

Employment and Commercial Review

Draft Policy Changes to the Livable Oakville Plan (August 22, 2017)

Section	Existing Policy	Proposed Modification / New Policy	Notes
PART D: LAND USE DESIGNATIONS AND POLICIES			
12.	MIXED USE		
	The Mixed Use designations provide areas where residential, commercial and office uses are integrated in a <i>compact urban form</i> at higher <i>development</i> intensities. Mixed Use areas are to be pedestrian-oriented and <i>transit-supportive</i> .		<ul style="list-style-type: none"> • <i>Only excerpts from Section 12, Mixed Use, are shown here to provide context for the proposed modifications.</i>
12.2	Main Street 1 The Main Street 1 designation represents small scale, mixed use <i>development</i> along main streets and is intended to reflect a pedestrian-oriented, historic main street <i>character</i> .		
12.2.1	Permitted Uses a) A wide range of retail and service commercial uses, including restaurants, commercial schools, offices and residential uses, may be permitted in the Main Street 1 designation. The ground floor of buildings in the Main Street 1 designation shall be primarily occupied by retail and service commercial uses. Limited office uses, and ancillary residential uses, may also be permitted on the ground floor of mixed use buildings.	Permitted Uses A wide range of retail and service commercial uses, including restaurants, commercial schools, offices, <u>places of entertainment, indoor sports facilities, hotels</u> , and residential uses, may be permitted in the Main Street 1 designation. The ground floor of buildings in the Main Street 1 designation shall be primarily occupied by retail and service commercial uses. Limited office uses, and ancillary residential uses, may also be permitted on the ground floor of mixed use buildings.	<ul style="list-style-type: none"> • Hotels should also be provided for in the Main Street 1 and Main Street 2 designations. • Places of entertainment and indoor sports facilities are already permitted by the implementing zoning.

Section	Existing Policy	Proposed Modification / New Policy	Notes
12.3	Main Street 2 The Main Street 2 designation shall provide for mixed use <i>development</i> characterized by high quality design standards and appropriately scaled pedestrian environment for emerging Growth Areas such as Kerr Village and the Uptown Core and the gateway areas within Bronte Village.		
12.3.1	Permitted Uses a) A wide range of retail and service commercial uses, including restaurants, commercial schools, offices and residential uses, may be permitted in the Main Street 2 designation. The ground floor of buildings in the Main Street 2 designation shall be primarily occupied by retail and service commercial uses. Limited office uses, and ancillary residential uses, may also be permitted on the ground floor of mixed use buildings.	Permitted Uses A wide range of retail and service commercial uses, including restaurants, commercial schools, offices, <u>places of entertainment, indoor sports facilities, hotels</u> , and residential uses, may be permitted in the Main Street 2 designation. The ground floor of buildings in the Main Street 2 designation shall be primarily occupied by retail and service commercial uses. Limited office uses, and ancillary residential uses, may also be permitted on the ground floor of mixed use buildings.	<ul style="list-style-type: none"> Hotels should also be provided for in the Main Street 1 and Main Street 2 designations. Places of entertainment and indoor sports facilities are already permitted by the implementing zoning.
12.4	Urban Centre The Urban Centre designation shall incorporate a mix of uses including retail and service commercial, office and residential uses. <i>Development</i> should be oriented to the street and shall contribute to a high quality pedestrian-oriented and <i>transit-supportive</i> environment.	Urban Centre The Urban Centre designation shall incorporate a mix of uses including retail and service commercial, <u>major</u> office and residential uses. <i>Development</i> should be oriented to the street and shall contribute to a high quality pedestrian-oriented and <i>transit-supportive</i> environment.	<ul style="list-style-type: none"> Major office as defined in the Growth Plan, 2017 should be permitted in strategic areas that can support a mix of uses such as Growth Areas.

Section	Existing Policy	Proposed Modification / New Policy	Notes
12.4.1	Permitted Uses	Permitted Uses	
a)	A wide range of retail and service commercial uses, including restaurants, commercial schools, offices and residential uses may be permitted in the Urban Centre designation. Retail and service commercial uses shall be provided on the ground floor of mixed use buildings that directly front a public street. These uses may also extend to other floors. Entertainment facilities and hotels may also be permitted. Office uses and ancillary residential uses may be provided on the ground floor and/or above the ground floor.	A wide range of retail and service commercial uses, including restaurants, commercial schools, <u>major offices</u> and residential uses may be permitted in the Urban Centre designation. Retail and service commercial uses shall be provided on the ground floor of mixed use buildings that directly front a public street. These uses may also extend to other floors. Entertainment facilities, <u>Places of entertainment, indoor sports facilities,</u> and hotels may also be permitted. Office uses and ancillary residential uses may be provided on the ground floor and/or above the ground floor.	<ul style="list-style-type: none"> • The term ‘entertainment facilities’ should be changed to ‘places of entertainment’, which is the defined term used in the implementing zoning. • Indoor sports facilities are already permitted by the implementing zoning. • Major office as defined in the Growth Plan should be permitted in strategic areas that support a mix of uses such as Growth Areas.
12.5	Urban Core The Urban Core designation is envisioned to have a strong urban focus and incorporate retail and service commercial, office and residential uses. <i>Development</i> should be oriented to the street and shall contribute to a high quality pedestrian-oriented and <i>transit-supportive</i> environment. Midtown Oakville and the Uptown Core are the primary locations for this designation.	Urban Core The Urban Core designation is envisioned to have a strong urban focus and incorporate retail and service commercial, <u>major office</u> and residential uses. <i>Development</i> should be oriented to the street and shall contribute to a high quality pedestrian-oriented and <i>transit-supportive</i> environment. Midtown Oakville and the Uptown Core are the primary locations for this designation.	<ul style="list-style-type: none"> • Major office as defined in the Growth Plan should be permitted in strategic areas that support a mix of uses such as Growth Areas.

Section	Existing Policy	Proposed Modification / New Policy	Notes
12.5.1	Permitted Uses	Permitted Uses	
a)	A wide range of retail and service commercial uses, including restaurants, commercial schools, offices and residential uses may be permitted in the Urban Core designation. Retail and service commercial uses shall be provided on the ground floor of mixed use buildings that directly front a public street. These uses may also extend to other floors. Entertainment facilities and hotels may also be permitted. Office uses and ancillary residential uses may be provided on the ground floor and above the ground floor.	A wide range of retail and service commercial uses, including restaurants, commercial schools, <u>major offices</u> and residential uses may be permitted in the Urban Core designation. Retail and service commercial uses shall be provided on the ground floor of mixed use buildings that directly front a public street. These uses may also extend to other floors. Entertainment facilities <u>Places of entertainment, indoor sports facilities</u> and hotels may also be permitted. Office uses and ancillary residential uses may be provided on the ground floor and above the ground floor.	<ul style="list-style-type: none"> • The term ‘entertainment facilities’ should be changed to ‘places of entertainment’, which is the defined term used in the implementing zoning. • Indoor sports facilities are already permitted by the implementing zoning. • Major office as defined in the Growth Plan should be permitted in strategic areas that support a mix of uses such as Growth Areas.

Section	Existing Policy	Proposed Modification / New Policy	Notes
PART D: LAND USE DESIGNATIONS AND POLICIES			
13.	COMMERCIAL		
13.1	<p>The Town has a range of locations designated and developed for concentrations of retail and service commercial uses. In general terms, these locations are sufficient in number, size and location to serve the existing and future population of Oakville. The policies of this Plan establish four commercial designations that recognize the form of <i>development</i> and the general function of commercial areas. While this Plan sets out the form and function in a hierarchical format, the application of the policies is intended to be general and the primary goal of the commercial policies is to ensure that an adequate range and variety of goods and services is available to the Town's residents.</p>		
13.2	<p>Central Business District</p> <p>The Central Business District is intended to serve as a downtown centre with a main street function and, at the same time, provide community shopping facilities for the surrounding communities. The Central Business District should accommodate retail and service commercial <i>intensification</i> where consistent with the design objectives of this Plan. The mix of permitted uses is intended to maintain the viability and vitality of the downtown.</p>		<ul style="list-style-type: none"> • <i>Only excerpts from Section 13, Commercial, are shown here to provide context for the proposed modifications.</i> • <i>The Central Business District designation and policies will be deleted and replaced by appropriate Mixed Use designations through the Main Street Growth Area Reviews (Bronte Village, Kerr Village and Downtown Oakville).</i>

Section	Existing Policy	Proposed Modification / New Policy	Notes
13.2.1	<p>Permitted Uses</p> <p>Uses in the Central Business District may include a range of retail and service commercial uses, including restaurants, appropriate to a main street, pedestrian-oriented function. Offices, hotels and convention centres, entertainment and recreation uses and similar functions may also be permitted. Residential uses may also be permitted and are encouraged in forms and at locations that support the primary function of the area.</p>	<p>Permitted Uses</p> <p>Uses in the Central Business District may include a range of retail and service commercial uses, including restaurants, appropriate to a main street, pedestrian-oriented function. Offices, hotels and convention centres, entertainment and recreation uses <u>places of entertainment, indoor sports facilities</u> and similar functions may also be permitted. Residential uses may also be permitted and are encouraged in forms and at locations that support the primary function of the area.</p>	<ul style="list-style-type: none"> • The term ‘entertainment facilities’ should be changed to ‘places of entertainment’, which is the defined term used in the implementing zoning. • Community recreation facilities are provided for in Section 7, Community Uses, of Livable Oakville, and the implementing zoning. • Indoor sports facilities are already permitted by the implementing zoning.
13.3	<p>Core Commercial</p> <p>Lands designated as Core Commercial provide major concentrations of commercial facilities serving the broader regional community. These areas are to be located at the intersection of major arterial roads with proximity to highway access.</p>		

Section	Existing Policy	Proposed Modification / New Policy	Notes
13.3.1	<p>Permitted Uses</p> <p>Permitted uses may include a range of retail and service commercial uses including restaurants, food stores and motor vehicle service stations. Large format retail, retail warehouse, entertainment and recreational uses may also be permitted. Offices and motor vehicle repair facilities may be permitted provided they serve a secondary function within the Core Commercial designation and are small in scale.</p>	<p>Permitted Uses</p> <p>Permitted uses may include a range of retail and service commercial uses including restaurants, food stores and motor vehicle service stations. Large format retail <u>uses</u>, retail warehouses, entertainment and recreational uses <u>places of entertainment and indoor sports facilities</u> may also be permitted. Offices and motor vehicle repair facilities may be permitted provided they serve a secondary function within the Core Commercial designation and are small in scale.</p>	<ul style="list-style-type: none"> Indoor sports facilities are already permitted by the implementing zoning. Community recreation facilities are provided for in Section 7, Community Uses, of Livable Oakville, and the implementing zoning. The term 'entertainment facilities' should be changed to 'places of entertainment', which is the defined term used in the implementing zoning.
13.4	<p>Community Commercial</p> <p>Lands designated Community Commercial are intended to provide a variety of retail and service commercial uses primarily servicing the local surrounding community. Community Commercial areas are to be located at the intersection of two arterial roads or at the intersection of an arterial road and a collector road.</p>		

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13.4.1	<p>Permitted Uses</p> <p>Permitted uses may include a range of retail and service commercial uses including restaurants, food stores and motor vehicle service stations. Recreational uses may also be permitted. Offices may be permitted provided they serve a secondary function and are small in scale.</p>	<p>Permitted Uses</p> <p>Permitted uses may include a range of retail and service commercial uses including restaurants, food stores and motor vehicle service stations. Recreational uses <u>Places of entertainment and indoor sports facilities</u> may also be permitted. Offices may be permitted provided they serve a secondary function and are small in scale.</p>	<ul style="list-style-type: none"> • Places of entertainment and indoor sports facilities are already permitted by the implementing zoning. • Community recreation facilities are provided for in Section 7, Community Uses, of Livable Oakville, and the implementing zoning.
13.5	<p>Neighbourhood Commercial</p> <p>Neighbourhood Commercial areas are intended to provide for a range of retail and service commercial uses primarily to service local convenience needs of the adjacent neighbourhoods. Neighbourhood Commercial areas are to be located on collector roads or at the intersection of a collector road and an arterial road with accessibility to the local neighbourhood.</p>		

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13.5.1	<p>Permitted Uses</p> <p>Permitted uses may include a range of retail and service commercial uses including restaurants and food stores. Only existing motor vehicle service stations are permitted. Residential uses above ground floor retail and service commercial uses may also be permitted. Offices may be permitted provided they serve a secondary function within the Neighbourhood Commercial designation and are small in scale.</p>	<p>Permitted Uses</p> <p>Permitted uses may include a range of retail and service commercial uses including restaurants, and food stores, <u>and indoor sports facilities</u>. Only existing motor vehicle service stations are permitted. Residential uses above ground floor retail and service commercial uses may also be permitted. Offices may be permitted provided they serve a secondary function within the Neighbourhood Commercial designation and are small in scale.</p>	<ul style="list-style-type: none"> Indoor sports facilities are already permitted by the implementing zoning.
13.5.2	<p>Neighbourhood Commercial areas shall not exceed a maximum of approximately 2,500 square metres of floor area in retail and service commercial uses.</p>	<p><u>Retail and service commercial uses on sites designated</u> Neighbourhood Commercial areas shall <u>should</u> not exceed a maximum of approximately 2,500 square metres of <u>in total</u> floor area in retail and service commercial uses.</p>	<p>This policy is intentionally similar to s. 14.6.3. The Neighbourhood Commercial and Business Commercial designations are intended to provide relatively minor concentrations of retail and service commercial uses to serve the surrounding area.</p>

Section	Existing Policy	Proposed Modification / New Policy	Notes
PART D: LAND USE DESIGNATIONS AND POLICIES			
14.	EMPLOYMENT		
	<i>Employment areas</i> are intended to provide industrial, business and office activities, which will be the major source of employment opportunities in the Town. The <i>employment areas</i> permit a wide range of business and economic activities and are defined by four specific Employment land use designations: Office Employment, Business Employment, Industrial and Business Commercial. The Employment land use designations provide for <i>compatible</i> uses in appropriate locations with a variety of form, scale, and intensity of <i>development</i> . The Business Commercial designation is to provide service commercial uses for the surrounding <i>employment areas</i> or for the travelling public.	<i>Employment areas</i> are intended to provide industrial, business and office activities, which will be the major source of employment opportunities in the Town. The <i>employment areas</i> permit a wide range of business and economic activities and are defined by four specific Employment land use designations: Office Employment, Business Employment, Industrial and Business Commercial. The Employment land use designations provide for <i>compatible</i> uses in appropriate locations with a variety of form, scale, and intensity of <i>development</i> . The Business Commercial designation is <u>primarily</u> to provide service commercial uses for the surrounding <i>employment areas</i> or for the travelling public.	<ul style="list-style-type: none"> • Only excerpts from Section 14, Employment, are shown here to provide context for the proposed modifications. • This change is associated with changes to the Business Commercial policies in Section 14.6.
14.1.6	Large format retail and retail warehouse uses shall not be permitted.	Large format retail and retail warehouse uses <u>Major retail uses shall not be permitted in Employment areas.</u>	<ul style="list-style-type: none"> • Updated wording reflect the addition of a definition for 'Major retails' in the updated Growth Plan, 2017.

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14.1.7	The Oakville and Bronte GO Stations are <i>higher order transit</i> stations, and the surrounding areas are considered <i>major transit station areas</i> to which employment <i>intensification</i> including <i>major office</i> and appropriate major institutional uses are to be directed.	<p>The Oakville and Bronte GO Stations are higher order transit stations, and the surrounding areas are considered major transit station areas to which employment intensification including major office and appropriate major institutional uses are to be directed.</p> <p><u>The intensification of employment uses should be directed to the Employment Mixed Use Corridor and lands with access to transit priority corridors and active transportation routes as identified on Schedule A-1 Urban Structure.</u></p>	<ul style="list-style-type: none"> Implementation of the Urban Structure Review Employment Mixed Use Corridor. Growth Plan, 2017 policies support the intensification of existing employment areas where there are existing or planned transit and active transportation.
<u>14.1.8</u>		<p><u>The intensification of employment uses in existing office parks shall be encouraged to provide:</u></p> <ul style="list-style-type: none"> <u>Improved connectivity with planned or existing transit and active transportation networks; and</u> <u>Appropriate amenities and open space to serve the workforce.</u> 	<ul style="list-style-type: none"> New policy consistent with the Growth Plan, 2017 which supports improved connectivity and services to existing high density employment areas.
14.2	Conversion of Employment Areas		

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14.2.3	The Town will only consider the conversion of lands within the <i>employment areas</i> to non-employment uses through a <i>municipal comprehensive review</i> where the following conditions have been satisfied:	The Town will only consider the conversion of lands within the employment areas to non-employment uses through a municipal comprehensive review where the following conditions have been satisfied: <u>The conversion of lands within employment areas or prime employment areas to non-employment uses may be permitted only through a municipal comprehensive review completed by Halton Region where it is demonstrated that:</u>	<ul style="list-style-type: none"> Update conversion policies to reflect the new policies in the Growth Plan and the revised definition of Municipal Comprehensive Review.
a)	there is a need for the uses proposed by the conversion as established by the <i>municipal comprehensive review</i> ;	there is a need for the uses proposed by the conversion as established by the municipal comprehensive review; there is a need for the conversion;	
b)	the conversion will not prevent the ability of the Town to meet the employment forecasts established by the Region;	the conversion will not prevent the ability of the Town to meet the employment forecasts established by the Region; <u>the designated employments lands are not required by the Town over the horizon on this Plan.</u>	

Section	Existing Policy	Proposed Modification / New Policy	Notes
c)	the conversion will not adversely affect the overall viability of the <i>employment area</i> and achievement of the <i>intensification</i> target of Table 3, density targets and other policies of this Plan, and will not impact the ability of adjacent lands or <i>development</i> to be used or continue to be used for employment purposes;	the conversion will not adversely affect the overall viability of the employment area and achievement of the intensification target of Table 3, density targets and other policies of this Plan, and will not impact the ability of adjacent lands or development to be used or continue to be used for employment purposes; <u>the Town will maintain sufficient employment lands to accommodate forecasted employment growth established by the Region to the horizon of this Plan;</u>	
d)	there is existing or planned <i>infrastructure</i> to accommodate the proposed conversion;	there is existing or planned infrastructure to accommodate the proposed conversion; <u>the proposed uses would not adversely affect the overall viability of the employment area or prime employment area or the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan; and</u>	
e)	the lands are not required in the long-term for employment purposes; and,	the lands are not required in the long-term for employment purposes; and, <u>there are existing or planned infrastructure and public service facilities to accommodate the proposed uses.</u>	
f)	cross-jurisdictional issues have been considered.	cross-jurisdictional issues have been considered.	
<u>14.2.4</u>		<u>The redesignation of an employment area to a designation that permits non-employment uses is considered a conversion and may only occur in accordance with the policies of Section 14.2.3</u>	<ul style="list-style-type: none"> New policy to reflect changes in the Growth Plan, 2017

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14.3	Office Employment Office Employment areas are intended to provide primarily for prestige office uses. The majority of these areas are existing and are located adjacent to the QEW and Highway 403 corridors, providing high visibility and excellent accessibility. New <i>major office</i> buildings shall be developed primarily within Midtown Oakville, <i>major transit station areas</i> , and along <i>higher order transit</i> corridors.	Office Employment Office Employment areas are intended to provide primarily for prestige <i>major office</i> uses <u>in a transit-supportive and pedestrian oriented environment with a range of employment supportive amenities</u> . The majority of these areas are existing and are located adjacent to the QEW and Highway 403 corridors, providing high visibility and excellent accessibility. New <i>major office</i> buildings shall be developed primarily within Midtown Oakville, <i>major transit station areas</i> , <i>office parks</i> and along higher-order transit <u>strategic growth areas with existing or planned frequent transit service</u> . corridors .	<ul style="list-style-type: none"> • New Growth Plan policies directs Major Office development to strategic growth areas with planned or existing frequent transit • Dillon's recommends that office development be prioritized to strategic locations
14.3.1	Permitted Uses a) Uses permitted within the Office Employment designation may include <i>major offices</i> and offices, hotels, banquet halls, meeting halls and convention centres, light industrial uses and training facilities and commercial schools. Limited convenience retail, accessory retail and service commercial uses, including restaurants, may be permitted in conjunction with the permitted uses.		

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14.3.3	b) Motor vehicle related uses may also be permitted on the lands designated Office Employment on North Service Road West, between Third Line and McCraney Creek.	Motor vehicle related uses may also be permitted on the lands designated Office Employment on North Service Road West, between Third Line and McCraney Creek.	<ul style="list-style-type: none"> The subject lands are proposed to be redesignated to Business Employment to reflect the updated objective of the Office Employment land use designation to accommodate 'Major Office' uses in prioritized areas This policy has been moved to Section 14.4.1.D
	c) Existing motor vehicle related uses are permitted on the lands designated Office Employment south of Speers Road and west of Third Line.	Existing motor vehicle related uses are permitted on the lands designated Office Employment south of Speers Road and west of Third Line.	<ul style="list-style-type: none"> The subject lands are proposed to be redesignated to Business Employment to reflect the updated objective of the Office Employment land use designation to accommodate 'Major Office' uses in prioritized areas This policy has been moved to Section 14.4.1.D
	Office Employment areas are generally to be located on arterial roadways and on the edge of concentrations of industrial and service commercial uses. These areas also serve as a transitional area providing a buffer between uses.	Office Employment areas are generally to be located on arterial roadways and on the edge of concentrations of industrial and service commercial uses. These areas also serve as a transitional area providing a buffer between uses.	<ul style="list-style-type: none"> Policy has been deleted as the 'Office Employment' designation will not serve as a buffer zone. The designation will now reflect the description provided in Section 14.3

Section	Existing Policy	Proposed Modification / New Policy	Notes
14.4	Business Employment Business Employment areas are intended to provide for a wide range of business and industrial uses. The uses in the Business Employment areas are intended to be predominantly within enclosed buildings and provide for light and service industrial operations with minimal impacts on the surrounding areas.	Business Employment Business Employment areas are intended to provide for a wide range of business and industrial uses. The uses in the Business Employment areas are intended to be predominantly within enclosed buildings and provide for <u>office uses and</u> light and service industrial operations with minimal impacts on the surrounding areas.	<ul style="list-style-type: none"> Policy change supports the clarification of which employment designations support <i>major office</i> vs. office uses in an effort to prioritize when major office uses should locate.
14.4.1 a)	Permitted Uses Uses permitted within the Business Employment designation may include offices and light industrial uses such as manufacturing, assembling, processing, fabricating, repairing, warehousing and wholesaling. Banquet halls, meeting halls and convention centres, and training facilities and commercial schools may also be permitted.	Permitted Uses Uses permitted within the Business Employment designation may include offices and light industrial uses such as manufacturing, assembling, processing, fabricating, repairing, warehousing and wholesaling. Banquet halls, meeting halls and convention centres, <u>indoor sports facilities</u> , and training facilities and commercial schools may also be permitted.	<ul style="list-style-type: none"> Indoor sports facilities are already permitted by the implementing zoning.
14.4.1 d)	Motor vehicle uses may also be permitted on the lands designated Business Employment in the following areas: ...	Motor vehicle uses may also be permitted on the lands designated Business Employment in the following areas: <u>North Service Road West, between Third Line and McCraney Creek;</u> <u>south of Speers Road and west of Third Line;</u>	<ul style="list-style-type: none"> Policies in Section 14.3.1 (b) (c) were moved to reflect the proposed redesignation from 'Office Employment' to 'Business Employment'.

Section	Existing Policy	Proposed Modification / New Policy	Notes
14.4.2	Accessory uses may be permitted in conjunction with permitted light industrial uses. Accessory retail uses shall be on the same lot and clearly subordinate, and directly related, to the functioning of the permitted use.	Limited convenience retail, accessory retail and service commercial uses, including restaurants, may be permitted in conjunction with the permitted uses. Percentage?	Lesley
14.4.5		<u>Outdoor storage uses shall not be permitted on lands designated Business Employment that abut residential uses.</u>	<ul style="list-style-type: none"> Policy developed to address compatibility issues that may arise due to the re-designation of 'Office Employment' lands that were serving as a buffer to 'Business Employment'
14.6	Business Commercial Business Commercial areas provide for service commercial and convenience retail uses to support the surrounding <i>employment areas</i> and the travelling public.	Business Commercial areas primarily provide for service commercial and convenience retail uses to support the surrounding <i>employment areas</i> and the travelling public.	<ul style="list-style-type: none"> The changes to Section 14.6 are intended to clarify the purpose of the Business Commercial designation and its limited application to new sites.
14.6.1	Permitted Uses Uses permitted in the Business Commercial designation may include hotels, public halls, training facilities and commercial schools, motor vehicle related uses, convenience retail and service commercial uses, including restaurants. Offices may also be permitted.	Permitted Uses Uses permitted in the Business Commercial designation may include <u>convenience retail and service commercial uses, including restaurants, motor vehicle related uses, indoor sports facilities, places of entertainment, and</u> training facilities and commercial schools. motor vehicle related uses, convenience retail and service commercial uses, including restaurants. Offices may also be permitted.	<ul style="list-style-type: none"> The reorganization of the list of uses that may be permitted is intended to elevate the primary uses (i.e., convenience retail and service commercial uses) and to add uses that were not explicitly provided for previously, but are permitted by the implementing E4 Zone.

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14.6.2	The type and size of uses within the Business Commercial designation shall be regulated by the implementing zoning.		
14.6.3	Convenience retail uses on sites designated Business Commercial shall not exceed 2,500 square metres in total floor area.	Convenience <u>Retail and service commercial</u> uses on sites designated Business Commercial shall <u>should</u> not exceed <u>a maximum of approximately</u> 2,500 square metres in total floor area.	<ul style="list-style-type: none"> This change clarifies that service commercial uses, such as restaurants, are to be included in the floor area cap. This policy is intentionally similar to s. 13.5.2. The Neighbourhood Commercial and Business Commercial designations are intended to provide relatively minor concentrations of retail and service commercial uses to serve the surrounding area.
14.6.4	Outdoor storage and display areas will be restricted through implementing zoning.		
14.6.5	Business Commercial areas shall apply primarily to existing service commercial uses located along major arterial roads.	<u>The Business Commercial designation areas shall apply to sites within Employment areas that have historically served an employment-supportive, primarily</u> to existing service commercial, <u>function uses located along major arterial roads, as well as sites at the periphery of new or developing employment areas.</u>	<ul style="list-style-type: none"> These policies are intended to guide the establishment of new Business Commercial sites.
<u>14.6.6</u>	--	<u>The designation of a new Business Commercial site should only be considered through a local municipal comprehensive review, subject to the following criteria:</u>	

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<u>a)</u>		<u>The site is located at the intersection of two arterial roads within an <i>employment area</i>.</u>	
<u>b)</u>		<u>Retail and service commercial uses shall not exceed 2,500 square metres in total floor area; and,</u>	
<u>c)</u>		<u>The Business Commercial designation would not limit the <i>development</i> of the surrounding <i>employment area</i>.</u>	

Section	Existing Policy	Proposed Modification / New Policy	Notes
PART E: GROWTH AREAS, SPECIAL POLICY AREAS AND EXCEPTIONS			
27.	EXCEPTIONS		
27.3	West Exceptions – Schedule H The following additional policies apply to certain lands on Schedule H, West – Land Use, excluding the Palermo Village Growth Area.		<ul style="list-style-type: none"> Only excerpts from Section 25, Exceptions, are shown here to provide context for the proposed modifications.
<u>27.3.9</u>		<u>On the lands designated Business Employment known as 1179 Bronte Road, motor vehicle related uses associated with the services provided by Halton Region may also be permitted.</u>	<ul style="list-style-type: none"> In association with the proposed designation change, from Parkway Belt to Business Employment, this exception is intended to allow motor vehicle storage and maintenance to continue on this site.
27.4	Central Exceptions – Schedule I The following additional policies apply to certain lands on Schedule I, Central – Land Use, excluding the Uptown Core Growth Area.		
27.4.7	On the lands designated Office Employment at the southeast corner of Iroquois Shore Road and Trafalgar Road, a motor vehicle service station, and a motor vehicle repair facility, may also be permitted.	On the lands designated Office Employment at the southeast corner of Iroquois Shore Road and Trafalgar Road, a motor vehicle service station, and a motor vehicle repair facility, may also be permitted.	<ul style="list-style-type: none"> It is proposed that this site be designated Business Commercial on Schedule I (Central Land Use). As such, the exception would no longer be required.

Section	Existing Policy	Proposed Modification / New Policy	Notes
PART F: IMPLEMENTATION AND INTERPRETATION			
29.5	GLOSSARY		
Major Office	Major office is generally defined as freestanding office buildings of 10,000 square metres or greater, or with 500 jobs or more	Major office is generally defined as freestanding office buildings of 10,000 square metres or greater, or with 500 jobs or more <u>Freestanding office buildings of approximately 4,000 square metres of floor space or greater, or with approximately 200 jobs or more</u>	<ul style="list-style-type: none"> Conformity with terminology in the Growth Plan
<u>Major Retail</u>		Large-scale or large-format stand-alone retail stores or retail centres that have the primary purpose of commercial activity	<ul style="list-style-type: none"> Conformity with terminology in the Growth Plan
<u>Office Park</u>		Employment areas designated in an official plan where there are significant concentrations of offices with high employment densities	<ul style="list-style-type: none"> Conformity with terminology in the Growth Plan
<u>Strategic Growth Area</u>		Within settlement areas, node, corridors, and other areas that have been identified by municipalities or the Province to be the focus for accommodating intensification and higher-density mixed uses in a more compact built form.	<ul style="list-style-type: none"> Conformity with terminology in the Growth Plan
<u>Frequent Transit</u>		A public transit service that runs at least every 15 minutes in both directions throughout the day and into the evening every day of the week.	<ul style="list-style-type: none"> Conformity with terminology in the Growth Plan

