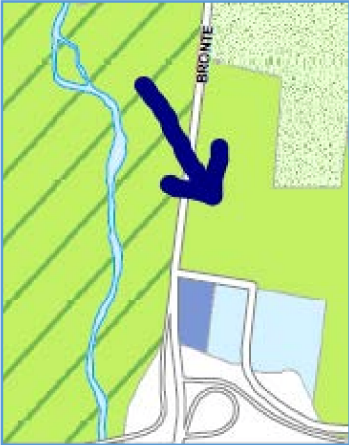


**Comments Analysis** (Updated, March 22, 2018)

Employment-related Comment <i>(Source)</i>	Response	Proposed Action
<b>General / Miscellaneous</b>		
<p>1. Permissions for indoor “sports facilities” should be provided for in the Employment designations in Livable Oakville to better align with the Zone permissions in Zoning By-law 2014-014. <i>(Policy Planning staff)</i></p>	<ul style="list-style-type: none"> <li>- Livable Oakville does not clearly provide for new indoor sports facilities in Employment areas. They are permitted by Zoning By-law 2014-014 in the E1 (Office Employment), E2 (Business Employment) and E4 (Business Commercial) Zones.</li> <li>- Note: Through this review the Office Employment designation has been identified as a priority land use designation to accommodate <i>Major Office</i> uses. Indoor sports facilities may not be appropriate for the intended function of this designation.</li> <li>- Section 7.1.2 of Livable Oakville allows for “community facilities such as... recreational facilities” within most designations, but this is mainly intended for municipally-operated facilities, not private sports training facilities.</li> <li>- The definition of “sports facility” in Zoning By-law 2014-014 includes facilities “for the purpose of instruction, conduct, practice or training for sports or physical exercise, and may include an indoor play facility.”</li> </ul>	<ul style="list-style-type: none"> <li>- Add indoor sports facility as a use that may be permitted within the Business Employment and Business Commercial designations.</li> </ul>
<p>2. Permissions for “places of entertainment” should be provided for in the Employment designations in Livable Oakville to align with Zoning By-law 2014-014. <i>(Policy Planning staff)</i></p>	<ul style="list-style-type: none"> <li>- Livable Oakville does not clearly provide for places of entertainment in Employment areas. They are permitted by Zoning By-law 2014-014 in the E4 (Business Commercial) Zone.</li> <li>- Zoning By-law 2014-014 defines “place of entertainment” as “a premises devoted to the offering of facilities for the entertainment of the public including a cinema, live theater, concert hall, planetarium, or other similar use, as well as facilities for the playing of games for the amusement of the public including an arcade, billiard room, bowling alley, electronic or laser game, indoor miniature golf, indoor paintball facility, and bingo hall.”</li> </ul>	<ul style="list-style-type: none"> <li>- Add place of entertainment as a use that may be permitted within the Business Commercial designation.</li> </ul>

Employment-related Comment <i>(Source)</i>	Response	Proposed Action
<p>3. The lack of supportive uses (e.g., service commercial uses, restaurants and gyms) within Employment Areas results in unnecessary trips on the road network during off-peak times, which causes strain on the network. <i>(Transportation Strategy staff)</i></p>	<ul style="list-style-type: none"> <li>- The existing Livable Oakville Plan policies provide for community uses and limited retail and services commercial uses within Employment Areas.</li> <li>- Some changes to the uses that may be permitted in the Employment designations are proposed as noted in this report. The intent is to provide for a greater mix of Employment-supportive uses within Employment areas.</li> </ul>	<ul style="list-style-type: none"> <li>- Further to the changes noted above, additional changes to the uses that may be permitted within the Speers Road Corridor are proposed in a separate area-specific official plan amendment also to be considered April 16, 2018.</li> <li>- Staff will continue to collaborate with Transportation Strategy staff on the North Oakville Secondary Plans Review, and related projects to identify and address transportation network issues associated with Employment lands.</li> </ul>
<p>4. The official plan (and zoning by-law) should provide an appropriate land use designation (and implementing zone) for an indoor zoo type of use (e.g., Reptilia in Vaughan), which has entertainment, education and retailing components but is not currently permitted in the Business Employment and Business Commercial designations (and implementing E2 and E3 Zones). <i>(Melrose Investments Inc.)</i></p>	<ul style="list-style-type: none"> <li>- An indoor zoo type of use would not be permitted to operate anywhere in Oakville.</li> <li>- <a href="#">By-law 2010-157</a> regulates the keeping of animals in the Town of Oakville. Schedule "A" to that by-law sets out a number of prohibited animals including: alligators, crocodiles, caimans, tortoises, venomous lizards and snakes, chimpanzees, monkeys, lemurs and many more.</li> </ul>	<ul style="list-style-type: none"> <li>- No action is proposed.</li> </ul>
<p>5. Consider grouping all of the policies that provide for motor vehicle related uses within the various Employment designations together with the General Employment policies at the beginning of Section 14 (Employment) of Livable Oakville. <i>(Policy Planning staff)</i></p>	<ul style="list-style-type: none"> <li>- The reorganization of the motor vehicle related use permissions within the Employment areas will be revisited once staff determine potential changes to the Office Employment, Business Employment, and Industrial designations to address the 2017 Growth Plan.</li> </ul>	<ul style="list-style-type: none"> <li>- No action is proposed at this time.</li> <li>- The reorganization of existing policies may be proposed through future official plan amendments.</li> </ul>

Employment-related Comment <i>(Source)</i>	Response	Proposed Action
<p>6. Re: 1155 and 1179 Bronte Road</p> <p>Now that the lands have been removed from the <i>Parkway Belt West Plan</i>, appropriate local land use designations should be provided for Halton Region's headquarters (1155 Bronte Road) and the adjacent Woodlands Operation Centre and Halton Region Paramedics Services Headquarters (1179 Bronte Road).</p> <p><i>(Policy Planning staff)</i></p> 	<ul style="list-style-type: none"> <li>- Given the scale and primary use of each of the properties, the Office Employment and Business Employment designations are considered appropriate.</li> <li>- The existing day care and children's safety village facility at 1155 Bronte Road, and the paramedic station at 1179 Bronte Road, may be permitted by the Community Uses policies in s. 7 of the Plan.</li> <li>- The Business Employment designation would allow for limited outdoor storage at 1179 Bronte Road. The general Employment policies require buffering and landscaping to ensure visual and physical separation between employment uses and adjacent uses (i.e., future "Bronte Green" development).</li> <li>- A site-specific exception could be added to allow for the existing motor vehicle maintenance activities at 1179 Bronte Road.</li> <li>- It is noted that the portion of 1179 Bronte Road north of the existing Woodlands Operations Centre building, and a potential future local road, have been considered through a separate planning exercise. No further change to those lands is proposed through this project.</li> </ul>	<ul style="list-style-type: none"> <li>- Apply the Office Employment designation to the lands known as 1155 Bronte Road.</li> <li>- Apply the Business Employment designation to the southern portion of the lands known as 1179 Bronte Road, subject to new exception policy (s. 27.3.9) to allow for motor vehicle related uses associated with the services provided by Halton Region.</li> <li>- Add a related exception policy symbol to Schedule H</li> </ul>
<p>7. Consider identifying the production of art works by professional artists/artisans (e.g., glass blowing, oil painting, sculpting) and associated accessory retail sales as a use that may be permitted, as this type of use is not clearly defined in the official plan or zoning documents.</p> <p><i>(Current Planning staff)</i></p>	<ul style="list-style-type: none"> <li>- Policy Planning staff consider this type of use to be light industrial manufacturing, which is currently listed as a use that may be permitted in the Business Employment and Industrial designations in the Livable Oakville Plan.</li> <li>- Discussions will be held with Zoning staff to determine the appropriate implementing zoning permissions.</li> </ul>	<ul style="list-style-type: none"> <li>- No action is proposed at this time.</li> <li>- This issue will be addressed through the ongoing review and maintenance of the Zoning By-law.</li> </ul>

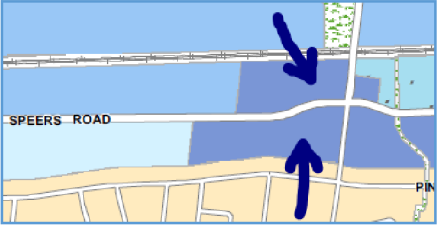
Employment-related Comment <i>(Source)</i>	Response	Proposed Action
<p>8. Permissions for community and institutional uses in Employment areas should be consistent town-wide. <i>(Policy Planning staff)</i></p>	<ul style="list-style-type: none"> <li>- The Livable Oakville Plan and North Oakville Secondary Plans provide for “civic”, community and institutional uses differently. A consistent approach should be used.</li> <li>- Within the Livable Oakville Plan area, the Syl Apps Youth Centre (a secure residential facility providing forensic mental health and youth justice programs) is within the Business Employment designation, yet the existing policies do not provide for this use. It would be considered “legal non-conforming” under Zoning By-law 2014-014.</li> <li>- The policies for Midtown Oakville provide for “civic uses, including government offices and a court house” within the Office Employment designation.</li> <li>- In the North Oakville Secondary Plans, the only Institutional designation applies to a private school (in an Employment area). The hospital is designated as Employment Area, subject to an “H” symbol, which identifies the site as part of a Health-oriented Mixed Use Node.</li> </ul>	<ul style="list-style-type: none"> <li>- Review civic, community and institutional use permissions and policies and recommend appropriate updates, including clear definitions or descriptions, though the Community and Institutional Uses policy paper.</li> </ul>
<p>9. Consider an enabling policy for shared parking and other innovative parking solutions such as a “complementary parking table” whereby uses with non-competing peak parking demands are identified. <i>(Current Planning staff)</i></p>	<ul style="list-style-type: none"> <li>- Section 8.15, Parking, of Livable Oakville sets out general parking policies, including the potential for reduced parking within Growth Areas or as part of a Transportation Demand Management plan.</li> <li>- Section 8.15.6 states that: “Opportunities for off-peak shared parking will be considered, subject to evaluation by the Town.” Section 8.15.7 states that: “Cash-in-lieu of parking may be considered where appropriate.”</li> <li>- The Growth Plan directs major office development to areas with existing or planned high frequency transit.</li> </ul>	<ul style="list-style-type: none"> <li>- No action is proposed at this time.</li> <li>- The general parking policies will be reviewed as part of the Transportation Policy Discussion Paper to be undertaken with Transportation Strategy staff.</li> </ul>

Employment-related Comment <i>(Source)</i>	Response	Proposed Action
<b>Business Employment (Livable Oakville)</b>		
<p>10. Re: Lands northwest of Rebecca Street and Great Lakes Boulevard</p> <p>The Business Employment designation that applies to the town-owned property containing the Great Lakes Woods and a stormwater management pond should be changed to Natural Area.</p> <p><i>(Policy Planning staff)</i></p>	<ul style="list-style-type: none"> <li>- These lands are not, nor are they planned to be, Employment-generating. They should not be designated with an Employment designation.</li> </ul>	<ul style="list-style-type: none"> <li>- Redesignate the town-owned property containing the Great Lakes Woods and a stormwater management pond from Business Employment to Natural Area on Schedule F (South West Land Use).</li> </ul>
<p>11. Re: Winston Park West (north of Upper Middle Road, between Ninth Line and Highway 403)</p> <p>Building height, compatibility, and attracting quality jobs should be considered.</p> <p>What else could be done to enable the coordinated development of this Business Employment area?</p> <p><i>(Subcommittee)</i></p>	<ul style="list-style-type: none"> <li>- Currently, there are no building height policies applying to Employment designations in the Livable Oakville Plan area, except in Midtown Oakville. The height of buildings is generally constrained by the provision of surface parking (most economical) in accordance with the Zoning By-law. Zoning By-law 2014-014 regulates the height of buildings within the E2 (Business Employment) Zone only as follows: max. 30 m abutting a highway corridor; max. 5 m within 23 m of a Residential Low Zone, Institutional (I) Zone, or Community Use (CU) Zone boundary</li> <li>- The Business Employment designation provides for office uses, light manufacturing, and more. It supports a range of quality jobs in-line with the town's Economic Development Strategy (e.g., knowledge-based jobs).</li> <li>- A draft plan of subdivision was approved on the three largest properties south of the pipeline corridor with access from Upper Middle Road. Conditions must be cleared in order for the plan to be registered.</li> <li>- Through the site plan approval process, new development will be required to demonstrate adherence to existing urban design policies and guidelines, which aim to ensure a high quality built form and landscape.</li> </ul>	<ul style="list-style-type: none"> <li>- No action, in terms of Planning policy changes or further study, is proposed.</li> </ul>

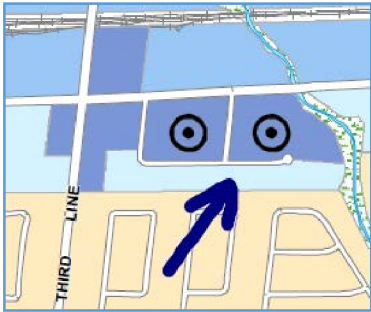
Employment-related Comment <i>(Source)</i>	Response	Proposed Action
<p><b>12.</b> Reduce the Business Employment designation in the area southwest of Dundas Street and Highway 403 to recognize the existing utility/hydro corridor lands owned by the province, which are not expected to be developed for Employment uses.</p> <p><i>(Policy Planning staff)</i></p>	<ul style="list-style-type: none"> <li>- The extent of the Business Employment designation, and the implied potential for Employment-generating development, in this area is misleading.</li> <li>- The lands in question are subject to the Parkway Belt West Plan, and also identified as such in the Region of Halton Official Plan.</li> <li>- It is staff's understanding that the province's long-term planned function for these lands is utility corridor.</li> <li>- Appropriate "underlying" local land designations will be recommended for all lands subject to the Parkway Belt West Plan through the town's Parkway Belt West Plan Review. A report to the Subcommittee is planned for the fall of 2017.</li> </ul>	<ul style="list-style-type: none"> <li>- Redesignate the utility/hydro corridor lands on the west side of Highway 403 from Business Employment to Parkway Belt on Schedule J (East Land Use).</li> <li>- Staff will consult with Infrastructure Ontario and/or Hydro One staff to confirm the appropriate local land use designation for the lands.</li> </ul>
<p><b>13.</b> The Business Employment designation (and implementing E2 Zone in Zoning By-law 2014-014) should allow for financial institutions, places of entertainment, restaurants, community centres, and private schools.</p> <p><i>(Melrose Investments Inc.)</i></p>	<ul style="list-style-type: none"> <li>- Since this comment was submitted, changes to the Business Employment designation were approved through OPA 4 to provide for some service commercial uses, limited to restaurants, financial institutions and drive through facilities, so long as the primary employment function of a property is maintained.</li> <li>- Staff are currently proposing that places of entertainment be explicitly provided for within the Business Employment designation to align with the existing permission in the E2 (Business Employment) Zone (see Item #2).</li> <li>- Community centres and private schools are currently uses that may be permitted in the Business Employment designation by the policies in Section 7, Community Uses, of Livable Oakville.</li> </ul>	<ul style="list-style-type: none"> <li>- No action is proposed. Refer to Item #2, above.</li> </ul>
<p><b>14.</b> The railway data layer within the Business Employment designation east of Third Line on Schedule F (South West Land Use) does not appear to be accurate.</p> <p><i>(Policy Planning staff)</i></p>	<ul style="list-style-type: none"> <li>- There are a number of railway spur lines on the Procor Limited property at the northwest corner of Speers Road and Third Line that are not shown on Schedule F (South West Land Use). They appear to be shown in a different configuration, west of their actual location.</li> <li>- The railway data layer is provided by an external source and town staff do not have the ability to edit it.</li> </ul>	<ul style="list-style-type: none"> <li>- No action is proposed at this time.</li> <li>- Planning staff will work with Strategic Business Support and Information Systems staff to come up with a solution to improve the accuracy of the railway data layer in the town's Geographic Information System.</li> </ul>


Employment-related Comment <i>(Source)</i>	Response	Proposed Action
<p><b>15.</b> Re: 2035 Cornwall Road (east of Maple Grove Drive)</p> <p>This property, which is small in size and designated Business Employment, may be more appropriately designated Business Commercial.</p> <p><i>(Policy Planning staff)</i></p>	<ul style="list-style-type: none"> <li>- In 2015, the town successfully defended the E2 (Business Employment) Zone on this property at an OMB hearing about a proposed minor variance to allow 100% service commercial uses on this property (OMB Case No. PL14075). The Zone implements the corresponding Business Employment designation adopted through the Livable Oakville Plan</li> <li>- Through that hearing, evidence was heard that the existing building was originally a bank (i.e., 100% service commercial). It was subsequently leased as a driving testing facility (i.e., 100% service commercial).</li> <li>- Due to the property's size, location and historic function within the community, it is staff's opinion that a Business Commercial designation would be appropriate.</li> </ul>	<ul style="list-style-type: none"> <li>- Redesignate the property known as 2035 Cornwall Road from Business Employment to Business Commercial on Schedule G (South East Land Use).</li> </ul>
<p><b>16.</b> Consider applying the Business Employment designation more broadly within the Livable Oakville Plan area.</p> <p><i>(Policy Planning staff)</i></p>	<ul style="list-style-type: none"> <li>- The Business Employment designation provides for the broadest range of Employment uses as well as Employment-supportive uses.</li> </ul>	<ul style="list-style-type: none"> <li>- Apply the Business Employment designation in place of the Office Employment designation in specific locations.</li> </ul>
<p><b>17.</b> RE: Melrose Business Park, between Wycroft Road and the QEW</p> <p>A freestanding office building that meets the 2017 Growth Plan criteria for major office is proposed at this location. Major office should be included as a permitted use in the Business Employment designation. "This is a prestige office location with excellent exposure to the QEW corridor, ready access to retail and service commercial uses at the nearby RioCan Centre Burloak, and existing transit service within walking distance."</p> <p><i>(10/27/2017 letter from David Faye &amp; Associates Inc. on behalf of Melrose Investments Inc.)</i></p>	<ul style="list-style-type: none"> <li>- Lands along the QEW corridor in Oakville have long been planned for prestige office uses, and there are a number of existing office buildings on existing and proposed Business Employment lands that are considered "major office" as defined by the 2017 Growth Plan.</li> <li>- The most of the jobs associated with key sectors for employment in Oakville (e.g., financial and professional services, digital media, and information and communications technology) are office-based.</li> <li>- The 2017 Growth Plan requires that major office uses be directed to major transit station areas and strategic growth areas with existing or planned frequent transit service.</li> </ul>	<ul style="list-style-type: none"> <li>- Recognize existing major office (as defined by the 2017 Growth Plan) within the Business Employment designation</li> <li>- Direct new major office buildings to Midtown Oakville, major transit station areas and strategic growth areas with existing or planned frequent transit service, but also allow the consideration of other locations providing high visibility and excellent accessibility adjacent to highway corridors and Regional Transit Priority Corridors.</li> </ul>

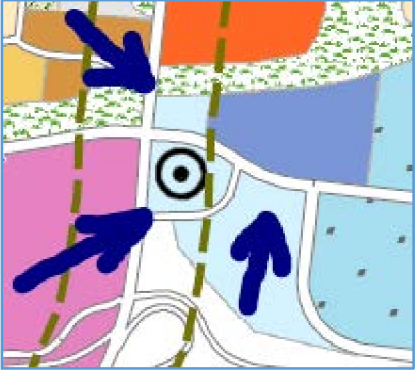


Employment-related Comment <i>(Source)</i>	Response	Proposed Action
<b>Business Commercial (Livable Oakville)</b>		
<p>18. Should additional lands be designated Business Commercial to support existing Employment Areas? <i>(Subcommittee)</i></p>	<ul style="list-style-type: none"> <li>- Some minor changes to the extent of the Business Commercial designation are considered appropriate to recognize the existing function of certain clusters of properties and as described in the analysis of certain requests for Employment land conversions.</li> <li>- Additional changes are proposed through the Speers Road Corridor Study.</li> </ul>	<ul style="list-style-type: none"> <li>- Expand the Business Commercial designation in specific locations.</li> </ul>
<p>19. Clarify the intent of the Business Commercial policies (s. 14.6), especially with respect to “convenience retail” and the cap on floor area. Direction should also be provided regarding the consideration of new Business Commercial sites. <i>(Policy Planning staff)</i></p>	<ul style="list-style-type: none"> <li>- The Business Commercial designation was originally conceived as a ‘legacy designation’ to recognize historic clusters of employment-supportive retail and service commercial uses within Employment areas. It has also been applied to new sites, on the periphery of new or developing Employment areas to provide the same employment-supportive function.</li> <li>- The policies would benefit from some changes to improve clarity.</li> </ul>	<ul style="list-style-type: none"> <li>- Update Section 14.6, Business Commercial, to clarify the intent of the designation and policies.</li> </ul>
<p>20. Re: 1005, 1026, 1027 and 1029 Speers Road; west of Fourth Line “In the recent zoning adjustment we changed from Commercial to Employment. If we are changed from Employment to something else, will this affect our present tenants [who] conform to our new Employment zoning but may not conform to a new zone[?]” <i>(M. Boam, Property manager)</i></p> 	<ul style="list-style-type: none"> <li>- The properties are designated Business Commercial in the Livable Oakville Plan (adopted in 2009; approved by OMB in 2011) and zoned E4 (Business Commercial) in Zoning By-law 2014-014. The Zoning By-law is required by the <i>Planning Act</i> to implement the policies of Livable Oakville.</li> <li>- The purpose of the Employment and Commercial Review is to review and update the Employment and Commercial policies in the Livable Oakville Plan as part of required Official Plan Review. The related Speers Road Corridor Study took a closer look at the existing uses and land use permissions along Speers Road.</li> <li>- Updates to Zoning By-law 2014-014 will be recommended to implement any amendments to the Livable Oakville Plan that are adopted at the conclusion of the Employment and Commercial Review and Speers Road Corridor Study.</li> <li>- Existing, legally established, businesses may continue to operate.</li> </ul>	<ul style="list-style-type: none"> <li>- Changes to the uses that may be permitted within the Speers Road Corridor are proposed in a separate area-specific official plan amendment also to be considered April 16, 2018.</li> </ul>



Employment-related Comment <i>(Source)</i>	Response	Proposed Action
<p><b>21.</b> Re: 1410 Speers Road</p> <p>The Business Commercial designation and implementing E4 zoning in the area of Wallace Rd. and York St. (south side of Speers Rd.) do not provide appropriate uses for this area. Wholesale uses should also be permitted. Historically, light industrial and wholesaling and distribution uses have taken place here. There is currently “a mix of manufacturing, wholesaling and distribution, contracting, used automobile sales, car repair shops, taxi and limousine services, carpet cleaning, towing services and similar uses.”</p> <p><i>(Melrose Investments Inc.)</i></p>	<ul style="list-style-type: none"> <li>- The purpose of the Employment and Commercial Review is to review and update the Employment and Commercial policies in the Livable Oakville Plan as part of the “Five Year Review” required by the <i>Planning Act</i>. The related Speers Road Corridor Study took a closer look at the existing uses and land use permissions along Speers Road.</li> <li>- It is noted that the Section 27.1.12 allows for light industrial uses in this area.</li> </ul> 	<ul style="list-style-type: none"> <li>- Changes to the uses that may be permitted within the Speers Road Corridor are proposed in a separate area-specific official plan amendment also to be considered April 16, 2018.</li> </ul>
<p><b>22.</b> Re: North side of Upper Middle Road East, between Ninth Line and Highway 403</p> <p>The Business Commercial designation in this area should align with the E4 (Business Commercial) Zone boundary in Zoning By-law 2014-014.</p> <p><i>(Policy Planning staff)</i></p>	<ul style="list-style-type: none"> <li>- A zoning by-law amendment was approved along with a draft plan of subdivision for a business park. It included E4 (Business Commercial) and N (Natural Area) zoning in this area.</li> </ul>	<ul style="list-style-type: none"> <li>- Update Schedule J so that the Business Commercial and Natural Area designations align with the E4 (Business Commercial) and N (Natural Area) zones in Zoning By-law 2014-014 along the north side of Upper Middle Road East, between Ninth Line and Highway 403.</li> </ul>

Employment-related Comment <i>(Source)</i>	Response	Proposed Action
<p><b>23.</b> Re: Oakville Great Lakes Marketplace (Rebecca Street and Burloak Drive)</p> <p>“Our client is seeking to re-designate the subject lands from “Business Commercial” to “Community Commercial” designation which is a more appropriate designation that will provided additional flexibility for the subject lands to meet the increased commercial land needs identified by the Town of Oakville through the ongoing Employment and Commercial Review process. Furthermore, the “Community Commercial” designation better reflects the commercial-retail development intended for this site, as it provides for a community commercial planned function that would better serve the surrounding area...”</p> <p><i>(11/06/2017 letter from MHBC on behalf of Oakville Great Lakes Market Place Inc.)</i></p>	<ul style="list-style-type: none"> <li>- The shape of the Business Commercial designation does not align with the property boundary, as originally intended. The Zoning By-law was recently amended to correct the E4 (Business Commercial) Zone boundary between this site and the adjacent property to the east.</li> <li>- The existing Business Commercial designation and exception policy that apply to this site were determined through an appeal to the original approval of the Livable Oakville Plan with respect to this site.</li> <li>- The planned commercial function of the site is as a Business Commercial site.</li> <li>- In accordance with the 2017 Growth Plan, the request for a conversion to a Community Commercial designation must be considered by Halton Region through its municipal comprehensive review / the Regional Official Plan Review.</li> </ul>	<ul style="list-style-type: none"> <li>- Update Schedule F so that the Business Commercial designation aligns with the property boundary.</li> <li>- Planning staff are not recommending that Council support the conversion request (see Appendix F).</li> </ul>
<b>Office Employment (Livable Oakville)</b>		
<p><b>24.</b> On the site of the new Halton Regional Police Headquarters (northeast of QEW and Bronte Road), the extent of the Office Employment designation should be updated to reflect the additional property acquired from the Ministry of Transportation.</p> <p><i>(Policy Planning staff)</i></p>	<ul style="list-style-type: none"> <li>- The approved site plan includes additional property adjacent to the reconfigured North Service Road, which currently has no land use designation in the Livable Oakville Plan.</li> <li>- Adjusting the extent of the Office Employment designation to align with the extent of the site is appropriate.</li> </ul> 	<ul style="list-style-type: none"> <li>- Apply the Office Employment designation to the lands added to the police headquarters site northeast of QEW and Bronte Road on Schedule H (West Land Use).</li> </ul>

Employment-related Comment <i>(Source)</i>	Response	Proposed Action
<p>25. The properties known as 321 Iroquois Shore Rd. (TD Canada Trust branch), 348-350 Iroquois Shore Rd. (Petro-Canada gas station and auto repair facility), and 372-388 Iroquois Shore Rd. (Tim Hortons, Subway, etc.), which are designated Office Employment, may be more appropriately designated Business Commercial.</p> <p><i>(Policy Planning staff)</i></p> 	<ul style="list-style-type: none"> <li>- A bank (service commercial use) has operated at 321 Iroquois Shore Rd. for decades.</li> <li>- A site-specific exception policy (s. 27.4.7) allows a motor vehicle service station and a motor vehicle repair facility on the lands designated Office Employment at the southeast corner of Iroquois Shore Rd. and Trafalgar Rd. (348 and 350 Iroquois Shore Rd.).</li> <li>- The plaza at 372-388 Iroquois Shore Rd. is 100% occupied by restaurants (service commercial use) and has been for decades.</li> <li>- It is also noted that these lands are identified as part of an Expanded/Additional Node on the town's proposed Urban Structure (see <a href="#">Urban Structure Review</a>), and will be the subject of further study.</li> <li>- Due to the size, location and historic function of these properties, it is staff's opinion that the Business Commercial designation is most appropriate.</li> </ul>	<ul style="list-style-type: none"> <li>- Redesignate the three properties known as 321, 348-350 and 372-388 Iroquois Shore Rd. from Office Employment to Business Commercial on Schedule I (Central Land Use); and,</li> <li>- Delete the Exception policy symbol ("⊙") from the lands at the southeast corner of Iroquois Shore Rd. and Trafalgar Rd. as well as the associated Exception policy, Section 27.4.7.</li> </ul>
<b>Industrial (Livable Oakville)</b>		
<p>26. The Industrial designation on the south side of Wycroft Road, east of Burloak Drive, should allow for a greater variety of uses including sports facilities, places of entertainment, financial institutions and restaurants.</p> <p><i>(Melrose Investments Inc.)</i></p>	<ul style="list-style-type: none"> <li>- The uses listed are provided for in other land use designations.</li> </ul>	<ul style="list-style-type: none"> <li>- No action is proposed at this time.</li> </ul>

Employment-related Comment <i>(Source)</i>	Response	Proposed Action
<b>Employment District (North Oakville Secondary Plans)</b>		
<p>27. “The [Employment District] policies in the North Oakville West Secondary Plan are very limiting in terms of the amount and type of retail and commercial uses that may be permitted to support the planned employment/business park... The NOWSP currently permits “limited retail and commercial development”... clustered at the intersections with Arterials and Avenues...”</p> <p><i>(Bentall Kennedy (Canada) LP on behalf of bcIMC Realty Corp.)</i></p>	<ul style="list-style-type: none"> <li>- Through the planned consolidation of the North Oakville Secondary Plans into the Livable Plan structure, the Business Employment designation from the Livable Oakville Plan may be the most appropriate designation, and associated policies, to apply to the existing the Employment lands in North Oakville.</li> <li>- The Business Employment designation provides for limited service commercial uses.</li> <li>- The broader application of the Business Employment designation should be considered through the North Oakville Secondary Plans Review.</li> </ul>	<ul style="list-style-type: none"> <li>- Through the North Oakville Secondary Plans Review, evaluate the potential replacement of the majority of the existing Employment designation with the Business Employment designation and related policies from Livable Oakville.</li> <li>- Through the North Oakville Secondary Plans Review, confirm priority locations for commercial uses to support the planned function of Employment areas and update the associated policies.</li> </ul>
<p>28. Re: 263 Burnhamthorpe Road West</p> <p>“The subject lands are designated as Employment District &amp; Transitional Zone under the North Oakville East Secondary Plan...</p> <p>A Conversion Request for the subject lands was submitted to the Town requesting conversion from Employment District to Transitional Area. At this time, we have reviewed the Recommendations in the Staff Report brought before Council on November 6<sup>th</sup> 2017 that the subject lands are not recommended for conversion and [the owner] would like to discuss with Town Staff about changes in policies moving forward.”</p> <p><i>(11/07/2017 letter from Ruth Victor &amp; Associates on behalf of C. Lynch)</i></p>	<ul style="list-style-type: none"> <li>- In accordance with the 2017 Growth Plan, the request for a conversion to a Transition Area designation must be considered by Halton Region through its municipal comprehensive review / the Regional Official Plan Review.</li> <li>- Refer to Appendix F, Analysis of Employment Land Conversion Requests with Recommendations. Staff do not support this request.</li> <li>- The property in question in on the north side of Burnhamthorpe Road West, outside of the ‘Node for Further Study’ at Neyagawa Boulevard.</li> </ul>	<ul style="list-style-type: none"> <li>- Recommend ‘do not support’ to Council with respect to the conversion request (Refer to Appendix F).</li> </ul>

Commercial-related Comment <i>(Source)</i>	Response	Proposed Action
<b>General / Miscellaneous</b>		
<p>1. Could the impact of online retailing be decreasing the demand for Commercial lands and retail space more rapidly than anticipated by Dillon Consulting's analysis (conducted in 2015)? Might this also impact the potential for commercial site intensification that was also identified? <i>(Planning staff)</i></p>	<ul style="list-style-type: none"> <li>- The Employment and Commercial Review's policy directions included monitoring commercial (and employment) lands and development, as discussed in previous reports.</li> <li>- The existing policies in Section 28.19, Monitoring, of Livable Oakville Planning provide the broad direction to regularly monitor key indicators to assess the effectiveness and relevance of the Plan's policies.</li> <li>- Monitoring is already a part of the Policy Planning section's work program.</li> </ul>	<ul style="list-style-type: none"> <li>- Policy Planning staff will design a program to monitor the Commercial market and identify appropriate policy responses if warranted. This is consistent with the existing Monitoring policies in the Livable Oakville Plan.</li> </ul>
<p>2. The retail market within the Main Street Growth Areas should be protected and improved. <i>(Subcommittee)</i></p>	<ul style="list-style-type: none"> <li>- The existing Mixed Use policies provide for an appropriate variety of commercial and service commercial uses.</li> <li>- Some other policy changes (e.g., to building heights) may encourage redevelopment. Official plan amendments have recently been adopted to update the policies for the Main Street Growth Areas (Bronte Village, Kerr Village and Downtown Oakville). Those OPAs are currently being considered for approval by Halton Region.</li> <li>- The conversion of Employment lands to Commercial designations should be resisted (in accordance with existing policies and the policy directions from Dillon Consulting).</li> </ul>	<ul style="list-style-type: none"> <li>- No action is proposed.</li> </ul>


Commercial-related Comment <i>(Source)</i>	Response	Proposed Action
<p>3. Would combining the Community Commercial and Core Commercial designations provide better service to the community? <i>(Subcommittee)</i></p>	<ul style="list-style-type: none"> <li>- The commercial analysis determined that the Core Commercial designation provides major concentrations of commercial facilities serving the broader region and permits a full range of commercial uses, while the Community Commercial designation provides a variety of retail and service commercial uses to the local surrounding community. The differentiation between these designations is the target customer of the services and retail stores. The commercial analysis did not identify a need to consolidate the land use designations as they provide different services for different target users.</li> </ul>	<ul style="list-style-type: none"> <li>- No action is proposed.</li> </ul>
<p>4. Permissions for indoor sports facilities in Commercial and Mixed Use designations, which are not clearly “Community Uses” as described by the Plan, should be addressed and aligned with Zoning By-law 2014-014. <i>(Policy Planning staff)</i></p>	<ul style="list-style-type: none"> <li>- Livable Oakville does not clearly provide for new indoor sports facilities in Commercial and Mixed Use areas. They are permitted by Zoning By-law 2014 in the C1 (Neighbourhood Commercial), C2 (Community Commercial), C3 (Core Commercial), CBD (Central Business District), MU1 (Main Street 1), MU2 (Main Street 2), MU3 (Urban Centre), and MU4 (Urban Core) Zones.</li> <li>- Section 7.1.2 of Livable Oakville allows for “community facilities such as... recreational facilities” within most designations, but this was mainly intended for municipally-operated facilities, not private sports training facilities.</li> <li>- The definition of “sports facility” in Zoning By-law 2014-014 includes facilities “for the purpose of instruction, conduct, practice or training for sports or physical exercise, and may include an indoor play facility.”</li> </ul>	<ul style="list-style-type: none"> <li>- Add indoor sports facility as a use that may be permitted within the Neighbourhood Commercial, Community Commercial, Core Commercial and Central Business District designations, as well as the Mixed Use designations: Main Street 1, Main Street 2, Urban Centre and Urban Core.</li> </ul>

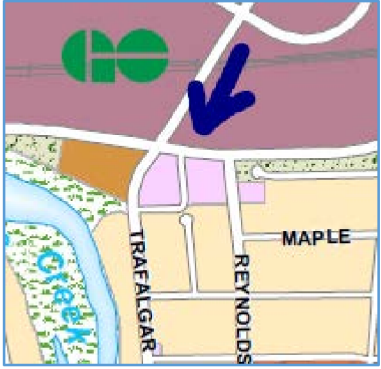
Commercial-related Comment <i>(Source)</i>	Response	Proposed Action
<p>5. Permissions for places of entertainment in Commercial and Mixed Use designations should be specifically addressed in Livable Oakville to align with Zoning By-law 2014-014.</p> <p><i>(Policy Planning staff)</i></p>	<ul style="list-style-type: none"> <li>- Livable Oakville does not clearly provide for places of entertainment, which are permitted by Zoning By-law 2014-014 in the C2 (Community Commercial), C3 (Core Commercial), CBD (Central Business District), MU1 (Main Street 1), MU2 (Main Street 2), MU3 (Urban Centre) and MU4 (Urban Core) Zones.</li> <li>- Zoning By-law 2014-014 defines “place of entertainment” as “a premises devoted to the offering of facilities for the entertainment of the public including a cinema, live theater, concert hall, planetarium, or other similar use, as well as facilities for the playing of games for the amusement of the public including an arcade, billiard room, bowling alley, electronic or laser game, indoor miniature golf, indoor paintball facility, and bingo hall.”</li> </ul>	<ul style="list-style-type: none"> <li>- Add place of entertainment as a use that may be permitted within the Community Commercial, Core Commercial and Central Business District designations, as well as all of the Mixed Use designations: Main Street 1, Main Street 2, Urban Centre and Urban Core.</li> </ul>
<p>6. Sufficient Commercial land should be designated for some of the larger retailers.</p> <p><i>(Open house comment)</i></p>	<ul style="list-style-type: none"> <li>- Through the commercial supply and demand analysis, a retail deficiency was identified in the northwest part of town. It may be possible to provide for additional Commercial uses (and some larger retailers) within ‘Palermo Village North’.</li> <li>- There are also existing vacant Commercial sites within the town that may be developed in the future (e.g., Ninth Line and Dundas Street, various Mixed Use sites south of Dundas Street, and various Urban Core areas north of Dundas Street).</li> </ul>	<ul style="list-style-type: none"> <li>- Through the North Oakville Secondary Plans Review, strengthen the policies to ensure sufficient commercial space is provided and potentially identify strategic/priority commercial sites.</li> </ul>



Commercial-related Comment <i>(Source)</i>	Response	Proposed Action
<p>7. Re: Commercial spaces, generally            “To help build more walkable communities and affordable accessible housing: Require some of the commercial spaces... to incorporate a possibility for residential multi-unit buildings. Rationale: If there were condos, apts above and among... the commercial spaces, it would allow for communities to develop where seniors etc. would be able to walk to services... and at the same time create a more human landscape for these underused vast commercial areas...”  <i>(Lesley Henshaw via 2017 Citizen Survey)</i></p>	<ul style="list-style-type: none"> <li>- Staff have received similar comments with respect to Community Commercial sites. The town’s neighbouring municipalities are already considering policy changes for similar sites, which is expected to increase development interest in Oakville.</li> <li>- Refer to Items 14-16, below.</li> <li>- The land use policies applying to commercial sites within the town’s nodes and corridors will be studied through various Official Plan Review projects (e.g., Uptown Core Review).</li> </ul>	<ul style="list-style-type: none"> <li>- Refer to Items 14-16, below.</li> </ul>
<p>8. Mattamy Corporation retained urbanMetrics Inc. to prepare a review of the Employment and Commercial Review’s commercial supply and demand analysis, specifically focusing on the supply of and demand for commercial space in North Oakville. Questions are raised about the assumptions used for the study, the implications of intensification south of Dundas Street, and the impact of different market influences and development opportunities.  <i>(10/31/2017 letter from Ruth Victor &amp; Associates on behalf of Mattamy Corporation + 10/30/2017 letter/report from urbanMetrics Inc. to Mattamy Corporation)</i></p>	<ul style="list-style-type: none"> <li>- The full submission is included in Appendix E for Council’s information.</li> <li>- OPAs will be proposed through the <a href="#">North Oakville Secondary Plans Review</a> to address various matters, including planning for the provision of land/space to meet long-term commercial needs.</li> </ul>	<ul style="list-style-type: none"> <li>- Provide the submission from Mattamy as input to the North Oakville Secondary Plans Review.</li> <li>- Through the North Oakville Secondary Plans Review, address the provision of land/space to meet commercial needs, strengthen the policies to ensure sufficient commercial space is provided and potentially identify strategic/priority commercial sites.</li> </ul>

Commercial-related Comment <i>(Source)</i>	Response	Proposed Action
<p>9. The development applications submitted by the owners of the Glen Abbey Golf Club property “contemplate that a portion of the Lands will accommodate commercial uses, including office, retail and service commercial uses, which will serve and be supported by both the proposed residential development on the Lands as well as the broad community...</p> <p>We note that... the Town’s consultant... concluded that additional commercial space, beyond what is currently designated, will be required to support projected commercial growth in the Town to the year 2041. To that end, it is our view that the Lands represent an appropriate site for commercial development... Accordingly, the Town should explicitly recognize this opportunity to achieve additional commercial development on the Lands</p> <p><i>(11/6/2017 letter from Davies Howe LLP on behalf of ClubLink Corporation ULC and ClubLink Holdings Limited)</i></p>	<ul style="list-style-type: none"> <li>- Through the commercial supply and demand analysis, a retail deficiency was identified in the northwest part of town, in the area of Bronte Road and Dundas Street.</li> </ul>	<ul style="list-style-type: none"> <li>- No action is proposed</li> </ul>
<b>Central Business District</b>		
<p>10. The 1980s-era Central Business District (CBD) designation should be phased out and replaced by the Mixed Use designations established in Livable Oakville in 2009.</p> <p><i>(Policy Planning staff)</i></p>	<ul style="list-style-type: none"> <li>- The replacement of the CBD designation with Mixed Use designations is proposed through the Kerr Village and Downtown Oakville Growth Area reviews.</li> <li>- Hotels should be added as a use that may be permitted in the Main Street 1 and 2 designations. Currently they are a use that may be permitted in the other two Mixed Use designations (Urban Centre and Urban Core) as well as the Central Business District designation.</li> </ul>	<ul style="list-style-type: none"> <li>- Include hotels as a use that may be permitted the Main Street 1 and Main Street 2 designations through the draft policy changes to Livable Oakville (Appendix D).</li> </ul>

Commercial-related Comment <i>(Source)</i>	Response	Proposed Action
<b>Main Street 2</b>		
<p>11. The Main Street 2 designation south of Glenashton Drive, between Lilykin Street and Trafalgar Road, may no longer be appropriate.</p> <p><i>(Policy Planning staff)</i></p> 	<ul style="list-style-type: none"> <li>- The majority of these lands are currently being redeveloped for 4-storey townhouses (e.g., Dunpar site).</li> <li>- Development applications have also been submitted to allow the development of 4-storey townhouses on the remaining (southerly) parcel within the Main Street 2 designation in this area.</li> <li>- The existing policies allow 'single use' residential development (a mix is not required, but would be permitted adjacent to Trafalgar Road).</li> <li>- A Residential Medium Density designation to reflect the as-built condition would be more appropriate.</li> </ul>	<ul style="list-style-type: none"> <li>- Reconsider the Main Street 2 designation at the southwest corner of Glenashton Drive and Trafalgar Road through the Mixed Use Policy Discussion Paper and/or updates to the Trafalgar Road Corridor policies.</li> </ul>
<b>Neighbourhood Commercial</b>		
<p>12. Should sites with limited retail opportunity remain vacant or underutilized? e.g., the long-vacant Neighbourhood Commercial site on Arrowhead Road</p> <p><i>(Subcommittee)</i></p>	<ul style="list-style-type: none"> <li>- Neighbourhood Commercial sites can be a community amenity that contributes to overall livability. However, providing the opportunity does not guarantee that commercial space will be developed or sustained.</li> <li>- Owners of vacant or underutilized Commercial sites may submit development applications, which would be evaluated on a site-specific basis.</li> </ul>	<ul style="list-style-type: none"> <li>- No action is proposed.</li> </ul>

Commercial-related Comment <i>(Source)</i>	Response	Proposed Action
<p>13. The town should consider revising the boundary of Midtown Oakville to include the lands currently designated Neighbourhood Commercial in the area of Inglehart Street North.</p> <p>“My concern is that... the province is unaware or overlooked the historical significance of this small, but strategically placed business area.”</p> <p>“This is an enormous opportunity to reduce such things as car exhaust emissions while accommodating increased population density, and potentially no increased traffic congestion and, if developed in its entirety, possibly resolving such issues as the contaminated vacant lands on Trafalgar Rd. at Inglehart St. N. Not to mention benefits to the surrounding area continuing to revitalize the neighbourhood and create a terrific brand new living, working environment ...”</p> <p><i>(M. Moffat, Area property owner)</i></p> <p>The owner of 435 Reynolds Street, originally developed as a professional office building accommodating several medical offices and related medical service clinics seeks to redesignate the parcel, along with the property abutting to the north (443 Reynolds Street) from Neighbourhood Commercial to Medium Density Residential and supports the proposed study of this area.</p> <p>“... the continued appropriateness, future viability, relevance and dynamics of the existing ‘NC’ designation, and specifically the east-side properties, needs to be reassessed.</p> <p><i>(11/7/2017 letter from Bessant Pelech Associates Inc. on behalf of 2306803 Ontario Inc.)</i></p>	<ul style="list-style-type: none"> <li>- Staff do not think that the Midtown Oakville Urban Growth Centre boundary should be modified. The existing Midtown Oakville boundary was determined in consultation with the province and is reflected in the provincial, regional and local planning documents.</li> <li>- However, this area has historically provided for a mix of commercial and residential uses. It was designated Central Business District in the 1984 Official Plan (2006 Consolidation), and zoned CBD (Central Business District) in Zoning By-law 1984-63.</li> <li>- Anecdotally, staff know that since the hospital relocated, a number of medical doctors have also relocated their offices from the surrounding area.</li> <li>- This area will continue to provide, a transition from Midtown Oakville (and the planned concentration of people and jobs) to the residential neighbourhood to the south. The permitted uses in this area should be reviewed in more detail in consultation with landowners and the surrounding community.</li> </ul>	<ul style="list-style-type: none"> <li>- Add this area as an ‘Area for Further Study’ in section 26, Special Policy Areas, of the Plan.</li> <li>- Conduct a minor study of the Neighbourhood Commercial lands in the area of Inglehart Street North and Reynolds Street to determine the uses that the official plan should provide for.</li> </ul> 

Commercial-related Comment <i>(Source)</i>	Response	Proposed Action
<b>Community Commercial</b>		
<p>14. Re: South Oakville Centre (formerly Hopedale Mall)</p> <p>“...with the ever-changing Canadian retail market, our Client is seeking to have more flexibility within the existing policy regime. Ideally... by a redesignation of the eastern portion of the Subject Lands to Mixed Use...</p> <p>... we request that the Employment and Commercial Review incorporate site specific policy language which would set out appropriate and reasonable criteria to allow for the redevelopment to occur. [policy suggested; see letter]</p> <p>This requested approach would allow economic investment through modest residential intensification to revitalize the Subject Lands from the current conditions, while maintaining the retail and commercial uses on site (and thus meeting the Retail Hierarchy objectives of the Town).”</p> <p><i>(01/08/2018 letter from MHBC on behalf of Calloway REIT (Hopedale) Inc.)</i></p> <p>The landowner also submitted a letter asking the town to consider a Mixed Use designation to permit residential uses on the eastern portion of the site, or provide site-specific permission for residential uses under the existing Community Commercial designation.</p> <p><i>(11/06/2017 letter from SmartCentres / Calloway REIT (Hopedale) Inc.)</i></p>	<ul style="list-style-type: none"> <li>- Staff has received a number of inquiries in recent years about the potential for redevelopment of Community Commercial sites. The town’s neighbouring municipalities are already considering policy changes for similar sites, which is expected to increase development interest in Oakville.</li> <li>- The <a href="#">draft City of Burlington Official Plan (February 2018)</a> designates such sites as ‘Neighbourhood Centres’ that “are intended to provide for the day-to-day and weekly goods and service needs of residents within the Neighbourhood Centre and the surrounding neighbourhoods” (s. 8.1.3(4.2)). The proposed Neighbourhood Centre policies provide for a mix of retail, service commercial residential, office, entertainment and recreation uses. They also encourage a minimum building height of two storeys and set a maximum building height of six storeys to ensure compatibility with adjacent residential areas. However, the proposed policies also contemplate the development buildings up to 11 storeys through site-specific zoning by-law amendments, subject to the fulfilment of criteria related to reduced surface parking and high quality urban design.</li> <li>- The City of Mississauga has a study underway in partnership with the Region of Peel called <a href="#">Reimagining the Mall</a>, which is intended to guide the long-term evolution of five areas of the City anchored by indoor shopping malls. According to the project webpage, “The study will help to ensure that future intensification in these areas is done in a way that fosters healthy, mixed-use communities... to make sure that land use policy is proactively in place should a landowner choose to redevelop in the future.”</li> </ul>	<ul style="list-style-type: none"> <li>- Study the potential intensification of sites within the Community Commercial designation considering the town’s adopted Urban Structure, local development interest and land use policy changes proposed by neighbouring municipalities for similar sites</li> <li>- As an interim measure, pending the completion of the study, adopt a policy to provide guidance for site-specific amendments affecting lands within the Community Commercial Designation that references the adopted policies regarding official plans and official plan amendments in OPA 15 (Urban Structure), and requires submissions to demonstrate that the planned commercial function of the site would be maintained and that the proposed development would be transit-supportive.</li> </ul>

	Commercial-related Comment <i>(Source)</i>	Response	Proposed Action
15.	<p>Re: RioCan Trafalgar Ridge Shopping Centre, 2391-2431 Trafalgar Road</p> <p>“... our client has actively participated in the recent planning reviews affecting this site, including the Trafalgar Road Corridor Study (OPA 5), the Urban Structure review (OPA 15) as well as the ECR.</p> <p>It is anticipated that the centre will evolve into a mixed use development. We are seeking a redesignation of the site from Community Commercial to Urban Core.</p> <p>The site has important attributes, consistently recognized by Town Planning Staff, that contribute to mixed use redevelopment and intensification potential...”</p> <p><i>(11/03/2017 letter from Fogler, Rubinoff LLP on behalf of RioCan REIT)</i></p>	- See above	- See above
16.	<p>Re: Upper Oakville Shopping Centre (Eighth Line and Upper Middle Road East)</p> <p>A planning consultant has been retained by this property owner to participate in any studies that contemplate permitting residential uses in conjunction with existing commercial uses in Community Commercial areas.</p> <p><i>(02/09/2017 letter from Ruth Victor &amp; Associates on behalf of Upper Oakville Shopping Centre)</i></p>	- See above	- See above

Commercial-related Comment <i>(Source)</i>	Response	Proposed Action
<p>17. Re: Canadian Tire, 400 Dundas Street East  “According to Draft Policy 13.4.1, it could be interpreted that the existing service centre is not a permitted use on the subject lands. Further clarification is requested on this interpretation. It is our submission that additional wording should be included into Draft Policy 13.4.1 to recognize and explicitly permit the existing service centre on the subject lands...”</p> <p><i>(11/03/2017 letter from Zelinka Priamo Ltd. on behalf of Canadian Tire Real Estate Limited)</i></p>	<ul style="list-style-type: none"> <li>- Please note that the report writer mixed up the applicable land use designations for the Canadian Tire stores at 1100 Kerr Street and 400 Dundas Street East.</li> <li>- The Canadian Tire Store at 400 Dundas Street East (between Trafalgar Road and Postridge Drive) is designated Community Commercial.</li> <li>- It is also noted that “Policy 13.4.1” is already in effect apart from the proposed insertions and deletions proposed through the OPA.</li> <li>- Section 13.4.1 (Community Commercial, Permitted Uses) of the Livable Oakville Plan currently states that motor vehicle service stations may be permitted. It does not provide for motor vehicle repair facilities, nor is that a change proposed by the revised draft OPA for all Community Commercial lands.</li> <li>- It is recognized that large-scale Canadian Tire retail stores typically include a motor vehicle repair facilities.</li> </ul>	<ul style="list-style-type: none"> <li>- Add an exception policy to section 27.4 (Central Exceptions – Schedule I) to allow for the motor vehicle repair facility provided it serves a secondary function within the site.</li> <li>- Add a related exception policy symbol to Schedule I</li> </ul>
<b>Core Commercial</b>		
<p>18. Re: Canadian Tire, 1100 Kerr Street (at QEW)  “Our review of the Draft Policy and Schedule Changes to Livable Oakville (... October 16, 2017) has determined a potential issue for the CTREL lands at 1100 Kerr Street”</p> <p><i>(11/03/2017 letter from Zelinka Priamo Ltd. on behalf of Canadian Tire Real Estate Limited (CTREL))</i></p>	<ul style="list-style-type: none"> <li>- Please note that the report writer mixed up the applicable land use designations for the Canadian Tire stores at 1100 Kerr Street and 400 Dundas Street East.</li> <li>- The Canadian Tire Store at 1100 Kerr Street is designated Core Commercial.</li> <li>- Section 13.3.1 (Core Commercial, Permitted Uses) allows for motor vehicle repair facilities provided they serve a secondary function within the Core Commercial designation and are small in scale.</li> <li>- It is staff’s opinion that the Canadian Tire store at 1100 Kerr Street conforms with the existing Core Commercial policies.</li> </ul>	<ul style="list-style-type: none"> <li>- No action is proposed.</li> </ul>



Commercial-related Comment <i>(Source)</i>	Response	Proposed Action
<p>19. Re: RioCan Oakville Place, 240 Leighland Avenue  “RioCan’s vision for Oakville Place is for mixed use intensification. This large 17.4 acre site has significant opportunity to evolve into a mixed use intensified development. There are expansive parking areas that can be readily developed. The commercial space also has significant opportunity for redevelopment, enhancement and vertical intensification...”</p> <p>The retail industry continues to evolve at an ever accelerating rate. Urbanization and intensification are now the key growth elements required for enclosed shopping malls that were originally built as part of a suburban automobile culture, including Oakville Place that opened in 1981...</p> <p>Oakville Planning staff believe the identification of Oakville Place as a Regional employment area is in error, and our client is in agreement...”</p> <p>A draft exception policy for the site was also provided.</p> <p><i>(11/03/2017 letter from Fogler, Rubinoff LLP on behalf of RioCan Holdings (Oakville Place) Inc.)</i></p>	<ul style="list-style-type: none"> <li>- The redevelopment potential of the Oakville Place site was recognized through the town’s Trafalgar Road Corridor Planning Study.</li> <li>- The site is also recognized as “Nodes and Corridors” and “Nodes and Corridors for Further Study” in the adopted Urban Structure (OPA 15).</li> <li>- The identification of the site as part of the Employment Area overlay in the Regional Official Plan continues to be a barrier to land use policy changes at the local level.</li> <li>- It is staff’s opinion that Halton Region applied the Employment Area overlay to the site, which has always been designated Commercial in the town’s official plan, because it was within the boundary of the former Midtown Core Employment Lands District in the 1984 Official Plan (2006 consolidation).</li> <li>- It is staff’s opinion that it is not appropriate for the Regional Official Plan to protect the Oakville Place site for employment uses.</li> </ul>	<ul style="list-style-type: none"> <li>- Recommend that Halton Region remove the Employment Area overlay from the Oakville Place site through the Regional Official Plan Review.</li> </ul>