

1.11 PALERMO WEST COMMUNITY – FIGURE “R”

a) Background

The following policies shall apply to the lands generally bounded by Dundas Street and a portion of the TransCanada Pipeline on the north, Upper Middle Road on the south, Bronte Road (Regional Road 25) on the east, and Bronte Creek Provincial Park on the west as identified on Figure “R”.

The area shall be known herein as the “Palermo West Community”. The majority of this area was designated as the “West Oak Trails Special Study Area” in the Official Plan, which identified that this area would be used primarily for residential uses and an Official Plan Amendment would be adopted prior to its development.

b) General Development Objectives

The Palermo West Community will function as a logical extension of the established West Oak Trails Community on the east side of Bronte Road. Palermo West will operate as an extension of the West Oak Trails Community and will contain a limited range of community facilities due to the close proximity of the West Oak Trails Community. These areas will be primarily residential in character, save for those lands designated as the Palermo Transit Node/Special Study Area. The new community will complement the overall goals and design objectives of the West Oak Trails Community while recognizing the significant natural features of the area. The Fourteen Mile Creek Valley together with the heavily wooded area connecting to the Bronte Creek Provincial Park provides a unique opportunity for the development of a new community. The community will provide for a range and mix of housing types complemented by parks, natural areas and schools. The land use policies and road configurations are intended to integrate with the lands to the east. The following goal statements shall apply:

- to provide for the orderly development of a new residential community which complements the mix of uses and densities planned for the West Oak Trails Community to the east.

- to respect the natural features of the area, and use them to enhance the visual amenities and recreational opportunities within the new neighbourhood.
- to maintain the function of significant topographical features and natural environmental resources including woodlots, habitat and watercourses with associated valley systems.
- to provide an appropriate range and mix of housing forms and densities, having regard for adjacent uses.
- to allow for the effective use of commercial and community uses planned for in West Oak Trails and the Palermo area.
- to provide for an interconnected system of public streets, parks and open spaces and trails to encourage pedestrian movement through the community.
- to create an internal street system which fosters the safe and efficient circulation of all vehicular and non-vehicular traffic, and provide a logical extension of collector road.
- to create an urban form which is amenable to effective transit provision.
- to identify appropriate school sites and opportunities for other community services to serve the needs of the new residents.

c) Residential

The Palermo West Community is anticipated to have a maximum mature state residential population in the order of 3,200 persons.

It is expected that the following approximate mix of densities will be found in the Palermo West Community:

Low Density 55%

Medium/High Density 45%

The boundaries of the respective residential density designation and the alignment of the streets on Figure "R" may be modified to a reasonable degree in the interest of achieving a desirable urban design pattern without amendment to this Plan, provided the aggregate land areas of each density remain as shown of Figure "R".

From Bronte Road to Bronte Creek Provincial Park, an open space strip consisting of the 18-metre wide Inter-Provincial Pipeline easement shall be provided.

Direct automobile access to residential uses from collector streets and local streets will be allowed. Treatment of access to the street from individual lots shall be given careful design consideration in order to maintain pedestrian safety and comfort.

To ensure suitable separation, landscaping, screening, streetscape aesthetics, safety and noise attenuation measures between residential development and Dundas Street and Bronte Road, a 15 metre landscaped buffer area, adjacent to the right-of-way, will be required. The form, nature, extent and ownership of the buffer shall be subject to review by the Town and the Region of Halton and shall allow for convenient pedestrian movement along and access to these roads, particularly at transit stops and intersections. Where low density residential development abuts the 15 metre buffer along arterial roads, reverse lots will be permitted.

High quality architectural design, landscaping and control of parking locations, subject to approval by the Town, will be employed to ensure attractive frontage along Dundas Street and Bronte Road.

i) Residential Low Density

The Residential Low Density designation shall permit single detached dwellings, semi-detached dwellings and accessory apartments where appropriate. Other forms of low density housing may be considered where neighbourhood compatibility can be demonstrated to the satisfaction of the Town. Their acceptability will be evaluated in terms of natural vegetation, lot frontages and areas, building height, coverage, mass, setbacks, privacy and overview. Development will be permitted at a maximum of 25 units per site hectare.

In addition, notwithstanding the provisions of this section, elementary schools shall be a permitted use in the Residential Low Density designation.

ii) Residential Low Density – Special

The Residential Low Density Special designation shall permit single detached dwellings, semi-detached dwellings and townhouses. Other forms of low density housing may be considered. Development will be permitted at a minimum of 85 units for the lands south of the pipeline easement. No maximum number of units will be identified.

In addition, notwithstanding the provisions of this section, elementary schools shall be a permitted use in the Residential Low Density – Special designation.

iii) Residential Medium Density

The Residential Medium Density designation shall permit multiple-attached dwelling types such as townhouses, stacked townhouses, duplexes, triplexes, and quadraplexes. Development will be permitted within a general range of density from 22 to 55 units per site hectare. Detached and semi-detached dwellings will be allowed within this designation, provided the density falls within the density range specified for Residential Medium Density.

In addition, notwithstanding the provisions of this Section, long term care facilities shall be a permitted use in Residential Medium Density designations.

iv) Residential High Density

The Residential High Density designation shall permit housing in the form of multiple-attached dwelling types such as townhouses and stacked townhouses, apartments and other similar housing forms. The density will range from 40 to 128 units per site hectare.

In addition, notwithstanding the provisions of this section, long-term care facilities shall be a permitted use in Residential High Density designations.

d) Institutional

i) General Policies

The primary institutional uses envisioned for the Palermo West Community are elementary schools, places of worship, day care centers, and community recreation facilities. Other institutional uses may be permitted within the residential area of this community subject to the applicable policies of the Official Plan.

Any vacant site designated for a school or other institutional uses may be used for other community scale institutional uses without amendment to the Plan. Any such site may also be utilized for low density residential purposes without amendment to this Plan, however, an appropriate amendment to the Zoning By-law will be required.

ii) Schools

The Palermo West Community provides for a separate elementary school. The separate elementary school site is located west of Fourteen Mile Creek, on the east side of the north-south collector road, as shown on Figure 'R'.

iii) Places of Worship

Places of worship shall be permitted in the 'Residential High Density' and 'Residential Medium Density' designations of the Plan, subject to the provisions set out below.

Places of Worship shall be located at the intersections of major collectors or along arterials in order to provide visibility, accessibility and proximity to potential public transit.

These locational criteria acknowledge the multi-functional character of places of worship, many of which are active in providing services of a community nature.

Parking for places of worship shall generally be located at the rear of the building.

iv) Recreation and Library Facilities

Parks may accommodate buildings for recreational, cultural and/or library facilities.

v) Other Civic Uses

Specific sites for police, fire and ambulance service are not expected to be required within the community. However, if, in the future, additional sites are required, they may be provided without amendment to this Plan.

Day care facilities may be located within all of the land use designations within the community other than parks and natural areas.

e) Greenland Policies

i) Natural Area

Where the lands are designated 'Natural Area' on Figure 'R', they are more specifically designated as 'Valley Lands/Watercourse' on Figure 'F1'. The policies contained within Part D, Section 4 of the Official Plan pertaining to each designation are intended to apply, unless otherwise noted.

Where lands are designated 'Parkland' on Figure 'R', it is the intent of this Plan to preserve the woodlot essentially in its natural state.

Natural Areas and Parklands may be traversed by trail systems, which effect linkages within and beyond the Community.

The ultimate boundary of the stormwater management ponds on the lands may be adjusted to reflect the actual delineation of the pond without amendment to this plan.

ii) Parkland

The parkland areas accessible to the Palermo West Community will provide both for passive and active recreation.

The Palermo West Community will contain three Woodlot parks. Trails linking parks, schools and natural areas will be an important component of the community recreational assets.

iii) Pipeline Corridor

The Palermo West Community is traversed from west to east near its mid point by an easement accommodating a pipeline owned by Trans Canada Pipelines.

Subject to approval by the Town and the pipeline operator, the corridor easement may be used for open space purposes and a trail connecting the Palermo West Community with the West Oaks Trails Community to the east.

Adjacent development will be required to recognize the constraints associated with this utility.

f) Transportation Corridors and Circulation

i) General Policies

The system of circulation in Palermo West Community is organized on a Collector road system running north-south and east-west.

The phasing of development will be arranged to ensure that the road system will be built in a sequence which accommodates safe and convenient vehicular circulation, facilitates efficient transit service, and provides access to non-residential uses which serve the residential areas.

The proposed system is intended to be flexible in terms of specific alignments of the collector roads shown. Those alignments may be modified to a reasonable degree in the interest of achieving desirable and appropriate roadway geometrics, woodlot protection, urban design and subdivision patterns.

In order to provide a transportation system that encourages travel by all modes (vehicular, transit, bicycle and pedestrian), the local road networks associated with plans of subdivision shall allow for interconnection with the arterial and collector

road system, particularly where signalized intersections will afford linkages to adjacent areas.

This transportation system shall be developed to provide suitable opportunities for local transit routing and bicycle and pedestrian access throughout the community.

A Traffic Calming Plan shall be developed and implemented at each phase of development.

Notwithstanding Figure 'E' Transportation, and Part C, General Policies, Table 1, Functional Classification of Roads in the Town of Oakville Official Plan, the following shall replace the "typical right-of-way width" for the Palermo West Community area:

- Collector Roads: 23 – 26 metres; 30 metres where there are entrances with boulevards
- Local Streets: 16 – 20 metres; 26 metres where there are entrances with boulevards

ii) Public Transit Opportunities

The transportation system shall provide the basis for convenient public transit routing.

Phasing will ensure that the internal collector roads will be in place in order to accommodate convenient movement by public transit at the earliest practical point in the development of the community.

Transit ways on exclusive right-of-way and/or high occupancy vehicle lanes may be provided on:

- Dundas Street (Regional Road 5)
- Bronte Road (Regional Road 25)

Transit ways on designated lanes may be configured as either outside bus lanes or median bus lanes. The requirement for permanent or peak period/peak direction designation of bus

and/or high occupancy vehicle only privileges will remain flexible until feasibility and service levels can be assessed.

Within the community, transit service shall be permitted only on internal collector roads except as may be required for temporary looping.

iii) Pedestrian and Bicycle Transportation

The road system will serve the needs of pedestrians and bicyclists in addition to automobiles. Bicycling and walking constitute important alternative modes of transportation within the community and shall be considered in the context of its physical development.

Cycle ways may be integrated into the collector street system servicing the community. Links to adjacent areas to the east and north shall be sought.

g) Services

i) General Policies

Development of the Palermo West Community shall be on the basis of full urban wastewater collection and potable water distribution facilities.

The cost of extending services to facilitate development of the Palermo West Community, including any expansion of the wastewater and water treatment facilities shall be borne by the benefiting landowners, in accordance with the provisions of the *Development Charges Act*, the Region of Halton's Development By-Law, and the financing policies and the servicing plans developed by the Region of Halton and the Town.

Prior to development occurring in each phase, a Functional Servicing Plan shall be approved. This study will demonstrate how sanitary sewer, water and storm sewer services will be extended into the new phase area and to ensure that all properties in the community can be developed. As individual properties develop, servicing of the land will be completed consistent with the Functional Servicing Plan.

ii) Utilities and Easements

All local power and telephone lines and other cable services to serve the development in the Palermo West Community shall be located underground, where feasible.

All underground services shall be permitted in any land use designation in the Palermo West Community, including any Natural Area and Park designation.

The Region of Halton Upper Middle Road Reservoir and Pumping Station is located at the southern end of the area, adjacent to the Hydro right-of-way.

An 18 metre wide pipeline easement is located within the Palermo West Community, the TransCanada Pipeline easement, and may be part of the public open space system and used as part of the trail network.

An above ground hydro transmission corridor traverses the south-eastern corner of the Palermo West Community, just north of Upper Middle Road. Wherever the corridor remains, it shall be incorporated into the open space system, if practicable.

iii) Stormwater Management

The Palermo West Community is roughly bisected by the Main Branch of Fourteen Mile Creek.

The Fourteen Mile Creek Main and West Branches Subwatershed Plan outlines the applicable stormwater management criteria and objectives and identifies the approximate size and possible location of stormwater management facilities.

Individual plans of subdivision will be reviewed in conjunction with the overall concept and objectives of the Subwatershed Plan.

Stormwater Management facilities including water controls shall be in accordance with the objectives and criteria of the Fourteen Mile Creek Main and West Branches Subwatershed Plan as well as the Town of Oakville Storm Drainage Criteria manual and will consist of storm sewers and surface drainage

routes directing flows to Stormwater Management Ponds providing quality and quantity controls.

Where permanent facilities required to service the full subwatershed as determined in the Subwatershed Study are to be located outside the area of application for draft subdivision approval, development of the subdivision may be delayed until required facilities are built. The applicant may provide, subject to approval by the Town and Halton Region Conservation Authority, interim water quality control and stormwater management for that subdivision on the same property. Such facilities will be of a temporary nature and will not be an alternative to optimum water quality and stormwater management as identified in the Subwatershed Study.

A functional drainage report shall be prepared for each development site prior to the approval of individual development applications to the satisfaction of the Town of Oakville and the Halton Region Conservation Authority. The functional drainage report shall address the specific design, construction, operation, and phasing of stormwater management and other drainage works.

Where the existing watercourses are sufficiently wide to carry storm flows, there will be no reconstruction of these areas, except for erosion control and water quality maintenance measures to the satisfaction of the Town of Oakville, the Halton Region Conservation Authority and the Ministry of Natural Resources.

Where the watercourse is not sufficiently wide or deep to accommodate storm flows and to ensure water quality, reconstruction of the watercourse may be acceptable, subject to the recommendations of the Fourteen Mile Creek Main and West Branches Subwatershed Plan, January 2002.

All alterations to the existing channels must convey the Regulatory Storm flows, meet flood storage requirements, and be designed to the satisfaction of the Town of Oakville, the Halton Region Conservation Authority, and other appropriate public agencies.

h) Implementation

i) General Policies

This Community Plan shall be implemented by the powers conferred upon the municipality by *the Planning Act*, the *Municipal Act*, the *Conservation Lands Act* and other applicable statutes.

ii) Conditions of Development

Notwithstanding any other provision of this Plan, prior to any new development, other than expansions of existing uses, receiving final approval in the Community Plan area the following conditions must be met:

- Full urban services and utilities are committed to be in place and operative prior to or coincident with occupancy and use of the land, except as otherwise approved;
- Any transportation facilities required to accommodate the development are committed to be in place and operative prior to or coincident with occupancy and use of the land;
- Storm drainage facilities approved by the municipality are committed to be in place and operative prior to or coincident with the occupancy and use of the land;
- An archaeological assessment of the land, if required, has been conducted;
- The municipality is satisfied that the cost sharing by the benefiting landowners towards the provision of transportation, wastewater, water, stormwater, and other identified infrastructure needs are secured in accordance with municipal and regional policies and the provisions of the *Development Charges Act*.

iii) Zoning By-Law

The zoning by-laws for this area may include provisions for bonusing and holding zones where deemed appropriate and where they are in accordance with Part F, Section 1.3(b) of the Official Plan and with the provisions of the *Planning Act*.

In all residential zones, holding zones may be applied pending execution of the Subdivision Agreement.

The area east of the Fourteen Mile Creek, and south of the pipeline easement may be affected by the ultimate alignment of Bronte Road. Accordingly, these lands may be subject to a holding zone until such a time as the final alignment has been determined.

iv) Plans of Subdivision

The Plan area is subject to subdivision control and part lot control.

Only those plans of subdivision shall be recommended for approval which:

- Conform with the policies and designations of this Plan;
- Can be provided with adequate services and facilities as required by this Plan;
- Are not premature and are in the best interest of the municipality.

v) Consents for Severances

The preference is that development shall generally take place by plan of subdivision. Consents shall generally be permitted:

- For technical or legal purposes; or,
- Where the municipality is satisfied that the consent will not prejudice the ultimate subdivision of the land;
- In case of part lot control.

vi) Greenland Implementation Policies

Areas designated for Greenland purposes include land in the following designations:

- Natural Areas

- Parkland

The watercourse valley from stable top-of-bank shall be conveyed or otherwise dedicated to the municipality for conservation and open space purposes, including, where appropriate, trails and storm water management work.

A 7.5 metre buffer adjacent to the stable top-of-bank shall be conveyed or otherwise dedicated to the municipality. In the constrained area between the Main and West branches of the Fourteen Mile Creek Valley, south Dundas Street, the buffer may be reduced to a minimum of 3.0 metres, subject to approval by the municipality. No development shall be permitted within the valley or within 7.5 metres of the stable top-of-bank except for compatible recreation uses, essential public works and utilities.

The minor watercourse traversing the south-west quadrant of the neighbourhood shall be maintained as a 24 metre wide open channel.

Lot lines abutting the Parkland shall follow the agreed upon drip-line. Setbacks for structures in yards abutting Parkland are to be incorporated within the zoning by-laws for this area and protected through the implementation of Conservation Easements, under the *Conservation Lands Act*. The zoning by-laws shall also limit the uses and activities within the Conservation Easements.

All efforts shall be made by the Town to acquire the land in these designations in accordance with the policies of this Plan, through such mechanisms as the use of the bonus provisions of the *Planning Act*, parkland dedication provisions of the *Planning Act*, and the purchase of land.

vii) Parkland Implementation Policies

As a condition of development or redevelopment of land, parkland dedication shall be calculated at a rate of 1 hectare of land per 300 dwelling units, subject to the provisions of the *Planning Act*.

Further, in order to maximize the municipality's ability to acquire the land in the parkland designations, the municipality may at its discretion:

- Request cash payment in lieu of land for parkland with such payments to be used for park or other public recreational purposes elsewhere in the Community Plan area;
- Exchange land within the Community Plan area; and,
- By negotiation of terms deemed mutually acceptable by the landowner(s) concerned.

i) Definitions

Area definitions for residential development:

- Site – includes: residential lots or blocks, parkettes and local roads. In the case of development or redevelopment any public land required to be dedicated or conveyed shall not be included for the purpose of calculating the site hectarage.