



OAKVILLE

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: JUNE 11, 2018

FROM: Planning Services Department

DATE: May 18, 2018

SUBJECT: **Recommendation Report: Livable by Design Manual (Part B) -- Urban Design Direction Documents for Bronte Village Growth Area and Kerr Village Growth Area**

LOCATION: Bronte Village Growth Area and Kerr Village Growth Area

WARD: Multiple Wards: 2 and 3

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RECOMMENDATION:

1. That the Planning Services Department report dated May 18, 2018 entitled *Livable by Design Manual (Part B) – Urban Design Direction Documents for Bronte Village Growth Area and Kerr Village Growth Area*, be received;
2. That the urban design document, entitled *Livable by Design Manual (Part B) – Urban Design Direction for Bronte Village Growth Area (v.01.2018)*, be approved and staff be directed to implement;
3. That the urban design document, entitled *Livable by Design Manual (Part B) – Urban Design Direction for Kerr Village Growth Area (v.01.2018)*, be approved and staff be directed to implement; and
4. That future minor modifications and updates to the *Livable by Design Manual (Part B) – Urban Design for Direction Bronte Village Growth Area and Urban Design Direction for Kerr Village Growth Area* be incorporated by staff, and that major modifications to the design document be presented to Planning and Development Council for consideration and approval.

KEY FACTS:

The following are key points for consideration with respect to this report:

- The Urban Design Direction for Bronte Village Growth Area (Appendix A) and Urban Design Direction for Kerr Village Growth Area (Appendix B) are new documents to be included in Part B of the *Livable by Design – Urban Design*

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Manual. The documents provide urban design direction specifically tailored to these two traditional main streets.

- The research and consultation associated with the creation of these urban design direction documents was undertaken concurrent with the Official Plan Amendments (OPAs) for Kerr and Bronte Villages to ensure the projects informed each other.
- A staff report, including draft design documents, was presented to and received by Planning and Development Council (PDC) on December 4, 2017, which was the same meeting the OPAs for the two districts were recommended by staff and approved by Council.
- In January 2018, urban design staff met and consulted with the Bronte Village BIA Board and with the Kerr Village BIA Board on the draft design documents.
- The design documents will greatly assist in implementing the policy direction in sections 6 (Urban Design), 23 (Kerr Village) and 24 (Bronte Village) of the *Livable Oakville Plan*.
- A decision by Council to approve these design direction documents is not appealable to the Local Planning Appeals Tribunal, as the documents implement the policy direction of the *Livable Oakville Plan*, as amended, which is consistent with the Provincial Policy Statements and does not conflict with the Growth Plan.

BACKGROUND:

The purpose of this report is to provide an overview of the project, identify the connections to a broader policy context, describe the content and context of the design documents, and to seek approval from Planning and Development Council to incorporate these documents into the Livable by Design Manual.

Project Overview

In December 2017, the report [Recommendation Report: Livable by Design Manual \(Part B\) – Draft Urban Design Direction Documents for Kerr Village Growth Area and Bronte Village Growth Area](#) (as Item #6) was brought forward to the Planning and Development Council to be received.

Within the report, staff outlined the design-focused research and consultations undertaken as part of the ongoing Official Plan policy review, as well as an overview of the draft design document layout, content, applicability and fit within the broader,

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town-wide Livable by Design – Urban Design Manual. Staff identified the additional work required to finalize the documents. With additional consultations and corresponding edits now complete, staff recommends approval of the design documents.

Project Objectives

The objectives for completing the Urban Design Direction for Kerr Village Growth Area and Urban Design Direction for Bronte Village Growth Area include:

- setting clear expectations for preferred design outcomes by providing direction for achieving design solutions that are compatible with the context and character of each district
- creating user-friendly documents that combine text and graphics to demonstrate how the policy direction of the *Livable Oakville Plan* can be realized
- fostering creativity in design with directives that outline development expectations while providing design flexibility to allow for creative public realm and site/building design that ultimately contributes to the main street and surrounding district character
- creating an assessment framework for reviewing development proposals and for providing designers, staff and decision makers with a set of illustrated design expectations

COMMENTARY – URBAN DESIGN DOCUMENTS:

The *Urban Design Direction for Bronte Village Growth Area* and *Urban Design Direction for Kerr Village Growth Area* will implement the existing and enhanced policy direction of the *Livable Oakville Plan*. These urban design documents are intended to provide clear direction for public realm enhancements and property redevelopment that will reinforce the context and character of these traditional commercial areas. The content illustrates how revitalization efforts could be approached in order to achieve community, corporate and Council expectations and objectives.

Context of the Design Documents

There are three (3) distinct components that form the *Livable by Design Manual*. These parts include:

- Part A: *Livable by Design Manual – Design Direction for Oakville* (2014) – a comprehensive set of broad-based urban design directives that align with and

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implement the urban design policies contained in section 6 of the *Livable Oakville Plan*

- Part B: a series of detailed urban design documents that are either tailored to a specific district/location (for example, *Designing Midtown* (2013) which implements the Livable Oakville Plan policies in section 20) or for specific land uses, for example, *Design Guidelines for Stable Residential Communities* (2013) which implements the Livable Oakville Plan policies in section 11.1.9

The final and approved *Urban Design Direction for Kerr Village Growth Area* and *Urban Design Direction for Bronte Village Growth Area* will be incorporated as 'Part B' documents.

- Part C: *Site Design and Development Standards* (2017), implements select urban design and other policies in the *Livable Oakville Plan*

Content of the Design Documents

The design direction contained in the Kerr Village and Bronte Village documents is specifically tailored to the reinforcement and enhancement of the context, characteristics, and desirable attributes of these traditional commercial districts. The documents illustrate how physical revitalization efforts can achieve vibrant economic and cultural districts.

The direction contained in the documents should foster creativity by providing flexibility that will allow for creative and innovative public realm and building design. The public realm is comprised of interconnected places that are available for use by everyone for everyday life – streets, urban plazas, parks, waterfronts and buildings – whether publicly or privately owned.

The urban design direction expressed in these documents focuses on enhancing the attributes and main street character of these commercial corridors. It is important to note that the urban design direction contained in these documents is intended to be read and applied in conjunction with the broader design direction provided in both Part A and Part C of the *Livable by Design Manual*.

Layout of the Design Documents

The urban design direction contained Kerr Village and Bronte Village documents is organized into the following sections:

1. introduction – covering the document framework, the policy and design contexts, and key information for implementing the design direction

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2. the village context – providing a brief description of the district location, its boundaries and key attributes
3. urban design direction – describing the expected design outcomes, through tailored text and images, that are organized around five (5) themes, consisting of:
 - ‘distinguish the district’
 - ‘foster activity at street level’
 - ‘frame the street’
 - ‘compatibility with surroundings’
 - ‘links to and through the district’

These urban design documents are intended to provide property owners, designers and architects, town staff and decision-makers, and local stakeholders with clear urban design direction and a lens for assessing public realm improvements and development proposals.

Next Steps

The final Kerr Village and Bronte Village design documents will be posted to the town website and utilized in the review of development applications and provide expectations for changes and improvements to the public realm.

It is important to note that as with all *Livable by Design Manual* documents, the urban design direction in these documents will be reviewed and updated to reflect future policy changes and enhancements, to accommodate opportunities not currently available, and to incorporate recommended outcomes emerging from current and future district-based studies and initiatives, such as the Lakeshore Road West Environmental Assessment through Bronte Village and the Speers Road Study and Kerr/Rail Grade Separation project at Upper Kerr Village.

CONSIDERATIONS:

(A) PUBLIC

Public consultation was undertaken throughout the Official Plan Review process for the traditional main street growth areas. Staff engaged participants in discussions on reinforcing the district character through urban design-related policies and the implementing design direction documents.

The draft urban design direction documents were made available on the project website in early November 2017 for stakeholder and public review. Invitations were emailed to identified stakeholders for the purpose of reviewing and providing feedback on the documents.

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In January and February 2018, staff met with board members from the Bronte Village BIA and the Kerr Village BIA to discuss the direction, to ensure what was heard throughout the consultations was accurately translated into design direction that expresses the vision for the district, and to receive feedback towards finalizing the documents.

(B) FINANCIAL

No financial implications arise from this report.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The *Urban Design Direction for Kerr Village Growth Area* and *Urban Design Direction for Bronte Village Growth Area* were created by staff in the urban design section of Planning Services, with contributions from staff in other town departments related to their specific expertise.

Planning Services staff will use the documents to assess whether proposed development and capital improvements within each district reflects the policy direction and incorporates the design direction to ensure compatibility with the context and character of the specific district and surroundings.

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- enhance our economic environment
- continuously improve our programs and services
- enhance our cultural environment
- enhance our social environment
- be the most livable town in Canada

(E) COMMUNITY SUSTAINABILITY

Receiving this report and approving the urban design documents will enhance the social, cultural and economic sustainability in Bronte Village and Kerr Village by providing design direction for improving the appearance, feel and functionality of the public realm and private development in these traditional main streets and identified Growth Areas.

APPENDICES:

Appendix A *Livable by Design Manual (Part B) – Urban Design Direction for Bronte Village Growth Area*

Appendix B *Livable by Design Manual (Part B) – Urban Design Direction for Kerr Village Growth Area*

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