



OPEN HOUSE

WELCOME

Bronte Village Growth Area Review

*Bronte Village is a growth area.
Learn more!*





Introduction

Bronte Village is a growth area. What is that?

Bronte Village is one of six growth areas identified in the Council approved Livable Oakville Plan – the town’s official plan. Growth areas are places which are planned to accommodate the majority of new growth and development south of Dundas Street. Bronte Village is envisioned as a vibrant community with a thriving commercial area with housing opportunities providing a year round environment for residents, employees, and visitors.



What is the Bronte Village Growth Area Review?

The review is an opportunity to look at the policies that guide growth and change in Bronte Village and find ways to improve upon them. Ultimately, we want Bronte Village to be a great place and we need to ensure we have policies to enable that. The review forms part of the larger five year official plan review required by the *Planning Act*.



What will the review look at?

The review will look at the existing built context of Bronte Village, recent development activity, and other studies and master plans which may have impacts on the area. The growth area boundaries will also be reviewed including the transition to stable residential neighbourhoods and mitigation of potential impacts. Conformity with Provincial and Regional plans will also be assessed. Most importantly, the review will seek opportunities to make Bronte Village an even better place!



What will the review result in?

Through public engagement and collective direction, the review will result in new or revised official plan policies, as necessary, to ensure the goals and objectives for Bronte Village continue to be realized. The review may also result in updated zoning and urban design guidelines.





Bronte Village

Livable Oakville Plan

The Council approved Livable Oakville Plan is the document which guides future growth and change in the town. The plan has goals, objectives and policies specific to Bronte Village:

Goal

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.

Objectives

- Nurture, conserve and enhance the historic lakeside village character
- Revitalize the village and maintain a complete community
- Maintain and improve waterfront connections

Development Concept

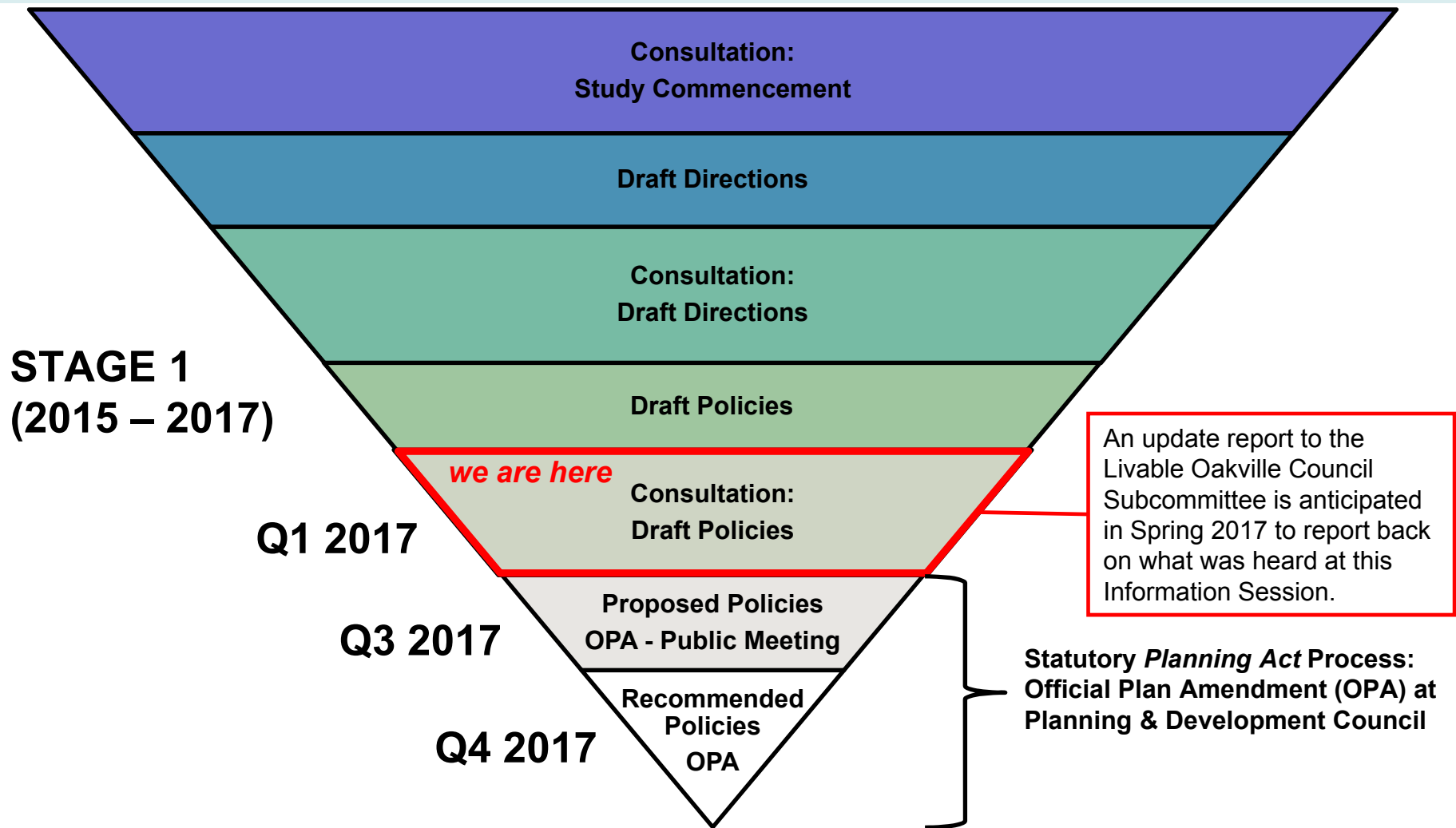
The Bronte Village Main Street District, located along Lakeshore Road and Bronte Road, is the focus area for revitalization and new development. This district is planned as a vibrant main street area with ground floor commercial uses with residential or office uses on upper floors. High quality urban design and landscaped streetscapes are encouraged.

Gateways into Bronte Village at the intersections of Lakeshore Road at Bronte Road, Lakeshore Road at East Street, and Bronte Road at Sovereign Street, are key locations for community enhancements such as public art.

Areas outside of the main street district are to remain as residential areas with a variety of housing types.



Study Process and Next Steps



STAGE 2 (2019 – 2020)

Town Wide Conformity Review & Official Plan Amendment

How the Draft Policy Directions advanced to *Draft Policy Changes*

Staff received feedback on the draft policy directions throughout 2016. Staff analyzed the directions based on public comments received and other inputs. Staff propose to advance the directions as shown below. The panels around the room explain the resulting ***draft policy changes*** that staff are seeking further feedback on prior to making final recommendations to Council.

Direction	Carry Forward	Modify Direction	Do Not Carry Forward	Future Conformity
1	Maintain existing growth area boundary		✓	
2	Expand bonusing permission on main street (building height in exchange for public benefit)	✓		
3	Further emphasize eastern gateway (East Street and Lakeshore Road)		✓	
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 (Sovereign Street and East Street)	✓		

1

Direction: Maintain existing growth area boundary

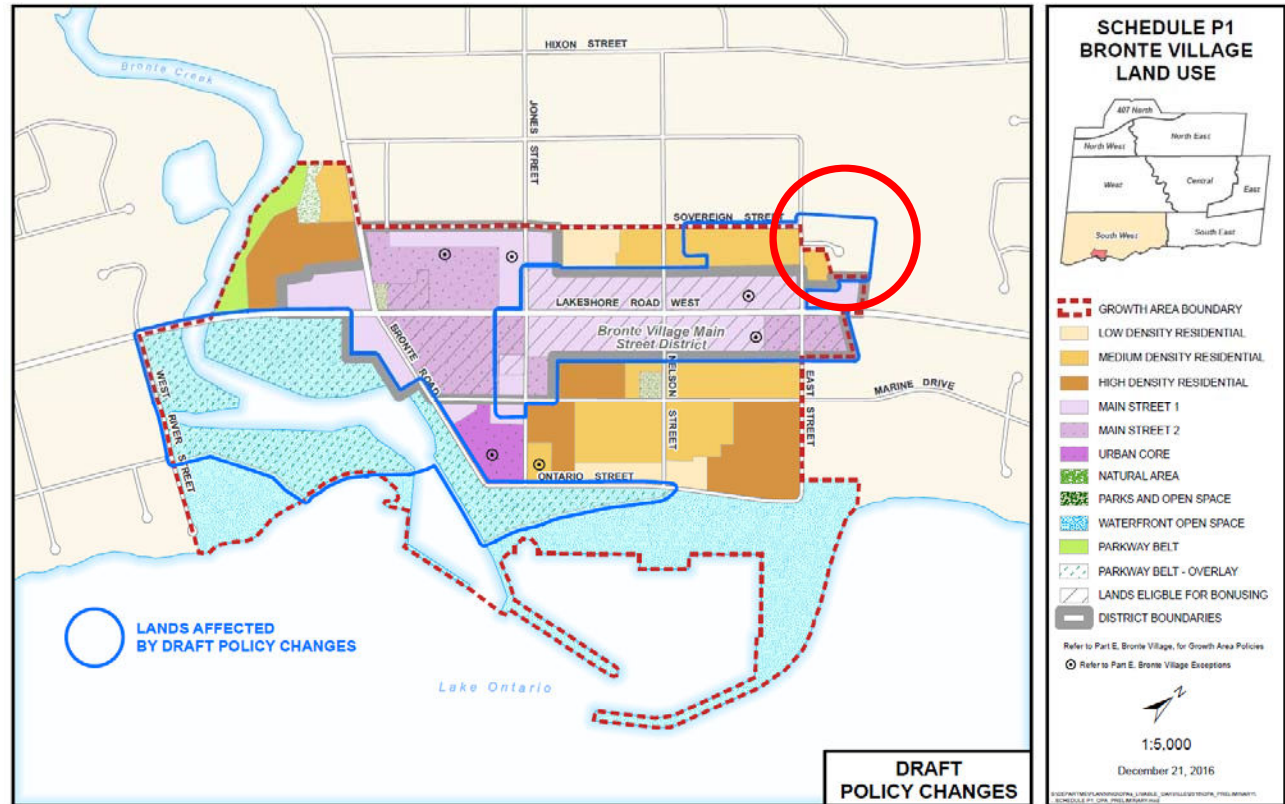
Evaluation: Do not carry forward

What is different?

- The draft policy change would remove the properties on St. Ann's Court (circled in red) from the growth area and modify the Growth Area Boundary to reflect this.

What does it mean?

- The area would no longer be subject to the area-specific policies for Bronte Village and would instead be subject to the town-wide policies for stable residential communities outside of the growth areas.



2

Direction: Expand bonusing permission on the main street

Evaluation: Carry forward

What is different?

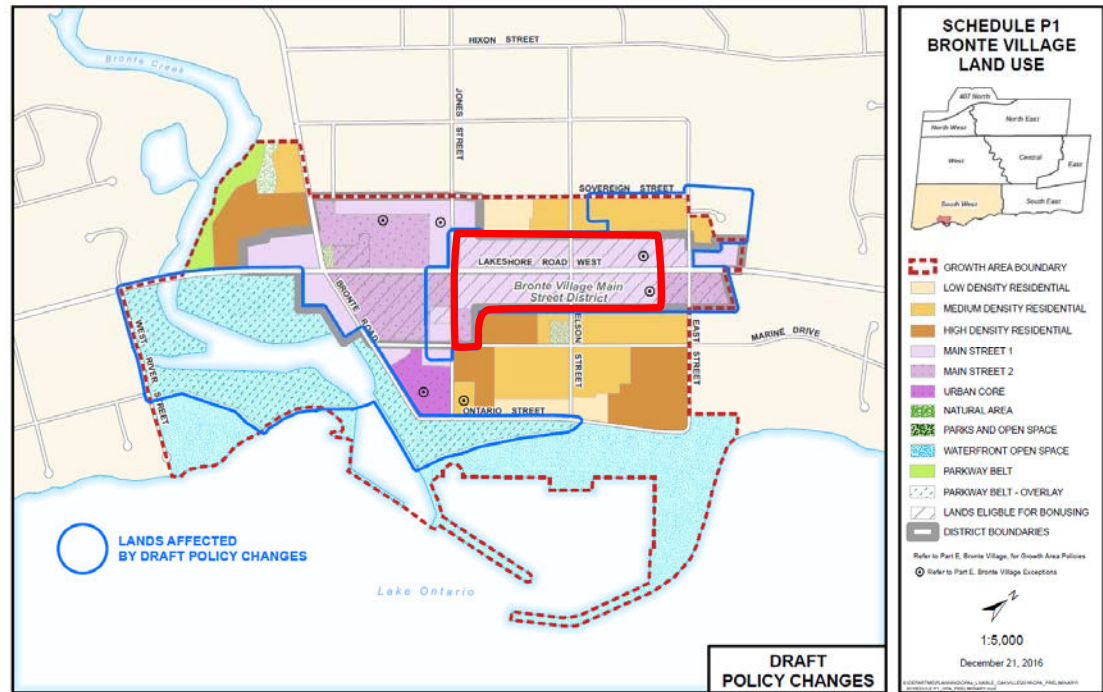
- The draft policy change would provide additional opportunities for **bonusing** along Lakeshore Road and would change the designation on the Bronte Legion site to *Main Street 2*.

What does it mean?

- The changes would provide for:

	CURRENT POLICIES	DRAFT POLICIES	
	Building Height	Building Height	Bonusing if Considered
Lakeshore Road	2-4 storeys	2-4 storeys	Up to 2 storeys
Bronte Legion Site	2-4 storeys	4-6 storeys	n/a

- A built form policy is also proposed that would encourage building elements over 4 storeys to be stepped back from the street.



What is bonusing? Bonusing policies allow Council to consider a proposal for additional building height in exchange for a local public benefit. To get “bonused” development, a developer must apply to amend the zoning by-law and demonstrate that the proposed additional height would not create adverse impacts and that the local benefit warrants the increased height. Proposals are evaluated through a public process and can only be approved by Council.

3

Direction: Further emphasize the eastern gateway

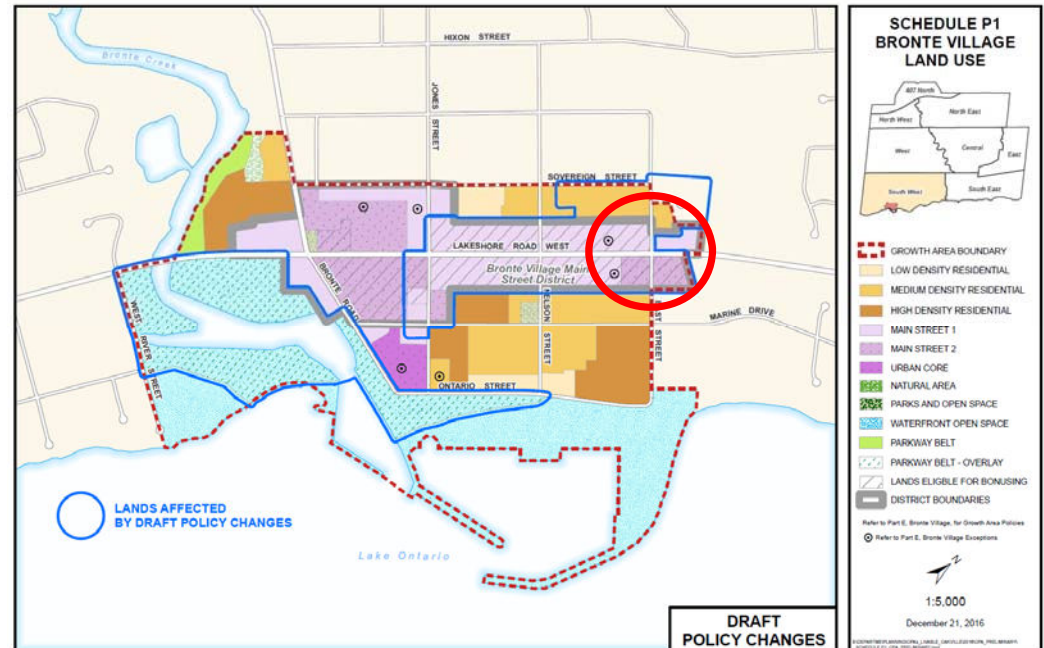
Evaluation: Modify Direction

What is different?

- The draft policy change would recognize the existing eastern gateway policies and provide additional development permissions and bonusing. The south-east and south-west corners of the intersection would be changed to *Main Street 2* with bonusing potential.

What does it mean?

- For the purpose of seeking public input, staff have put forward draft development permissions and bonusing considerations as seen in the table below. Staff continue to seek public feedback prior to making a final recommendation to Council.



CURRENT POLICIES			DRAFT POLICIES	
	Building Height	Additional Height through Bonusing Considerations	Building Height	Additional Height through Bonusing Considerations
North-west corner	2-4 storeys	n/a	2-4 storeys	Up to 2 storeys
North-east corner	2 storeys	n/a	2 storeys	n/a
South-west corner	2-4 storeys	Up to 2 storeys	4-6 storeys	Up to 2 storeys
South-east corner	2-4 storeys	Up to 2 storeys	4-6 storeys	Up to 4 storeys

4

Direction: Support comprehensive developments

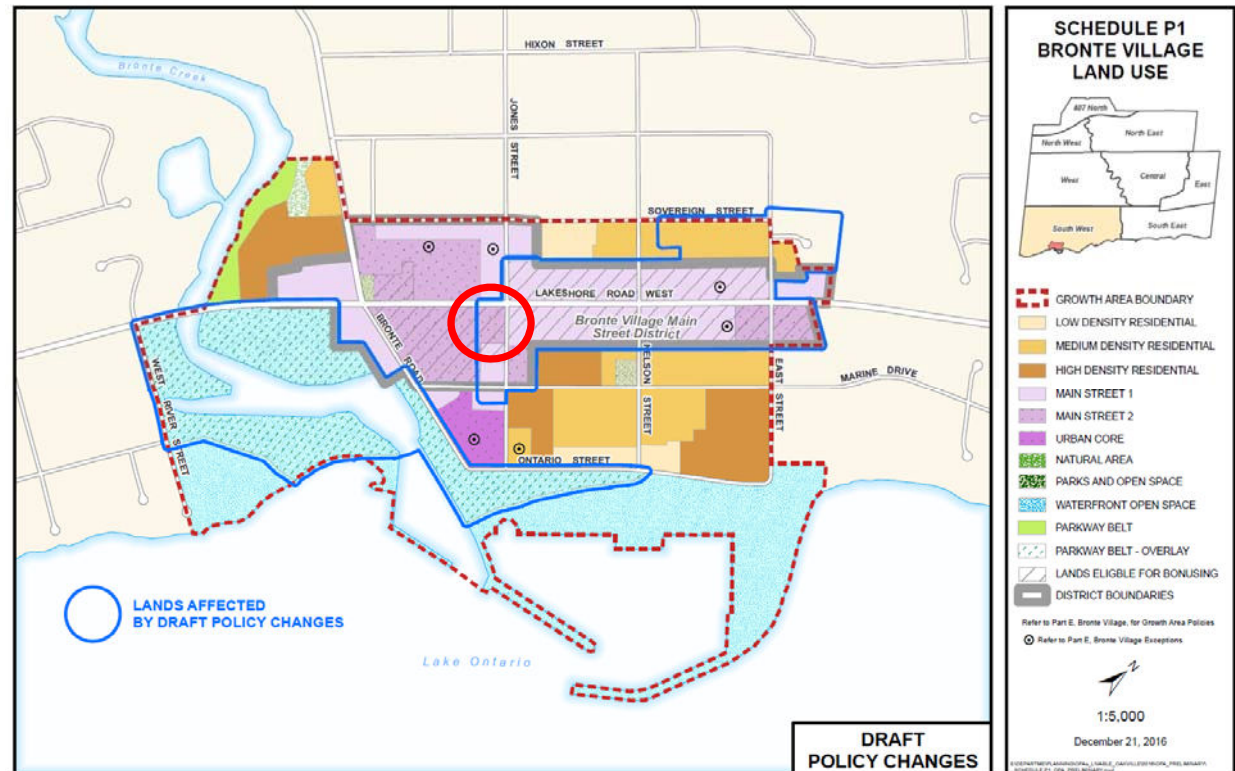
Evaluation: Carry forward

What is different?

- The draft policy would change a portion of the property located on the south-west corner of Lakeshore Road and Jones Street to a *Main Street 2* designation with bonusing potential.

What does it mean?

- It would extend the policies that apply to the western portion of the property over the entire property, providing one policy framework to support comprehensive development.
- It would provide for building heights of 4-6 storeys, ensuring minimum heights are maintained along Lakeshore Road, with the transfer of unused height to an internal building (as per the existing policies for the western portion of this site).



5

Direction: Require commercial uses on the main street and provide flexibility of uses on side streets

Evaluation: Carry forward

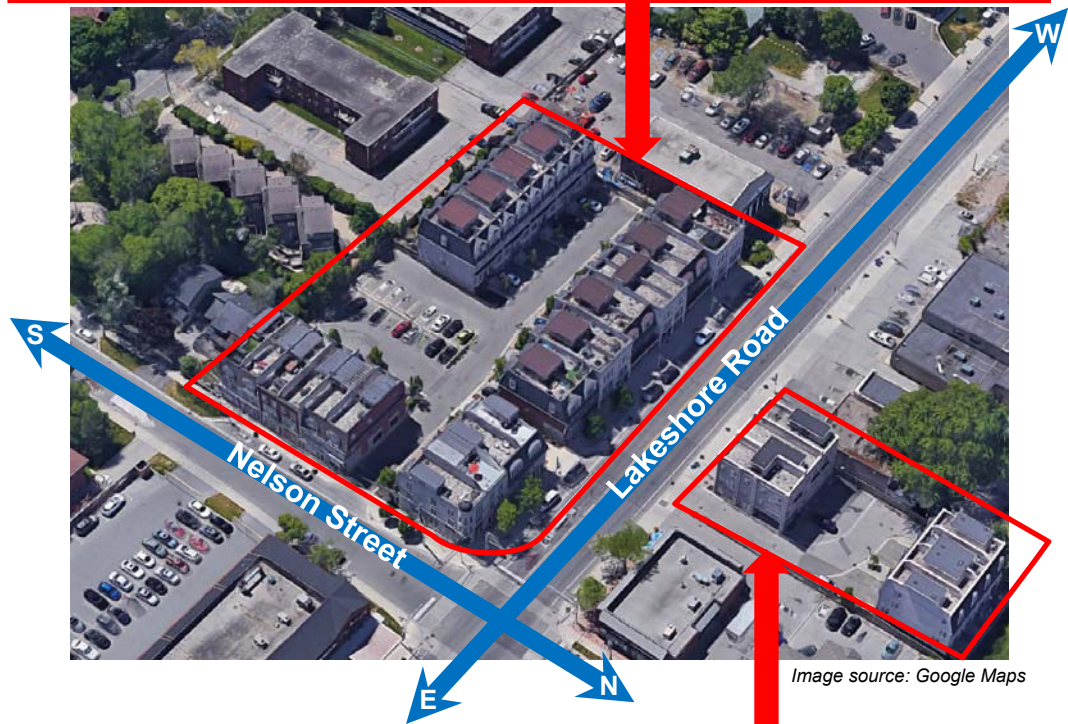
What is different?

- The draft policy change would provide more clarity to the policies and require commercial and office uses on the ground floor in buildings facing Lakeshore Road and facing Bronte Road south of Lakeshore Road. Side streets would have more flexibility for uses on the ground floor.

What does it mean?

- It would require commercial or office uses on the ground floor in buildings facing Lakeshore Road and Bronte Road south of Lakeshore Road.
- It would permit commercial, office, or residential uses on the ground floor on side streets.
- It would permit stand-alone residential building on side streets or in buildings not directly fronting onto Lakeshore Road or Bronte Road. These conditions are present in Bronte Village today as seen in the image to the right.

Within the development on the south-west corner of Lakeshore Road and Nelson Street, commercial and office uses are located on the ground floor facing Lakeshore Road and Nelson Street (side street). A stand-alone residential building is located internal to the site.



Within the development on the north side of Lakeshore Road, commercial uses are provided on the ground floor facing Lakeshore Road with stand-alone residential units internal to the site.

6

Direction: Strengthen & enhance existing urban design policies

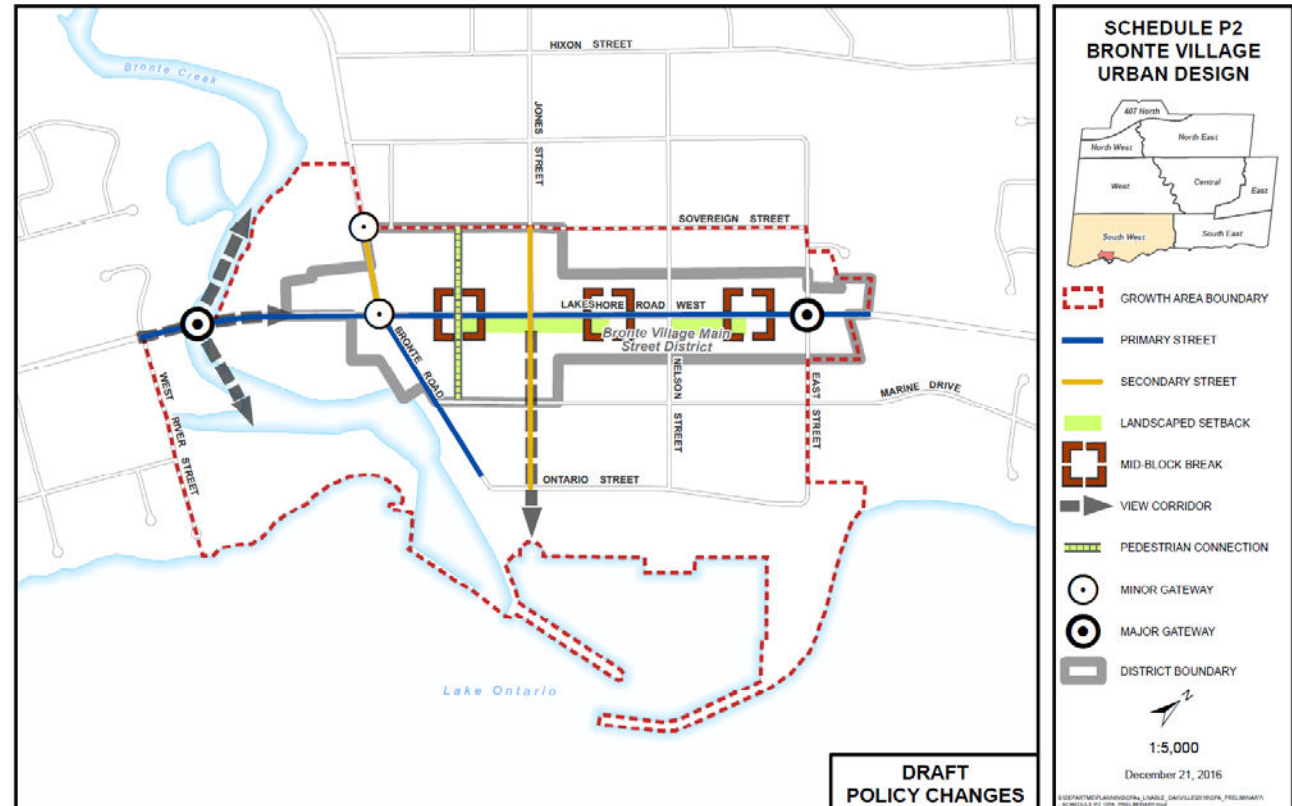
Evaluation: Modify Direction

What is different?

- The draft policy changes would introduce new and revised urban design policies, including an urban design schedule (shown at right).

What does it mean?

- It would provide a framework for evaluating development applications within Bronte Village from an urban design perspective to ensure many of the qualities important to the character of Bronte Village are incorporated into development decisions and public actions.
- It would support pedestrian and streetscape considerations.
- An urban design schedule would be introduced which visually and spatially expresses the written policies.



What are gateways? Gateways are intended to create a sense of entrance and arrival. Gateways can be emphasized using a number of treatments including well-designed built form, enhanced streetscape treatments, landscaping and public art that contribute to community image and identity.

7

Direction: Remove growth target expressed as a number*Evaluation: Do not carry forward, Future conformity*

- The draft policy changes would consider a “minimum planned density” (a growth number) which is consistent with the Provincial Growth Plan.
- There is currently no growth number provided. This will be confirmed once:
 - ***Public input is received on the draft policies;***
 - An approach for expressing growth numbers is more firmly established for the Official Plan as a whole;
 - Baseline data is confirmed through the census;
 - Growth allocation requirements from Halton Region are more clearly understood.
- Future conformity amendments will be required with the Region of Halton Official Plan and the Provincial Growth Plan, as amended.



- ❖ *Ultimately, a minimum planned density should be provided which will enable the achievement of a revitalized, transit-supportive, main street area.*

8

Direction: Undertake housekeeping of policies*Evaluation: Carry Forward*

Intended to provide more clarity and consistency

9

Direction: Site specific policy direction for Bronte Harbour

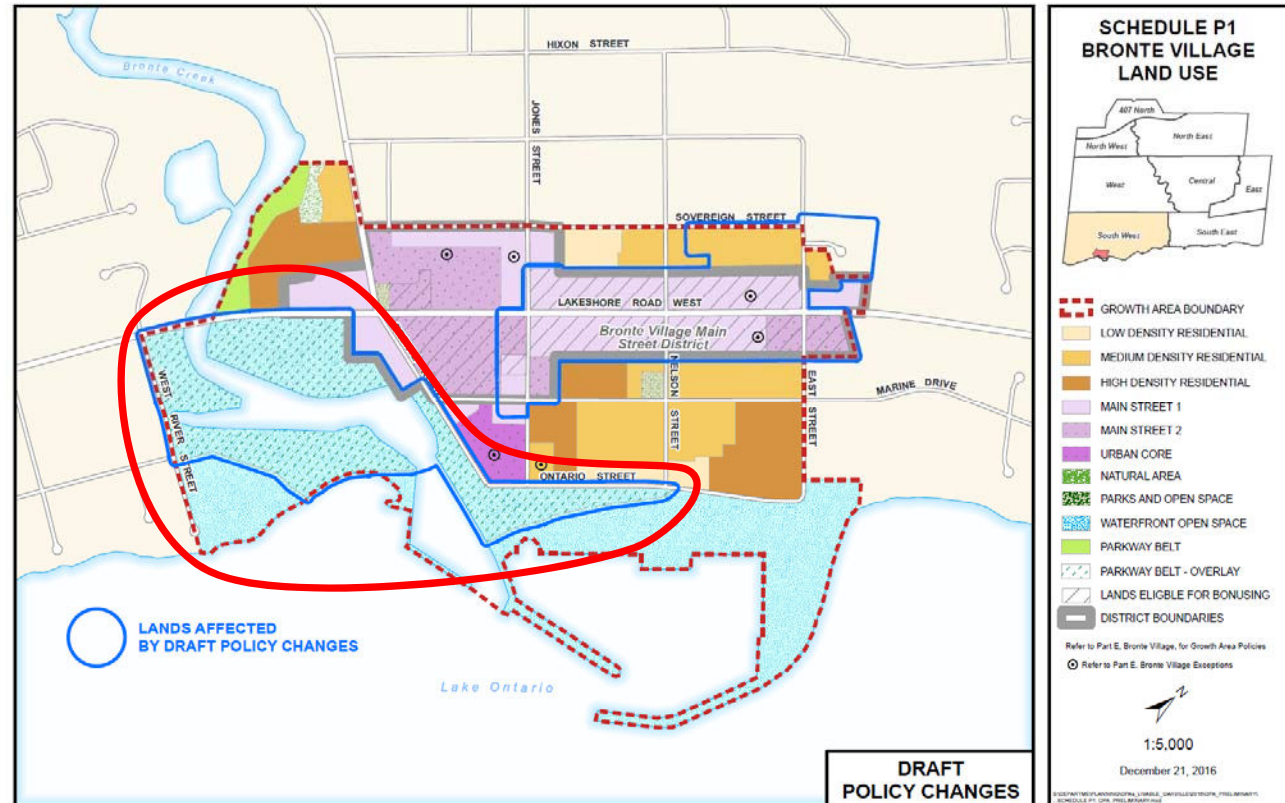
Evaluation: Carry Forward

What is different?

- The draft policy change would introduce a Parkway Belt *overlay* and a Waterfront Open Space designation beneath the overlay on the Bronte Harbour lands.
- The harbour lands would continue to be designated Parkway Belt.

What does it mean?

- In the event that the Bronte Harbour lands are removed from the Province's Parkway Belt West Plan, the underlying land use designation would become the governing land use, being Waterfront Open Space.
- The Waterfront Open Space designation permits the harbour uses seen today, including public trails, parks and open space uses.



- The existing policies in the Livable Oakville Official Plan encourage the removal of lands from the Parkway Belt, and direct that harbours be designated Waterfront Open Space.

10

Direction: Broaden residential permissions*Evaluation: Carry Forward***What is different?**

- The draft policy change would change the designation of the lands *circled in red* from Low Density Residential, to Medium Density Residential.

What does it mean?

- The existing policies for Bronte Village identify this area as a transitional area to the residential areas further north. The existing policies encourage modest intensification to take place in the form of detached, semi-detached, and townhouse dwellings.
- This change would implement the existing policy direction through land use. The change would permit detached, semi-detached, and townhouse dwellings.

