

REPORT

LIVABLE OAKVILLE (OFFICIAL PLAN REVIEW) COUNCIL SUBCOMMITTEE

MEETING DATE: JANUARY 16, 2017

FROM: Planning Services Department

DATE: January 9, 2017

SUBJECT: Bronte Village Growth Area Review - Draft Policy Changes

LOCATION: Bronte Village

WARD: 1

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RECOMMENDATION

That the report titled “Bronte Village Growth Area Review - Draft Policy Changes” be received.

KEY FACTS

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

- On June 13, 2016, the Livable Oakville Council Subcommittee received a staff report titled “Bronte Village Growth Area Review Update”. The report summarized the work completed to date including public feedback received and next steps. The Subcommittee provided staff with further comments for consideration.
- Since June 13, 2016, the Subcommittee received the “Assessment of Redevelopment Viability within the Town’s Main Street Growth Areas” report. This report provides additional input considered in the preparation of draft policy changes for Bronte Village for review and consultation.
- This report presents draft policy changes for the Bronte Village Growth Area (**Appendix A**). Public open houses are intended to be scheduled in the coming months to discuss the draft policy changes and solicit public input. Staff welcome comments from the Subcommittee.

BACKGROUND

The Livable Oakville Plan (Town of Oakville Official Plan) provides a policy framework to guide growth and change for the lands south of Dundas Street and

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north of Highway 407 to the year 2031. The Plan identifies Bronte Village as one of six growth areas planned to accommodate new growth and development through intensification. Bronte Village is envisioned to be revitalized as a mixed use area with a thriving commercial area and a variety of housing options that provide a year round environment for residents, employees, and visitors.

Since the adoption and approval of the Livable Oakville Plan, the Provincial Policy Statement (2014), the Growth Plan for the Greater Golden Horseshoe (Amendment 2), and the Region of Halton Official Plan (ROPA 38), have been updated.

In May 2015, the town initiated its Five Year Official Plan Review in accordance with the requirements of the *Planning Act*. As part of the five year review, the policies that guide growth and change in Bronte Village were identified to be studied to ensure the established goals and objectives for Bronte Village are realized. Draft policy directions for Bronte Village were developed and three public open houses were held between May 2015 and February 2016.

In February 2016, a town-wide Urban Structure Review was initiated in response to increasing growth pressure throughout the town and to determine how to accommodate required growth to the year 2041. It will assess and provide direction for how to manage growth and change across the entire town.

In May 2016, the Province released the “Proposed Growth Plan for the Greater Golden Horseshoe, 2016” stemming from the ongoing Provincial Coordinated Planning Review. Significant changes have been proposed and staff continue to assess the town’s urban structure and how the policies that guide growth and change in Bronte Village will fit into this larger framework.

On June 13, 2016, the Subcommittee received a staff report titled “Bronte Village Growth Area Review Update.” The report summarized the work completed to date, including public feedback received, and provided next steps. At the meeting, the Subcommittee provided staff with further comments for consideration discussed in this report.

On October 3, 2016, the Subcommittee received the “Assessment of Redevelopment Viability within the Town’s Main Street Growth Areas” report prepared by N. Barry Lyon Consultants Ltd. The report provides critical background work to inform future policies for Bronte Village.

On November 1, 2016, the Subcommittee received the “Urban Structure Review – Discussion Paper, DRAFT” report prepared by Macaulay Shiomi Howson Ltd.

STUDY INPUTS

A detailed assessment of factors influencing development, including public input received, was completed and presented in the “Bronte Village Growth Area Review Update” report received by the Subcommittee June 13, 2016. The sections below provides an overview of additional information received at and following the June 13, 2016 Subcommittee Meeting.

Livable Oakville Council Subcommittee Meeting - June 13, 2016

The “Bronte Village Growth Area Review Update” report concluded that “staff will consider input received from the Livable Oakville Council Subcommittee on the draft directions in future phases of the Bronte Village Growth Area Review.” Below is a summary of Subcommittee comments and staff response in consideration of those comments:

Concerns remain regarding six storey building height permissions along the main street.

The draft policy direction to consider additional height along Lakeshore Road, from four storeys to six, is being considered to be provided through bonusing. Bonusing does not create “as-of-right” permissions. To obtain additional height through bonusing, the proponent of a development application must apply for a Zoning By-law Amendment, demonstrating that the additional height would not create adverse impact. In addition, the proponent would be required to enter into a Section 37 Agreement with the town, to the satisfaction of Council, which would provide a community benefit(s) to the town in exchange for the additional two storeys. Town Council has the authority and discretion to approve Zoning By-law Amendments and undertake Section 37 Agreements. Bonusing should only be considered along the main street areas when a proposed development demonstrates it achieves the objectives of a low rise main street area.

Staff continue to suggest bonusing policies be considered along Lakeshore Road in order to create more opportunities for viable development to take place and ultimately achieve the policy objectives for Bronte Village; creating a revitalized main street district. The rationale for carrying forward this draft policy direction is discussed throughout this report.

Concern that the term ‘population target’ is creating uncertainty for residents and new terminology should be explored, rather than omitted.

The draft policy direction to “remove the growth target expressed as a number” spurred conversation around population targets and the confusion that these

targets create when expressed within a policy document. In coordination with the Urban Structure Review and other conformity considerations, staff continue to explore options for expressing growth numbers within local land use policies. It is the intent of staff to provide a clear understanding of the level of growth that is planned for, while ensuring it conforms to Provincial and Regional policy documents. A coordinated approach across all growth areas is still under consideration and review. Further discussion and a draft policy approach in response to what was heard regarding the draft direction to “remove the growth target expressed as a number” is provided under Direction 7 on page 14 and 15 of this report. Ultimately, the Bronte Village policies must enable the creation of a viable main street area.

Additional public consultation should be provided to capture a wider audience.

Additional public consultation events will be scheduled in 2017 with opportunities to comment on the draft policy changes, as presented in this report.

A parking plan should be provided to demonstrate how commercial parking can be accommodated.

A combination of private parking areas and on-street parking are intended to serve the existing and planned commercial uses in Bronte Village. Policy 24.7.3 of the Livable Oakville Plan states that “the town shall implement a parking utilization monitoring program within Bronte Village.” This policy is proposed to remain. The parking utilization monitoring program, identifies areas of concern and provides data to support potential changes moving forward.

Staff note that a report brought to the Community Services Committee on July 14, 2014, titled “Bronte Village Downtown Parking,” provides a relatively recent and detailed review of the parking situation in Bronte Village. The report identifies that a parking utilization survey, as requested by the BIA’s Bronte Parking Committee, will be undertaken every three years. The data of the parking utilization survey will help to monitor parking supply/demand in Bronte. The next commercial parking utilization survey for Bronte Village is scheduled for 2018, pending budget approval.

Staff note that parking is also evaluated during the review of any privately initiated development application. As part of a complete application, a Parking Study is required to be submitted. A Parking Study outlines the issues and overall parking concept for the proposed development, identifies the parking demand and determines the on-site parking requirements. The study also takes into consideration existing policies, zoning, site constraints and local conditions

(such as an inventory of area parking facilities), including available local survey data.

Coordination with the Urban Structure Review and the impact on how much more growth Bronte Village will need to take should be explored.

The Bronte Village Growth Area Review is being coordinated with the town's ongoing Urban Structure Review. A more detailed discussion on the Urban Structure Review is provided later in this staff report.

Assessment of Redevelopment Viability Report - October 3, 2016

The "Bronte Village Growth Area Review Update" report, received by the Subcommittee June 13, 2016, concluded that a number of key areas required further technical review and analysis as part of policy development, including an assessment of redevelopment viability. This stemmed from feedback from the development and real estate communities that the redevelopment of existing properties to a maximum of four storeys (as permitted under the current policy regime for Bronte Village) is not financially feasible. The implication being that it could be a contributing factor as to why there has been little development uptake along Lakeshore Road since the Livable Oakville Plan came into effect. As such, the town hired a consulting team to conduct a study to examine development viability.

On October 3, 2016 the Subcommittee received a report titled "Assessment of Redevelopment Viability within the Town of Oakville's Main Street Growth Areas" completed by N. Barry Lyon Consultants Ltd. The report provides an analysis of the financial aspects contributing to project viability within the main street growth areas. It looks at the conditions that may be created when moving from a four storey to six storey height limit.

The following excerpts have been taken from the study to highlight the impacts of moving from four storey to six storey permissions:

"While four storey developments can produce viable financial results, current costs of development in Oakville typically require developers to position these developments at the luxury market, where demand is less robust. Therefore, these projects take longer to develop and it is difficult for multiple sites to compete in the market [at the] same time." (Page 17)

"The results indicate that permitting development heights of six storeys in Bronte Village is likely to have a significant impact on the viability of

redevelopment and could be a catalyst which encourages renewed investment activity in the village.” (Page 22)

“Our analysis indicates that an increase from four to six storeys for new mixed-use development will have a positive impact in terms of encouraging reinvestment in these growth areas. This impacts the town’s ability to achieve broader policy objectives as articulated in the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe. These include policies to promote cost effective development patterns and densities that support the efficient use of land and resources; and, to establish development standards for residential intensification which minimize the cost of housing and facilitate compact development forms” (Page iii and 27)

The study indicates that where market demand is strong, increasing building heights to six storeys typically:

- allows for greater efficiency and flexibility in a developer’s pro forma;
- improves land values which encourages redevelopment;
- encourages consolidation of small lots; and,
- encourages the provision of a wider choice of housing types and affordability.

The review notes that Bronte Village has strong market conditions and an increase in building height would have a significant positive impact on redevelopment viability and encourage reinvestment.

Permitting six storey development along Lakeshore Road achieves redevelopment viability while maintaining the desired historic main street design objectives and remaining compatible to the surrounding established neighbourhood character.

Urban Structure Review, Draft Discussion Paper - November 1, 2016

The “Bronte Village Growth Area Review Update” report, received by the Subcommittee June 13, 2016, concluded that “staff should commence the policy formulation phase of the Bronte Village Growth Area Review following sufficient direction stemming from the Urban Structure Review, if any.”

On November 1, 2016, the Subcommittee received a draft discussion paper for the ongoing Urban Structure Review. It includes options for key structural components to be included in the town-wide urban structure. All options build on the urban structure established in the Livable Oakville Plan and the North Oakville Secondary Plans. The draft report generally notes that the three Main

Street Growth Areas (i.e., Bronte Village, Kerr Village and Downtown Oakville) are historic main street areas that have a different role to play than the other growth areas, and consideration should be given to this as part of the overall urban structure for the town. All development within the main street growth areas must be carefully and sensitively integrated with the surrounding area to address their unique nature, density, height and transition.

The Urban Structure Review is still a work in progress. However, the draft direction for the three main street growth areas is in line with the underlying vision and development objectives previously identified through the Livable Oakville Plan and the Growth Area Review process. Further direction may still arise from the Urban Structure Review as it proceeds to being finalized and would be incorporated into policies for the growth areas as appropriate. In the interim, there is nothing in the draft report which would indicate that the town should not proceed to the next stage of this review.

Ongoing Provincial and Regional Policy Reviews

At the time of writing this report, the Province continues to carry out a review of several Provincial Plans, including the Growth Plan. The review to date has proposed policy changes that would continue to support, and look to increase, intensification opportunities at appropriate locations throughout the Greater Golden Horseshoe's built-up area.

Growth implications of the emerging Provincial policies are being considered as part of the town-wide Urban Structure Review and the town's ongoing Official Plan Review. However, it is unknown at this time how much new growth will be required to be accommodated in Bronte Village and elsewhere within the town.

Revisions to proposed Provincial policies will continue to be addressed as the policy development phase of the Bronte Village Growth Area Review carries forward.

The Region of Halton Official Plan is also undergoing comprehensive review and will be updated to conform to Provincial policies. The town continues to coordinate its Official Plan Review with the Region of Halton and will assess any emerging policy directions from the Region as the policy development phase of the Bronte Village Growth Area Review moves towards a statutory Official Plan Amendment process.

Other Town Initiatives

There are several ongoing town initiatives which provide information to help inform the draft policy changes for Bronte Village:

- Harbours Master Plan
- Cultural Heritage Landscape Review
- Lakeshore Road West Environmental Assessment

Harbours Master Plan

The Harbours Master Plan seeks to ensure that both Oakville and Bronte Harbours continue to thrive for years to come. Based on research and consultation to date, key themes have emerged:

- Public access to the water's edge is a must
- The public should feel welcome with activities and attractions for non-boaters
- Harbours need better connections with the surrounding area (streets, parks)
- Harbours should be walkable
- Natural beauty of the harbours should be maintained
- Opportunities for more active uses such as restaurants, retail and recreation
- Sustainability policies (stormwater, climate change) are important
- Need for additional boating facilities and boat slips
- Canoe clubs and non-motorized boats require improved access to harbours
- Investments in the harbours benefit the town as a whole

Consultation specific to the Metro Marine Building in Bronte Harbour was recently conducted. Additional public meetings on the Harbours Master Plan are anticipated in early 2017. As the Master Plan moves forward, staff will review the official plan policies for Bronte Village to ensure they align with the Harbours Master Plan approved by Council.

Cultural Heritage Landscape Review

Staff continue to coordinate with the ongoing town-wide Cultural Heritage Landscape Review. Currently, Phase Two: Cultural Heritage Landscape Assessment is underway for eight priority sites, including two in the Bronte Village Growth Area: Bronte Harbour, and Bronte Bluffs.

Information stemming from the Phase Two process is anticipated in Q1 2017. Phase Three: Implementation of Protection would follow. As the Cultural Heritage Landscape Review moves forward, staff will ensure the draft policy changes for Bronte Village implement the Cultural Heritage Landscape Review findings, as applicable.

Lakeshore Road West Environmental Assessment

The Lakeshore Road West Environmental Assessment study area extends from Mississaga Street in the west to Dorval Drive in the east. The Environmental Assessment will, among other matters, identify opportunities for streetscape improvements in the Bronte Village area to enhance the public realm. The aesthetics of the existing roadway will be evaluated and recommendations for enhancing the visual appearance of the roadway will be incorporated into the preliminary streetscape design. Planning staff continue to work with the Engineering and Construction Department on this initiative.

POLICY DIRECTIONS

This section provides a rationale and evaluation of how the draft policy directions, as received by the Subcommittee on June 13, 2016, have progressed into draft policy changes, as seen in **Appendix A**. The draft policy changes are based on:

- Comments received from the public, subcommittee, and town staff;
- Findings from the report titled “Assessment of Redevelopment Viability in the Town’s Main Street Growth Areas”;
- Emerging directions through the Urban Structure Review;
- Emerging directions from town studies and master plans; and,
- Ongoing assessment of Provincial and Regional policies.

At this time, the draft policy changes provided in **Appendix A** are not considered recommendations. Rather, they are draft changes to be further refined with input from the public, Council, town staff and agencies. The draft policy changes may also be further informed by ongoing town initiatives and reviews (conducted as the study process continues).

Evaluation of Draft Policy Directions

In considering how to advance the draft directions into draft policy changes, staff created the following categories:

Category	Description
Carry Forward	Direction should be implemented.
Modify Policy Direction	Direction should be modified and implemented.
Do Not Carry Forward	A new approach should be considered.
Future Conformity	Further conformity considerations required.

Each direction was analyzed based on input received to date, and then placed into a category. For convenience purposes, the table below identifies how staff categorized each draft policy direction to be carried forward into the draft policy development phase.

	<i>Direction</i>	<i>Carry Forward</i>	<i>Modify Direction</i>	<i>Do Not Carry Forward</i>	<i>Future Conformity</i>
1	Maintain existing growth area boundary			✓	
2	Expand bonusing permission on main street (<i>building height in exchange for public benefit</i>)	✓			
3	Further emphasize eastern gateway (<i>East Street and Lakeshore Road</i>)		✓		
4	Support comprehensive developments	✓			
5	Require commercial uses on main street and provide flexibility of uses on side street	✓			
6	Strengthen and enhance existing urban design policies		✓		
7	Remove growth target expressed as a number			✓	✓
8	Undertake general housekeeping of policies	✓			
9	Site specific policy direction for Bronte Harbour	✓			
10	Broaden residential permissions (<i>Sovereign Street and East Street</i>)	✓			

The rationale for each response is provided following the table:

1. Maintain existing growth area boundary

Staff Evaluation: Do Not Carry Forward

Public response to Direction 1 was favorable. However, there was significant concern expressed from residents on St. Ann's Court in the northeast portion

of the growth area. Many residents on St. Ann's Court expressed the desire to be removed from the growth area.

Staff reviewed the growth area boundary and determined that in the area of St. Ann's Court, the boundary reflects the 2006 Official Plan "Community Improvement Area" and the lands which were designated "Community Shopping Area". The policies in the 2006 Official Plan pertaining to the lands on the south side of Sovereign Street between Jones Street and East Street, identified that a range of housing types were permitted including "low density residential, particularly semi-detached dwellings and/or innovative high density single family residential housing."

The policies in the Livable Oakville Plan reflect the 2006 policies in so far as the same boundary is provided to reflect the "growth area" and the policies for the lands on the south side of Sovereign Street are considered a transitional area where "modest intensification will also be encouraged... in the form of detached, semi-detached and townhouse dwellings."

In reviewing the context of St. Ann's Court, the building stock on St. Ann's court represents generally newer built homes that are in visually good repair. The area is self-contained on a cul-de-sac, with a distinct housing form that differs from adjacent houses on East Street within the growth area. Staff note that although this area is considered to be in a "transitional area" under the Livable Oakville Plan, there are no identified intensification opportunities on St. Ann's Court sites, which are designated and zoned for low density residential uses as per the existing built condition.

In review of these aspects, staff are of the opinion that the removal of the properties on St. Ann's Court from the Growth Area is appropriate and would not be considered "downzoning" or cause fewer intensification opportunities to be realized. As such, the draft policy changes reflect an adjustment to the Growth Area boundary, which excludes the properties on St. Ann's Court.

2. Expand bonusing permission on the main street

Staff Evaluation: Carry Forward

Public response to Direction 2, to allow increased building heights from four storeys to six storeys through bonusing, was generally split with a slight preference to permit the additional bonusing permissions. A strong desire remains from both residents and the business community to see a revitalized main street district.

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To enable the revitalization of Lakeshore Road in Bronte Village, conditions must be established to ensure it is feasible for redevelopment to take place. The “Assessment of Redevelopment Viability Report” received by the Subcommittee on October 3, 2016, notes that while four storey developments can produce feasible financial results to redevelop properties in Bronte Village, the costs of developing in Oakville generally require developers to sell these developments in the luxury market, where demand is less robust creating longer timeframes for redevelopment to take place and making it difficult for multiple sites to compete in the market at the same time. As such, maintaining a four storey height limit would slow opportunities for growth in Bronte Village and contribute to unaffordable housing conditions.

The “Assessment of Redevelopment Viability Report” states that permitting development heights of six storeys is likely to have a “significant impact” on redevelopment viability and could act as a catalyst to encourage investment. Further, it advances the Town’s ability to achieve broader Provincial policy objectives.

In an effort to balance the community desire to create a revitalized low-rise main street environment while addressing the economic reality of this vision, staff propose increased height through bonusing as seen in the draft policy changes. As indicated in previous sections of this report, bonusing does not create “as-of-right” development permissions. To obtain additional height through bonusing, the proponent of a development application must apply for a Zoning By-law Amendment, demonstrating that the additional height would not create adverse impact. In addition, the proponent would be required to enter into a Section 37 Agreement with the town, to the satisfaction of Council, which would provide a community benefit(s) to the town in exchange for the additional height. Town Council has the authority and discretion to approve Zoning By-law Amendments and undertake Section 37 Agreements.

Staff also reviewed Direction 2 as it pertained to the Bronte Legion property. In review of the Bronte Legion’s surrounding context, three six storey residential apartment buildings are located to the east and south of the site. The property is also located away from the main commercial streets of Lakeshore Road West and Bronte Road. Further, in coordination with Direction 5, the Bronte Legion site would have the option to be redeveloped for residential uses (not mixed use). As such, in the draft policy changes the property has been moved into a Main Street 2 designation which is compatible with adjacent land uses. Comments provided to the town also asked staff to consider and provide greater density permissions on the site.

3. Further emphasize the eastern gateway

Staff Evaluation: Modify Direction

Public response to Direction 3 was split. As part of the public response, staff heard support of the direction to “make a statement” and a desire to “bring more people to Bronte”. However, staff also heard concerns regarding traffic and privacy impacts. These comments were made more apparent when a privately initiated development application was submitted for the south east corner of Lakeshore Road West and East Street to permit a 20 storey building.

Upon further review of the existing policies, which already contemplate a gateway in this location, alongside other draft policy changes and public comments received, staff have moved to modify the draft direction for the northeast quadrant of the intersection.

Resident of St. Ann’s Court had particular concern with allowing bonusing on the north east quadrant. In letters submitted to the town, the residents specifically made note of the Council approved Livable Oakville Plan policies which limited the adjacent main street designated properties to a maximum of two storeys. This policy was put in place in response to a specific concern raised through the 2009 Bronte Village Revitalization Study. As this is a site specific policy incorporated into the plan in response to previously identified concerns, was approved by Council, and continues to be identified as a concern through this review, staff propose to maintain existing permissions.

As a result of staff’s evaluation and resulting modified direction for the north east quadrant of the gateway, staff are of the opinion that additional review of the eastern gateway intersection as a whole is necessary to ensure an appropriate policy framework is established. However, for the purpose of next round of public consultation, the draft policy for the remaining three quadrants have been drafted as per the original draft direction. As mentioned in this report, the draft policy changes are not considered recommendations at this time and are to be further refined with additional inputs including public comment.

4. Support comprehensive developments

Staff Evaluation: Carry Forward

Public response to Direction 4 was favorable. This direction would designate the property located on the southwest corner of Lakeshore Road West and

Jones Street under one land use designation being Main Street 2 with bonusing. Staff intend to carry this forward into the draft policy changes with additional urban design policies to promote the maintenance of low rise main streets.

5. *Require commercial uses on the main streets and provide flexibility of uses on side streets*

Staff Evaluation: Carry Forward

Public response to Direction 5 was favorable. Draft policy changes are proposed that would require commercial on the ground floor of developments that face Lakeshore Road and Bronte Road south of Lakeshore Road, while also allowing for stand-alone residential uses on side streets and as part of comprehensive developments, which can accommodate residential units on the ground floor away from the street edge. This development pattern is already seen along Lakeshore Road West.

6. *Strengthen and enhance existing urban design policies*

Staff Evaluation: Modify Direction

Public response to Direction 6 was very favorable. Draft policy changes are proposed that provide an Urban Design Schedule and associated policies to support and enhance the intent of the development concept for Bronte Village as well as place-making opportunities. Policies are introduced relating to the public realm including primary streets, secondary streets, landscape setbacks, gateways, view corridors, pedestrian access and circulation as well as built form. A policy is also provided to require that development be reviewed in accordance with the Livable by Design Manual, which may include design direction specific to Bronte Village.

7. *Remove growth target expressed as a number*

Staff Evaluation: Do Not Carry Forward, Future Conformity

Public response to Direction 7 was mixed and less favourable. A general concern expressed by the public and the Subcommittee was that a specific amount of growth planned for Bronte Village should be expressed through policy. In coordination with the Urban Structure Review and other conformity considerations, staff continue to explore options for how growth numbers should be expressed within a local land use policy context. It is the intent of staff to provide a clear understanding of the level of growth that is planned

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for, while ensuring it conforms to Provincial and Regional policy documents. A coordinated approach across all growth areas is still under consideration and review.

Currently staff have put forward, for further consideration and comment, a draft approach which considers a minimum planned density of residents and jobs combined per hectare. This language is reflective of the language contained within the Growth Plan for the Greater Golden Horseshoe. However, the draft policy changes do not currently set out a minimum planned density. This number will be confirmed once:

- staff has public input on the draft policy changes proposed;
- an approach to the policy language expressing growth and density numbers is more firmly established for the Official Plan as a whole;
- baseline population and employment figures are confirmed through the updated census; and,
- growth allocation requirements from Halton Region are more clearly understood.

Ultimately, a minimum planned density should be provided that enables the achievement of a revitalized, transit-supportive, main street area.

Staff note that it is the responsibility of Halton Region to allocate the growth forecasts provided in the Provincial Growth Plan for the Greater Golden Horseshoe to its local municipalities. The allocation of this growth will be confirmed through the Region of Halton's Official Plan Review anticipated to conclude in 2020. As such, a coordinated approach for their introduction into the town's Official Plan is required, resulting in a two-stage implementation process at the local level.

At this time (stage one), staff are working to establish the growth and development vision for Bronte Village and implement these changes through amendments to the local Official Plan. This will help to inform Halton Region of the ultimate development vision and direction for this area. The second stage of implementation will be the town's conformity exercise following the approval of the Region of Halton's Official Plan. The town's conformity exercise will confirm the growth numbers that have been allocated to the town, including Bronte Village, resulting in another amendment to the town's official plan.

8. Undertake general housekeeping of policies

Staff Evaluation: Carry Forward

Public response to Direction 8 was favorable. The draft housekeeping policy changes attempt to clarify intent, make wording more consistent, and eliminate duplication and conflicts in the text.

9. Site specific policy direction for Bronte Harbour

Staff Evaluation: Carry Forward

Public response to Direction 9 was favorable. The draft policy changes are intended to enable the implementation of a Master Plan developed for Bronte Harbour while also implementing the existing Livable Oakville Plan policies to designate harbour lands as Waterfront Open Space, and remove lands from the Parkway Belt West Plan. However, the designation of the harbour lands as Waterfront Open Space may need to be revisited pending the refinement of structural elements through the Urban Structure Review and how the Natural Heritage System will be brought forward.

10. Broaden residential permissions

Staff Evaluation: Carry Forward

Public response to Direction 10, to redesignate lands to Medium Density Residential north of Lakeshore Road and south of Sovereign Street between Jones Street and East Street, to permit townhouses in addition to single detached and semi-detached houses was generally split with a slight preference to broaden the residential permissions.

This direction is proposed to be carried forward into draft policy changes as it implements the existing development concept expressed for this area, which is that it “shall function as a transitional area to the residential neighbourhood to the north. Modest intensification will also be encouraged in this location in the form of detached, semi-detached and townhouse dwellings.” The intent of this policy change is to clarify the existing policy framework.

NEXT STEPS

In early 2017, staff will provide a public consultation opportunity to review and comment on the draft policy changes, as presented in **Appendix A**. Based on comments received, staff will prepare an Official Plan Amendment. During the preparation of an Official Plan Amendment, staff may have additional studies completed, such as a transportation impact study, to validate the policies and ensure they are achievable from a functional servicing perspective.

As per the Official Plan Review Work Plan presented to the Subcommittee on October 3, 2016, a Statutory Public Meeting at Planning and Development Council is not anticipated until Q3, 2017. A decision making meeting is anticipated in Q4, 2017.

As stated earlier in this report, the Region of Halton's Official Plan Review, anticipated to conclude in 2020, will determine the allocation of growth to its local municipalities as required by the Provincial Growth Plan. As such, there will be a two-stage implementation process at the local level. At this time (stage one), staff are working to establish the growth and development vision for Bronte Village and implement these changes through amendments to the local Official Plan (anticipated for Q4 2017). This will help to inform Halton Region of the ultimate development vision and direction for this area. The second stage of implementation will be the town's conformity exercise following the approval of the Region of Halton's Official Plan anticipated in 2020. The town's conformity exercise will confirm the growth numbers that have been allocated to the town by the Region, including Bronte Village, resulting in another amendment to the town's official plan.

CONSIDERATIONS

(A) PUBLIC

Consultation has formed an integral part of the Bronte Village Growth Area Review and additional future public consultation opportunities have been identified and are anticipated to be provided for in early 2017.

(B) FINANCIAL

There are no financial implications arising from this report.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

Coordination with other departments is ongoing.

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

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

(E) COMMUNITY SUSTAINABILITY

The Bronte Village Growth Area Review works to enhance the social, economic and built environment of the community.

APPENDICES

Appendix A – Draft Policy Changes for Bronte Village (January 2017)

Prepared by:
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