

## REPORT

### PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: MARCH 8, 2021

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**FROM:** Planning Services Department

**DATE:** February 23, 2021

**SUBJECT:** Discussion Report - Bronte GO Major Transit Station Area Study:  
Area Specific Plan (File No. 42.15.58)

**LOCATION:** Bronte GO Major Transit Station Area

**WARD:** Multiple Wards: 1 and 2

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#### RECOMMENDATION:

1. That the staff report titled "Discussion Report - Bronte GO Major Transit Station Area Study: Area Specific Plan (File No. 42.15.58)," dated February 23, 2021, be received.
2. That comments from Council and the public with respect to the Bronte GO Major Transit Station Area Study: Area Specific Plan, be received.
3. That staff develop a town-initiated Official Plan Amendment substantially in accordance with the Area Specific Plan for the Bronte GO Major Transit Station Area, in consideration of comments received, and report back at a future Statutory Public Meeting of Planning and Development Council.

#### KEY FACTS:

The purpose of this report is to provide Council and the public an opportunity to review and learn about the Area Specific Plan for the Bronte GO Major Transit Station Area (MTSA), ask questions of clarification, hear public delegations, and identify additional planning matters to be considered when developing a town-initiated Official Plan Amendment.

The following are key facts with respect to this report:

- The town's Official Plan Review was launched at a Special Public Meeting of Planning and Development Council on May 11, 2015. At that time, a study pertaining to the Bronte GO MTSA was not identified.

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- Policy Planning staff has been advancing the Official Plan Review work program (e.g., Urban Structure Review, Employment and Commercial Review, Main Street Growth Area Reviews, North Oakville Secondary Plans Review), while also responding to an evolving Provincial policy regime (e.g., 2017 Growth Plan, 2017 Greenbelt Plan, 2020 Growth Plan (Office Consolidation), Bill 108, Bill 197, 2020 Provincial Policy Statement).
- As part of the Official Plan Review, Council adopted Official Plan Amendment 15 (OPA 15) for a town-wide Urban Structure on September 27, 2017. The town-wide Urban Structure provides for the long-term protection of natural heritage, public open space and cultural heritage resources, maintains the character of residential areas and is the foundation to direct growth to identified nodes and corridors.
- The town-wide Urban Structure in OPA 15 identifies the Bronte GO Station as a “major transit station” and “node for further study.” It states that the future study “shall provide updated and new policies to delineate boundaries, the mix of land uses and the intensity and scale of development.”
- As part of the ongoing Regional Official Plan Review (i.e. the required “municipal comprehensive review” or “MCR”), Halton Region is determining how to accommodate forecasted population and employment growth in the Region to the year 2051. This work is being conducted through the Region’s Integrated Growth Management Strategy (IGMS) project. The identification of Strategic Growth Areas, which include MTSA’s, is an important component of the Region’s overall growth management strategy. The work being completed through the towns Official Plan Review provides detailed analysis of local priorities for accommodating future growth in support of Halton Region’s MCR.
- The Bronte GO MTSA Study was initiated on June 11, 2018, at the Livable Oakville Council Subcommittee. A consultant, Sajecki Planning, was retained in late 2018 to complete the study, and prepare an Area Specific Plan for the Bronte GO MTSA.
- A detailed study process, which included community engagement, undertaking supporting technical studies, as well as consultation and coordination with town, regional and agency staff, took place throughout 2019 and 2020.
- An Area Specific Plan for the Bronte GO MTSA has been prepared and is attached to this report. It is also posted to the town’s website and is available for comment.

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- The commenting period will be open over the next several months, up to and including as part of the future Statutory Public Meeting process when a proposed town-initiated Official Plan Amendment is to be presented.

## BACKGROUND:

The town's five-year Official Plan Review was launched in May 2015. At that time, a study pertaining to the Bronte GO MTSA was not identified. However, subsequent updates to the Province's Growth Plan for the Greater Golden Horseshoe, and official plan amendments approved as part of the town's Official Plan Review process (e.g. the town's new Urban Structure - OPA 15), have identified the requirement to study and plan for intensification around the Bronte GO station. Specifically, OPA 15 identifies the Bronte GO Station as a "node for further study" and that a "future review shall provide updated and new policies to delineate boundaries, the mix of land uses and the intensity and scale of development."

The Bronte GO MTSA Study was initiated on June 11, 2018, at the Livable Oakville Council Subcommittee. A consultant, Sajecki Planning, was retained in late 2018 to complete the study, and prepare an Area Specific Plan for the Bronte GO MTSA.

A detailed study process took place throughout 2019 and 2020, and included community engagement, undertaking supporting technical studies and background work, reporting to the Livable Oakville Council Subcommittee, and consultation and coordination with town, regional and agency staff.

An Area Specific Plan for the Bronte GO MTSA has been prepared and is attached as **Appendix 1**. Supporting appendix documents to the Area Specific Plan, Appendix A through L, are posted on the town's project webpage:

[www.oakville.ca/planoakville/bronte-go-mts.html](http://www.oakville.ca/planoakville/bronte-go-mts.html)

## COMMENT/OPTIONS:

Staff have worked closely with Sajecki Planning to develop the Area Specific Plan for the Bronte GO MTSA. This report presents the preferred plan for the Bronte GO MTSA and the general completion of the Area Specific Plan, subject to minor edits and/or clarifications required based on comments received.

Since the time draft options were presented at a public workshop in November 2019, there have been a significant number of changes to Area Specific Plan in response to findings that have emerged from supporting technical studies. Given this, staff are presenting the Area Specific Plan without an accompanying Official

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Plan Amendment at this time to provide an opportunity to discuss the plan, hear from council and stakeholders on any preliminary issues, and consider comments received as part of the development of the Official Plan Amendment.

Staff recommend that Council direct staff to develop a town-initiated Official Plan Amendment, substantially in accordance with the Area Specific Plan, in consideration of preliminary comments received.

### **CONCLUSIONS/NEXT STEPS:**

Subject to Council's direction, staff will:

- 1) develop a town-initiated Official Plan Amendment for the Bronte GO MTSA, in consideration of comments received; and,
- 2) bring a proposed town-initiated Official Plan Amendment to a future Statutory Public Meeting of Planning and Development Council, subject to the prescribed notification process under the *Planning Act*, for comment.

The Statutory Public Meeting is anticipated to be held in Q2 of 2021. A recommendation meeting is anticipated to be held by the end of the year, where Council will be asked to adopt the proposed Official Plan Amendment.

This study is being carried out as part of the town's Official Plan Review. As such, Halton Region is the final approval authority and any adopted Official Plan Amendment by Town Council will be forwarded to Halton Region for final approval. Final approval by the Region will be coordinated with Halton Region's Municipal Comprehensive Review.

### **CONSIDERATIONS:**

#### **(A) PUBLIC**

This meeting is not a Statutory Public Meeting under the *Planning Act* and no public notice is required. The Area Specific Plan for the Bronte GO MTSA is presented as a discussion item, providing an opportunity for Council and the public to review the plan and to make initial comments. No town-initiated Official Plan Amendment is proposed at this time.

The Area Specific Plan for the Bronte GO MTSA was made available on the town's webpage on the day the agenda for this meeting became available. Email notice was provided to the town's Official Plan Review email list (consisting of over 1,350 emails) as well as to the list of persons who have participated and/or inquired about the study to date. Public comments are welcome to further inform the development of an Official Plan Amendment.

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A proposed town-initiated Official Plan Amendment will be presented at a future Statutory Public Meeting of Planning and Development Council as a Public Hearing item. Notice of the Statutory Public Meeting will be given in the prescribed manner, including notice in the Oakville Beaver, and comments will be welcomed on the Official Plan Amendment.

**(B) FINANCIAL**

There are no financial implications arising from this report. However, the Area Specific Plan for the Bronte GO MTSA contains capital projects and improvements that may need to be included in future capital budgeting and/or forecasting.

**(C) IMPACT ON OTHER DEPARTMENTS & USERS**

A draft Official Plan Amendment will be circulated to internal departments for review and comment. Any approved policy framework resulting from this study process should be considered as part of updates to future town Master Plan, as applicable.

**(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS**

This report addresses the corporate strategic goal to:

- be accountable in everything we do
- be innovative in everything we do
- be dedicated in everything we do
- be the most livable town in Canada

**(E) COMMUNITY SUSTAINABILITY**

The Area Specific Plan for the Bronte GO MTSA is intended to enhance the social (including accessibility), economic, environmental and cultural aspects of the community.

**APPENDICES:**

**Appendix 1: Area Specific Plan for the Bronte GO Major Transit Station Area**

Supporting appendix documents to the Area Specific Plan are provided on the town's project webpage and are listed below for reference purposes:

<https://www.oakville.ca/planoakville/bronte-go-mtsa.html>

Appendix A: Public Consultation Summaries

Appendix B: Draft Land Use Scenarios

Appendix C: Best Practices

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Appendix D: Scoped Environmental Impact Assessment  
Appendix E: Pre-Feasibility Noise and Vibration Impact Study  
Appendix F: Air Quality Impact Assessment  
Appendix G: Financial Impact Study  
Appendix H: Transportation Assessment  
Appendix I: Stormwater Management Functional Servicing Study  
Appendix J: Community Services and Facilities Strategy  
Appendix K: Density Methodology and Calculations  
Appendix L: Preliminary Functional Water and Wastewater Study

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