

REPORT

LIVABLE OAKVILLE (OFFICIAL PLAN REVIEW) COUNCIL SUBCOMMITTEE

MEETING DATE: OCTOBER 7, 2019

FROM: Planning Services Department

DATE: September 30, 2019

SUBJECT: Palermo Village Growth Area Review - Preliminary Report

LOCATION: Palermo Village (Bronte Rd. and Dundas St. W.)

WARD: Multiple Wards: 1, 4 & 7

Page 1

RECOMMENDATION

That the report titled *Palermo Village Growth Area Review - Preliminary Report*, dated September 30, 2019, be received.

KEY FACTS

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

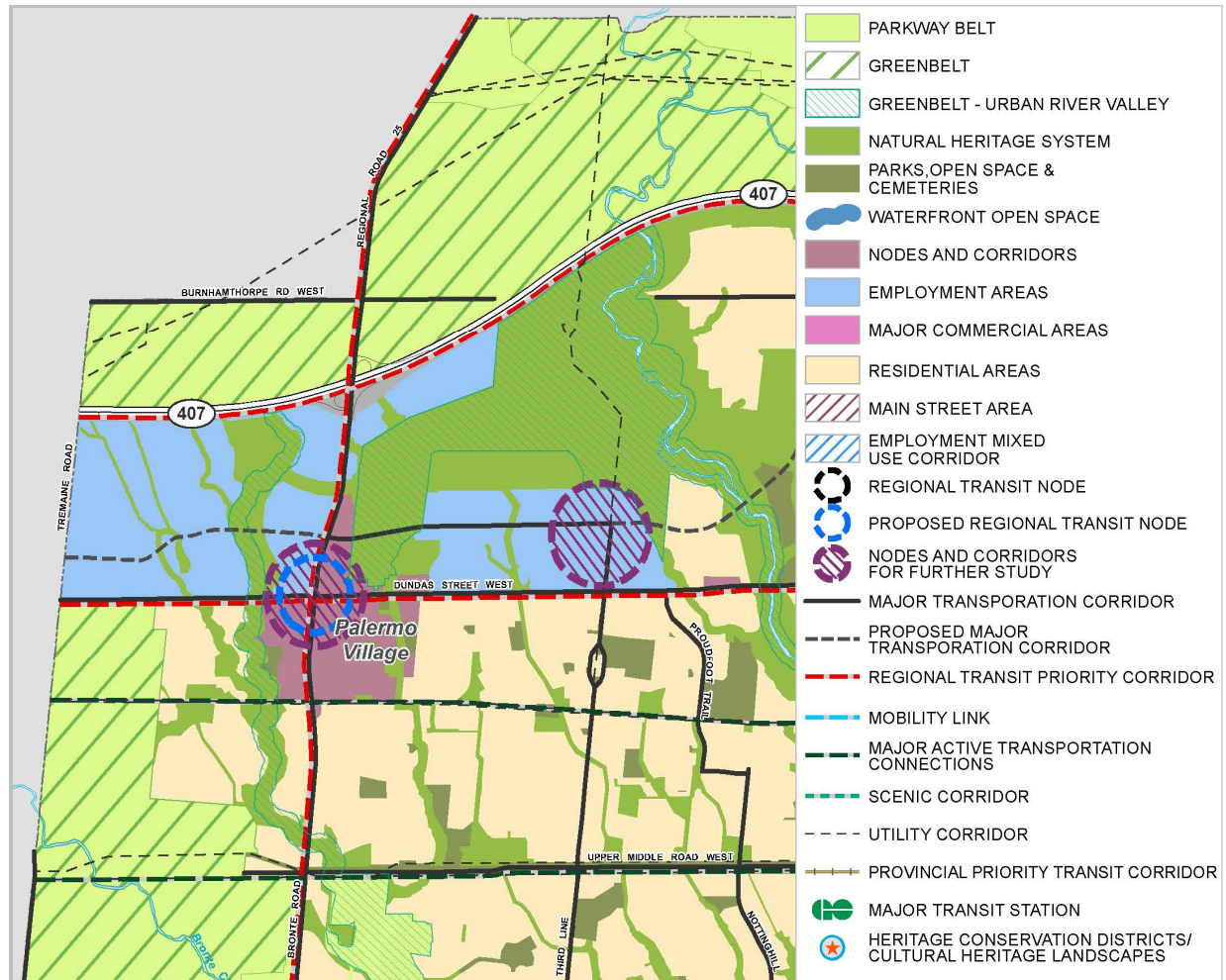
- The purpose of the Palermo Village Growth Area Review (PVGAR) is to recommend updated land use policies to guide development-related decisions in Palermo Village, including lands on the north side of Dundas Street.
- On January 15, 2018 the Subcommittee received a report titled “Growth Area Reviews – Preliminary Directions for Midtown Oakville, the Uptown Core and Palermo Village.”
- On June 11, 2018, staff provided the Subcommittee with a verbal update about the PVGAR public information sessions held on May 29, 2018. Approximately 24 people attended those sessions, and concerns related primarily to the long-standing appeals affecting the lands on the north side of Dundas Street.
- The Preliminary Report attached as Appendix A includes the history of planning for a node at Palermo, which informs the current work, and commentary on the directions established in January 2018. It also presents a preliminary land use concept for the lands on the north side of Dundas Street, and the project’s next steps.
- Staff intend to present the preliminary land use concept to the public for review and feedback as soon as possible.

BACKGROUND

Palermo – at the intersection of Bronte Road and Dundas Street – is the oldest remaining settlement in present-day Oakville. It was first settled in 1806, and it is home to a number of listed and designated heritage properties (e.g., houses, churches, school house).

Land use planning to enable the creation of a high density mixed use node at Palermo dates back to the early 1990s. The area currently referred to as “Palermo Village” in the Livable Oakville Plan (on the south side of Dundas Street), has been undergoing urbanization over the past 15 years. The lands on the north side of Dundas Street at Palermo are within the North Oakville West Secondary Plan area, and have been subject to appeals for several years.

Figure 1: Urban Structure (Excerpt)



The town's adopted urban structure (Figure 1) identifies the lands around the intersection of Bronte Road and Dundas Street as "Nodes and Corridors", "Proposed Regional Transit Node" and "Nodes and Corridors for Further Study".

The purpose of the Palermo Village Growth Area Review (PVGAR) is to recommend updated land use policies to guide development-related decisions in Palermo Village, including lands on the north side of Dundas Street. Like the town's other growth areas, Palermo Village is intended to be a pedestrian-oriented, transit-supportive, urban community with a mix of residential, commercial and offices uses.

COMMENT/OPTIONS

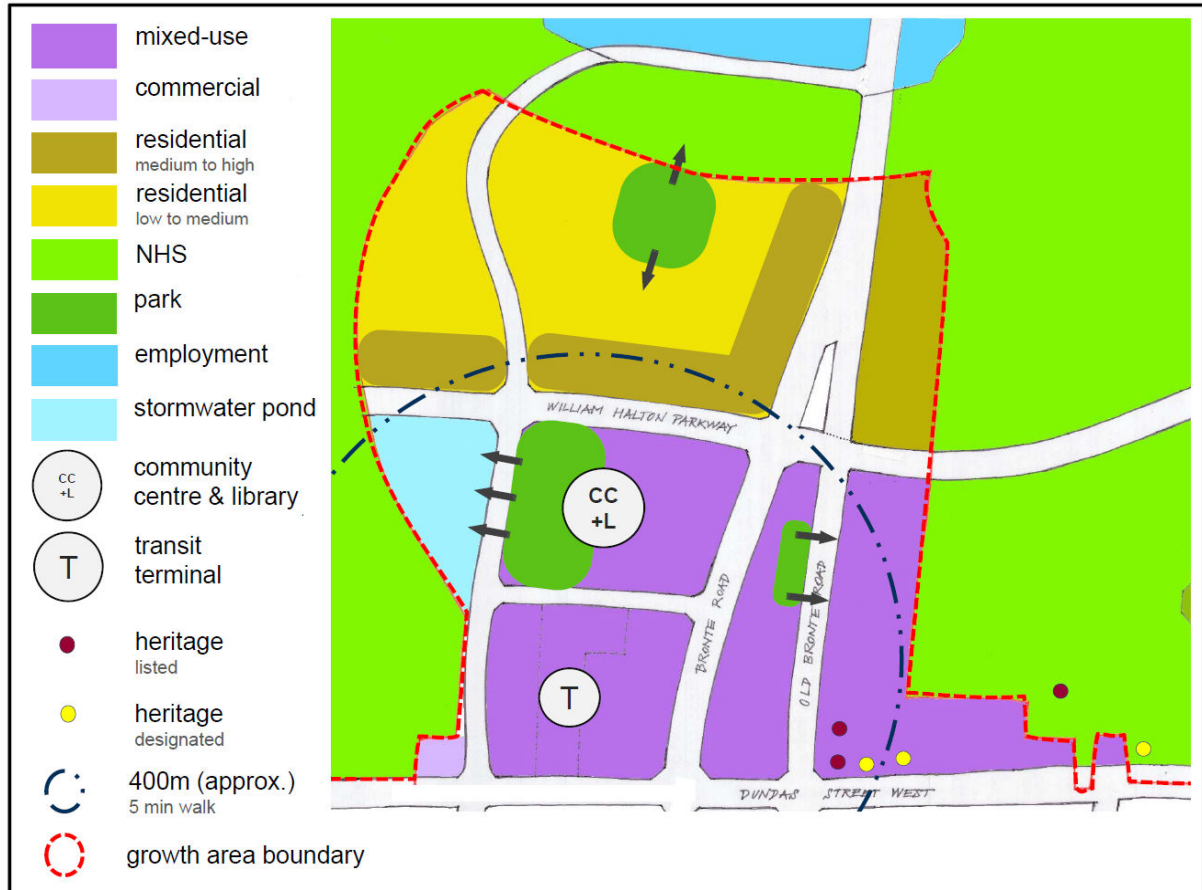
In order for the scope of matters being considered through the Palermo Village Growth Area Review (PVGAR) to be more fully understood, the Preliminary Report attached as Appendix A includes:

- a history of land use planning for a node at Palermo;
- existing planning policies and master plans applying to the Palermo area; and,
- commentary on the preliminary directions established for the PVGAR in January 2018.

The Preliminary Report also describes the work undertaken to arrive at a preliminary land use concept for the lands on the north side of Dundas Street at Bronte Road (Figure 2). It considered the items listed above as well as:

- initial comments from the public and area landowners;
- a SWOT analysis (i.e., strengths, weaknesses, opportunities and threats);
- master plans reviews;
- area development applications; and,
- input from an inter-departmental working group.

Input and guidance into the PVGAR are welcome from the Subcommittee during the meeting on October 7, 2019.

Figure 2: Preliminary Land Use Concept – Palermo Village North

NEXT STEPS

Staff intend to present the preliminary land use concept to the public for review and feedback as soon as possible. Staff would then prepare draft policy changes based on the preliminary land use concept, the feedback received, and:

- Provincial policies (e.g., Provincial Policy Statement, 2019 Growth Plan for the Greater Golden Horseshoe);
- Halton's Regional Official Plan and municipal comprehensive review;
- the Livable Oakville Plan, particularly Part E, Section 22, Palermo Village;
- OPA 306 (Palermo Village North Urban Core Area) to the 1984 Official Plan;
- the Preliminary Report (Appendix A);
- technical matters (e.g., stormwater management, parkland, vehicular access and circulation, including potential new local roads); and,
- comments received, ongoing research and related studies by the town and external agencies.

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The inter-departmental working group will be reconvened to review the draft policy changes before they are presented to the Subcommittee.

Staff is aiming to present a comprehensive draft land use concept (north and south), draft policy changes and related 3-D computer modelling in the new year. Another round of public information/feedback sessions would follow.

CONSIDERATIONS

(A) PUBLIC

Landowners and members of the public will be notified of all public information/feedback sessions. Updates will also be posted on the town's website and shared via an email to the town's OP Review contact list (approx. 1,300 unique email addresses).

(B) FINANCIAL

There are no financial implications arising from this report.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

Consultation and collaboration with other town departments is ongoing.

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- be accountable in everything we do
- be honest in everything we do
- be the most livable town in Canada

(E) COMMUNITY SUSTAINABILITY

The Palermo Village Growth Area Review will work to enhance the social, economic and built environment of the community.

APPENDICES

Appendix A Palermo Village Growth Area Review – Preliminary Report

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