

Employment and Commercial Review

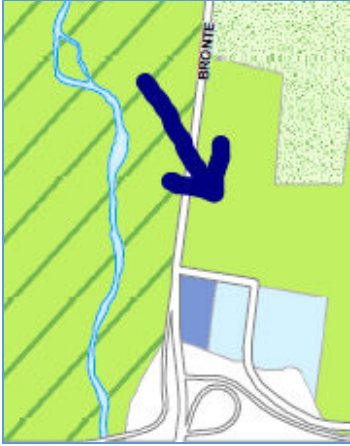
Analysis of Comments about Land Use Designations and Policies

Appendix B

Employment-related Comment	Response	Proposed Action
General / Miscellaneous		
<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.</p> <p>(Policy Planning staff)</p>	<ul style="list-style-type: none"> - 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. - 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. - 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. - 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.” 	<ul style="list-style-type: none"> - Through the draft policy changes to Livable Oakville (Appendix D), add indoor sports facility as a use that may be permitted within the Business Employment and Business Commercial designations.

Employment-related Comment	Response	Proposed Action
<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.</p> <p><i>(Policy Planning staff)</i></p>	<ul style="list-style-type: none"> - 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. - 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.” 	<ul style="list-style-type: none"> - Through the draft policy changes to Livable Oakville (Appendix D), add place of entertainment as a use that may be permitted within the Business Commercial designation.
<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.</p> <p><i>(Transportation Strategy staff)</i></p>	<ul style="list-style-type: none"> - The existing Livable Oakville Plan policies provide for community uses and limited retail and services commercial uses within Employment Areas. - 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. 	<ul style="list-style-type: none"> - No action is proposed at this time. - Staff will continue to collaborate with Transportation Strategy staff on the Speers Road Corridor Study, the North Oakville Secondary Plans Review, and related projects to identify and address transportation network issues associated with Employment lands.

Employment-related Comment	Response	Proposed Action
<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).</p> <p><i>(Melrose Investments Inc.)</i></p>	<ul style="list-style-type: none"> - An indoor zoo type of use would not be permitted to operate anywhere in Oakville. - By-law 2010-157 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. 	<ul style="list-style-type: none"> - No action is proposed.
<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.</p> <p><i>(Policy Planning staff)</i></p>	<ul style="list-style-type: none"> - 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. 	<ul style="list-style-type: none"> - No action is proposed at this time. - The reorganization of existing policies may be proposed through future official plan amendments.

Employment-related Comment	Response	Proposed Action
<p>6. 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). (Policy Planning staff)</p> 	<ul style="list-style-type: none"> - Given the scale and primary use of each of the properties, the Office Employment and Business Employment designations are considered appropriate. - 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. - 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). - A site-specific exception could be added to allow for the existing motor vehicle maintenance activities at 1179 Bronte Road. - It is noted that the portion of 1179 Bronte Road north of the existing Woodlands Operations Centre building, and a potential future local road, are being considered through a separate planning exercise. No change to those lands is proposed through this project. 	<ul style="list-style-type: none"> - Through the draft policy changes to Livable Oakville (Appendix D), on Schedule H (West Land Use): <ul style="list-style-type: none"> - apply the Office Employment designation to the lands known as 1155 Bronte Road - 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. - Staff will consult with Halton Region staff to confirm the appropriate local land use designations and any site-specific policy exceptions that may be required for these sites.
<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. (Current Planning staff)</p>	<ul style="list-style-type: none"> - 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. - Discussions will be held with Zoning staff to determine the appropriate implementing zoning permissions. 	<ul style="list-style-type: none"> - No action is proposed at this time. - This issue will be addressed through the ongoing review and maintenance of the Zoning By-law.

Employment-related Comment	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"> - The Livable Oakville Plan and North Oakville Secondary Plans provide for “civic”, community and institutional uses differently. A consistent approach should be used. - 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. - The policies for Midtown Oakville provide for “civic uses, including government offices and a court house” within the Office Employment designation. - 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. 	<ul style="list-style-type: none"> - 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.
<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"> - 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 (TDM) plan. - 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.” - The Growth Plan directs major office development to areas with existing or planned high frequency transit. 	<ul style="list-style-type: none"> - No action is proposed at this time. - The general parking policies will be reviewed as part of the Transportation Policy Discussion Paper to be undertaken with Transportation Strategy staff.


Business Employment (Livable Oakville)

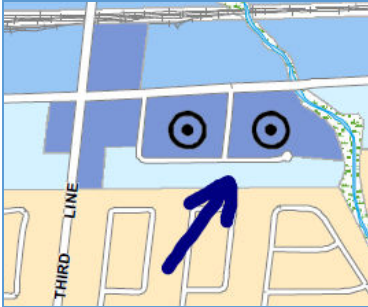

Employment-related Comment	Response	Proposed Action
<p>10. For Winston Park West (north of Upper Middle Road, between Ninth Line and Highway 403): building height, compatibility, and attracting quality jobs should be considered.</p> <p>What else could be done to enable the coordinated development of this Business Employment area?</p> <p><i>(Subcommittee)</i></p>	<ul style="list-style-type: none"> - 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: <ul style="list-style-type: none"> - “The maximum height for any lot abutting a highway corridor shall be 30.0 metres.” - “The maximum height for any portion of a building within 23.0 metres of a Residential Low Zone, Institutional (I) Zone, or Community Use (CU) Zone boundary shall be 5.0 metres.” - The Business Employment designation provides for office uses, light manufacturing, and more. It supports a range of quality jobs in-line with the Economic Development Strategy (e.g., knowledge-based jobs). - Proponents for the three largest properties south of the pipeline corridor recently received draft plan of subdivision approval for a business park with access from Upper Middle Rd. Conditions of approval must be cleared in order for the plan to be registered. - 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. 	<ul style="list-style-type: none"> - No action, in terms of Planning policy changes or further study, is proposed.


Employment-related Comment	Response	Proposed Action
<p>11. 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"> - 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. - 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). - 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. 	<ul style="list-style-type: none"> - No action is proposed. Refer to Item #2, above.
<p>12. 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"> - The extent of the Business Employment designation, and the implied potential for Employment-generating development, in this area is misleading. - The lands in question are subject to the Parkway Belt West Plan, and also identified as such in the Region of Halton Official Plan. - It is staff's understanding that the province's long-term planned function for these lands is utility corridor. - 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. 	<ul style="list-style-type: none"> - Through the draft policy changes to Livable Oakville (Appendix D), 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). - Staff will consult with Infrastructure Ontario and/or Hydro One staff to confirm the appropriate local land use designation for the lands.

Employment-related Comment	Response	Proposed Action
<p>13. The Business Employment designation that applies to the town-owned property containing the Great Lakes Woods and a stormwater management pond (northwest of Rebecca Street and Great Lakes Boulevard) should be changed to Natural Area.</p> <p><i>(Policy Planning staff)</i></p>	<ul style="list-style-type: none"> - These lands are not, nor are they planned to be, Employment-generating. They should not be designated with an Employment designation. 	<ul style="list-style-type: none"> - Through the draft policy changes to Livable Oakville (Appendix D), 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).
<p>14. 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"> - 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. - The railway data layer is provided by an external source and town staff do not have the ability to edit it. 	<ul style="list-style-type: none"> - No action is proposed at this time. - 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.
<p>15. The property known as 2035 Cornwall Road, which is designated Business Employment, may be more appropriately designated Business Commercial.</p> <p><i>(Policy Planning staff)</i></p>	<ul style="list-style-type: none"> - 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 - 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). - 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. 	<ul style="list-style-type: none"> - Through the draft policy changes to Livable Oakville (Appendix D), redesignate the property known as 2035 Cornwall Road from Business Employment to Business Commercial on Schedule G (South East Land Use).

Employment-related Comment		Response	Proposed Action
16.	Consider applying the Business Employment designation more broadly within the Livable Oakville Plan area. <i>(Policy Planning staff)</i>	- The Business Employment designation provides for the broadest range of Employment uses as well as Employment-supportive uses.	- No action is proposed at this time.
Business Commercial (Livable Oakville)			
17.	Should additional lands be designated Business Commercial to support existing Employment Areas? <i>(Subcommittee)</i>	<ul style="list-style-type: none"> - Some minor changes to the extent of the Business Commercial designation outside of the Speers Road Corridor 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. - Additional changes may be proposed through the Speers Road Corridor Study. 	- Proposed additions to the Business Commercial designation outside of the Speers Road Corridor are described elsewhere in this table (Appendix B) and in the analysis of requests for conversion of Employment lands (Appendix C).
18.	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>	<ul style="list-style-type: none"> - 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. - The policies would benefit from some changes to improve clarity. 	- Through the draft policy changes to Livable Oakville (Appendix D), update Section 14.6, Business Commercial to clarify the intent of the designation and policies.

Employment-related Comment	Response	Proposed Action
<p>19. “In the recent zoning adjustment [Zoning By-law 2014-014] 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[?]”</p> <p><i>(M. Boam, Property manager, 1005, 1026, 1027 and 1029 Speers Road; west of Fourth Line)</i></p> 	<ul style="list-style-type: none"> - 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 (the official plan). - 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 will take a closer look at the existing uses and land use permissions along Speers Road. - Updates to Zoning By-law 2014-014 will be recommended to implement any amendments to the Livable Oakville Plan that are adopted by Council at the conclusion of the Employment and Commercial Review or Speers Road Corridor Study. - Existing, legally established, businesses may continue to operate. 	<ul style="list-style-type: none"> - Review the existing uses, land use designations and policies, as well as the implementing zoning, for each property on Speers Road through the ongoing Speers Road Corridor Study.

Employment-related Comment	Response	Proposed Action
<p>20. 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>(Melrose Investments Inc., 1410 Speers Rd.)</p>	<ul style="list-style-type: none"> - 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 will take a closer look at the existing uses and land use permissions along Speers Road. - It is noted that the Section 27.1.12 allows for light industrial uses in this area. 	<ul style="list-style-type: none"> - Review the existing uses, land use designations and policies, as well as the implementing zoning, for each property on Speers Road through the ongoing Speers Road Corridor Study.
Office Employment (Livable Oakville)		
<p>21. 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>(Policy Planning staff)</p>	<ul style="list-style-type: none"> - 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. - Adjusting the extent of the Office Employment designation to align with the extent of the site is appropriate. 	<ul style="list-style-type: none"> - Through the draft policy changes to Livable Oakville (Appendix D), 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).

Employment-related Comment	Response	Proposed Action
<p>22. 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"> - A bank (service commercial use) has operated at 321 Iroquois Shore Rd. for decades. - 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.). - The plaza at 372-388 Iroquois Shore Rd. is 100% occupied by restaurants (service commercial use) and has been for decades. - It is also noted that these lands are identified as part of an Expanded/Additional Node on the town's proposed Urban Structure (see Urban Structure Review), and will be the subject of further study. - Due to the size, location and historic function of these properties, it is staff's opinion that the Business Commercial designation is most appropriate. 	<ul style="list-style-type: none"> - Through the draft policy changes to Livable Oakville (Appendix D): <ul style="list-style-type: none"> - 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, - 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.
Industrial (Livable Oakville)		
<p>23. The Industrial designation on the south side of Wyecroft 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"> - The uses listed are provided for in other land use designations. 	<ul style="list-style-type: none"> - No action is proposed at this time.
Employment District (North Oakville Secondary Plans)		

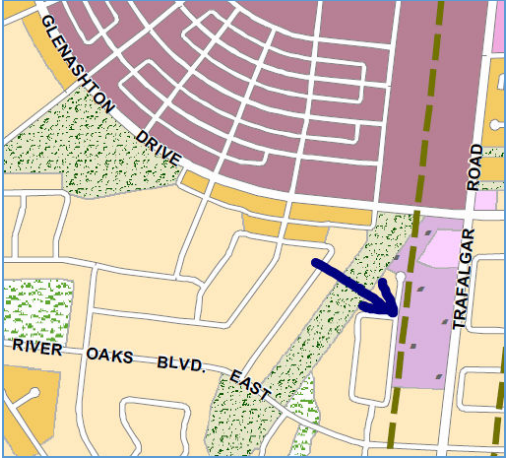
Employment-related Comment	Response	Proposed Action
<p>24. “The [Employment District] policies in the North Oakville West Secondary Plan are very limiting in terms of the amount and type of retail and commercial uses that may be permitted to support the planned employment/business park... The NOWSP currently permits “limited retail and commercial development”... clustered at the intersections with Arterials and Avenues...”</p> <p><i>(Bentall Kennedy (Canada) LP on behalf of bclMC Realty Corp.)</i></p>	<ul style="list-style-type: none"> - 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. - The Business Employment designation provides for limited service commercial uses. - The broader application of the Business Employment designation should be considered through the North Oakville Secondary Plans Review. 	<ul style="list-style-type: none"> - 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. - 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.

Commercial-related Comment <i>(Source)</i>	Response	Proposed Action
General / Miscellaneous		
<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?</p> <p><i>(Planning staff)</i></p>	<ul style="list-style-type: none"> - There are also policy directions to monitor commercial (and employment) lands and development, which are discussed in Appendix A. - 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. - Monitoring is already a part of the Policy Planning section's work program. Policy Planning staff will work with Economic Development staff to design a program to monitor the Commercial market and identify appropriate policy responses if warranted. 	<p>- No action is proposed.</p>
<p>2. 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"> - 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. - Owners of vacant or underutilized Commercial sites may submit development applications, which would be evaluated on a site-specific basis. 	<p>- No action is proposed.</p>

Commercial-related Comment <i>(Source)</i>	Response	Proposed Action
<p>3. The retail market within the Main Street Growth Areas should be protected and improved.</p> <p><i>(Subcommittee)</i></p>	<ul style="list-style-type: none"> - The existing Mixed Use policies provide for an appropriate variety of commercial and service commercial uses. - Some other policy changes (e.g., to building heights) may encourage redevelopment. - The conversion of Employment lands to Commercial designations should be resisted (in accordance with existing policies and the policy directions from Dillon Consulting). 	<ul style="list-style-type: none"> - Provide further discussion on commercial use permissions and related policies through the Main Street Growth Area Reviews (Bronte Village, Kerr Village and Downtown Oakville) and the Mixed Use Policy Discussion Paper.
<p>4. Would combining the Community Commercial and Core Commercial designations provide better service to the community?</p> <p><i>(Subcommittee)</i></p>	<ul style="list-style-type: none"> - 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. 	<ul style="list-style-type: none"> - No action is proposed.

Commercial-related Comment <i>(Source)</i>	Response	Proposed Action
<p>5. 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"> - 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. - 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. - 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.” 	<ul style="list-style-type: none"> - Through the draft policy changes to Livable Oakville (Appendix D), 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.

Commercial-related Comment <i>(Source)</i>	Response	Proposed Action
<p>6. 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. <i>(Policy Planning staff)</i></p>	<ul style="list-style-type: none"> - 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. - 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.” 	<ul style="list-style-type: none"> - Through the draft policy changes to Livable Oakville (Appendix D), 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.
<p>7. 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. <i>(Policy Planning staff)</i></p>	<ul style="list-style-type: none"> - The replacement of the CBD designation with Mixed Use designations is proposed through the Kerr Village and Downtown Oakville Growth Area reviews. - 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. 	<ul style="list-style-type: none"> - Through the draft policy changes to Livable Oakville (Appendix D), 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).

Commercial-related Comment (Source)	Response	Proposed Action
<p>8. The Main Street 2 designation south of Glenashton Drive, between Lilykin Street and Trafalgar Road, may no longer be appropriate. (Policy Planning staff)</p> 	<ul style="list-style-type: none"> - The majority of these lands are currently being redeveloped for 4-storey townhouses (e.g., Dunpar site). - Development applications were recently submitted to allow the development of 4-storey townhouses on the remaining (southerly) parcel within the Main Street 2 designation in this area. - The existing policies allow 'single use' residential development (a mix is not required, but would be permitted adjacent to Trafalgar Road). - A Residential Medium Density designation to reflect the as-built condition would be more appropriate. 	<ul style="list-style-type: none"> - 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.
<p>9. Sufficient Commercial land should be designated for some of the larger retailers. (Open house comment)</p>	<ul style="list-style-type: none"> - 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'. - 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). 	<ul style="list-style-type: none"> - Through the North Oakville Secondary Plans Review, strengthen the policies to ensure sufficient commercial space is provided and potentially identify strategic/priority commercial sites.

Commercial-related Comment (Source)	Response	Proposed Action
<p>10. 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>	<ul style="list-style-type: none"> - 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. - However, this area has historically provided for a mix of commercial and residential uses. In the 2006 Official Plan, this area was designated Central Business District and zoned CBD (Central Business District) in Zoning By-law 1984-63. - 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. - Anecdotally, staff know that since the hospital relocated, a number of medical doctors have also relocated their offices from the surrounding area. - The permitted uses in this area should be reviewed in more detail in consultation with landowners and the surrounding community. 	<ul style="list-style-type: none"> - 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. 