

Appendix C

Employment and Commercial Review

Policy Directions for Related Projects

(Received by Council November 6, 2017)

1. Protect Employment Lands

The town should protect and preserve strategically important employment lands for future employment purposes well beyond the next 20 years.

- **Policy Direction > North Oakville Secondary Plans Review** – The employment area policies should be updated to conform to the employment land conversion policies in accordance with the Growth Plan, 2017.
- **Policy Direction > Speers Road Corridor Study** – Consider the function of Speers Road as a transitional area and identify suitable uses to accommodate an appropriate and compatible range of arterial commercial and service uses within an Employment Area designation.
- **Policy Direction > General** – Work with Halton Region to establish minimum density targets for employment areas to ensure the town's goals and objectives for employment areas are reflected.
- **Policy Direction > General** – Update policies and regulations for employment areas as part of the town's conformity exercise with the Region's Official Plan to be completed through the town's five-year Official Plan Review.

2. Identify priority areas for Major Office Uses

To attract and retain office investment the town will need to ensure the office sector is accommodated in areas with locational qualities and attributes (i.e., proximity to transit, amenities, and services). The town should identify priority areas for office development that are supportive of locational qualities and attributes desired for office investment.

- **Policy Direction > Nodes and Corridors** – The area-specific-studies to be completed through the town's Official Plan Review should examine how *Major Office* uses can be secured in a mixed use context to encourage vibrant and pedestrian oriented areas that are transit-supportive.
- **Policy Direction > North Oakville Secondary Plans Review** – Identify and designate lands within North Oakville that would be appropriate to support '*Major Office*' development in accordance with the policies of the Growth Plan, 2017.

3. Encourage the intensification of employment and commercial uses in existing areas

As the town approaches build-out of its greenfield lands. The majority of new employment and commercial growth (south of Dundas Street) will have to be accommodated through intensification. The town will have to direct these opportunities to appropriate areas that can support compact forms.

- **Policy Direction > Transportation Policy Discussion Paper** – The minimum and maximum parking standards in employment and commercial areas that have access to existing or planned transit, active transportation, and in areas that can accommodate higher density uses should be reviewed through the town's five-year official plan review.

4. Provide opportunities to secure commercial development to support the development of complete communities

The commercial land supply and demand analysis completed by Dillon Consulting identified an estimated shortfall of approximately 25 hectares of commercial lands to accommodate growth to 2041. In addition, the study identified that the Northwest area of Oakville is under-stored relative to the town.

The flexible nature of the land use designations in the North Oakville Secondary Plans allow for mixed use development in North Oakville, but does not require it, and may not result in the provision of needed commercial/retail space. The revised Growth Plan places additional emphasis on the development of complete communities with a new fulsome definition that acknowledges that a complete community will support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living (i.e., a mix of jobs, local stores, and services).

- **Policy Direction > North Oakville Secondary Plans Review** – The provision of commercial development in North Oakville should be secured to ensure the development of complete communities and the definition of *complete communities* in accordance with the Growth Plan, 2017 should be added to the Plans.
- **Policy Direction > Bronte Road/Dundas Street Area** – The lands located at the northwest corner of Dundas Street and Bronte Road are currently under appeal to the Ontario Municipal Board (OMB) and do not hold an employment area designation due to an outstanding appeal. There may be an opportunity to accommodate the commercial land shortfall and deficiency in retail stores on a portion of the appealed lands.

In addition, the subject lands have also been identified through the Urban Structure Review for further study as an 'Additional/Expanded Nodes and

Corridors'. Staff will review the opportunity to accommodate the commercial shortfall and retail deficiency on a portion of the appealed lands.

5. Develop a monitoring program that recognizes the evolving nature of employment and commercial lands

The technical analysis completed by Dillon Consulting identified that the nature of employment and commercial development is evolving. The shift to knowledge based employment and the increased prominence of on-line retail may have an impact on how the town plans and develops land for employment and commercial uses. Trends in employment and commercial development should be monitored to allow for proactive and dynamic decision making and policy development.

In addition, key policy objectives and goals established in the town's Official Plan require practical indicators to measure and maintain progress towards the defined objectives of the plan.

- ***Policy Direction > Monitoring and Implementation Discussion Paper*** – The town should develop a comprehensive monitoring program through the five-year official plan review that identifies and defines the key indicators to measure the performance of the town's desired land use objectives. This includes using existing resources such as Halton Region's Employment Survey, Building Permit data, and other available resources.
- ***Policy Direction > General*** – The province has committed to developing Performance Indicators to evaluate the Growth Plan, 2017 and an Updated Land Budget Methodology. The town should work collaboratively with the Region and Province on the development of these tools.

6. Harmonize Employment Area Planning Policies

The North Oakville Secondary Plans and Livable Oakville Official Plan are under separate land use policy frameworks. Inconsistencies between the plans make it difficult to plan comprehensively for a town-wide set of goals and objectives. The town's Official Plans should be harmonized to create one land use policy framework.

- ***Policy Direction > North Oakville Secondary Plans Review*** – The employment area planning policies from the Livable Oakville Official Plan should be harmonized with the North Oakville Secondary Plans.