



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2011-003

OFFICIAL PLAN AMENDMENT 306

A By-law to adopt an amendment to the North Oakville West Secondary Plan, within the Official Plan of the Oakville Planning Area, Official Plan Amendment 306 (Palermo Village north of Dundas Street)
File No. 42.121.15

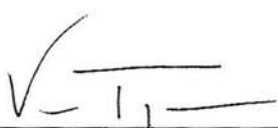
COUNCIL ENACTS AS FOLLOWS:

1. The attached Amendment Number 306 of the Official Plan for the Oakville Planning Area is hereby adopted.
2. Pursuant to Subsection 17(27) of the *Planning Act*, R.S.O. 1990, c.P.13 as amended, this Official Plan Amendment comes into effect upon the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to Subsections 17(24) and (25). Where one or more appeals have been filed under Subsection 17(24) and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Municipal Board.
3. In the event that the Regional Municipality of Halton, being the Approval Authority, declares this Official Plan Amendment to be not exempt, the Clerk is hereby authorised and directed to make application to the Approval Authority for approval of the aforementioned Amendment Number 306 to the Official Plan for the Oakville Planning Area.

PASSED this 24th day of January, 2011



Rob Burton MAYOR



Vicki Tytaneck A/CLERK



**Official Plan Amendment
Number 306**

**to the
Official Plan
of
The Corporation
of the
Town of Oakville**

Town of Oakville
Official Plan Amendment No. 306

Part 1, Constitutional Statement

Part 1 and Part 2 do not constitute operable parts of this amendment.

Part 3, "The Amendment", is part of this amendment.

Part 2, The Preamble

1. Purpose

The purpose of this amendment is to integrate land use policies with the cultural heritage of Palermo Village, introduce opportunities for streetscaping, as well as complement the policies south of Dundas Street.

2. Location

The lands are located in Palermo Village, north of Dundas Street, around Old Bronte Road.

3. Basis

The Official Plan Amendment is based on the following:

- The North Oakville West Secondary Plan was approved on May 25, 2009, and identified Palermo Village as a "Special Study Area" requiring further analysis of its cultural heritage.
- Extensive study and public input was included as part of a comprehensive planning process for all of North Oakville that began in 2003. Background information from this for the "Special Study Area" is the basis for land use policies.
- The amendment preserves and enhances the heritage of Palermo Village and encourages the incorporation of heritage buildings into new development.
- The amendment is designed to be compatible with policies found in the Livable Oakville Plan, which apply to Palermo Village south of Dundas Street.

Part 3, The Amendment

The North Oakville West Secondary Plan for the Town of Oakville is amended as follows:

Item 1 -

To revise the Table of Contents as required.

Item 2 –

To add to Section 8.2.3.4 b) after the word “employees” the phrase “and residents”.

Item 3 –

To add to Section 8.3, Community Structure, the following new Section 8.3.2 and renumber the subsequent sections as required:

“8.3.2 URBAN CORE

The Urban Core designation reflects the most urban part of the North Oakville West Plan Area. This area provides for the densest development and the highest order activities including a range of residential, retail and service commercial, entertainment, cultural, business and institutional uses. Mixed use development is encouraged. Ultimately it is intended that the Urban Core lands will become a true mixed use urban area. The primary focus of this development is a long Old Bronte Road and the east side of Regional Road 25. This area forms an extension of the Palermo Village growth area south of Dundas Street.”

Item 4 –

To add the phrase “ the Palermo Village North Urban Core Area,” to Section 8.5.1 after the phrase “specific policies for” and before the phrase “Employment Districts”.

Item 5 –

To modify subsection 8.5.2 b) i) by deleting the period at the end of the subsection and replacing it with the phrase “; or,” and by adding a new subsection ii) as follows:

“ii) part of the Palermo Village North Urban Core Area.”

Item 6 –

To modify Section 8.5.2 c) ii) by adding to the end of the subsection the phrase “or areas identified in 8.5.2 b) i) and ii).”



Item 7 –

To modify Section 8.5.2 e) by deleting the phrase “and;” at the end of the subsection vi); by deleting the period at the end of subsection vii) and replacing it with the phrase “and;” and by adding the following new subsection viii):

“viii) the density and distribution of housing types;”

Item 8 –

To modify Section 8.5.4 e) by deleting the word “employment” in the second sentence after the phrase “high density” and before the word “buildings”.

Item 9 –

To modify Section 8.5.5.2 to replace the word “neighbourhoods” with the phrase “Urban Core Areas” after the phrase “employment areas and” and before the phrase “together and to”.

Item 10 –

To modify Section 8.5.7.1 a) by adding the phrase “and adjacent to residential development” after the phrase “at the street” and before the phrase “through the use of”.

Item 11 –

To modify Section 8.5.7.2 a) by adding to the end of the second sentence the phrase “and in the Urban Core designation.”

Item 12 –

To modify Section 8.5.8 b) by deleting the phrase “and;” at the end of subsection i); by deleting the period at the end of subsection ii) and replacing it with the phrase “; and;” and by adding a new subsection iii) as follows:

“iii) in the Palermo Village North Urban Core Area designation”

Item 13 –

To modify the first sentence of Section 8.5.11 b) to add an “s” to the end of the word “intersection” and to add the phrase “and Old Bronte Road and Dundas Street” after the phrase “and Dundas St.” and before the phrase “should be marked”; to spell out “St” as “Street”.

Item 14 –

To modify the second sentence of Section 8.5.11 c) to add the phrase “, Old Bronte Road and the Palermo Village North Core Area development” after the phrase “design of this road” and before the phrase “should strengthen”.

Item 15 –

To amend Section 8.5 Community Design Strategy, by adding a new subsection 8.5.12 and renumbering the subsequent sections as required:

“8.5.12 PALERMO VILLAGE NORTH URBAN CORE AREA

- a) Old Bronte Road shall have a strong main street presence that reflects a heritage character, with wide sidewalks, enhanced tree plantings and other design features to reflect its significance as the community's heritage-focused main street.
- b) Development will be visually connected along Old Bronte Road through a streetscape plan that will incorporate design features, landscaping, signage, street furniture and various modes of pedestrian movement.
- c) Urban design guidelines for the Palermo Village shall provide greater clarity for building locations, massing, pedestrian connections, transit integration and urban square locations and other related design matters.
- d) Development shall be designed to be pedestrian friendly. In particular, development shall be oriented to the street and designed to promote an active and safe street and support transit.
- e) The street and pedestrian network shall foster connections within the Urban Core Area and between the wider community.
- f) Design excellence shall be promoted and convey aspects of the Village's local character throughout the Urban Core Area.
- g) Existing low density residential uses may continue and/or the buildings may be converted to live/work, office or commercial uses. Adjacent development will be designed to be compatible with existing and planned development and designated cultural heritage buildings.
- h) Mixed use development will be encouraged in a “main street” format where retail and service commercial uses are oriented to the street creating a pedestrian environment.
- i) Retail and commercial uses may be in stand alone buildings but are strongly encouraged to be on the ground floors of mixed use buildings. In areas of retail and commercial development:
 - The principal public entrance shall provide direct access to the public sidewalk;

- Primary windows and signage should face the street;
- Buildings facing the street should be encouraged to have awnings, canopies, arcades and/or front porches to provide weather protection;
- No parking, driveways, lanes or aisles will be permitted between buildings and the public sidewalk;
- Buildings should have a continuous streetwall. Parking lots abutting the street shall be limited and designed in accordance with the North Oakville Urban Design and Open Space Guidelines;
- Stand alone large format retail uses are not encouraged;
- Streets, sidewalks and the orientation of buildings shall be designed to create comfortable, enjoyable pedestrian movement in a vibrant public realm;
- Minimum and maximum setbacks, densities, floor space index and other standards will be implemented in the Zoning By-law to ensure that development achieves the standards required as a basis for the creation of the Core Area.”

Item 16 –

To modify Section 8.6 Land Use Strategy by deleting subsection 8.6.4 and replacing it with the following new subsection:

“8.6.4 PALERMO VILLAGE NORTH URBAN CORE AREA

8.6.4.1 Purpose

The Palermo Village North Urban Core Area designation on Figure NOW1 and NOW2 is intended to become a “Secondary Transit Node” through the development of a transit station along Dundas Street in the vicinity of the Palermo Village Community. This node is planned to have a mixed use development concentration that is pedestrian and transit-oriented. It is to have an emphasis on commercial and residential development, but also have a significant civic and public presence. This area is planned to complement the cultural heritage of Palermo Village found both north and south of Dundas Street.

8.6.4.2 Palermo Village North Urban Core Area

- a) The Core Area will provide for a full range of employment, commercial, institutional, entertainment and high density residential uses, and related public uses such as underground or structured parking. Mixed use development will be predominately located along Old Bronte Road.
- b) Development in the area north of Dundas Street bounded by Regional Road 25, and Old Bronte Road is envisioned as a mixed use node that serves to anchor the Palermo Village North Urban Core Area and ensure a strong relationship with the Palermo Village Community and future transit terminal.
- c) Urban squares should be established at key focal points within the Palermo Village North Urban Core Area. Urban squares will provide passive open space areas and be well integrated with surrounding development to create focal areas for community activities.
- d) The incorporation of cultural heritage resources of Palermo Village will be encouraged to maintain the area's heritage character and attributes.

8.6.4.3 Permitted Uses, Buildings and Structures

- a) Permitted uses include retail and service commercial, office, institutional and high density residential uses in both mixed use and single use buildings.
- b) The total commercial development in the Palermo Village North Urban Core Area shall not exceed a maximum of 7,000 square metres of gross leaseable floor area. The commercial development shall be focused primarily on Old Bronte Road. Additional commercial development may be permitted in excess of 7,000 square metres of gross leaseable floor area without amendment to this Plan, if such additional development is justified by a market study acceptable to the Town.
- c) Drive through uses are not permitted in the Palermo Village North Urban Core Area either singly or in conjunction with otherwise permitted uses.
- d) New service stations, which would include gas bars and other similar vehicle service uses, will not be permitted in this area on any site that fronts on Dundas Street or Regional Road 25.

8.6.4.4 Land Use Policies

- a) A range of permitted uses shall be designed to accommodate a “main street” area with ground floor commercial uses oriented to the street along Old Bronte Road and Dundas Street.
- b) A mix of uses shall be permitted at the following heights and densities:
 - Minimum density - FSI of 0.5;
 - Maximum density - FSI of 4.0;
 - The residential density may range from 100 to 185 units per site hectare;
 - Minimum height - 2 storeys for a commercial building, 3 storeys for other development; and,
 - Maximum height - 8 storeys, and 10 storeys for corner sites.
- c) Flexibility in the minimum and maximum densities and heights outlined in 8.6.4.4. b) may be permitted to preserve and/or integrate cultural heritage resources, in accordance with the policies in 8.6.4.5.

8.6.4.5 Heritage Policies

- a) All development proposed within the Palermo Village North Urban Core area will be reviewed by the Town to ensure that the heritage character, attributes and integrity of the Village are retained.
- b) To reinforce the heritage nature of the area, cultural heritage resources shall be integrated into new developments. Principles of such integration include conserving heritage resources, maintaining their prominence, and ensuring they are connected to new development.
- c) Development shall be compatible with adjacent heritage resources, and where appropriate, built form and a variety of materials that reflect the existing and lost built heritage of Palermo Village, shall be considered.
- d) Where all options for the conservation of heritage resources on their existing sites have been exhausted, the relocation of threatened heritage resources to viable locations elsewhere in the Palermo

Village may be considered as a conservation strategy.

- e) The Town will encourage awareness and appreciation of Palermo Village through such activities as signage programs, street, square and park naming, tours and brochures, and will seek opportunities to partner with local community groups in these activities.”

Item 17 –

To modify Table 1 Transportation Facilities to add to the General Design Guidelines for local roads the following: “

- ROW shall be kept to a minimum and shall not exceed a maximum of 17 metres in urban core areas.”

Item 18 –

To modify Table 1 Transportation Facilities to add to the General Design Guidelines for Lanes the following before the phrase “two gravel lanes for commercial development”:

“One or two narrow travel lanes for residential development and”

Item 19 –

To modify Table 1 Transportation Facilities to add to the General Design Guidelines for Lane the following: “

- Minimum ROW will typically be 7.5 metres, with a 0.75 metre setback for a residential lane”

Item 20 –

To modify Section 8.7.2.2 d) to add the phrase “Palermo Village North Urban Core Area and” after the phrase “Applicants within the” and before the phrase “retail and service”.

Item 21 –

To modify the first sentence of Section 8.7.2.7 to add the phrase “and multi-unit residential” after the word “institutional” and before the phrase “developments, including”.

Item 22 –

To modify the second sentence of Section 8.7.2.7 b) i) to add the phrase “in the Palermo Village North Urban Core designation” at the end of the sentence.

Item 23 –

To modify Section 8.7.4.5 a) to add a comma after the word “cases” in subsection ii) and to add the following at the end of the subsection:

“provided that in the case of land proposed for development or redevelopment for residential purposes the Town shall require that land instead be conveyed at a rate of one hectare for each 300 dwelling units proposed if the application of this alternative standard would result in the conveyance of a greater area of land (unless the Town has entered into an agreement providing otherwise).”

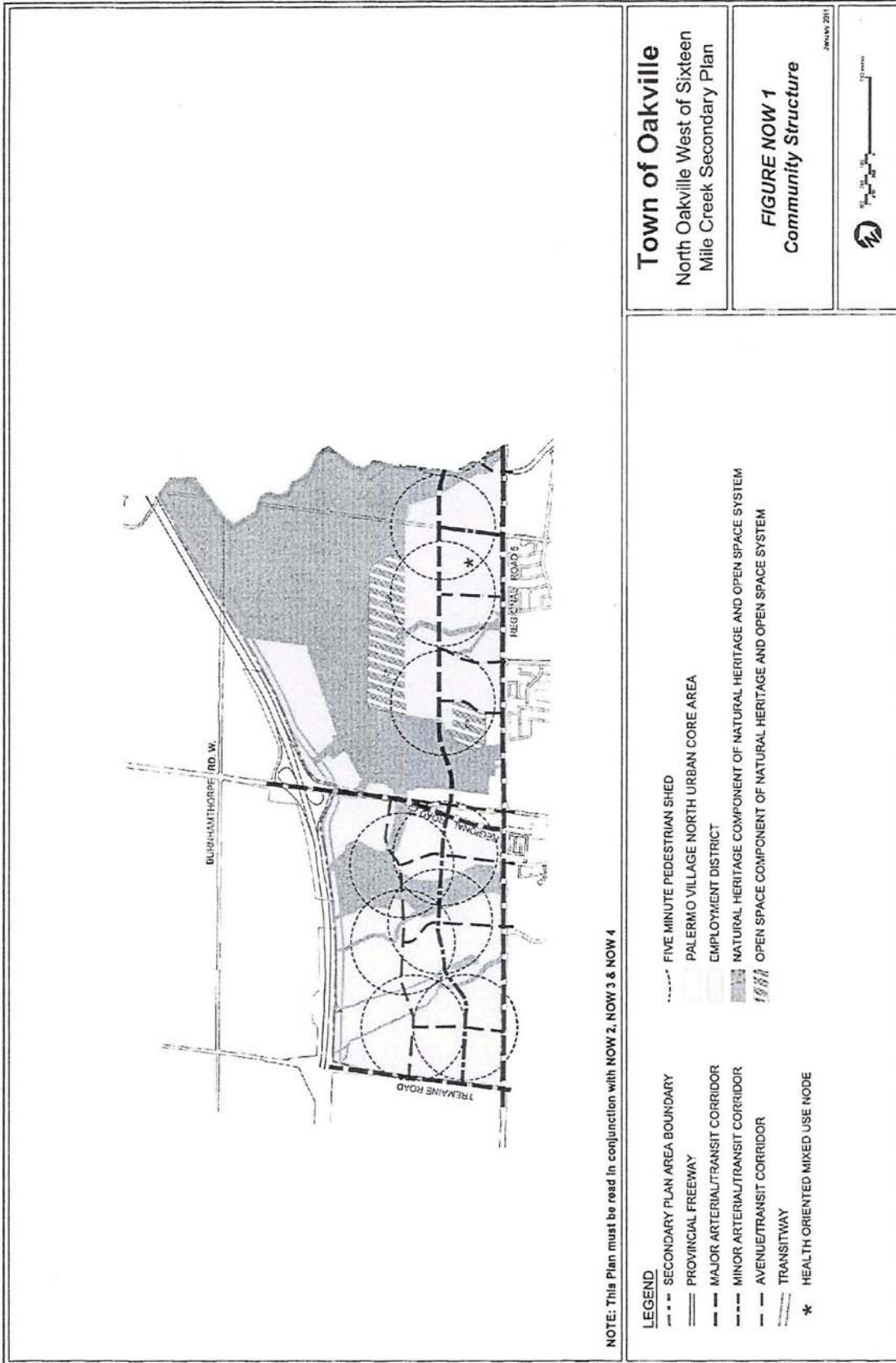
Item 24 –

To modify Section 8.9.2 c) to add the phrase “and Urban Core Area” after the phrase “Development in Employment” and before the phrase “designations, including”.

Item 25 –

Figure NOW1, NOW2 and Appendices 8.1 and 8.3, are amended as shown as follows:

- (i) In Figure NOW1 Community Structure, Figure NOW2 Land Use Plan and Appendix 8.3 North Oakville West Master Plan, the Legend is amended by replacing “Special Study Area” with “Palermo Village North Urban Core Area”.
- (ii) In all amended figures and appendices, revising the date.



Town of Oakville
 North Oakville West of Sixteen
 Mile Creek Secondary Plan

FIGURE NOW 1
 Community Structure

JANUARY 2011

