

## REPORT

### Planning and Development Council

Meeting Date: April 12, 2021

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**FROM:** Planning Services Department

**DATE:** April 6, 2021

**SUBJECT:** Adoption of Official Plan Amendment 34 - The North West Area and Palermo Village, Excluding the Hospital District, as Modified by Council – By-law 2021-043 (File No. 42.24.23)

**LOCATION:** Northwest Oakville

**WARD:** Ward 1 , 4 & 7 Page 1

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#### RECOMMENDATION:

That By-law 2021-043, a by-law to repeal the 1984 Official Plan as it applies to the North Oakville Secondary Plan Area (excluding the Hospital District and the lands excluded by deferral of Council on March 22, 2021), and adopt Official Plan Amendment Number 34 (OPA 34) to the Livable Oakville Plan, as modified by Council resolution on March 22, 2021, to incorporate new policies for that same area and an expanded Palermo Village Growth Area, be passed.

#### KEY FACTS:

The following are key points for consideration with respect to this report:

- On March 22, 2021, Planning and Development Council passed a resolution to adopt OPA 34 save and except for certain policies and as it applies to certain lands excluded by deferral.
- The by-law required to adopt OPA 34, as modified by Council, is attached as Appendix A.
- The lands between the proposed northerly limit of the expanded Palermo Village Growth Area and Highway 407 – including a linkage preserve area and employment lands adjacent to Bronte Road north of the linkage – have been excluded from OPA 34.
- The cultural heritage and parking policies for the Palermo Village Growth Area that were originally proposed as part of OPA 34 have been identified as deferred and not part of OPA 34.

- As directed on March 22, 2021, Planning Services staff will report back on the items deferred from OPA 34 in June 2021.

## **BACKGROUND:**

On March 22, 2021, Planning and Development Council passed the following resolution with respect to Item 2, Recommendation Report - Town-initiated Official Plan Amendment - The North West Area and Palermo Village, Excluding the Hospital District (File 42.24.23) - By-law 2021-043:

1. That the proposed town-initiated Official Plan Amendment Number 34 (OPA34) (North West Area and Palermo Village, Excluding the Hospital District, File 42.24.23) be adopted on the basis that it is consistent with the Provincial Policy Statement, conforms or does not conflict with applicable Provincial Plans, the Region of Halton Official Plan and the Livable Oakville Plan, has regard for matters of Provincial interest, and represents good planning for the reasons set out in the report from the Planning Services department save and except the following policies:
  - i. Items 7a. “Extending the Growth Area North to the 407 Corridor” and 7b. “Shifting the proposed NHS linkage North” be deferred and staff provide further information and research to Council for consideration;
  - ii. Section 22.4.2 be deferred and staff be directed to report back to Council with enhanced policies on cultural heritage; and
  - iii. Section 22.4.1(r) Parking be deferred and staff be directed to return the policy upon the completion of the Parking Strategy.
2. Staff to report back in June with an update on items i), ii) and iii).
3. That notice of Council’s decision reflect that Council has fully considered all written and oral submissions relating to this matter and that those comments have been appropriately addressed.

Item 1(i) above refers to portions of the “Recommendation Report - Town-initiated Official Plan Amendment – The North West Area and Palermo Village, Excluding the Hospital District (File No. 42.24.23) - By-law 2021-043”, dated March 9, 2021, and considered at the Special Planning and Development Council Meeting held on March 22, 2021. Refer to Item 2, of [the agenda for that meeting](#), and pages 16 and 17 of the recommendation report for details.

Items 1(ii) and (iii) above refer to cultural heritage and parking policies for the Palermo Village Growth Area proposed by OPA 34.

**COMMENT/OPTIONS:**

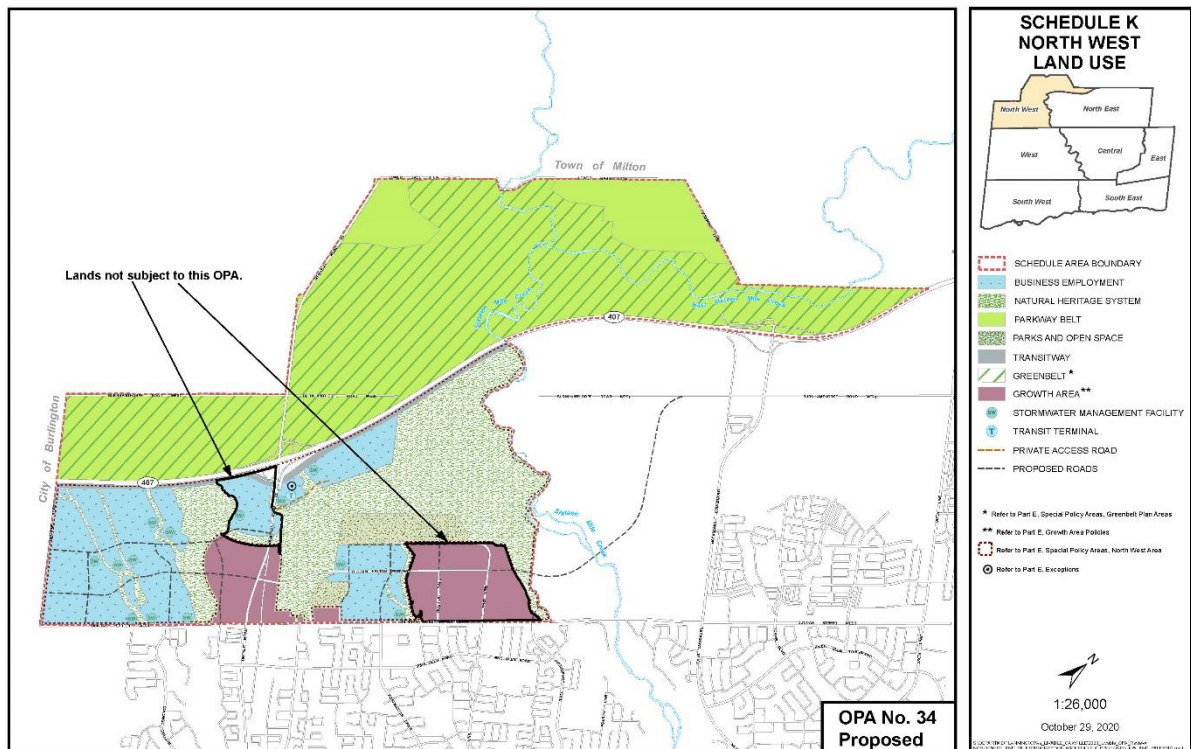
Council must pass a by-law to adopt an official plan amendment.

The by-law attached to the recommendation report considered on March 22, 2021, which included the proposed OPA 34, has been modified in accordance with Council’s resolution.

Pursuant to Item 1(i) of the resolution, the lands between the proposed northerly limit of the expanded Palermo Village Growth Area and Highway 407 – including a linkage preserve area and employment lands adjacent to Bronte Road north of the linkage – have been excluded from OPA 34.

Pursuant to Item 1(ii) and (iii) of the resolution, the proposed parking and cultural heritage policies for the Palermo Village Growth Area in Sections 22.4.1(r) and 22.4.2 respectively of OPA 34 have been crossed out, shaded in grey and annotated as being subject to deferral and not part of OPA 34.

**Figure 1: Example of Identification and Annotation in OPA 34 of Lands Not Subject to the OPA**



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The revised By-law 2021-043 to adopt OPA 34 as modified by Council is attached as Appendix A to this report.

As directed on March 22, 2021, Planning Services staff will report back on the items deferred from OPA 34 in June 2021.

**CONSIDERATIONS:**

**(A) PUBLIC**

No public notice was given about this report.

**(B) FINANCIAL**

There are no financial implications arising from this report.

**(C) IMPACT ON OTHER DEPARTMENTS & USERS**

Legal Services staff have reviewed this report.

**(D) CORPORATE STRATEGIC GOALS**

This report addresses the corporate strategic goal(s) to:

- continuously improve our programs and services

**(E) CLIMATE CHANGE/ACTION**

The proposed official plan amendment is intended to enhance the natural, social, economic and built environment in northwest Oakville.

**APPENDICES:**

Appendix A – By-law 2021-043 (Revised since March 22, 2021) – April 12, 2021

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