

## **Appendix A**

- **Open House 1 Materials**
- **Preliminary Input**
- **Comments**



# OPEN HOUSE

**WELCOME**

## **Bronte Village Growth Area Review**

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



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# 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.



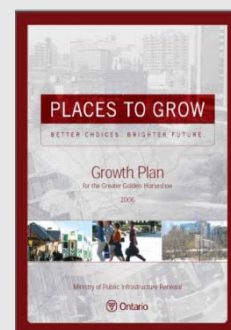
# Planning in Bronte Village & the evolving Provincial and Regional Plans (1 of 2)

## Time Item

June  
2006

### **Growth Plan for the Greater Golden Horseshoe**

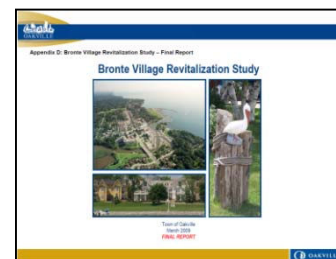
The Province's Growth Plan takes effect. It is a plan for how the GTHA and surrounding area is to grow to the year 2031. One of its focuses is to curb urban sprawl through intensification to support environmental objectives. Municipal official plans are required to be updated to conform to the Growth Plan.



May  
2009

### **Bronte Village Revitalization Study**

Town Council receives the Bronte Village Revitalization Study, which brings together research dating back to 2004 through an extensive public engagement process. The study provides draft policies to guide future growth and change in Bronte Village and informs the Livable Oakville Plan – the town's official plan.



June  
2009

### **Livable Oakville Plan (Official Plan)**

Town Council adopts the Livable Oakville Plan, putting in place the policies to guide growth and change in the Town south of Dundas Street and North of Hwy. 407 (including Bronte Village). The Region of Halton approves the plan in November 2009 with modifications, as it is deemed to conform to the Province's Growth Plan. The OMB gives final approval in May 2011.



Dec.  
2009

### **Region of Halton Official Plan - ROPA 38**

Regional Council adopts an update to the Region's Official Plan to bring it into conformity with the Province's Growth Plan. It is approved by the Province in 2011. The OMB gives final approval to portions of the plan throughout 2013 to 2015. The town's official plan is now required to be updated to conform to the Region's official plan.



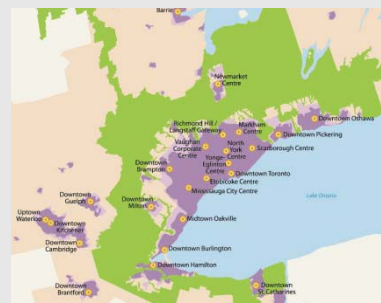
# Planning in Bronte Village & the evolving Provincial and Regional Plans (2 of 2)

## Time Item

June  
2013

### **Growth Plan for the Greater Golden Horseshoe - Amendment #2**

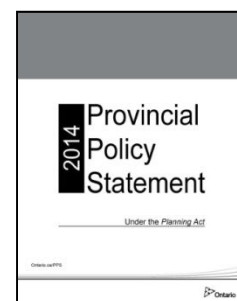
The Province updates the Growth Plan and sets out new population and employment projections from 2031 to 2041. Municipal official plans are required to be updated to conform to the Growth Plan to accommodate additional projected growth.



April  
2014

### **Provincial Policy Statement 2014 (PPS)**

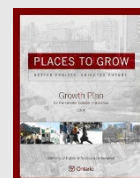
The Province issues a new PPS 2014, replacing the 2005 PPS. The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the foundation for regulating the development and use of land in the Province. All municipal official plans are required to be updated, as necessary, to be consistent with the PPS.



Feb.  
2015

### **Provincial Coordinated Land Use Review**

The Province launches a coordinated review of its Provincial land use plans including the Growth Plan for the Greater Golden Horseshoe and the Greenbelt Plan. The review is ongoing and is being monitored by town staff.



May  
2015

### **Five Year Official Plan Review Launch**

The *Planning Act* requires municipalities to review their official plan every five years. The town launches its review on May 11, 2015 and includes a review of the town's growth areas.

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# 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.

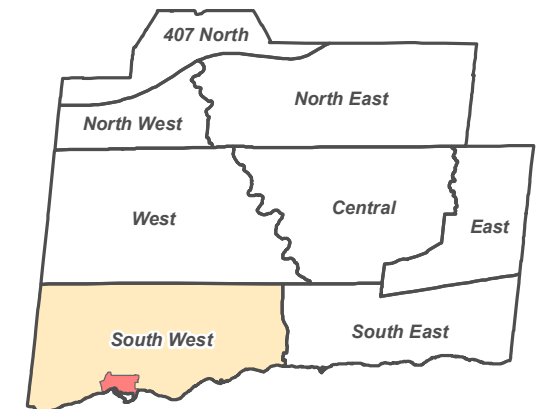
Areas outside of the main street district are to remain as residential areas with a variety of housing types.






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## SCHEDULE P 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
-  LANDS ELIGIBLE FOR BONUSING
-  DISTRICT BOUNDARIES

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

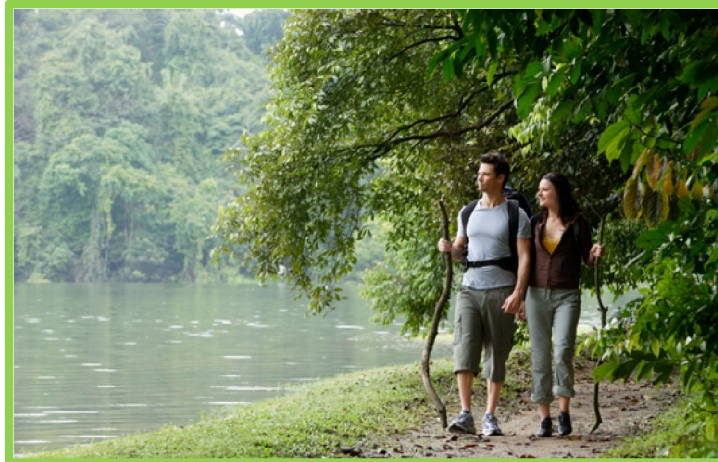
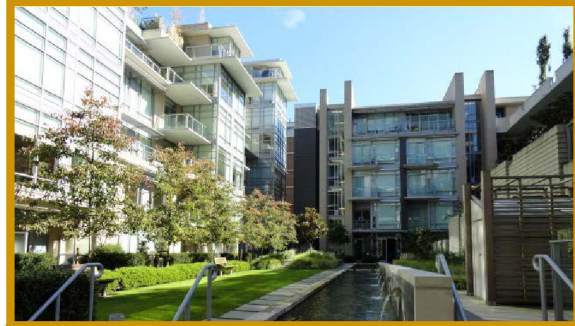
 Refer to Part E, Bronte Village Exceptions




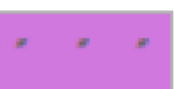






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February 23, 2015





OFFICIAL PLAN DESIGNATION		WHAT CAN HAPPEN THERE?
	LOW DENSITY RESIDENTIAL	Detached houses, semi-detached houses, duplexes
	MEDIUM DENSITY RESIDENTIAL	Townhouses, stacked townhouses, apartments, retirement homes, long-term care homes
	HIGH DENSITY RESIDENTIAL	Townhouses, stacked townhouses, apartments, retirement homes, long-term care homes
	MAIN STREET 1	Restaurants, offices, residential <i>2-4 storeys</i>
	MAIN STREET 2	Restaurants, offices, commercial schools, residential uses. Ground floor primarily retail & service commercial uses <i>4-6 storeys</i>
	URBAN CORE	Restaurants, offices, residential uses, entertainment facilities & hotels. Retail & service commercial on ground floor. <i>8-12 storeys</i>
	NATURAL AREA	Trails, walkways, bike paths, legally existing uses, wildlife & conservation management, public works.
	PARKS AND OPEN SPACE	Parks, parkettes, squares, recreational uses, trails, cemeteries, cultural heritage uses, conservation & public works
	WATERFRONT OPEN SPACE	Parks, parkettes, squares, recreational uses, minor structures related to recreational uses, trails, cultural heritage uses, conservation & public works
	LANDS ELIGIBLE FOR BONUSING	Increases in height and/or density in exchange for public benefits
	EXCEPTIONS	Special permissions beyond those of the Official Plan designation
	PARKWAY BELT	Provincial designation - public use area, natural features to be preserved to maximum possible degree





**Concept Image – Bronte Village at build-out under current policies**



**Concept Image – Urban Square along Lakeshore Road**





# You tell us!

## What is today's Open House?

Today's open house is the first step of the Bronte Village Growth Area Review. It is an opportunity to look at the policies that guide growth and change in Bronte Village and find ways to improve them to create the vibrant community envisioned for Bronte Village. Town staff are looking for your input and ideas. Let us know what you think!

## *How we can make Bronte Village an even better place?*

### Scribble Sheets

The "one thing" exercise helps us understand what you cherish and what you think could be improved in Bronte Village.

### Large Map

The large map provides an opportunity to visualize the potential future development in the area and identify locations that you are happy with, or think could be improved, grow or change in some way.

### General comments

Leave us a written comment or email us at [plan@oakville.ca](mailto:plan@oakville.ca)





# Timeline & Next Steps

This timeline outlines future public engagement opportunities and project milestones. *Please note that this timeline is subject to change.*

Timeline	Item
<b>Launch</b> Spring 2015	<b>Open House</b> A drop in event to introduce the Bronte Village Growth Area Review and seek input from the public about how to make Bronte Village an even better place.
Summer 2015	<b>Continuing Conversations</b> Staff will continue to look for public comments throughout the summer and will be available to meet with smaller groups as needed.
Fall 2015	<b>Open House</b> Staff will present draft policy directions based on technical analysis and public feedback. Staff will look for public comments on draft directions.
Fall 2015	<b>Statutory Public Meeting at Council</b> Study conclusions will be presented to Planning and Development Council including any applicable Official Plan Amendment. Staff will also present any required implementation pieces including a Zoning By-law Amendment and urban design guidelines. The public is invited to this meeting to make a public delegation to Town Council about any proposed changes.
Winter 2016	<b>Decision Making Meeting at Council</b> Council will make a final decision on any proposed Official Plan Amendment, Zoning By-law Amendment, or design guidance.

***Comments or questions? Contact us.***

PlanOakville  
[plan@oakville.ca](mailto:plan@oakville.ca)



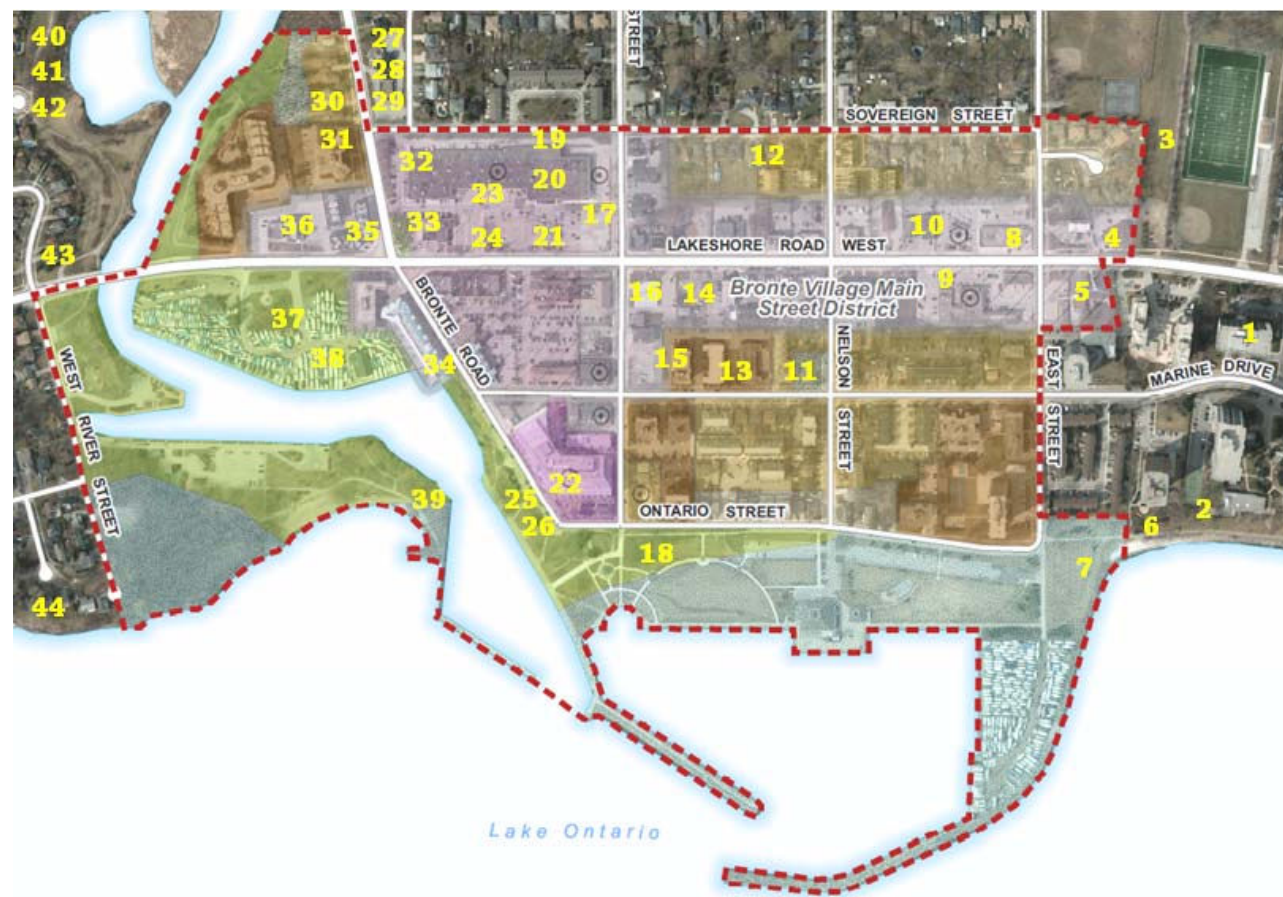
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# Bronte Village Open House – May 19<sup>th</sup>, 2015

## Public Comment & Input

1. Transportation to airport please
9. No parking along Lakeshore (cycling conflicts)
22. Keep free parking
24. Need to ensure parking is maintained in this area as development takes place
28. Rush hour traffic – need Wyecroft bridge
29. Grade separation on Burloak Dr. crossing
31. Increase buses to GO station
34. Bronte Road one way – south of Lakeshore
43. No noise walls, thank you
3. Boundary adjustment?
4. Main St. 1. – properties on NE corner of Lakeshore & East St. – maintain 2 story height restriction & increase rear yard minimums
5. Allow more height – lets improve Lakeshore
8. Additional height to encourage development
11. Disagree with a blanket ‘more height’ – need to retain lake access and sunlight
13. More height – get Bronte moving
14. Let’s build up Bronte – help the retailer!
15. More height & make development feasible
17. Higher density = coherent downtown
19. Watch height
27. Scrap the Milton inter-modal plant
32. Replace Bronte Mall with a viable retail housing complex
37. Town work with BHC to improve building & land use
2. More bike lanes to RioCan Centre (N/S & E/W)
10. Recommend rear parking only and more pedestrian friendly walkways [with] seating and planters
12. Enhance pedestrian mobility and cycling facilities
16. Walkways to encourage pedestrian movement
18. Put up more signs pointing people to walk paths like trail by creek or one to Donovan Bailey Park
25. Connection! [across river opening]
26. Retractable/sliding bridge w/ transponder key fob; water taxi; tunnel; bridge lift
36. Pedestrian intersection (Yonge & Dundas) – pilot project



40. Extend trail both sides of Bronte Creek – north to Upper Middle
41. Extend trails [North] of Rebecca
42. Bike trail from Bronte to Riocan Centre
6. Develop/clean the beach regularly
7. Make this a leash-free park for dogs – inside path – also drain it
21. Maintain green space @ Lakeshore
23. Create a vibrant town square
39. Develop/clean the beach
44. Let’s have a plan to manage/control shore line erosion.
20. Age-friendly Oakville needs a grocery store
33. Encourage residents to shop locally by providing wanted/needed retail
38. Service bays for boats (gas & pumps) in Bronte Harbor
30. Age-friendly Oakville needs a pedestrian crossing to keep Amica residents safe
35. Redevelop this corner – bad sight lines

## Category of Comment

- i. Transportation & Parking
- ii. Land Use & Buildings
- iii. Active Transportation
- iv. Parks & Open Space
- v. Shops & Services
- vi. Safety & Wellbeing



**Bronte Village is one of the six growth areas as identified in the Livable Oakville Plan.**

Below are some questions as result of analysis of Bronte Village Growth Review as outlined in May 2015 and resident/member input over the summer of 2015:

1. What are the growth & intensification targets for Oakville and Bronte Village under the PPS 2014? How does the planning department envision achieving them?
2. Does the Planning Department feel that the Regional targets under the PPS 2014 are feasible and sustainable given that targets under the PPS 2005 were tracking at 1.7% below the projected targets in terms of population growth in 2013?
3. What are the possible ramifications if Oakville does not achieve the growth and intensification targets prescribed under PPS 2014?
4. How can we develop a unified planning strategy in Ward 1? Residents are interested in the 4 following areas:
  - a. **Traffic & Speeding in Ward 1.** Understanding how planning and infrastructure implementation can alleviate speeding and traffic congestion which is of huge concern for the community. The BVRS in 2009 concluded that intensification would not have a major impact on traffic and the source of traffic originated outside of the Bronte Village core. At the time, there were only 2 intersections under study for volume to capacity ratios. In a recent meeting hosted by Councillor Sean O'Meara on the topic of speeding in Ward 1, there are now 6 intersections under review. Has the planning department conducted studies to confirm if intensification is not a factor for traffic congestion and speeding currently and with future intensification proposed? What is the update on the Wyecroft Bridge and is there any road widening along Rebecca, Bronte south of QEW and Third Line planned?
  - b. **Increased Public Access to the Waterfront and Enhancement of Public Open Spaces providing Opportunities for Cultural/Recreational Pursuits and Tourism while Supporting Local Business.** Can this be incorporated into the Oakville Harbours' Master Plan?

- c. **Maintaining Bronte's Identity while Supporting Planning and Development in the core of the Bronte Village.** How does the development process work and how can the community contribute to the process? What is being done regarding property standards at the Bronte Village Mall and strategies to address the fence? What are the current and approved zoning and development plans for the village? How does bonussing work and how do we reach consensus by maintaining Bronte's identity through tools such as set-back, built form and height restrictions in certain areas while supporting development and revitalization?
  - d. **Enhanced Public Engagement and Notification concerning Variance Adjustment Applications.** In reference to all variance adjustment applications including rebuilds and applications for noise barriers.
5. In one of the public workshops held in June 2008, the community feedback was skepticism about the role of planning and ability to implement community needs. What has been done to address these concerns? Why is there only one public workshop for the Bronte Village Growth Review? What are the next steps after the BVGR is presented and passed at council? How are the policies and guidelines implemented?



## Construction Time Line

2015 - 2020

21

2020 - 2025

(A) (W)

⑤

2025-2030

②



2030 - 2035

⑤

⑩

8-10 Stacks	10-14 Stacks	4-6 Stacks	Brown HABON MIXED PLAN
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