

CD.17.OAK (Oakville)

DATE: July 17, 2001

TO: Chairman and Members of the Planning and Development Committee

FROM: Thomas S. Mokrzycki, Commissioner of Planning and Building

SUBJECT: **Planning Initiatives in the Town of Oakville**
MEETING DATE: August 7, 2001

ORIGIN: Planning and Building Department

COMMENTS: This report is part of the ongoing program to update City Council on the significant planning initiatives in adjacent municipalities. The *Palermo Area Land Use Study* and *Official Plan Amendment 198 - North Oakville Area* in the Town of Oakville are addressed in this report.

Palermo Area Land Use Study

In October, 2000, the Town of Oakville hired Malone Given Parsons to prepare the Palermo Area Land Use Study. On June 25, 2001 Town Council considered a planning staff report regarding the future development of the Palermo Study Area and adopted the following recommendation:

"That the "Palermo Area Land Use Study" prepared by Malone Given Parsons Ltd. be adopted, and that Planning staff be directed to prepare an Official Plan amendment to adopt the study after the Region of Halton have completed the Environmental Assessment Study for the widening of Bronte Road."

The Palermo Study Area is focussed on the historic village of Palermo, located at the intersection of Dundas Street (Regional Road 5) and Bronte Road (Regional Road 25) in the Town of Oakville (see Exhibit 1). The area was identified as the "Palermo Special Study Area" in the *"North Oakville Strategic Land Use Options Study - June 2000"*.

The "Palermo Node" (delineated with a dark line) is an area of approximately 770 ha (1 900 ac.) in size. When built-out the area could accommodate a projected population of approximately 24,000 persons and employment for about 14,000 employees with 176 500 m² (1.9 million sq.ft.) of retail and office space and 511 000 m² (5.5 million sq.ft.) of employment space. The node will be comprised of a higher density core, medium density corridors extending out from the centre and lower density quadrants surrounding the core. Pressures for growth in the surrounding region threaten to encompass Palermo with new urban development and traffic, resulting in a loss of cultural heritage. The Palermo Plan was created, therefore, to accommodate future land use and transportation needs, for both vehicles and transit, while preserving the historic village.

Key objectives of the Palermo Plan are to establish a mixed use node of activity centred on the preserved historic village by diverting through traffic onto by-passes for Dundas Street and Bronte Road. Alternatives to the by-passes, principally the widening of existing roads or employing a ring road system were considered, however, the by-pass option was evaluated to be the preferred option. Transit capability has been incorporated into the Plan which includes a new transit terminal. Heritage buildings will be retained and the old parts of these streets will become a street oriented retail and office node.

Once the Region of Halton completes the Environmental Assessment Study for the widening of Bronte Road, Oakville planning staff will bring forward an Official Plan amendment to adopt the study.

Official Plan Amendment 198 - North Oakville Area

On June 25, 2001 Oakville Town Council considered the following recommendation to incorporate the lands north of Dundas Street, bounded by Tremaine Road, Highway 407 and Ninth Line as shown on Exhibit 2, into the Town's urban area in the Official Plan:

"That Council adopts By-law 2001-085 to approve Official Plan Amendment Number 198 (OPA 198) to the Town of Oakville Official Plan concerning the incorporation of the land north of Dundas Street into the Town's urban area, and that OPA 198 is referred to the Region of Halton for final approval."

The long range planning for these lands was first initiated by the Region of Halton in 1987 with the *Halton Urban Structure Review (HUSR)* and *Halton Urban Structure Plan (HUSP 1994)*. Halton Region Council subsequently approved Official Plan Amendment No.8 on June 2, 1999 to implement the *Halton Urban Structure Plan* to allow for the expansion of urban areas within Halton Region, including the north Oakville lands. The Town of Oakville recently completed the *North Oakville Natural Heritage Inventory and Analysis* and the *North Oakville Strategic Land Use Options Study* as the basis for Official Plan Amendment 198 and to provide direction for preparation of more detailed secondary plans within the north Oakville area.

Due to the number of delegations on this matter, this item was recessed at the Oakville Council meeting on June 25, 2001 and will be considered at a future meeting of Oakville Town Council. Staff will continue to monitor this matter and will report on its resolution.

RECOMMENDATION:

That the report titled "Planning Initiatives in the Town of Oakville" dated July 17, 2001 from the Commissioner of Planning and Building be received for information.

Original Signed By:

Thomas S. Mokrzycki

Commissioner of Planning and Building