

Planning and Development Council Meeting  
November 23, 2020

**Comments Received Regarding Item No. 3**

Town-initiated Official Plan Amendment - The North West Area and  
Palermo Village, Excluding the Hospital District (File No. 42.24.23)

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**From:** Al Wilmot  
**Sent:** November 5, 2020 4:52 PM  
**To:** Town Clerk  
**Cc:** \_Members of Council; \_Ward1  
**Subject:** by law to repeal the 1984 Oakville Official plan as it applies to the West Secondary Plan area. November 23rd meeting.

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I have looked at the proposal and I am extremely concerned that the northwest quadrant of Oakville does not have a large grocery store or other large box stores. We have travel to Burlington at Appleby and Dundas or for groceries go to third and Neyagawa at Dundas or third line and upper middle road. I believe residents in Oakville should spend in Oakville and create employment. Large big box hardware stores are located in Burlington or at Trafalgar and Dundas or North service road at Dorval or Cross Avenue at Trafalgar. Has this been incorporated in the plans?

Al Wilmot  
Liptay Avenue,  
Oakville, On L6M 0M7

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**From:** Lee, Teresa (MECP)  
**Sent:** November 20, 2020 11:01 AM  
**To:** Town Clerk  
**Subject:** Proposed Official Plan Amendment - Statutory Public Meeting

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Thank you for the notification of the statutory public meeting scheduled for Monday, November 23, at 6:30pm, regarding the North West Area and Palermo Village.

Will there be any changes made to Palermo Park (located at Dundas & Palermo Way)?

A lot of community members use this park regularly, especially the leash-free dog area. I would like to request that if any changes are made to this area, the size of the dog park is not reduced. Alternatively, if the park can be moved to another area in or adjacent to Palermo Village, it would be acceptable if the size of the park was equal to or greater than its current location.

Thank you for your consideration.

Teresa Lee  
Quetico Cres.  
Oakville, ON L6M 0R5

If you could please let me know the Town's decision of the proposed official plan amendment, that would be greatly appreciated.

Thank you

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**From:** Tamara Tannis <ttannis@mhbcplan.com>  
**Sent:** November 20, 2020 11:25 AM  
**To:** Town Clerk  
**Subject:** Submission - P&DCouncil Meeting-Nov 23-Town-Initiated OPA - The North West Area and Palermo Village - File 42-24-23  
**Attachments:** SubmissionLetter-ProposedOPA-NorthWestArea-2020-11-20.pdf

**SECURITY CAUTION:** This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attached please find a written submission for the November 23, 2020 Planning & Development Council Meeting regarding the town-initiated Official Plan Amendment to the North West Area and Palermo Village, File 42.24.23.

**TAMARA TANNIS**, MCP, MCIP, RPP | Associate

**MHBC Planning, Urban Design & Landscape Architecture**

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[ttannis@mhbcplan.com](mailto:ttannis@mhbcplan.com)

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***Special Note: Due to the COVID-19 pandemic, effective March 17<sup>th</sup> MHBC moved to a remote work environment. During this time we will continue to provide services and conduct business as usual using telephone and web conferencing. Please do not hesitate to contact us with any questions. We hope everyone stays well and remains healthy during this challenging time.***

November 20, 2020

Mayor Burton and Members of Council  
Town of Oakville  
1225 Trafalgar Road  
Oakville, ON L6H 0H3

Attn: Town Clerk

Dear Mayor Burton and Members of Council:

**RE: TOWN OF OAKVILLE INITIATED OFFICIAL PLAN AMENDMENT – NORTH WEST AREA AND PALERMO VILLAGE – EXCLUDING THE HOSPITAL DISTRICT (FILE No. 42.24.23)  
DUNDAS STREET WEST, WEST OF McCRANEY CREEK, OAKVILLE – EMPLOYMENT CONVERSION  
OUR FILE: 17186E**

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MacNaughton Hermsen Britton Clarkson Planning Limited (“MHBC”) is currently retained by Fieldgate Commercial Properties (“Fieldgate”) in relation to an interest in lands located north of Dundas Street West, west of McCraney Creek and the Hospital District lands in the Town of Oakville (hereinafter the “Subject Lands”). The Subject Lands occupy an area of approximately 24 hectares.

We understand the Town is holding a statutory public meeting on Monday November 23, 2020, for a proposed Official Plan Amendment related to the north west area of North Oakville excluding the Hospital District lands. As referenced in the staff report for the proposed draft Official Plan Amendment, Fieldgate submitted a request to the Region on August 28, 2020, for conversion of the lands through its current Municipal Comprehensive Review process. The request is not seeking to convert the lands for residential uses but to broaden the current land use permissions to include a range of commercial uses required to meet the current commercial land needs shortfall. Upon review of the Town of Oakville’s proposed Official Plan Amendment, it appears all of the Subject Lands would be designated as Business Employment which would not provide for or accommodate the needed commercial land uses to serve the area.

We have reached out to staff to discuss our submission to the Region on this and other properties and welcome the opportunity to comment and have further discussions regarding possible further revisions to the proposed policies. A copy of our August 28, 2020 submission to the Region is attached for your reference.

Thank you again for the opportunity to comment. We look forward to our further discussions with staff.

Sincerely,  
**MHBC**



Dana Anderson, FCIP, RPP  
Partner  
Encl.

August 28, 2020

Dan Tovey, RPP, MCIP  
Manager of Policy Planning  
Region of Halton  
1075 North Service Road West  
Oakville, Ontario  
L6M 2G2

Dear Mr. Tovey:

**RE: REGION OF HALTON URBAN STRUCTURE DISCUSSION PAPER AND EMPLOYMENT CONVERSIONS  
DUNDAS STREET WEST, WEST OF MCCRANEY CREEK, OAKVILLE – EMPLOYMENT CONVERSION REQUEST  
OUR FILE: 17186F**

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MacNaughton Hermsen Britton Clarkson Planning Limited (“MHBC”) is currently retained by Fieldgate Commercial Properties in relation to an interest in lands located north of Dundas Street West, west of McCraney Creek, in the Town of Oakville (hereinafter the “Subject Lands”). The Subject Lands occupy an area of approximately 24 hectares.

We understand the Region recently released an Integrated Growth Management Strategy Urban Structure Discussion Paper dated June 2020, which was prepared as part of Regional Official Plan Review Process (ROPR). The Discussion Paper addresses planning for growth in the Region, Settlement Areas Community Areas and Employment Areas. The Paper provides an overview on the Region’s employment area policies and identifies requests for the conversion of employment lands submitted through local Official Plan reviews. The Discussion Paper sets out additional criteria for employment conversion requests and establishes a deadline of August 31<sup>st</sup> for additional submissions to be made for consideration by the Region through its ROPR process related to existing or new conversion requests.

The employment conversion request contained herein focuses on introducing commercial uses on the Subject Lands. Commercial uses are commonly found in employment areas. As outlined in the Paper, the ROP provides limited direction on how ancillary and supportive land uses should be planned for within employment areas. Given the evolving nature of employment and employment areas, greater flexibility is needed to allow for supportive land uses in these areas.

The Town of Oakville adopted Official Plan Amendment 26 (“OPA 26”) in April 2018 to update the employment, commercial and mixed use designations in the Livable Oakville Plan. The Town’s Employment and Commercial Review estimates that approximately 20% of the Town’s commercial space

is developed within employment areas and assumes this trend will continue.<sup>1</sup> Approximately half of employment growth in employment areas to 2041 is anticipated to be from the commercial sector.<sup>2</sup> The review also notes that there is a projected shortfall of approximately 83,612 square metres of commercial lands to 2041. When examining the context in North Oakville and accounting for the recommendations and evaluation contained in the Review, there is a projected commercial shortfall of 17,049 square metres. If 20% of the future demand for commercial space were accommodated within employment areas, this would significantly reduce the projected shortfall.

The following letter outlines the current physical and policy context for the Subject Lands and references the conversion request made through the Town of Oakville Official Plan Review process for the lands. This letter provides a justification for the employment land conversion to permit a mix of commercial uses in relation to Section 77.4(4) of the ROP and includes an assessment of the additional Regional criteria as set out in the Discussion Paper.

## **SITE CONTEXT**

As shown on **Figure 1**, the Subject Lands are generally bound by Dundas Street West to the south, William Halton Parkway to the north, McCraney Creek to the east, and Palermo Park to the west. The Subject Lands are irregularly shaped and occupy approximately 24 hectares.

The Subject Lands are currently vacant and are surrounded by broad range of land uses clearly delineated by Dundas Street West. The surrounding land use context is characterized by a mix of vacant lands, natural heritage areas, institutional uses, and residential uses south of Dundas Street West.

More specifically, the Subject Lands are surrounded by the following land uses:

- NORTH:** The Subject lands abut William Halton Parkway to the north with approximately 633 metres of frontage. Further north are mostly vacant lands designated as Employment District up to the Highway 407 corridor.
- EAST:** The Subject Lands abut McCraney Creek. Further east are vacant lands designated as Employment District and the Oakville Trafalgar Memorial Hospital. A health-oriented mixed use node is proposed for the area immediately surrounding the hospital.
- SOUTH:** The Subject Lands abut Dundas Street West to the south with approximately 637 metres of frontage. South of Dundas Street West exist a range of residential and institutional uses, including a range of low-rise housing types (single detached, duplex, townhouse), schools, parks, and neighbourhood commercial uses.
- WEST:** The Subject Lands abut Palermo Park to the west. Other nearby land uses include a mix of service commercial land uses on the north side of Dundas Street West, including a restaurant, a gas bar, and an automobile repair shop.

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<sup>1</sup> Town of Oakville Employment and Commercial Review – Appendix A: Employment and Commercial Report, p. 92.

<sup>2</sup> Ibid, p. 61.

## **POLICY CONTEXT**

As illustrated on **Halton Region Official Plan Map 1**, the Subject Lands are currently designated 'Urban Area' on Map 1 – Regional Structure of the in-force ROP and are located within the 'Employment Area' overlay. The Employment Area overlay designation permits a range of employment uses. The Subject Lands are designated Employment District in the North Oakville West Secondary Plan (see **Figure 2**). The Subject Lands are not located within the Provincially Significant Employment Zones as provided through the A Place to Grow, 2019.

Under the North Oakville West Secondary Plan, Employment Districts refer to land designed to accommodate development of predominantly employment generating uses including a wide range of industrial and office development. Limited retail and service commercial uses designed to serve the businesses and employees are permitted within the Employment Districts.

A previous request for conversion for the Subject Lands was submitted to the Town of Oakville as part of their Commercial and Employment Review which resulted in Official Plan Amendment 26 ("OPA 26"). The conversion request is listed as Request #11 under Appendix F of the Town's recommendation report dated March 22, 2018. The request proposed redesignating the lands to allow for additional residential, commercial, and institutional uses within the existing Employment District. Recommendation #6 from the Employment and Commercial Review directs the Town to undertake a comprehensive review of the employment lands surrounding the hospital. While the lands are not considered part of this review, they are supportive of the area. The Town noted that consideration for a broader range of employment related and supportive uses may be warranted due to the location of the Subject Lands outside the surrounding contiguous employment area.

As part of the Town's review, the site was not recommended for conversion. However, the mix of uses required to support the employment and nearby "Node for Further Study" around the hospital identified by OPA 15 (Urban Structure) was recommended for consideration through the North Oakville Secondary Plans Review.

A review of the North Oakville Secondary Plans was initiated in May 2017. This study was a component of the ongoing Official Plan Review by the Town. Official Plan Amendment 322 ("OPA 322") to the North Oakville West Secondary Plan (By-law 2018-075) was adopted on June 11, 2018. Halton Region approved OPA 232 on September 21, 2018. We understand the previous employment conversion request was not considered or implemented through OPA 322 but can now be considered through the Region's ROPR process to be further implemented, if approved, through Oakville's conformity update.

**This request focuses on removing the Subject Lands from the Region's Employment Area overlay and redesignating them to permit needed commercial uses.**



## CONVERSION CRITERIA ASSESSMENT

The following two tables below provide justification and rationale for the conversion request as shown on **Figure 2** in relation to the existing conversion criteria set out in provincial policy, the ROP, through Section 77.4(4), as well as the new criteria set out in Appendix D of the Discussion Paper.

### 1. Conversion Criteria - Section 77.4(4) ROP

<b>Table 1: Assessment of Conversion Request against ROP Conversion Criteria per Section 77.4(4)</b>	
<b>Criteria</b>	<b>Rationale/Justification</b>
There is a need for the conversion	The conversion would facilitate the comprehensive development of the Subject Lands and would support the nearby Oakville Health Oriented Mixed Use Node, located approximately 430 metres to the east. The lands are proximate to a planned mixed-use Node that serves an important function to support health sciences and technology employment in a transit supportive manner. Consideration of a broader range of land uses including commercial and employment supportive uses is warranted to ensure the development of integrated and compatible land uses while still providing for employment opportunities.
The lands are not required for employment purposes over the long term	The lands can retain employment functions through a broader range of commercial and employment supportive land uses. They are not required to be protected for long term pure employment purposes given their location and lack of direct access to major goods movement facilities and corridors. They are also and relatively isolated from the broader employment area.
The conversion will not compromise the Region's or Local Municipality's ability to meet the employment forecast in Table 1 and Table 2a	The conversion will not compromise the Region's or the Town's ability to meet the employment forecasts.
The conversion will not adversely affect the overall viability of the Employment Area, and achievement of the intensification and density targets of Table 2 and other policies of this Plan	The Subject Lands are physically separated from the area to the east by McCraney Creek. The Subject Lands are also located on the periphery of the broader employment area. Given the retention of employment generating uses on the lands, the conversion will not adversely affect the overall viability of the employment area to provide jobs.
There is existing or planned infrastructure to accommodate the proposed conversion	The property is within an area where future services and infrastructure will be available to accommodate the conversion.
Cross-jurisdictional issues have been considered	There are no cross-jurisdictional issues of note for this property.

<b>Criteria</b>	<b>Rationale/Justification</b>
All Regional policies and requirements, financial or otherwise, have been met	This criteria is satisfied. Additional retail and commercial uses for the site to serve North Oakville and the Health Oriented Mixed Use Node are encouraged.

2. Conversion Request Evaluation Criteria - Discussion Paper & Appendix

<b>Subject</b>	<b>Principle</b>	<b>Rationale/Justification</b>
Employment Land Supply	Current Context	The site is currently vacant, surrounded by planned employment land uses with the exception of the Oakville Health Sciences Mixed Use Node which is planned for a broader mix of land uses.
	Future Potential	<p>The future potential of the lands is best suited when considered in relation to the development of the Oakville Health Sciences Mixed Use Node and the surrounding land use context.</p> <p>The Subject Lands are located at a strategic location within the Town of Oakville. The proximity of the site to the nearby Node represents potential for the Subject Lands to support increased opportunities than would otherwise be feasible under the pure Employment District designation and would ensure more compatible uses.</p>
	Strategic Parcel Supply	The proposed conversion would not adversely impact the supply of parcels adjacent to or near major goods movement facilities as the existing context currently includes planned employment uses that are retained to the north and west of the Subject Lands.
	Land Budget Implications	Due to the Subject Lands' configuration and location on the periphery of the broader employment area, the proposed conversion would not impact the supply and ability to achieve the employment forecast.
Demonstrated Need	Strategic Location	The Subject Lands have over 600 metres of frontage on Dundas Street West, which is identified in the Livable Oakville Plan as a major arterial road and a busway corridor on Schedule C (Transportation Plan). The proposed conversion is located within a strategic area that is capable of supporting a broader mix of land uses that will better contribute to meeting the Town's growth and intensification targets and commercial needs.
	Strategic Opportunity	The proposed conversion would allow for more appropriate development of the site given the surrounding context. Traditional employment uses are not optimal land uses to

**Table 2: Assessment of Proposal in relation to Conversion Request Evaluation Criteria Per Appendix D of the Urban Structure Discussion Paper**

<b>Subject</b>	<b>Principle</b>	<b>Rationale/Justification</b>
		create a pedestrian friendly and transit supportive streetscape along Dundas Street West. The proposed conversion would enable development that supports the Regional Urban Structure and Local Urban Structure along an identified transit corridor. Expanding the range of permitted uses on the Subject Lands will contribute to the Town's strategic growth management objectives by accommodating increased employment growth and achieving density targets.
	Specific Conditions and Constraints	The development of the lands for pure employment uses is constrained as a result of their locational context. The Subject Lands are also irregularly shaped and areas designated under the Region's Natural Heritage System further constrain the site's capability to support larger industrial employment land uses.
Employment Area Viability	Locational Impacts	The conversion would not negatively impact the remaining employment areas to the north and west.
	Compatibility	The proposed conversion would allow for supportive land uses to be integrated and comprehensively developed with the broader Node area located to the east and support the proposed Innovation District around the hospital.
	Continued Function and Expansion	As noted above, the conversion would not hinder the continued function and expansion of the planned contiguous employment areas located to the north and east.
General Considerations	Cross-Jurisdictional	There are no cross-jurisdictional issues of note for this property.
	Supporting Infrastructure	The property is within an area where services and infrastructure to accommodate the conversion will be provided. The Dundas BRT is planned to support a broader range of land uses.
	Other Regional Requirements	There are no other Regional policies or requirements that would be impacted by the proposed conversion.
	Local Support	There appears to be local support for the introduction of a broader range of uses on the site. A broader range of commercial and employment supportive uses on the site will support the Node centred on the hospital and is generally supported through the Town of Oakville's OPA 15.

The Subject Lands should not be designated for pure employment land uses in the future planning in the North Oakville West Secondary Plan or the Region's Official Plan. A broader range of uses including commercial and employment supportive uses should also be permitted. The Subject Lands should be

considered for conversion through both the Region's OPR process as well as through a modification to the Town's Official Plan for all of the reasons set out herein.

We trust the above information will be used by the Region in their assessment of the request and we thank the Region for providing opportunity to comment. If there is anything further you may require in relation to this request, please do not hesitate to contact us.

Yours truly,

**MHBC**


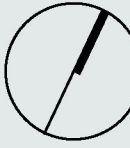



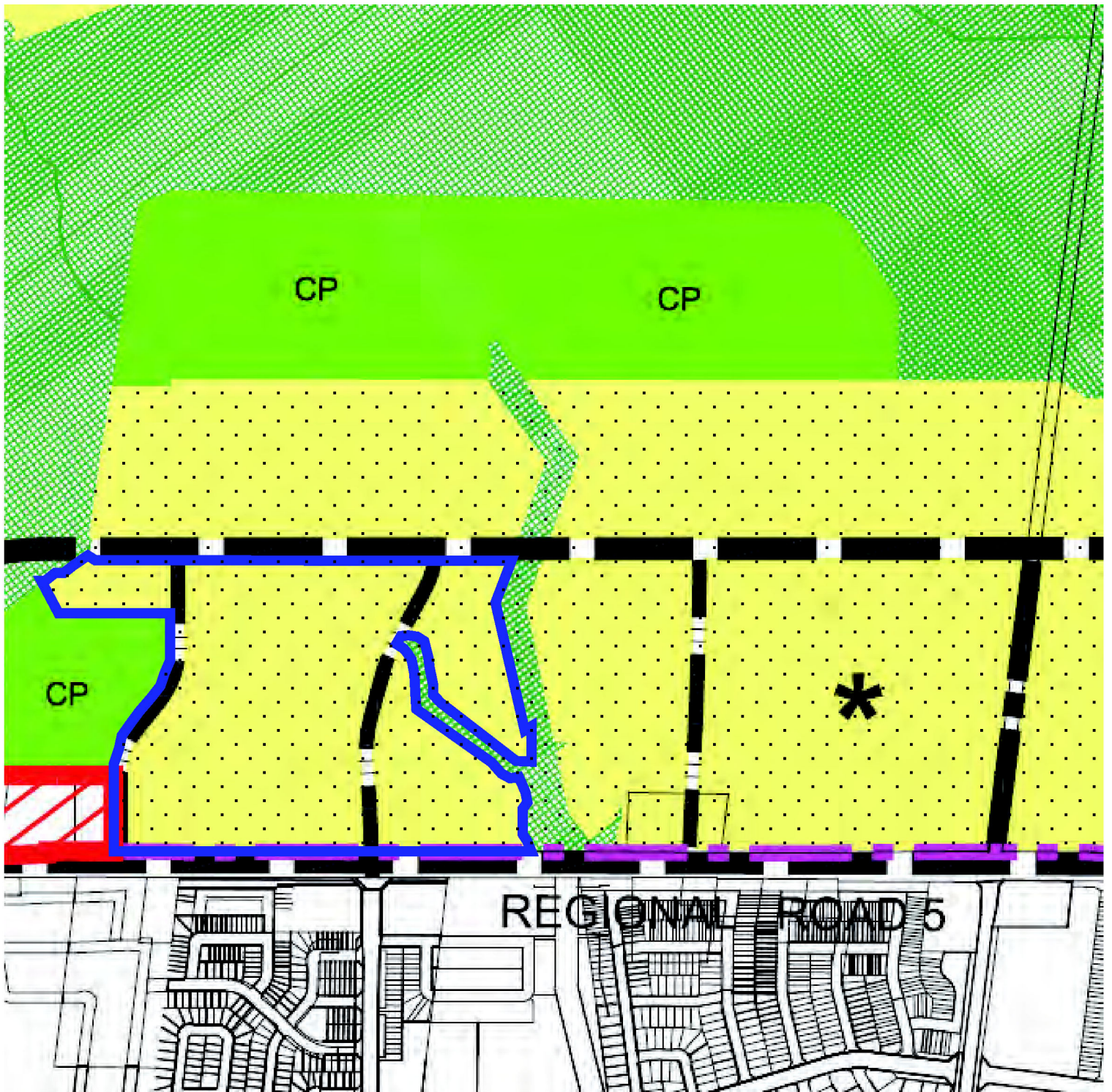
Dana Anderson, MA, FCIP, RPP  
Partner

cc: Curt Benson, Region of Halton  
Diane Childs, Town of Oakville



Data Source: VuMap Aerial Imagery, 2020.

<p><b>Figure 1</b> Location Map</p>	<p><b>LEGEND</b>   Subject Lands</p>	
<p>VuMap Aerial Imagery</p> <p>Dundas Street West, South of William Halton Parkway, West of McCraney Creek Town of Oakville</p>	<p>DATE: August 19, 2020</p>	<p>SCALE: Not to Scale</p>
		 <p><b>PLANNING URBAN DESIGN &amp; LANDSCAPE ARCHITECTURE</b></p> <p>230-7050 WESTON ROAD WOODBRIDGE, ON, L4L 8G7 P: 905 761 5588 F: 905 761 5589   WWW.MHBCPLAN.COM</p>




Data Source: North Oakville West Master Plan

**Figure 2**  
Proposed Employment Conversion

North Oakville West Master Plan

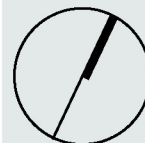
**LEGEND**

-  Subject Lands
-  Employment District
-  Community Park Area
-  Natural Heritage Area
-  Major Arterial Roadway
-  Avenue/Transit Corridor
-  Health Oriented Mixed Use Node
-  Regional Employment Area Overlay (Map 1)

Dundas Street West, South of William Halton Parkway, West of McCraney Creek  
Town of Oakville

DATE: August 19, 2020

SCALE: Not to Scale



**MHBC** PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE  
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