

Draft Policy Changes for Bronte Village (January 2017)

Section	Existing Policy	Proposed Modifications / New Policy	Notes
24	<p>Bronte Village is a historical area, located where Bronte Creek meets Lake Ontario, which began as a port and evolved into a fishing village and a summer holiday destination. It retains the <i>character</i> of a village community and is focused on the pedestrian-oriented areas along and around Lakeshore Road West and Bronte Road. The surrounding residential uses, the waterfront, and the harbour contribute to its unique heritage and sense of place.</p> <p>Bronte Village is intended to continue to evolve and serve as an <i>intensification area</i>. Growth will be managed at clearly defined locations and will contribute to the Town's residential <i>intensification</i> targets.</p>		
24.1	<p>GOAL</p> <p>Bronte Village will be a vibrant community, with a thriving commercial area and a variety of housing opportunities that provide a year round environment for residents, employees, and visitors.</p>		
24.2	<p>OBJECTIVES</p> <p>As Bronte Village develops, the Town will, through public actions and in the process of reviewing planning applications, use the following objectives to guide decisions.</p>		

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24.2.1	To nurture, conserve and enhance the historic lakeside village <i>character</i> of Bronte by:		
	a) promoting a predominately low-rise and pedestrian-oriented built form along Lakeshore Road West, Bronte Road and Jones Street;		
	b) ensuring high quality urban design that complements and contributes to the historic <i>character</i> of Bronte Village;	ensuring high quality urban design that complements and contributes to the historic <u>lakeside village</u> <i>character</i> of Bronte Village;	<i>Housekeeping for consistency.</i>
	c) protecting, conserving and enhancing cultural heritage resources and integrating them with new developments;		
	d) integrating public and private open spaces into the streetscape along Lakeshore Road West;		
	e) applying a co-ordinated streetscape and urban design plan, with recurring defining elements;		
	f) defining and conserving the <i>cultural heritage landscape character</i> of the harbour, lake and creek; and,		
	g) providing a sensitive transition between the concentration, mix and massing of uses and buildings within, and adjacent to, the village.		
24.2.2	To revitalize the village and maintain a <i>complete community</i> by:		
	a) permitting uses that attract different users throughout the day and throughout the year, by including a mix of residential, commercial, cultural and	permitting uses that attract different users throughout the day and throughout the year, by including a mix of residential, commercial, <u>office</u> ,	<i>Housekeeping for consistency with 24.2.2 c)</i>

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	recreational uses, complemented by public open spaces;	cultural and recreational uses, complemented by public open spaces;	
	b) providing for a variety of residential unit sizes in new buildings;		
	c) focusing retail, service commercial and office uses along Lakeshore Road West, Bronte Road and Jones Street;	focusing retail, service commercial and office uses along Lakeshore Road West <u>and</u> Bronte Road and Jones Street ;	<i>Clarifies policy direction to focus and require commercial and office uses facing Lakeshore Road and Bronte Road.</i>
	d) providing for a variety of retail unit sizes and improved retail space to encourage commercial revitalization;		
	e) defining the gateways to the village with streetscape elements, buildings, and public art;		
	f) developing a community gathering space in the vicinity of Lakeshore Road West and Jones Street; and,		
	g) facilitating public investment in infrastructure, transit, recreation and cultural facilities to support existing and future residents, employees and visitors.		
24.2.3	To maintain and improve waterfront connections by:		
	a) protecting, enhancing and connecting existing waterfront open spaces;		
	b) maintaining existing views from public streets through to the lake and harbour;		
	c) enhancing the streetscape along streets connecting and adjacent to the waterfront and harbour;		
	d) encouraging active main floor uses along portions of streets connecting and adjacent to the waterfront and harbour; and,		
	e) developing improved pedestrian and cycling access around the inner harbour.		

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24.3	<p>DEVELOPMENT CONCEPT</p> <p>Bronte Village is intended to be revitalized as a mixed use area. The focus of revitalization and opportunities for <i>intensification</i> is in the area defined as the Bronte Village Main Street District.</p> <p>The Bronte Village Main Street District as shown on Schedule P shall be the primary <i>development</i> district and the focus of change within Bronte Village. This district shall have a distinct <i>character</i> in terms of land use and function as set out in the following policies. The area of Bronte Village outside of the district shall remain stable.</p>	<p>DEVELOPMENT CONCEPT</p> <p>Bronte Village is intended to be revitalized as a mixed use area. The <u>primary</u> focus of revitalization and <u>change, including</u> opportunities for <u>development and</u> <i>intensification</i> is in the area <u>identified</u> defined as the Bronte Village Main Street District. The Bronte Village Main Street District as shown on Schedule P <u>1. shall be the primary development district and the focus of change within Bronte Village.</u> This district shall have a distinct <i>character</i> in terms of land use and function as set out in the following policies.</p> <p>The area of Bronte Village outside of the <u>Main Street</u> District <u>is a residential neighbourhood and shall continue to support a variety of housing forms while providing for some change.</u> shall remain stable.</p>	<p><i>Housekeeping to further reflect existing policy intent.</i></p> <p><i>Housekeeping to reflect existing policy intent and the existing policies and development concept in Section 24.3.2 Lands Outside of the Bronte Village Main Street District.</i></p>
24.3.1	<p>Bronte Village Main Street District</p> <p>New commercial and office development in the Bronte Village Main Street District will be reflective of the existing street-related main street commercial and office uses. Retail and office development is to occur along Lakeshore Road West and Bronte Road frontages at grade level. The community commercial retail functions should be retained and integrated with redevelopment.</p>	<p>Bronte Village Main Street District</p> <p><u>New development in the Bronte Village Main Street District shall primarily be provided in mixed use buildings.</u></p> <p>New commercial and office <u>uses</u> development in the Bronte Village Main Street District will be <u>provided in developments shall be</u> reflective of the existing street-related <u>and pedestrian-oriented</u> main street <u>function.</u> commercial and office uses. Retail</p>	<p><i>Housekeeping to further reflect existing policy intent, the arrangement and mix of uses, and the policy direction to provide flexibility on side streets away from Lakeshore Road West and Bronte Road.</i></p>

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	<p>New residential development shall primarily be provided in mixed use buildings. Higher residential densities shall be directed to the gateways of the District and serve to anchor Lakeshore Road West within Bronte Village as the main street.</p> <p>The Bronte Village Main Street District will provide for well-defined landscaped streetscapes and integrated open spaces. A youth centre and public library are intended to be developed within the District.</p> <p>Jones Street, between Sovereign Street and Marine Drive, will be animated by a mix of retail and residential uses and a public square located along Lakeshore Road West, which are intended to strengthen it as an important link to the waterfront</p>	<p><u>Commercial</u> and office <u>uses shall</u> development is to occur along <u>frontages facing</u> Lakeshore Road West and Bronte Road, <u>south of Lakeshore Road, frontages</u> at grade level. The <u>existing</u> community commercial retail functions s should be retained and integrated with redevelopment.</p> <p>New residential <u>uses</u> development shall primarily be provided in mixed use buildings. <u>However, apartments and multiple-attached dwellings may also be permitted on the ground floor in single use buildings when the buildings do not have frontage on Lakeshore Road West or Bronte Road, south of Lakeshore Road. Lakeshore Road and Bronte Road are intended to provide a commercial main street function.</u></p> <p>Higher residential densities shall be directed to the gateways of the District and serve to anchor Lakeshore Road West within Bronte Village as the main street.</p> <p>The Bronte Village Main Street District will <u>shall</u> provide for well-defined landscaped streetscapes and integrated open spaces <u>which provide opportunities for enhanced pedestrian focused activities and connections. A public square shall be located along Lakeshore Road West between Bronte</u></p>	

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		<p><u>Road and Jones Street.</u> A youth centre and public library are intended to be developed <u>located</u> within the District.</p> <p>Jones Street, between Sovereign Street and Marine Drive, will be animated by a mix of retail and residential uses and a public square located along Lakeshore Road West, which are intended to strengthen it as an important link to the waterfront.</p>	
24.3.2	<p>Lands Outside of the Bronte Village Main Street District</p> <p>The lands within Bronte Village, but outside of the Bronte Village Main Street District, are intended to provide for some intensification as permitted by the applicable residential land use designations.</p> <p>The lands on the south side Sovereign Street, outside of the Bronte Village Main Street District, 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.</p> <p>Street-related retail uses along the west side of Bronte Road are intended to strengthen the connection between the</p>	<p>Lands Outside of the Bronte Village Main Street District</p> <p>The lands within Bronte Village, but outside of the Bronte Village Main Street District, are intended to provide for some intensification as permitted by the applicable residential land use designations.</p> <p>The lands on the south side <u>of</u> Sovereign Street, outside of the Bronte Village Main Street District, 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.</p> <p>Street-related retail uses along the <u>east</u> west side of Bronte Road are intended to strengthen the connection between the</p>	<p><i>Housekeeping to clarify existing policy intent and the policy direction to provide direction for Bronte Harbour.</i></p> <p><i>Further policy considerations may be required upon finalization of the Bronte Harbour Master Plan.</i></p>

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	<p>waterfront and the Bronte Village Main Street District to the north.</p> <p>The waterfront parks, harbour and marinas are to be maintained and enhanced. Landscape improvements are to proceed in accordance with the approved park master plans, such as the Bronte Heritage Waterfront Park Master Plan to be implemented on the lands south of Ontario Street, west of Nelson Street. Buildings or structures related to the park and marina uses are contemplated to be developed in the waterfront area. These uses shall be situated in a manner that does not detract from the open character of the area.</p>	<p>waterfront and the Bronte Village Main Street District to the north.</p> <p>The waterfront parks, harbour and marinas are to be maintained and enhanced. Landscape <u>and facility</u> improvements are to proceed in accordance with the approved park <u>and harbour</u> master plans. , such as the Bronte Heritage Waterfront Park Master Plan to be implemented on the lands south of Ontario Street, west of Nelson Street. Buildings or structures related to the park, <u>harbour</u> and marina uses are contemplated to be developed in the <u>Waterfront Open Space</u> area. These uses shall be situated in a manner that does not detract from the open <u>space</u> character of the area.</p>	
24.4	<p>FUNCTIONAL POLICIES</p> <p>In addition to the policies in Parts C and D of this Plan, the following functional policies shall apply specifically to Bronte Village.</p>		
24.4.1	Transportation		
	a) Parking		
	i On-street parking shall be permitted throughout Bronte Village and may be counted toward non-residential parking requirements as established by the implementing zoning.		
	ii Parking shall be encouraged to be provided below-grade within the Bronte Village Main Street District.		

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	iii Above grade parking structures shall: <ul style="list-style-type: none"> be discouraged adjacent to Lakeshore Road West; incorporate active at-grade uses facing public streets, except along Sovereign Street; and, in all cases be screened from adjacent residential uses. 		
	iv Individual driveway access to Lakeshore Road West or Bronte Road shall be restricted. Where driveway access from a side street is not possible, shared driveways shall be encouraged.		
	b) Through the development process, pedestrian and cycling amenities within Bronte Village are to be enhanced, including improved connectivity to, and within, the waterfront and harbour.	Through the development process, pedestrian, and cycling <u>and transit</u> amenities within Bronte Village are to be enhanced, including improved connectivity to, and within, the waterfront and harbour.	
	<u>c)</u>	<u>As part the class environmental assessment process for Lakeshore Road West, the Town shall consider streetscape design and public realm improvements for Bronte Village to support and enhance pedestrian and cycling activity, transit use, as well as parking opportunities within the right of way, to complement and contribute to Bronte's lakeside village character.</u>	<i>A new policy is considered to incorporate and recognize the importance of urban design considerations as part of the Lakeshore Road West Environmental Assessment process.</i>
24.4.2	Public Realm	[RELOCATED and REVISED]	
	a) Where the Lakeshore Road West right-of-way is greater than that required by the policies of this Plan, the Town may permit minor encroachments in the form	[RELOCATED and REVISED]	<i>Relocated and revised under a new Urban Design section 24.5.2 a) Public Realm.</i>

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	of small open spaces, such as landscaped areas and patios related to adjacent retail uses, to enhance the streetscape. Guidelines to address this type of <i>development</i> shall be included in the urban design and streetscape guidelines to be prepared for Bronte Village.		
	b) Through the planning application process, gateway treatments, in the form of landscaping, paving treatments and/or public art, which enhance the historic lakeside village <i>character</i> shall be encouraged at the following intersections;	[RELOCATED and REVISED]	<i>Relocated and revised under a new Urban Design section 24.5.7 Gateways.</i>
	i Lakeshore Road West and Bronte Road;	[RELOCATED and REVISED]	
	ii Lakeshore Road West and East Street; and,	[RELOCATED and REVISED]	
	iii Sovereign Street and Bronte Road.	[RELOCATED and REVISED]	
	c) Views to the lake and harbour from public streets, which are part of the <i>cultural heritage landscape</i> of Bronte Village, shall be maintained.	[RELOCATED and REVISED]	<i>Relocated and revised under a new Urban Design section 24.5.2 b) Public Realm.</i>
24.4.3	Urban Design	Urban Design	<i>The policies contained under section 24.4.3 Urban Design which speak to the preparation of urban design guidelines is deleted. Urban Design guidelines will be prepared and are to be endorsed as part of the final Official Plan Amendment for Bronte Village. This is reflected in a new policy proposed in section 24.5 Urban Design.</i>
	a) Urban design and streetscape guidelines shall be prepared for Bronte Village to establish the built form and public realm elements required to nurture, conserve and enhance a historic lakeside village <i>character</i> . The study to develop the guidelines shall address:	Urban design and streetscape guidelines shall be prepared for Bronte Village to establish the built form and public realm elements required to nurture, conserve and enhance a historic lakeside village character. The study to develop the guidelines shall address:	
	i Bronte Village's <i>cultural heritage resources</i> , including its lost built heritage,	Bronte Village's cultural heritage resources, including its lost built	

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	and how these elements may influence the design of new developments, streetscape treatments and public open spaces, including urban squares;	heritage, and how these elements may influence the design of new developments, streetscape treatments and public open spaces, including urban squares;	
	ii opportunities to enhance the streetscape within the public right-of-ways, particularly the integration of existing and new green spaces along Lakeshore Road West and cohesive paving and sidewalk treatments;	opportunities to enhance the streetscape within the public right-of-ways, particularly the integration of existing and new green spaces along Lakeshore Road West and cohesive paving and sidewalk treatments;	
	iii the treatment of public and private realms;	the treatment of public and private realms;	
	iv the treatment of building façades; and,	the treatment of building façades; and,	
	v options for street furniture, bicycle racks, bus shelters, signage, banners and lighting that will help to create a historic lakeside village <i>character</i> .	options for street furniture, bicycle racks, bus shelters, signage, banners and lighting that will help to create a historic lakeside village character.	
	b) Where a <i>development</i> precedes the completion of the urban design and streetscape guidelines, the applicant will be required to prepare a detailed urban design brief addressing those elements noted in subsection a).	Where a development precedes the completion of the urban design and streetscape guidelines, the applicant will be required to prepare a detailed urban design brief addressing those elements noted in subsection a).	
24.4.4 <u>24.4.2</u>	Cultural Heritage		
	a) <i>Cultural heritage resources</i> shall be maintained and integrated into new <i>development</i> .		
	b) If the relocation of a heritage building is deemed appropriate as a last resort, it shall be relocated within the village.		
	c) The Bronte Village Heritage Resources Review and Strategy, General Conservation and Commemoration		

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	Strategies, shall be used to guide <i>development</i> :		
	i on, adjacent to, or in the immediate vicinity of an individually designated historic property; or		
	ii on a property listed on the Oakville Register of Properties of Cultural Heritage Value or Interest.		
	d) Potential and identified <i>cultural heritage landscapes</i> shall be conserved according to the Cultural Heritage Landscape Strategy.		
24.4.5 <u>24.4.3</u>	Growth Targets		
	a) Bronte Village can accommodate a total of approximately 4,500 residents and 26,700 square metres of commercial space to provide for an estimated 900 jobs.	<u>Bronte Village is planned to accommodate a minimum density of xxx residents and jobs combined per hectare.</u> Bronte Village can accommodate a total of approximately 4,500 residents and 26,700 square metres of commercial space to provide for an estimated 900 jobs.	In response to public feedback and concerns expressed from the subcommittee on the draft policy direction to “remove growth target expressed as a number,” a revised approach to expressing growth targets is being considered. A target expressed as a “minimum density” is being considered as it is consistent with the terminology and approach used in the Provincial Growth Plan.
	b) A mix of approximately 950 new residential units and 2,000 square metres of new commercial space will be required to meet the target.	A mix of approximately 950 new residential units and 2,000 square metres of new commercial space will be required to meet the target.	
<u>24.5</u>		<u>URBAN DESIGN POLICIES</u> <u>In addition to the Urban Design policies in Section 6 of this Plan, the following policies shall apply specifically to Bronte</u>	A new policy section pertaining to Urban Design as per the policy direction to strengthen and enhance urban design policies had been developed. These

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		<u>Village. The urban design plan for Bronte Village is provided on Schedule P2.</u>	<i>policies are in addition to the policies in Section 6 of the Livable Oakville Plan.</i>
<u>24.5.1</u>		<u>General Development and public realm improvements, including the streetscape for Lakeshore Road West, shall be evaluated in accordance with the urban design direction provided in the Livable by Design Manual.</u>	<i>A guideline documents will be prepared for endorsement by Council at the time of a formal Official Plan Amendment. These guidelines are referenced through policy.</i>
<u>24.5.2</u>		<p><u>Public Realm</u></p> <p><u>a)</u> Where the Lakeshore Road West right-of-way is greater than that required by the policies of this Plan, the Town may permit minor encroachments in the form of small open spaces, such as landscaped areas and patios related to adjacent retail uses, to enhance the streetscape.</p> <p>Guidelines to address this type of development shall be included in the urban design and streetscape guidelines to be prepared for Bronte Village.</p>	<p><i>This policy is relocated and revised from former section 24.4.2 a) Public Realm.</i></p> <p><i>The reference to urban design guidelines is proposed to be removed as guidelines are to be endorsed by Council prior to a formal Official Plan Amendment being brought forward for adoption.</i></p>
		<p><u>b)</u> Views to the lake and harbour from public streets, which are part of the cultural heritage landscape of Bronte Village, shall be maintained. <u>Through the planning application process, view corridors as indicated in Schedule P2 shall be enhanced</u></p>	<p><i>This policy is relocated and revised from former section 24.4.2 c) Public Realm.</i></p> <p><i>The urban design policies have been strengthened through the use of an urban design schedule for Bronte Village. The policy enhances the existing policy intent to provide view corridors to the waterfront and harbour.</i></p>

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		<u>by appropriate built form and public realm elements.</u>	
		c) <u>Existing landscaped setbacks as indicated on Schedule P2 should be maintained and enhanced to preserve distinctive parcel fabric and a unique public realm.</u>	<i>The urban design policies have been strengthened through the use of an urban design schedule for Bronte Village. The policy enhances the existing policy intent to provide landscaped setbacks along the streetscape.</i>
		d) <u>Mid-block breaks in the street wall should be provided as indicated on Schedule P2 through larger setbacks in built form and the creation of additional pedestrian-oriented open space. Mid-block pedestrian connections are encouraged at these locations if a controlled crossing can be provided, or if the connection does not cross a street.</u>	<i>The urban design policies have been strengthened through the use of an urban design schedule for Bronte Village. The policy enhances the existing objective to integrate public and private open spaces into the streetscape along Lakeshore Road West.</i>
<u>24.5.3</u>		Streetscapes a) <u>Primary streets, as indicated on Schedule P2, shall provide enhanced streetscape treatments incorporating pedestrian-oriented amenities through the use of wide sidewalks, furnishing and landscaping. Additional gathering spaces and public art are encouraged. Buildings along primary streets shall incorporate a high level of transparency at</u>	<i>The urban design policies have been strengthened through the use of an urban design schedule for Bronte Village. The policy enhances the existing policy intent to create an area of focus along Lakeshore Road West and Bronte Road as pedestrian-oriented commercial main streets, with amenities that support pedestrian movement.</i>

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		<u>the ground level with commercial and office uses, building openings and primary building entrances facing the street.</u>	
		b) <u>Secondary streets as indicated on Schedule P2 may provide a mix of commercial, office and residential uses on the ground floor. Pedestrian-oriented streetscape shall be provided through the use of wide sidewalks, landscaping and furnishing.</u>	<i>The urban design policies have been strengthened through the use of an urban design schedule for Bronte Village. The policy enhances the existing policy intent to create connections between the main street district and the lake, harbour, and waterfront park.</i> <i>Coordination and consultation with Finance and Engineering & Construction is required at the planning stage for improvements to these streets to ensure budget is available for more than just roadways.</i>
<u>24.5.4</u>		<u>Pedestrian Access and Circulation</u> a) <u>Through the planning application process, pedestrian access, circulation and connections shall be provided in locations that are in accordance with Schedule P2.</u>	<i>The urban design policies have been strengthened through the use of an urban design schedule for Bronte Village. The policy enhances the existing policy intent to create pedestrian-focused main street area, including opportunities to continually improve upon this goal.</i>
		b) <u>Additional pedestrian connections, beyond those shown in Schedule P2, are also encouraged, including connections to transit stops.</u>	
<u>24.5.5</u>		<u>Gateways</u>	<i>This policy is relocated and revised from former section 24.4.2 b) Public Realm.</i>

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		<p>a) Through <u>public actions and</u> the planning application process, gateway treatments, in the form of landscaping, paving treatments and/or public art, which enhance the historic lakeside village character shall be <u>encouraged provided. at the following intersections;</u></p> <p>i) Lakeshore Road West and Bronte Road;</p> <p>ii) Lakeshore Road West and East Street; and,</p> <p>iii) Sovereign Street and Bronte Road.</p>	<p><i>The urban design policies have been strengthened through the use of an urban design schedule for Bronte Village. The policy enhances the existing policy intent to create focal points of entry into Bronte Village through various design opportunities and tactics.</i></p> <p><i>Coordination and consultation with Finance and Engineering & Construction is required at the planning stage for improvements to ensure budget is available for more than just roadways.</i></p>
		<p>b) <u>Major gateways are identified on Schedule P2 and indicate locations which are visually prominent major entry points into Bronte Village. These locations shall provide gateway treatments which may include well designed built form or structures, distinctive streetscape treatments, landscaping, and/or public art. Major gateways include the:</u></p> <p>i) <u>intersection of</u> Lakeshore Road West and East Street; and,</p>	

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		<p><u>ii) Lakeshore Road West bridge over Bronte Creek including adjacent areas.</u></p>	
		<p><u>c) Minor gateways are identified on Schedule P2 and indicate less prominent entry points into Bronte Village. These locations shall provide gateway treatments which may include well designed built form, enhanced streetscape treatments and landscaping. Minor gateway locations include the intersections of:</u></p> <p><u>i)</u> Lakeshore Road West and Bronte Road; and,</p> <p><u>ii)</u> Sovereign Street and Bronte Road.</p>	
<u>24.5.6</u>		<p>Built Form</p> <p><u>a) To maintain a comfortable pedestrian environment, new development should generally be two to four storeys in height along the street edge, with taller elements stepped back from the street.</u></p>	<i>The urban design policies have been strengthened to enhance the existing policy objective to promote a predominately low-rise and pedestrian-oriented built form along Lakeshore Road West, Bronte Road and Jones Street.</i>
24.5 <u>24.6</u>	<p>Land Use Policies</p> <p>Land use designations are provided on Schedule P. In addition to the policies of Parts C and D of this Plan, the following</p>	<p>Land Use Policies</p> <p>Land use designations are provided on Schedule P<u>1</u>. In addition to the policies of Parts C and D of this Plan, the following</p>	

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	policies apply specifically to Bronte Village.	policies apply specifically to Bronte Village.	
24.6.1		<u>On the lands designated Main Street 1 and Main Street 2, residential uses may be permitted on the ground floor, including multiple-attached dwellings and apartments, except where adjacent to Lakeshore Road West and Bronte Road (south of Lakeshore Road West) where commercial or office uses shall be provided on the ground floor facing the street and open space areas, to maintain and enhance a pedestrian-oriented main street function.</u>	<i>The land use policy addition provides for flexibility of uses on side streets and in areas which do not directly face Lakeshore Road West and Bronte Road so as to ensure the continuation of the commercial main street in these areas.</i> <i>This development pattern can already be seen amongst some of the more recent infill developments along Lakeshore Road.</i>
24.5.1 24.6.2	On the lands designated Main Street 1 or Main Street 2 between Bronte Road and Jones Street, a public open space in the form of an urban square shall be developed.	On the lands designated Main Street 1 or Main Street 2 between Bronte Road and Jones Street: a) a public open space in the form of an urban square shall be developed; and, b) <u>a mid-block pedestrian connection, between Sovereign Street and Marine Drive shall be provided.</u>	<i>Policy addition to reflect the proposed urban design schedule and the approved zoning for Bronte Village Mall.</i>
24.5.2 24.6.3	On the lands designated Main Street 2 eligible for bonusing:	On the lands designated Main Street 2 eligible for bonusing <u>between Bronte Road and Jones Street:</u>	<i>Housekeeping required to maintain original policy intent due to proposed land use changed elsewhere in the planning area.</i>
	a) Hotels may also be permitted.		
	b) Development and redevelopment may be permitted which provides for minimum heights along Lakeshore Road and adjacent residential areas with the		

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	transfer of the unused height to an internal building, providing for a maximum of ten storeys including bonusing. The intent of the specific transfer of height is to allow flexibility of design while meeting the policies of this Plan and maintaining the same development yield.		
24.5.3 <u>24.6.4</u>	On the lands designated Main Street 1 northeast of Lakeshore Road West and East Street, the maximum building height shall be two storeys.		
<u>24.6.5</u>		<u>The lands subject to the Parkway Belt Overlay, as shown on Schedule P1, form part of the Parkway Belt West Plan and are designated Parkway Belt. The policies of the Parkway Belt West Plan shall govern the use of these lands until such time that the lands are removed from the Parkway Belt West Plan and come under the jurisdiction of the Town and this Plan. Upon removal of the lands from the Parkway Belt West Plan, the lands shall be designated Waterfront Open Space.</u>	<i>This land use policy implements the policy intent of the Livable Oakville Plan to remove lands from the jurisdiction of the Parkway Belt West Plan, and designate the Town's Harbours as Waterfront Open Space.</i> <i>Further policy considerations may be required based on recommendations of the Bronte Harbour Master Plan (ongoing).</i>
24.5.4 <u>24.6.6</u>	On the lands designated Waterfront Open Space and Parkway Belt West:		
	a) Buildings or structures shall be designed and located to maximize public views to the lake and harbour from West River Street, Bronte Road, Jones Street, Nelson Street, East Street, Ontario Street, and Marine Drive.		<i>Additional policies may still be considered upon further completion of the Harbours Master Plan and Cultural Heritage Landscape review.</i>

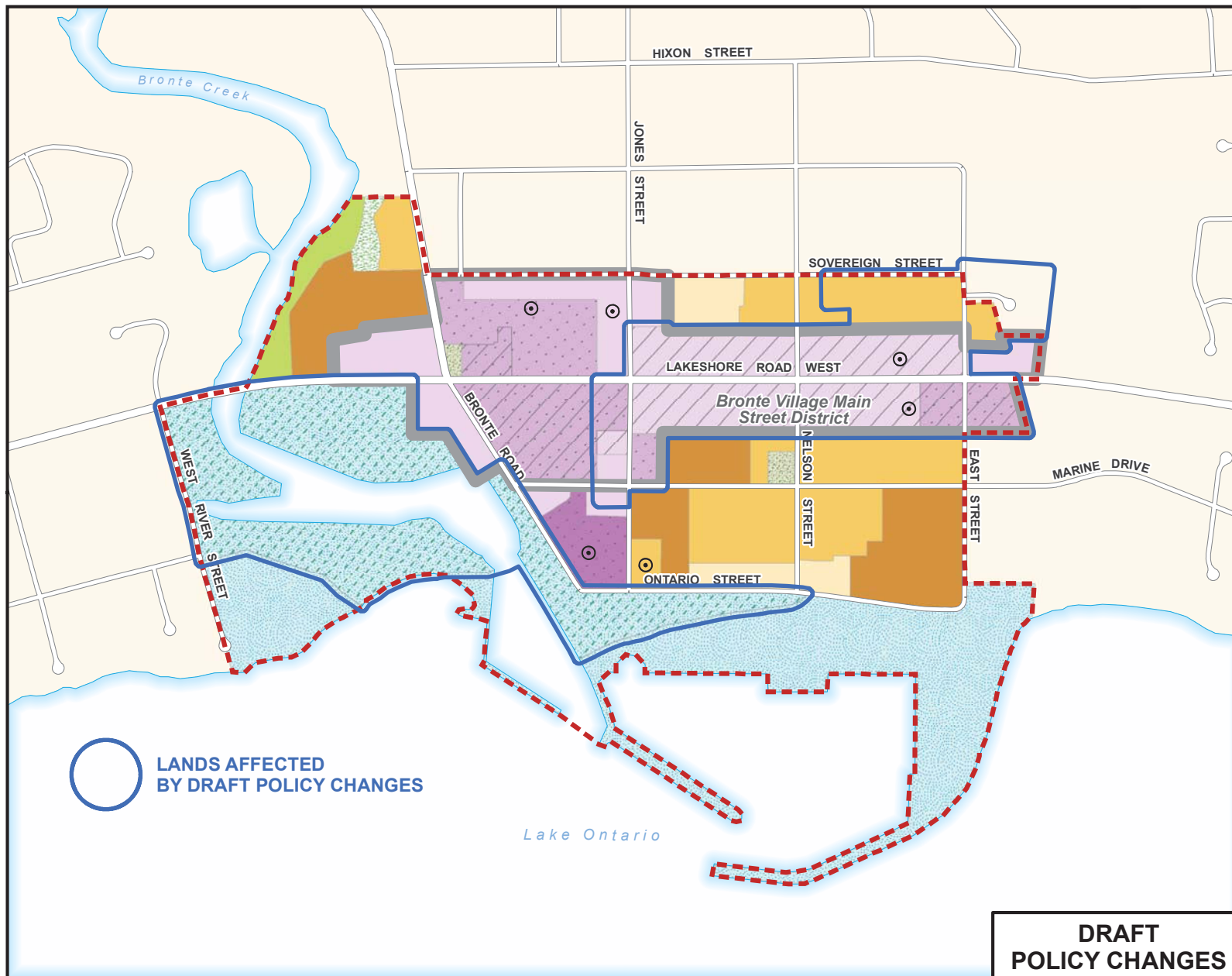
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	b) Cultural heritage resources, including cenotaphs, may be enhanced with landscaping or by other means which increase their prominence within Bronte Village.		
<u>24.6.7</u>		<u>On the lands designated Medium Density Residential north of Lakeshore Road West and south of Sovereign Street, only Low Density Residential uses and townhouses shall be permitted with a maximum density of 50 dwelling units per site hectare.</u>	
24.6 <u>24.7</u>	Bronte Village Exceptions – Schedule P The following additional policies apply to certain lands on Schedule P, Bronte Village Land Use.	Bronte Village Exceptions – Schedule P¹ The following additional policies apply to certain lands on Schedule P ¹ , Bronte Village Land Use.	
24.6.1 <u>24.7.1</u>	On the lands designated Urban Core within the block bounded by Bronte Road, Ontario Street, Jones Street and Marine Drive, the maximum building height shall be 10 storeys. Townhouses with a maximum height of three storeys may also be permitted. Residential uses may be located on the ground floor, except where adjacent to Bronte Road.		
24.6.2 <u>24.7.2</u>	On the lands designated Main Street 1 located at 2290 and 2303 Lakeshore Road West, the redevelopment of existing drive-through facilities may occur. Notwithstanding the minimum building heights required by this Plan, building additions, alterations and/or replacements may be permitted where they can be demonstrated not to		

Section	Existing Policy	Proposed Modifications / New Policy	Notes
	preclude the long-term redevelopment of the properties as set out in this Plan.		
24.6.3 <u>24.7.3</u>	On the lands designated Main Street 2 not eligible for bonusing, the following policies shall apply:		
	a) Retail and service commercial uses shall not be permitted adjacent to Sovereign Street.		
	b) The maintenance of a food store in any redevelopment of the lands on the north side of Lakeshore Road West shall be encouraged.		
	c) <i>Development</i> and redevelopment may be permitted which provides for minimum heights along Lakeshore Road and adjacent residential areas with the transfer of unused height to an internal building providing for a maximum height of 10 storeys with the exception of one building located at the southeast corner of Bronte Road and Sovereign Street which may be permitted with a maximum height of 14 storeys and may be stand-alone residential.		
	d) Building additions, alterations and/or replacements of existing low-rise commercial uses may be permitted where they can be demonstrated not to preclude the long-term redevelopment of the properties as set out in this Plan.		
24.6.4 <u>24.7.4</u>	On the lands designated Main Street 1 north of Lakeshore Road between Bronte Road and Jones Street, the following policies shall apply:		

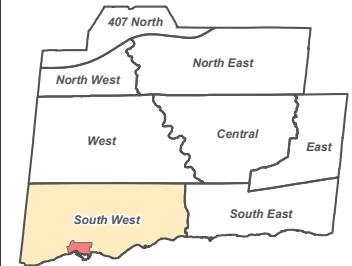
Section	Existing Policy	Proposed Modifications / New Policy	Notes
	a) Retail and service commercial uses shall not be permitted adjacent to Sovereign Street.		
	b) Multiple attached dwellings may also be permitted.		
	c) Building additions, alterations and/or replacements of existing low-rise commercial uses may be permitted where they can be demonstrated not to preclude the long-term redevelopment of the properties as set out in this Plan.		
24.6.5 <u>24.7.5</u>	On the lands designated Medium Density Residential at the northeast corner of Ontario and Jones Streets, detached dwellings may also be permitted.		
24.6.6	On the lands designated Main Street 1 at the northwest and southwest corners of Marine Drive and Jones Street, townhouses may also be permitted.	On the lands designated Main Street 1 at the northwest and southwest corners of Marine Drive and Jones Street, townhouses may also be permitted	The draft policy proposed under 24.6.1 would eliminate the need for this exception policy.
24.7 <u>24.8</u>	IMPLEMENTATION POLICIES In addition to the policies in Part F of this Plan, the following implementation policies apply specifically to Bronte Village.		
24.7.1 <u>24.8.1</u>	Phasing / Transition		
	a) <i>Development</i> will likely occur gradually over the long-term and be co-ordinated with the provision of <i>infrastructure</i> , including:		
	i transit;		
	ii transportation improvements;		
	iii water and wastewater services;		
	iv stormwater management facilities;		
	v pedestrian and cycling facilities;		

Section	Existing Policy	Proposed Modifications / New Policy	Notes
	vi streetscape improvements; and,		
	vii <i>utilities</i> .		
	b) The uses and buildings that legally existed prior to the adoption of this Plan may be permitted to continue, however, they are intended to be redeveloped in conformity with this Plan.		
24.7.2 24.8.2	Bonusing		
	a) The Town may allow increases of up to two storeys beyond the maximum permitted building height in the areas of Bronte Village delineated on Schedule P, without amendment to this Plan. The additional height may be allowed in exchange for the provision of public benefits as listed in section 28.6.2, and with priority given to those public benefits noted in section 24.7.2 c).	<p><u>In the areas of Bronte Village identified as lands eligible for bonusing on Schedule P1</u>, the Town may allow increases of up to two storeys beyond the maximum permitted building height <u>beyond the maximum permitted height, in the areas of Bronte Village delineated on Schedule P</u>, without amendment to this Plan, <u>as follows</u>:</p> <p>i) <u>two storeys west of East Street;</u> <u>and,</u> ii) <u>four storeys east of East Street.</u></p> <p>The additional height may be allowed in exchange for the provision of public benefits as listed in section 28.6.2, and with priority given to those public benefits noted in section 24.7.2 c).</p>	<i>This policy change would implement the directions which consider expanding bonusing permissions on the main street and emphasizing the eastern gateway location.</i>
	b) Bonusing shall only be permitted within Bronte Village if supported by a transportation impact analysis which confirms that the additional <i>development</i> will not adversely impact the		

Section	Existing Policy	Proposed Modifications / New Policy	Notes
	transportation network or, where cumulative impacts are identified, that such impacts are accommodated through transportation improvements which are to be provided through agreement by the applicant.		
	c) Public benefits considered appropriate for the application of increased height in Bronte Village may include, but are not limited to:		
	i improved local transit service and transit user amenities;		
	ii <i>affordable housing</i> ;		
	iii public parking facilities;		
	iv streetscape enhancements;		
	v cultural heritage conservation and enhancements;		
	vi parkland improvements beyond the minimum standards for public squares; and,		
	vii public art.		
24.7.3 <u>24.8.3</u>	Programs and Initiatives		
	a) The Town shall implement a parking utilization monitoring program within Bronte Village.		
	b) The Town shall prepare a <i>community improvement plan</i> for a <i>community improvement project area</i> within Bronte Village in accordance with section 28.14 of this Plan and the <i>Planning Act</i> .		



SCHEDULE P1 BRONTE VILLAGE LAND USE



- GROWTH AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MAIN STREET 1
- MAIN STREET 2
- URBAN CORE
- NATURAL AREA
- PARKS AND OPEN SPACE
- WATERFRONT OPEN SPACE
- PARKWAY BELT
- PARKWAY BELT - OVERLAY
- LANDS ELIGIBLE FOR BONUSING
- DISTRICT BOUNDARIES

Refer to Part E, Bronte Village, for Growth Area Policies

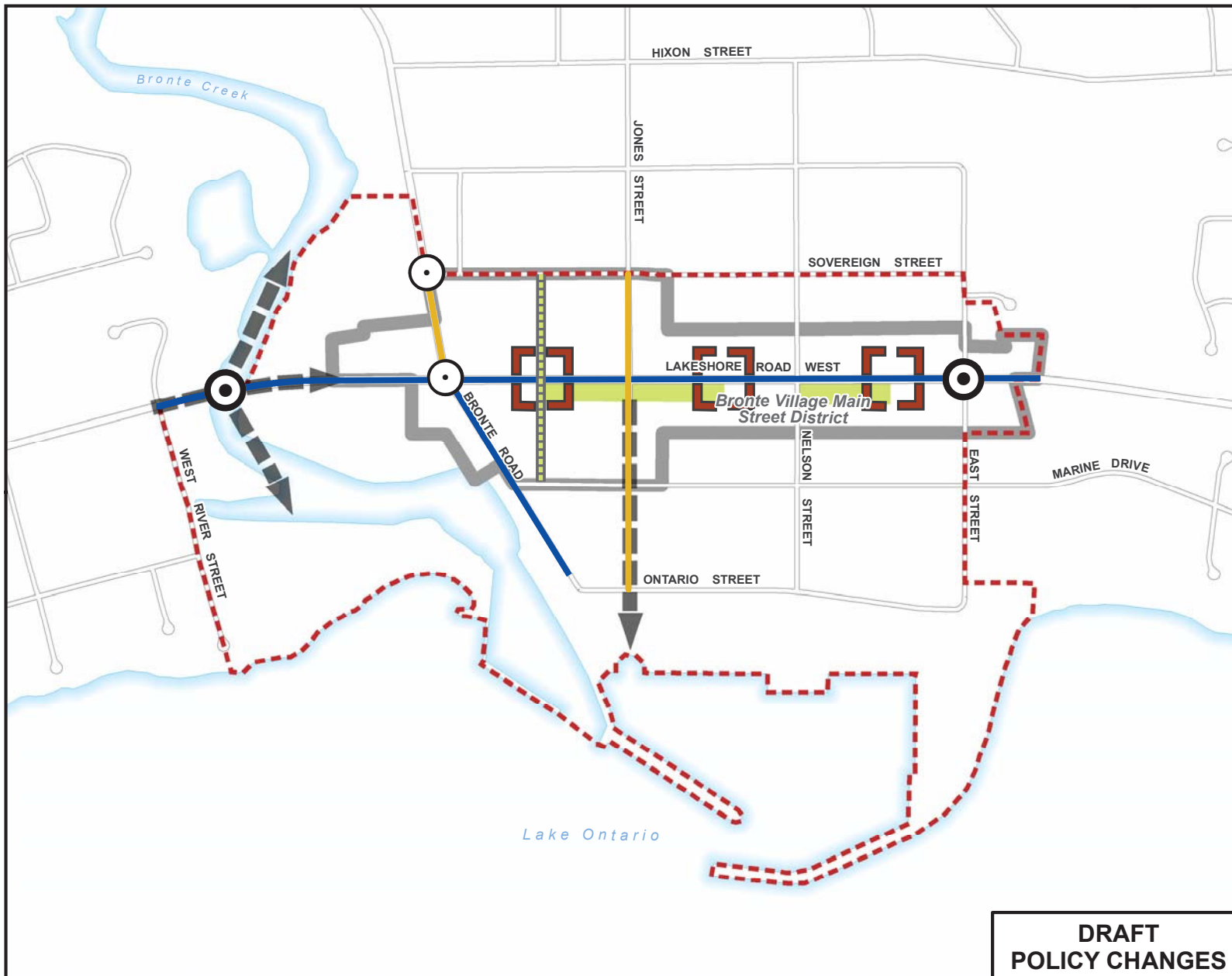
Refer to Part E, Bronte Village Exceptions



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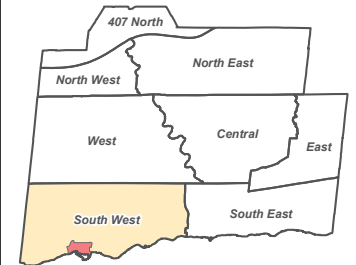
December 21, 2016

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**DRAFT
POLICY CHANGES**

SCHEDULE P2 BRONTE VILLAGE URBAN DESIGN



- GROWTH AREA BOUNDARY
- PRIMARY STREET
- SECONDARY STREET
- LANDSCAPED SETBACK
- MID-BLOCK BREAK
- VIEW CORRIDOR
- PEDESTRIAN CONNECTION
- MINOR GATEWAY
- MAJOR GATEWAY
- DISTRICT BOUNDARY



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