability to meet projected needs to 2041;
- Assess the current employment generating land use designations and policies;
- Identify any lands that are appropriate for employment land conversions; and
- Provide policy directions to facilitate the town's goals and objectives for employment and commercial growth.

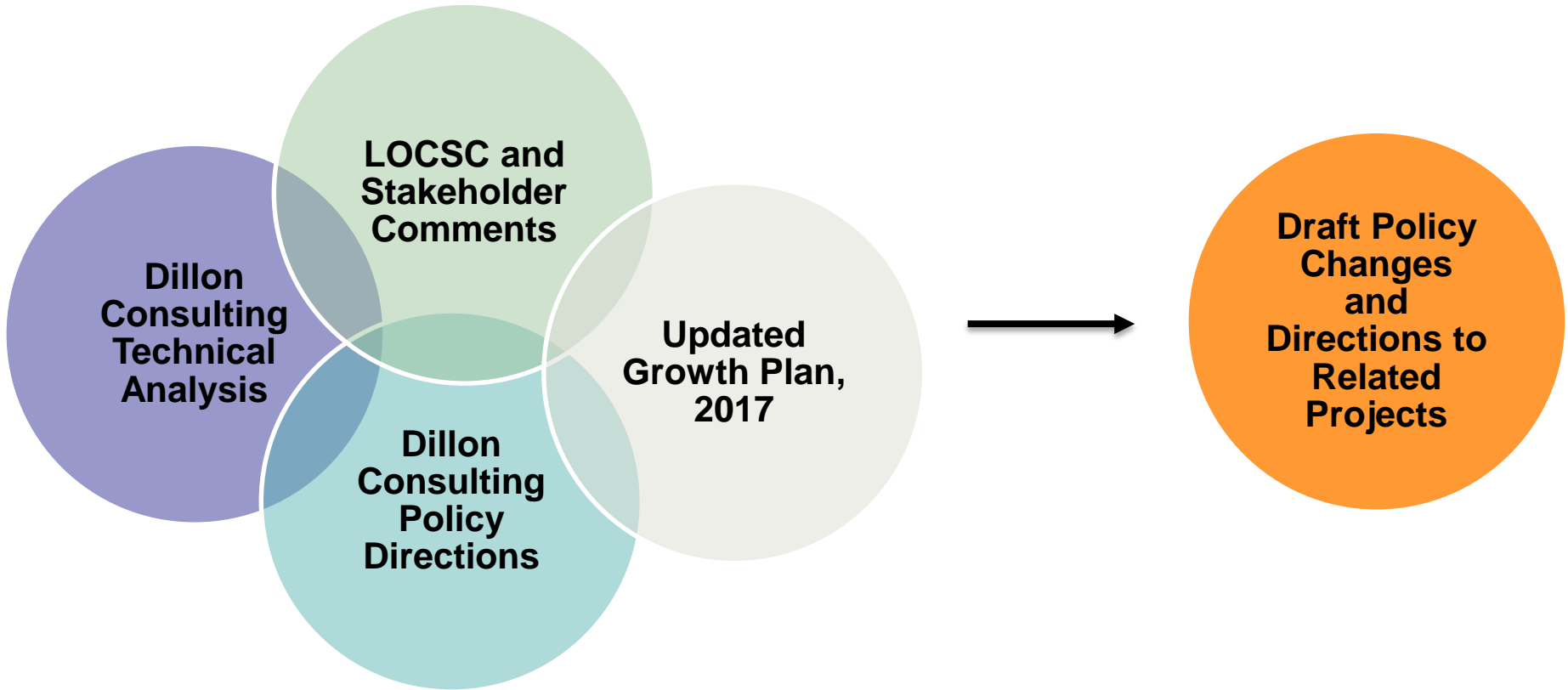
BACKGROUND



2015-2016
Technical Background Research and Analysis

2016-2017
Policy and Directions Development

PLANNING CONSIDERATIONS



EMERGING THEMES

1. Protect Employment Lands
2. Prioritize Major Office Uses
3. Encourage the intensification of Employment and Commercial Uses
4. Secure Commercial Development
5. Develop a Monitoring Program
6. Harmonize Employment Area Policies

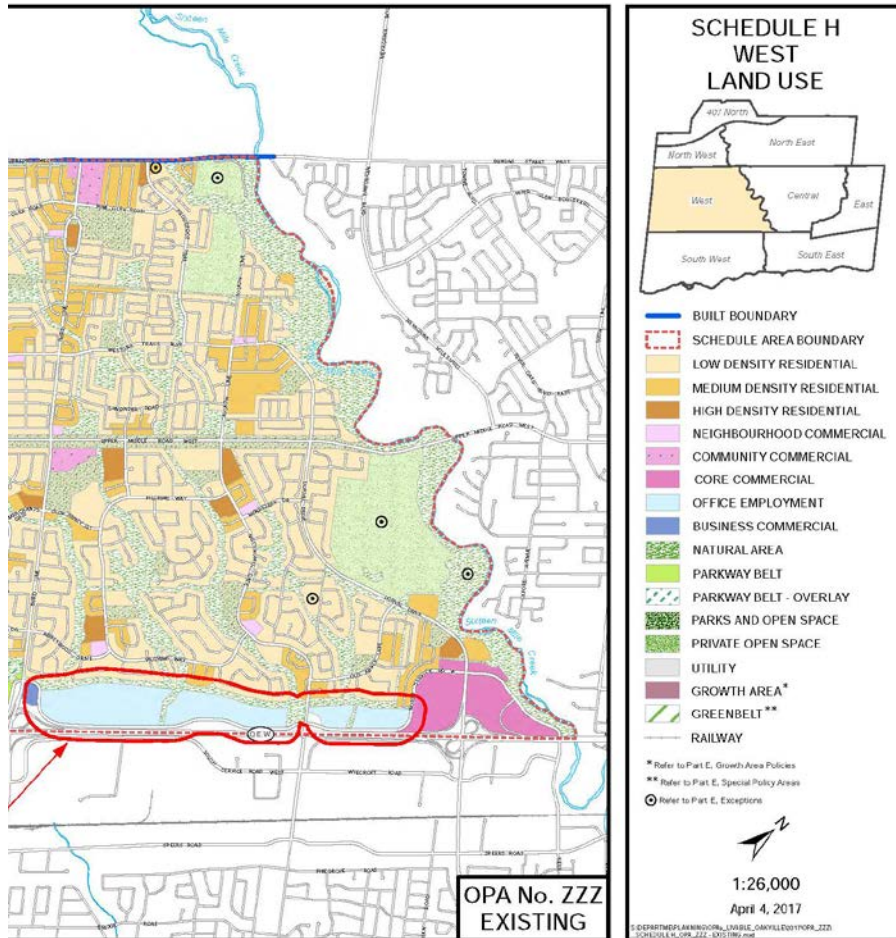
1. PROTECT EMPLOYMENT LANDS

- Update policies on employment land conversions
- Recognize the existing function of the Speers Road Corridor
- Work with Halton Region to establish minimum density targets for employment areas through the Employment Strategy required in accordance with the Growth Plan, 2017

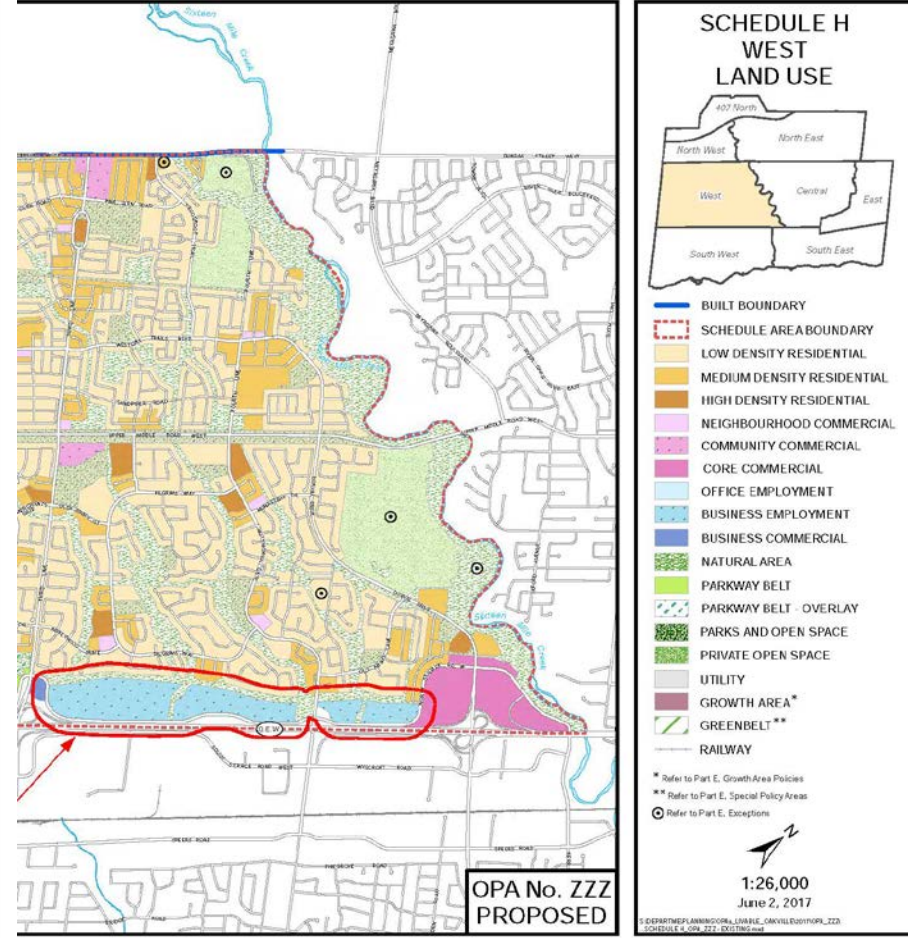
2. PRIORITIZE MAJOR OFFICE USES

- Permit Major Office uses in the 'Urban Core' and 'Urban Centre' Designation
- Modify the objective of the existing 'Office Employment' land use designation
- Enhance land use compatibility policies
- Examine opportunities where 'Major Office' uses can be secured in a mixed use context (i.e. Nodes and Corridors)
- Identify and designate lands in North Oakville for 'Major Office' uses

2. PRIORITIZE MAJOR OFFICE USES (EXAMPLE)



EXISTING



PROPOSED

3. INTENSIFY EMPLOYMENT/COMMERCIAL USES

- Encourage the intensification of commercial and employment uses in areas supported by existing or planned transit and active transportation
- Support intensification in areas with higher employment densities that provide services and amenities to support the workforce
- Review the minimum and maximum parking standards for employment and commercial areas with access to transit and active transportation

4. SECURE COMMERCIAL DEVELOPMENT

- Address the commercial land shortfall and retail deficiency identified in the study
- Find opportunities to secure commercial development in North Oakville
- Update the definition of Complete Communities

5. DEVELOP A MONITORING PROGRAM

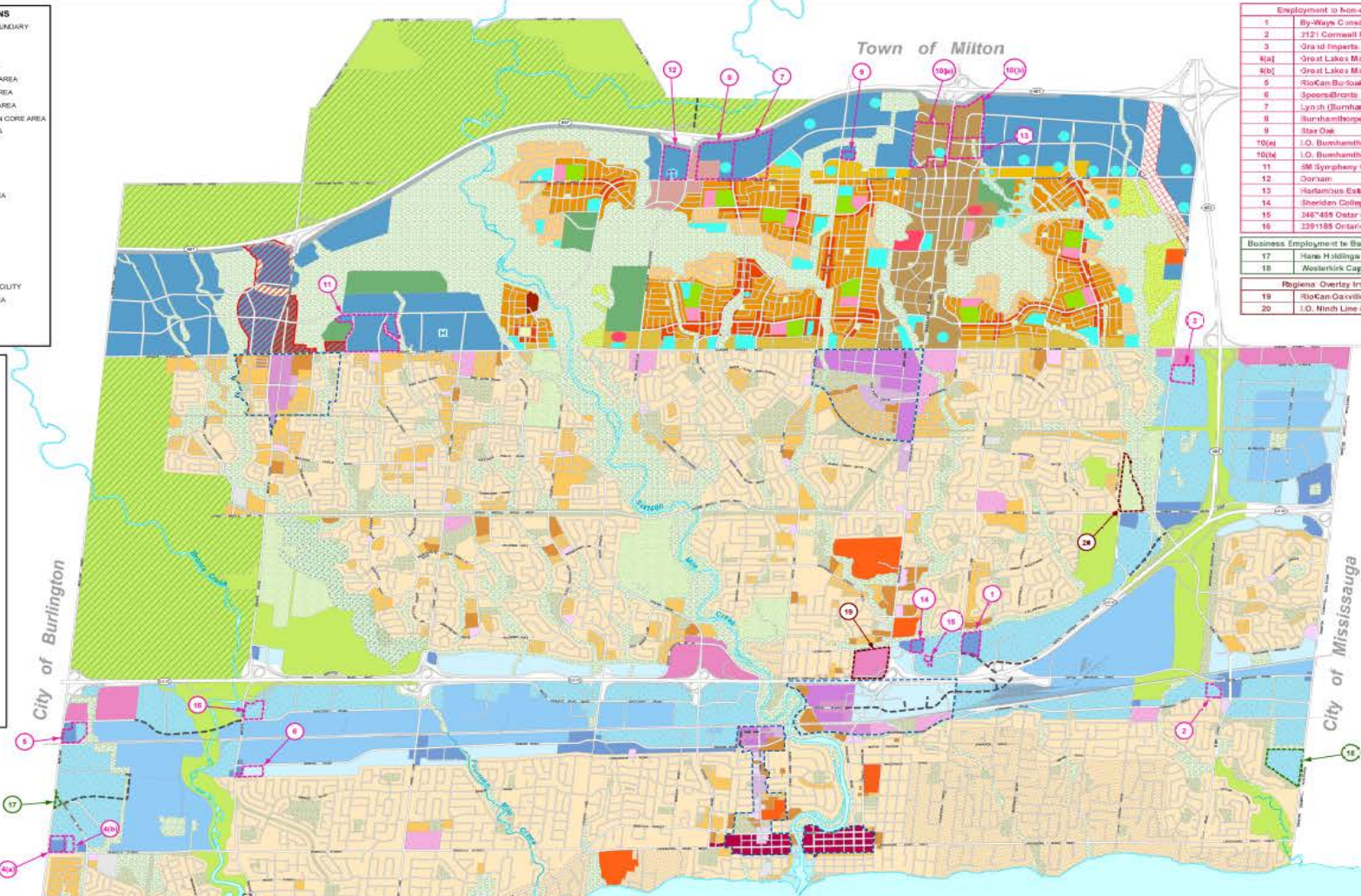
- Develop a comprehensive monitoring program to recognize the evolving nature of retail and employment uses
- Work with the Region and Province on the development of a land budget methodology and performance indicators



EMPLOYMENT LAND CONVERSION REQUESTS

- NORTH OAKVILLE MASTER PLANS**
- NORTH OAKVILLE EAST WEST BOUNDARY
 - GENERAL URBAN AREA
 - SUB-URBAN AREA
 - NEIGHBOURHOOD CENTRE AREA
 - TRAFALGAR ROAD URBAN CORE AREA
 - DUNDAS STREET URBAN CORE AREA
 - MEYAGAWA BLVD. URBAN CORE AREA
 - PALERMO VILLAGE NORTH URBAN CORE AREA
 - HIGH DENSITY RESIDENTIAL AREA
 - TRANSITIONAL AREA
 - COMMUNITY PARK
 - NEIGHBOURHOOD PARK
 - VILLAGE SQUARE
 - NATURAL HERITAGE SYSTEM AREA
 - CEMETERIES
 - ELEMENTARY SCHOOL SITE
 - SECONDARY SCHOOL SITE
 - INSTITUTIONAL
 - EMPLOYMENT DISTRICT
 - TRANSITWAY
 - STORM WATER MANAGEMENT FACILITY
 - JOSHUA CREEK FLOODPLAIN AREA
 - AREA UNDER APPEAL
 - UTILITY CORRIDOR
 - FUTURE HOSPITAL SITE

- LIVABLE OAKVILLE PLAN**
- GROWTH AREA BOUNDARY
 - LOW DENSITY RESIDENTIAL
 - MEDIUM DENSITY RESIDENTIAL
 - HIGH DENSITY RESIDENTIAL
 - NEIGHBOURHOOD COMMERCIAL
 - COMMUNITY COMMERCIAL
 - BUSINESS COMMERCIAL
 - CORE COMMERCIAL
 - CENTRAL BUSINESS DISTRICT
 - OFFICE EMPLOYMENT
 - BUSINESS EMPLOYMENT
 - INDUSTRIAL
 - MAIN STREET 1
 - MAIN STREET 2
 - URBAN CENTRE
 - URBAN CORE
 - INSTITUTIONAL
 - LANDS ELIGIBLE FOR BONUSING
 - SPECIAL POLICY AREA
 - NATURAL AREA
 - PARKS AND OPEN SPACE
 - PRIVATE OPEN SPACE
 - WATERFRONT OPEN SPACE
 - PARKWAY BELT
 - GREENBELT
 - UTILITY
 - PROPOSED ROADS
 - RAILWAY



Employment to Non-employment Request	
1	By-Ways Construction
2	3121 Cornwall Road
3	3ra St Imports
4a)	Great Lakes Marketplace
4b)	Great Lakes Marketplace
5	RoCan Bar/Shop
6	Speers/Bronte
7	Lynch (Burnhamthorpe)
8	Burnhamthorpe and Meygawa Employment
	Star Oak
10a)	I.O. Burnhamthorpe & Trafalgar
10b)	I.O. Burnhamthorpe & Trafalgar
11	3M Symphony Corporation
12	Dorlan
13	Harlanus Estate
14	Sheridan College
15	346-458 Ostar Inc.
16	339185 Ontario Inc & Weaver Master Op Inc.

Business Employment to Business Commercial Request	
17	Hare Holdings
18	Westerlink Capital

Regions: Overlay Irregularities Request	
19	RoCan Oakville Parc
20	I.O. Ninth Line & Upper Middle Rd.

**20 Requests Received
Approximately 185 ha**

Town of Oakville Land Use Map - For Internal Use
 May 13, 2015
 Scale: 1:21,500
 0 0.25 0.5 1 1.5 2 Kilometers

NEXT STEPS

- Public Information Meeting – October 24, 2017
- Public Information Meeting – November 6, 2017
(5:30pm to 7:00pm)
- Statutory Public Meeting (PDC) – November 6, 2017
(7:00pm)
- Recommendation Meeting (PDC) – Winter 2018

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](https://www.youtube.com); Town of OakvilleTV)
- 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