

Part D: Land Use Designations and Policies

11. MIXED USE

The Mixed Use designations provide areas where residential, commercial and office uses are integrated in a *compact urban form* at higher *development* intensities. Mixed Use areas are to be pedestrian-oriented and *transit-supportive*.

11.1 General

- 11.1.1 The intent of the Mixed Use designations is to allow for a diversity of residential, commercial and office uses which are integrated in buildings to provide for the efficient use of municipal services and *infrastructure*.
- 11.1.2 Mixed use *development* will be focused on lands located within Oakville's Growth Areas and along identified corridors.
- 11.1.3 The Mixed Use designations are intended to create animated streets by providing retail and service commercial uses at grade, fronting onto the street and other pedestrian environments. The location and size of any use on upper and/or lower floors within mixed use buildings will be determined through the *development* process and regulated by the implementing zoning.
- 11.1.4 All *development* within the Mixed Use designations shall be of a high quality design that considers the integration of new and existing buildings, as well as building façade treatment.

URBAN CENTRE

11.2 Urban Centre

The Urban Centre designation shall incorporate a mix of uses including retail and service commercial, office and residential uses. *Development* within this designation shall contribute to a high quality pedestrian-oriented and *transit-supportive* environment.

11.2.1 Permitted Uses

A wide range of retail and service commercial uses, including restaurants, offices and residential uses may be permitted in the Urban Centre designation. Retail and service commercial uses are to be provided on the ground floor. These uses may also extend to other floors. Entertainment facilities and hotels may also be permitted. Office uses and ancillary residential uses may be provided on the ground floor and/or above the ground floor.

11.2.2 Building Heights

- a) Buildings within the Urban Centre shall be a minimum of 6 storeys in height and a maximum of 8 storeys in height.
- b) Additional building height may be considered in accordance with the applicable bonusing policies in this Plan.

11.2.3 Parking

- a) Underground and/or structured parking shall be encouraged.
- b) Surface parking shall not be permitted in front of or between buildings. However, consideration may be given to limited surface parking within these areas for the purpose of visitor or commercial parking.

22. PALERMO VILLAGE

Palermo Village is to be developed over a number of years with a mix of residential and commercial uses.

While the predominant land uses will be residential, *transit-supportive*, high density mixed use *development* is encouraged along Dundas Street, Old Bronte Road and Khalsa Gate. Medium and Low Density Residential uses will provide a transition to the adjacent neighbourhoods.

It is anticipated that Palermo Village will contain a significant civic and public presence with various government, institutional, cultural, recreational and open space uses.

22.1 Goal

Palermo Village will be a *transit-supportive*, pedestrian-oriented mixed use community.

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 and sense of identity for the residential communities in the north-west part of the Town; and,
- b) facilitating *development* and redevelopment in a comprehensive manner.

22.2.2 To ensure high quality urban design by:

- a) encouraging interesting and innovative design and built form;
- b) ensuring new developments are *compatible* with existing conditions and heritage buildings and features;
- c) providing attractive streetscapes through attention to the design of the public realm, built form, and the relationship between private *development* and public areas;
- d) creating a strong coherent urban image and a highly developed civic streetscape appearance at a human scale through the creation of:
 - i) an active urban community;
 - ii) a strong identifiable civic image;
 - iii) pedestrian and vehicular linkages between surrounding communities and Palermo Village;
 - iv) a clearly defined main street with commercial *development* oriented to Old Bronte Road and Khalsa Gate;
 - v) an accessible park network integrated with other uses, which includes parks, parkettes and squares, all connected by the pedestrian-scaled street system; and,
 - vi) streets and public spaces that have been defined by surrounding built form;
- e) protecting the ecological health and integrity of the existing natural features;
- f) establishing components of the open space system that will connect with the broader area; and,
- g) protecting, conserving and enhancing *cultural heritage resources* and integrating them into new developments.

22.2.3 To efficiently provide for necessary *infrastructure* to support *development* by:

- a) identifying an appropriate site for the location of a transit terminal facility;
- b) establishing and maintaining a road system that provides high levels of accessibility and mobility to all users;
- c) protecting future major road and transit rights-of-way; and,
- d) encouraging travel demand management practices and increased utilization of public transit facilities and services.

22.3 Development Concept

It is the intent of this Plan to establish a lively and active mixed use corridor along Old Bronte Road and Khalsa Gate, which will function as a main street.

Development on the lands designated Urban Centre will include single use and mixed use buildings, and be of high quality pedestrian-oriented design.

The areas between Old Bronte Road/Khalsa Gate and the natural area corridor containing a tributary of Fourteen Mile Creek are primarily to be developed with medium and low density uses.

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.

22.4.1 Transportation

- a) A transit terminal facility is required to serve inter-regional connections along Dundas Street and Highway 407, and connect with local transit. The facility may be located between Bronte Road and Old Bronte Road. It is also intended that this site incorporate a variety of commercial and community uses, and become an anchor for the redevelopment of Old Bronte Road as a main street.
- b) Parking – Urban Centre and Main Street 2
 - i) Structured parking is preferred, and additional lot coverage for buildings may be considered if at least 75 percent of the required parking is provided below-grade or in an above-grade structure.
 - ii) The maximum portion of any lot that may be used for surface parking shall be approximately 50 percent.
 - iii) Properties used primarily for the provision of parking, such as public parking facilities, may use up to 75 percent of the lot for parking and must include appropriate landscaping, to the satisfaction of the Town.
 - iv) Individual driveway access to Bronte Road or Dundas Street shall not be permitted.

22.4.2 Urban Design

- a) Detailed urban design and streetscape guidelines will be prepared for Palermo Village to establish standards for built form and the treatment of public and private realms.

- b) Old Bronte Road/Khalsa Gate will include streetscape elements that support its planned function as a pedestrian-oriented main street. It is expected that this main street will be improved with a high quality public realm that includes sidewalks on both sides, special paving treatment, pedestrian scaled lighting, street trees and planters.
- c) A number of small urban squares shall be located along Old Bronte Road and Khalsa Gate. These should not be less than 0.15 of a hectare in size and will serve as transition areas between the public and private realm.

22.5 Land Use Policies

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

22.5.1 On lands designated Urban Centre:

- a) Street, block and stacked townhouses, stand-alone apartments, commercial educational and recreational facilities, and public parking facilities may also be permitted.
- b) An automobile service station may also be permitted south of Pine Glen Road.
- c) Stand-alone office buildings and stand-alone retail and service commercial buildings may also be permitted.
- d) Stand-alone commercial uses shall not exceed a gross floor area of 6,000 square metres. Stand-alone retail uses may be permitted a maximum *floor space index* of 0.75.
- e) The minimum residential density shall be 100 units per *site hectare*.
- f) Mixed use and residential and office developments shall have a maximum *floor space index* of 4.0.
- g) The minimum building height shall be 2 storeys. The maximum building height shall be 8 storeys, except on corner sites it shall be 10 storeys.

22.5.2 On lands designated Main Street 2:

- a) Street, block and stacked townhouses and stand-alone residential apartment buildings may also be permitted.
- b) The residential density shall be between 50 and 100 units per *site hectare*.

- c) The minimum building height shall be 2 storeys and the maximum building height shall be 6 storeys.

22.6 Implementation Policies

In addition to the policies in Part F of this Plan, the following implementation policies apply specifically to Palermo Village.

22.6.1 Phasing/Transition

- a) *Development* will likely occur gradually over the long-term and be co-ordinated with the provision of *infrastructure*, including:
 - i) transit;
 - ii) road network capacity;
 - iii) pedestrian and cycling facilities;
 - iv) water and wastewater services;
 - v) stormwater management facilities;
 - vi) streetscape improvements; and,
 - vii) *utilities*.
- b) Initial phases of *development* shall not preclude the achievement of a compact, pedestrian-oriented and *transit-supportive* urban form.