

**Appendix “F”:
OPA 34 & 37 Excerpts**

Official Plan Amendment 34 (By-law 2021-043; Under Appeal)

22. Palermo Village

Palermo Village is a strategic growth area in northwest Oakville where mixed use development and intensification is to be accommodated. It is identified as a node and proposed regional transit node in the Town’s Urban Structure, and is located at the intersection of two regional transit priority corridors, Dundas Street West and Bronte Road.

Palermo Village will develop over a number of years with a mix of residential, commercial, office and community uses that are integrated with existing cultural heritage resources. It will become a high density, transit-supportive and pedestrian-oriented complete community.

Palermo Village is planned to include an important civic presence with various community uses, parks and open spaces suitable for many types of gatherings, as well as pedestrian and cycling linkages to an extensive natural heritage system. These elements, and the concentration of retail, service commercial and office uses, will make this area a destination for the surrounding communities of northwest Oakville.

The natural heritage system that surrounds Palermo Village north of Dundas Street will provide a buffer from employment uses.

The boundary of Palermo Village is identified on Schedule N1, Palermo Village Land Use.

22.1 Goal

Palermo Village will be an urban, transit-supportive, pedestrian-oriented, mixed use complete community, surrounded by an extensive natural heritage system and trails.

22.2 Objectives

As Palermo Village develops, the Town will, through public actions and in the process of reviewing development applications, use the following objectives to guide decisions.

22.2.1 To develop a balanced Growth Area by:

- a) providing a focus for community uses and commercial activities to support the communities in the northwest part of the Town;
- b) facilitating development and redevelopment in a comprehensive manner;
- c) prioritizing active transportation and transit use;
- d) providing a range and mix of uses, including office uses and housing options;
- e) conserving cultural heritage resources and integrating them into new developments;
- f) identifying appropriate sites for a transit terminal, a small-scale community centre and a branch library; and,

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- g) providing parks and open spaces conducive to an urban context.

22.2.2 To ensure high quality urban design by:

- a) encouraging visually interesting and innovative design of spaces and built form;
- b) ensuring new developments are compatible with cultural heritage resources;
- c) providing attractive streetscapes through the comprehensive design of the public realm and built form that establishes a strong relationship between private development and public areas;
- d) creating a strong coherent urban image through the creation of:
 - i. an active urban community;
 - ii. a strong identifiable civic image;
 - iii. pedestrian and vehicular linkages with surrounding communities and throughout Palermo Village;
 - iv. a clearly defined main street with commercial development oriented to Old Bronte Road and Khalsa Gate; and,
 - v. streets and public spaces that have been defined by surrounding built form

22.2.3 To achieve a connected network of natural heritage system features, parks and open space by:

- a) protecting the ecological health and integrity of existing natural features;
- b) establishing new parks and open spaces that connect with the natural heritage system; and,
- c) integrating parks and open spaces, including village squares and urban squares, with other uses and the road network.

22.2.4 To efficiently provide for infrastructure to support development by:

- a) establishing and maintaining a road network for all users;
- b) protecting future road and transit rights-of-way;
- c) encouraging transportation demand management practices and increased utilization of public transit facilities and services;
- d) encouraging the elimination of above ground utilities, particularly along Old Bronte Road and Khalsa Gate; and,
- e) coordinating water and wastewater servicing allocation with Halton Region.

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22.3 Development Concept

Palermo Village is comprised of four districts surrounded by extensive natural heritage and parks and open space systems. Each district will have a well-defined character in terms of function, land use and built form, and is to be developed in accordance with Schedules N1 and N2, and the following policies.

A new Palermo transit terminal, which is to be located in close proximity to Dundas Street West, is a critical component of this transit-supportive, pedestrian-oriented complete community. Development shall integrate and provide access to the new transit terminal where possible.

22.3.1 Main Street District

The Main Street District will be an active mixed use area focused on Old Bronte Road/Khalsa Gate, which will be a walkable main street with an enhanced streetscape. Development will have a compact urban form with pedestrian oriented design that frames the main street. Uses that support a main street function will be provided on the ground floor of buildings fronting onto Old Bronte Road.

The District will provide for a full range of commercial, office, community and high density residential uses. Mixed use development will be predominately located along Old Bronte Road and is also directed to the intersection of Dundas Street West and Palermo Park Drive. High density residential uses may be permitted adjacent to Khalsa Gate and north of William Halton Parkway on Old Bronte Road.

Cultural heritage resources and small urban squares will be integrated into development to retain the area’s heritage character, create interest and variety in the streetscape, and enable activity along the street.

Opportunities to connect the Main Street District across Dundas Street West (Regional Road 5) will be pursued, including the provision of safe and convenient pedestrian linkages, in coordination with Halton Region.

22.4 Functional Policies

In addition to the policies in Parts C and D of this Plan, the following functional policies apply specifically to Palermo Village.

22.5 Urban Design

In addition to the Urban Design policies of section 6 of this Plan, the following policies apply specifically to Palermo Village. The urban design plan for Palermo Village is provided on Schedule N2.

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22.6 Land Use Policies

Land use designations are provided on Schedule N1. In addition to the policies in Part D of this Plan, the following policies apply specifically to Palermo Village.

22.6.1 On lands designated Urban Centre:

- a) The minimum residential density shall be 100 units per site hectare.
- b) The minimum building height shall be four storeys.
- c) The minimum building height shall not apply to:
 - i. building podiums;
 - ii. multiple-attached dwellings where they are permitted in accordance with this Plan;
 - iii. a food store, which shall be a minimum of two storeys but is encouraged to be located within a mixed use building;
 - iv. community uses operated by a public authority;
 - v. places of worship; and,
 - vi. aboveground parking structures.
- d) The maximum building heights shall be:
 - i. 16 storeys adjacent to the south side of Dundas Street West between Bronte Road and Old Bronte Road;
 - ii. 10 storeys on corner sites south of Dundas Street West;
 - iii. 16 storeys on corner sites north of Dundas Street West, except those containing cultural heritage resources which shall be 10 storeys; and,
 - iv. eight storeys in all other locations.
- e) Public parking facilities may also be permitted.
- f) South of Pine Glen Road, the following uses may also be permitted:
 - i. multiple-attached dwellings;
 - ii. apartment buildings; and,
 - iii. office buildings.

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- g) North of Dundas Street West in the Main Street District, multiple-attached dwellings may also be permitted where they do not abut streets requiring commercial uses at-grade and are part of a comprehensive development that includes a mixed use building.
- h) North of Dundas Street West, stand-alone apartment buildings and office buildings may also be permitted where they do not abut public streets requiring commercial uses at-grade.
- i) The following uses shall be accommodated as part of the comprehensive development of the Civic District:
 - i. a major office;
 - ii. community centre and library; and,
 - iii. a food store, not less than approximately 3,000 square metres in size.
- j) A transit terminal shall be provided adjacent to the north side of Dundas Street, and should be located in the Civic District, as demonstrated in an area design plan.

22.6.2 On lands designated High Density Residential:

- a) Located north of Dundas Street and abutting Bronte Road, Old Bronte Road, or William Halton Parkway:
 - i. The residential density shall be between 100 and 300 units per site hectare.
 - ii. The maximum building height shall be eight storeys, except on corner sites it shall be 16 storeys.
 - iii. The northeast area created by William Halton Parkway and the Old Bronte Road cul-de-sac shall be considered a corner site when the properties located at 3109, 3113, and 3121 Old Bronte Road are consolidated.
 - iv. Multiple-attached dwellings may only be permitted in conjunction with a development that includes an apartment building.
- b) Located north of Dundas Street and do not abut Bronte Road, Old Bronte Road, or William Halton Parkway:
 - i. The residential density shall be between 35 and 100 units per site hectare.
 - ii. The maximum building height shall be five stories.
 - iii. Multiple-attached dwellings may be permitted.
- c) Located south of Dundas Street West:
 - i. The residential density shall be between 100 and 300 units per site hectare.

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- ii. The maximum building height shall be eight storeys, except on sites abutting Dundas Street West where it shall be 10 storeys.
 - iii. Multiple-attached dwellings may be permitted.
- d) Retail and service commercial uses may also be permitted on the ground floor of apartment buildings oriented to the street.

Official Plan Amendment 37 (By-law 2021-096; Under Appeal)

Part 2 – The Amendment

The amendment includes changes to the text of the Livable Oakville Plan, as previously amended by OPA 34, as described the following table. In the “Description of Change” column, text that is underlined is text to be inserted into the Livable Oakville Plan.

Item No.	Section	Description of Change
PART E: GROWTH AREAS, SPECIAL POLICY AREAS AND EXCEPTIONS		
1.	22 PALERMO VILLAGE, Functional Policies, Parking	<p>Insert a new Section 22.4.1(r), Palermo Village parking policies, as originally proposed in OPA 34 prior to its modification by Council:</p> <p><u>r) Parking</u></p> <ul style="list-style-type: none"> i) <u>Within the Urban Centre and High Density Residential designations, structured parking should be provided. Limited surface parking for commercial and visitor parking may be considered when appropriately sited and screened to minimize the view of the surface parking from the street.</u> ii) <u>The maximum portion of a lot that may be used for surface parking should be approximately 30 percent, except:</u> <ul style="list-style-type: none"> ▪ <u>a maximum of approximately 50 percent of a lot used for community uses may be occupied by surface parking; and,</u> ▪ <u>a maximum of approximately 75 percent of a lot used primarily for the provision of parking, such as public parking facilities, may be occupied by surface parking.</u> iii) <u>Aboveground parking structures should be integrated with development. The maximum portion of a lot that may be used for a freestanding aboveground parking structure should be 50 percent. Aboveground parking structures shall be appropriately sited and screened, and include appropriate landscaping, to the satisfaction of the Town. Aboveground parking structures that abut a public street shall contain active uses at grade facing the street.</u> iv) <u>Required commercial parking may include on-street parking and the use of public parking facilities, where possible and appropriate, to the satisfaction of the Town.</u>

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Item No.	Section	Description of Change
2.	22 PALERMO VILLAGE, Functional Policies, Cultural Heritage	<p>Insert a new Section 22.4.2, Palermo Village cultural heritage policies, as originally proposed in OPA 34, prior to its modification by Council:</p> <p><u>22.4.2 Cultural Heritage</u></p> <p>a) <u>New development shall conserve Palermo Village’s cultural heritage resources by:</u></p> <p style="margin-left: 40px;">i) <u>maintaining and integrating cultural heritage resources;</u></p> <p style="margin-left: 40px;">ii) <u>ensuring the prominence of cultural heritage resources, particularly in the area northeast of Dundas Street West and Old Bronte Road;</u></p> <p style="margin-left: 40px;">iii) <u>employing a combination of measures including but not limited to building setbacks, stepbacks in the built form, and the use of appropriate building materials.</u></p> <p>b) <u>Where all options to conserve a cultural heritage resource on its existing site have been exhausted, it shall be relocated to a suitable location within Palermo Village.</u></p> <p>c) <u>The heritage character of Palermo Village should be documented and commemorated through the development process.</u></p>