



## **PALERMO FREQUENTLY ASKED QUESTIONS 2023**

### **TRANSIT, TRAFFIC & TRANSPORTATION**

**Q:** What are the traffic impacts on Dundas St & Bronte Rd, and how will these be resolved with an influx of this new population? Has a traffic study been completed?

**A:** A traffic study is currently underway by BA Group to assess the impacts of all area development including the proposed project. The study will comprehensively assess the peak hour traffic volumes and travel patterns for people within the area, taking into consideration planned growth within the site and the area. Different uses within the development means that internal interaction will take place between residential use and commercial uses such as retail, cafes and office. The Dundas BRT, 407 Transitway and the transit hub within the Palermo lands are expected to reduce car dependency within the study area. Therefore, people are expected over time and as the area builds out to increasingly take alternative forms of transportation to get to and from their destinations. The traffic impact study will be submitted to the Town of Oakville and Region of Halton as part of the planning process where it will undergo a rigorous review process. It will also be available for the public to review. The traffic impact study will also take into consideration ongoing EA studies that will have an influence on the road network, traffic area operations and urban density of the planned Palermo Village Strategic Growth Area. Our team is in communication with the Town and Region to address matters regarding urban growth and road network implications.

The goal is to integrate traffic calming, traffic mitigating and safety measures into our plan, to build a new community that provides a safe pedestrian experience, wider streets, cycle friendly routes, and two transit hubs. This is an opportunity to create a walkable, bikeable community where your day-to-day amenities are at your doorstep and do not require access to a car. The two transit hubs will help reduce reliance on the car and bring a safer and more accessible transportation option to help decrease road congestion. The highest concentration of buildings exists in proximity to the transit hub and along Bronte Road and Dundas Street to ensure the flow of people in and out of this community more easily.

**Q:** Where will the transit hubs connect people to? Will it connect to Bronte GO?

**A:** The Transit Hub will allow residents and neighbouring communities to get to surrounding Regions in the GTA, such as Burlington, Hamilton, and downtown Toronto. The transit hub aims to bring new connections to existing transit options, such as GO, TTC, and UP Express, and connect riders to Union Station, Bronte GO, and Pearson International Airport.

**Q:** How will you improve safe travel for pedestrians crossing Dundas St and Bronte Rd? Will Bronte Rd be expanded?

**A:** We will be working closely with the Town of Oakville and Halton Region to see how we can integrate transportation improvements at Palermo and within surrounding areas to reduce traffic and congestion, and include additional road safety improvements such as integrating the proposed development into the Bronte Road Widening design process currently underway. We are looking forward to further discussions with the Region and Town about how to integrate the proposed development into the Bronte Road Widening design process.

Safe pedestrian circulation is a key aspect of the design process. Potential design interventions such as pedestrian refuges / two-stage crossings are being contemplated in order to improve pedestrian travel across major roadways.

Learn more here: [Halton - Regional Road 25 Corridor Study – Speers Road to Derry Road \(Regional Road 7\)](#)

**Q:** How many parking spaces will be provided for all of the visitors? Will adequate parking be made available for the existing residents, most of whom drive cars, to patronize the retail establishments in this new community?

**A:** We will be looking at parking holistically for the area and consider multiple solutions including on street, underground and structured to allow this node to flourish. There are considerations for pick-up and drop-off facilities to support the use of rideshare and delivery services. Sufficient on-site parking will be provided for all residents, plus their visitors and customers/employees to the retail and services implemented in the plan. Residential parking is top of mind, and this will be coordinated with future builders to ensure parking is sufficient to support people living in or coming to the site.

Initially, development will target providing parking consistent with the parking requirements set out by the North Oakville By-law. Parking demand will be monitored as the area builds out to ensure that a balanced supply of parking is provided – one that meets the baseline demand for parking while not excessively over-providing parking which only serves to encourage automobile demand.

The parking arrangements will accommodate the residential and commercial uses of the development. The parking strategy will be confirmed through the application process and will be reviewed by the Town.

We are working closely with Oakville Transit to address existing and future local bus routes, GO transit routes, Care-A-Van, transit amenities and transit hub design requirements to ensure that the proposed transit hub can facilitate the transit service needs and accessibility needs required by Oakville Transit.

**Q:** What is the BRT and has the schedule been shared publicly?

**A:** You can learn more about the BRT [here](#).

## **HEIGHT & POPULATION**

**Q:** How many towers and how tall will they be? What is the reason for this many towers and their location on the site?

**A:** This community will have a range of heights, with taller buildings ranging from 12-35 stories. Height and density are centred around the Transit Hub and along Dundas Street and Bronte Road, which are planned higher order transit corridors - this type of design strategically puts “destination density” near transit to allow visitors and employees/employers to access their workplace more easily via transit – reducing the number of cars on the road and thus greenhouse gas emissions and pollution.

This community is centered on strategic density, which will provide the critical mass to support local businesses and help them thrive, connect more people to more transit options and deliver much needed services and amenities to several neighbourhoods.

Planning for this area began in early 1999, when the Region brought the lands into the urban boundary and identified the intersection of Bronte Road and Dundas Street as a node. Land use plans began to be developed in the early 2000s. Currently, the lands are designated as a part of the Palermo Village Primary Region Node in the Region of Halton Official Plan, a Strategic Growth Area, intended to achieve higher densities and a mix of uses to support transit services. This designation recognizes the site’s strategic location along three higher order transit corridors: Dundas Street, Bronte Road and Highway 407.

Based on the new housing targets assigned to Oakville by the Province of Ontario, 33,000 new residential units will be built over 10 years. Palermo is contributing to this goal through thoughtful design to create the housing opportunities that are much-needed in the GTA.

## **HOUSING**

**Q:** What type of housing is planned for Palermo and what is the allocated mix per unit?

**A:** We are building a broad range of housing types and unit sizes including townhomes, single detached, and condos. This new set of homes are made for all ages and life stages, including young families and professionals in Oakville.

There is a shortage of housing supply in the GTA, which has made access to housing difficult for many. Palermo will do its part to ease the pressure on housing by building a number of homes suitable for first time owners, families needing more space, and downsizers looking to age in place.

**Q:** Will there be rental or affordable housing options?

**A:** Attainable housing is a key consideration as part of the master plan to ensure there are ownership opportunities for our youth and growing population. Specific requirements will be defined in discussions with the Town of Oakville. Our strategy in responding to the incredible need for housing supply is to deliver a range of housing typologies to meet a variety of needs.

**Q:** What about housing for seniors?

**A:** We will consider opportunities to incorporate seniors housing into the housing mix, and engage in conversation with stakeholders to understand the needstate for this cohort. This is a complete community where amenities are walkable, including health facilities, daily services, parks, grocery stores, and transit allowing seniors to age in place by providing a lifestyle of convenience and connection. We learned from our survey that many older adults are without access to walkable amenities or reliable transit. Palermo aims to fix this, bringing key services and amenities to people of all ages.

## **COMMUNITY AMENITIES & RETAIL**

**Q:** What community benefits and/or amenities and services will this project deliver?

**A:** Palermo will be a complete community, with new employment opportunities and a range of amenities and services proposed such as:

- A New Community Centre/Library
- A New Daycare space
- Neighbourhood retail: small and large commercial/retail opportunities to support this growing community and meet the needs of existing and future residents. The size of the commercial areas has not yet been finalized.
- And, a new urban square and central pedestrian main street with patios, eateries, shops, and health & wellness-based services. The Urban Square will serve as a central gathering place with markets, festivals, public art, and local events for all ages.

Situated between the Glenorchy Conservation Area to the east and 14 Mile Creek to the west, Palermo is ensconced in nature. The project will provide over 20 acres of parks, ponds, privately-owned publicly accessible spaces, natural heritage system and trails, two transit hubs. With a new neighbourhood park and a large modern park, this new community will enable an active lifestyle with four-season programming and uses for everyday outdoor living, such as walking trails, shaded areas to read and rest, and sporting and recreation opportunities for all ages and seasons. Bike, walk, or run along over 6 kms of trails, with access to over 1,000 acres of natural heritage system and the Glenorchy Conservation Area, supporting a lifestyle of health and wellbeing.

**Q:** What is the approximate square footage dedicated to retail?

**A:** We're currently undertaking an analysis to understand the magnitude, configuration and type of retail/commercial uses that would be beneficial for this site and to the surrounding neighbourhood. There is an opportunity to incorporate small and large commercial/retail opportunities within the Main Street District, with additional opportunities for retail uses on the ground of other high-density blocks throughout the Bronte Corridor. Our aim is to include a variety of flexible commercial/retail uses that can respond to the needs of the community as the plan evolves throughout the project lifecycle. The size of the retail/commercial spaces will be determined throughout the planning and development process. This will be public as part of our formal submission this year.

**Q:** Is a grocery store part of the plan?

**A:** We understand the community has expressed the need for a grocery store. We are actively exploring, and have been in discussions with potential grocery partners about the opportunity to incorporate a grocery store in the plans for Palermo. A grocery store is a permitted use within the OPA, and the confirmation of grocery store as part of the plans will be confirmed at a later stage in the planning process.

**Q:** Can you advise what educational facilities or schools are planned?

**A:** Discussions with the School Boards are ongoing throughout the multi-year, master planning process. All future accommodation needs of students from impacted school board decisions will be managed by the school boards.

## **PLANNING & PROJECT**

**Q:** How many units are you planning to build here?

**A:** The plan for Palermo is to deliver approximately 6,500 new homes to Oakville. Based on the new housing targets assigned to Oakville by the Province of Ontario, 33,000 new residential units will need to be built over 10 years. Through Palermo, we will achieve 20% of the Town goals in a single development with direct access to major arterial roads, a large connectivity network and two transit hubs.

Palermo Village is identified as a Strategic Growth Area, which as per Provincial and Municipal policy, are areas where

high-density mixed-use development is to be directed. Within Palermo Village, the Region has assigned a minimum density target of 160 residents and jobs per hectare, which for the Palermo project that is part of this application equates to a minimum of 7,600 residents and jobs.

There is a shortage of housing supply in the GTA, which has made access to housing difficult for many. Palermo will do its part to ease the pressure on housing by building a number of homes suitable for first time owners, families needing more space, and downsizers looking to age in place. We know it's important for people who call Oakville home, to be able to continue to do so as their needs change – as well as to have children and grandchildren able to live close by, and continue to enjoy all that Oakville has to offer.

**Q:** What is the timeline for the project? What about the completion of the transit hubs? When does construction start?

**A:** This is a long-term project with many phases and we are in the early stages of the planning process. Our aim is to deliver the community benefits in the first phase of the project. A construction plan will be developed as part of the planning process. We'll work with the Town of Oakville and Oakville Transit to help deliver the hub as soon as possible. The 407 Transitway Station is a Metrolinx project, and we will work closely with them on the integration of this transit station.

**Q:** Is this plan a proposal, or has it been approved?

**A:** This is a proposed plan that has yet to be reviewed or approved by the Town of Oakville. It will go through the formal application submission process as required by the Planning Act.

**Q:** Who owns the site?

**A:** The Palermo site is owned by Palermo Village Corporation, which includes ARGO Development Corp and Newmark Developments Ltd. ARGO, a local community developer with experience in mixed-use, transit-oriented and future-ready communities, is the majority landowner.

## **PLANNING & PROJECT**

**Q:** Will you be restoring any of the heritage homes in Palermo Village?

**A:** The designated heritage homes are not located on the site for this project.

**Q:** How will you maintain the small town feel of Oakville with this project?

**A:** We will pay homage to the historical nature of the area through the design of this community. The new Main Street will aim to have cobblestone streets, brick facades, and character-rich architecture to embrace and celebrate the spirit of Oakville. This will be a pedestrian-friendly, walkable district with shops, restaurants, cafes, amenities and services.

Palermo Village was historically a popular spot for travellers and was historically known as a top employer for innovative farming equipment. Palermo's future vision will reignite this area's past as a destination and centre for employment and innovation. Through the review process, we'll be discussing naming rights on certain things such as streets, parks, squares, etc. to commemorate Palermo.

## **EMPLOYMENT**

**Q:** Will there be new employment opportunities at Palermo?

**A:** Palermo will bring new jobs to Oakville, with a focus on high-calibre employment opportunities to attract top talent to Oakville. Located in close proximity to Trafalgar Memorial Hospital, Palermo aims to provide a range of co-op and educational opportunities, with a potential for employment opportunities focused on medical science training, bio science research, and medical advancements.

**Q:** What professional or office services will be part of the plan? How are businesses being incentivised to come to Oakville?

**A:** Flexible office uses and co-working spaces will provide new business opportunities to create a thriving centre for employment and generate economic growth for the Region. This will drive Oakville's continued leadership while building opportunities for the local talent pool - both young and old.

## **SUSTAINABILITY**

**Q:** Has an environmental impact study been completed? How will these impacts be addressed?

**A:** Yes, an Environmental Impact Report is underway and is estimated to be completed this summer. We are closely studying the results to ensure any potential impacts can be mitigated or minimized, and areas for optimization or improvement can be incorporated into the master plan.

**Q:** What sustainability practices are planned for the site?

**A:** We are looking at opportunities for the integration of sustainable practices and design, and smart infrastructure advancements to build a future-ready and resilient community:

- Transit oriented community with two transit hubs to decrease vehicle usage for regional/local trips and commuting, and in turn, help reduce carbon emissions.
- An integrated transportation network designed to encourage cycling and pedestrian movement throughout the community.
- A new wetlands system, reforestation of woodlands, and naturalized planting to support habitat creation and preservation, with an eco-passage along Bronte Road that enables wildlife to safely access over 1,000 acres of greenspace.
- Requesting that/working with the Town to support infrastructure investments to create traffic calming along arterial roads and optimized crosswalks/pathways for pedestrians and cyclists to cross Bronte Rd, Dundas Rd and William Halton Parkway.
- Buildings will be built to exceed standards set out in Ontario Building Code, using leading low impact design (LID) principles to create a more sustainable community.
- Investigating the viability of geothermal / district energy for suitable areas of the plan.
- Infrastructure to support the future of zero-emission vehicles, such as EV charging stations.
- Innovative stormwater management solutions and integration of the use of stormwater management ponds; passive recreational space that also effectively collects water runoff, improves water quality, reduces localized flooding.
- Access to new, state of the art parks and over 6 kms of trails to support a lifestyle of health and wellbeing.
- We are also exploring opportunities to include LEED certification building standards in the design.