

Appendix B

- **Open House 2 & 3 Materials**
- **Draft Directions**



OPEN HOUSE

WELCOME

Bronte Village Growth Area Review

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



OAKVILLE



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.



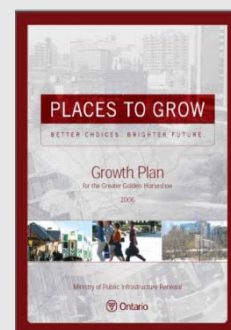
Planning in Bronte Village & the evolving Provincial and Regional Plans (1 of 2)

Time Item

June
2006

Growth Plan for the Greater Golden Horseshoe

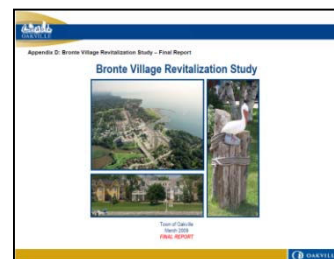
The Province's Growth Plan takes effect. It is a plan for how the GTHA and surrounding area is to grow to the year 2031. One of its focuses is to curb urban sprawl through intensification to support environmental objectives. Municipal official plans are required to be updated to conform to the Growth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



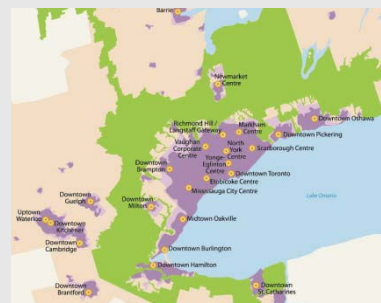
Planning in Bronte Village & the evolving Provincial and Regional Plans (2 of 2)

Time Item

June
2013

Growth Plan for the Greater Golden Horseshoe - Amendment #2

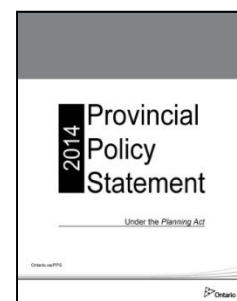
The Province updates the Growth Plan and sets out new population and employment projections from 2031 to 2041. Municipal official plans are required to be updated to conform to the Growth Plan to accommodate additional projected growth.



April
2014

Provincial Policy Statement 2014 (PPS)

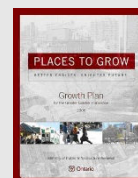
The Province issues a new PPS 2014, replacing the 2005 PPS. The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the foundation for regulating the development and use of land in the Province. All municipal official plans are required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

Plan
Oakville

Liveable
OAKVILLE



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.

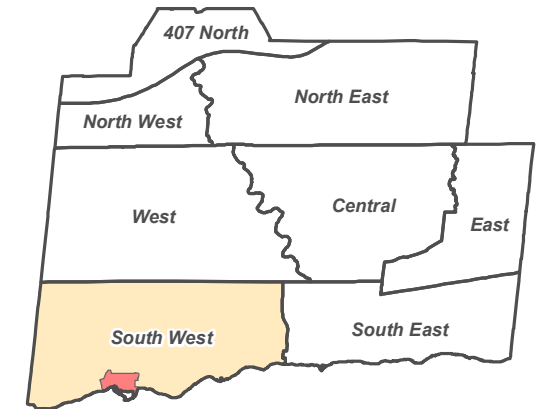
Areas outside of the main street district are to remain as residential areas with a variety of housing types.






OAKVILLE



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

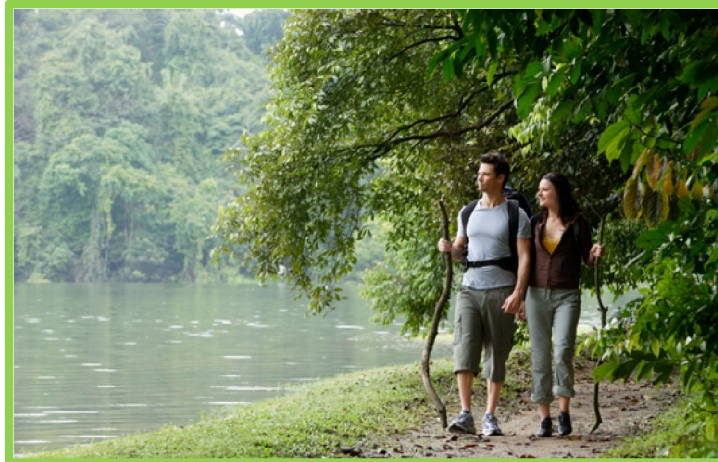
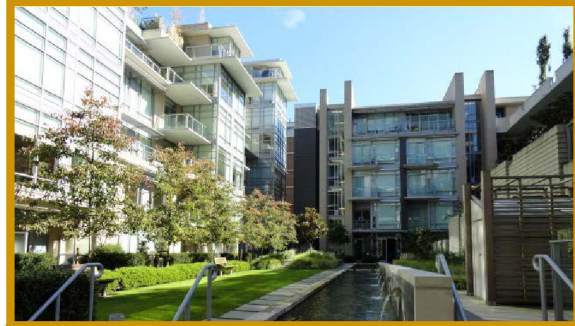
Refer to Part E, Bronte Village, for Growth Area Policies




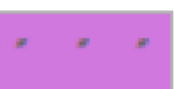




 Refer to Part E, Bronte Village Exceptions



1:5,000

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 |



WHAT WE HEARD AT OUR LAST OPEN HOUSE!

May 19, 2015

We asked participants to use post-it notes to leave ideas and comments on a large map suggesting ways to make Bronte Village an even better place.

Each number corresponds to the location on the map where a post-it comment was left.

LAND USE & BUILT FORM

- 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
- 31 Replace Bronte Mall with a viable retail housing complex
- 35 Redevelop this corner, bad sight lines
- 37 Town work with BHYC to improve building & land use

TRANSPORTATION & PARKING

- 1 Transportation to airport please
- 9 No parking along Lakeshore (cycling conflicts)
- 10 Recommend rear parking only
- 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
- 32 Increase buses to GO station
- 34 Bronte Road one way – south of Lakeshore
- 43 No noise walls, thank you

ACTIVE TRANSPORTATION

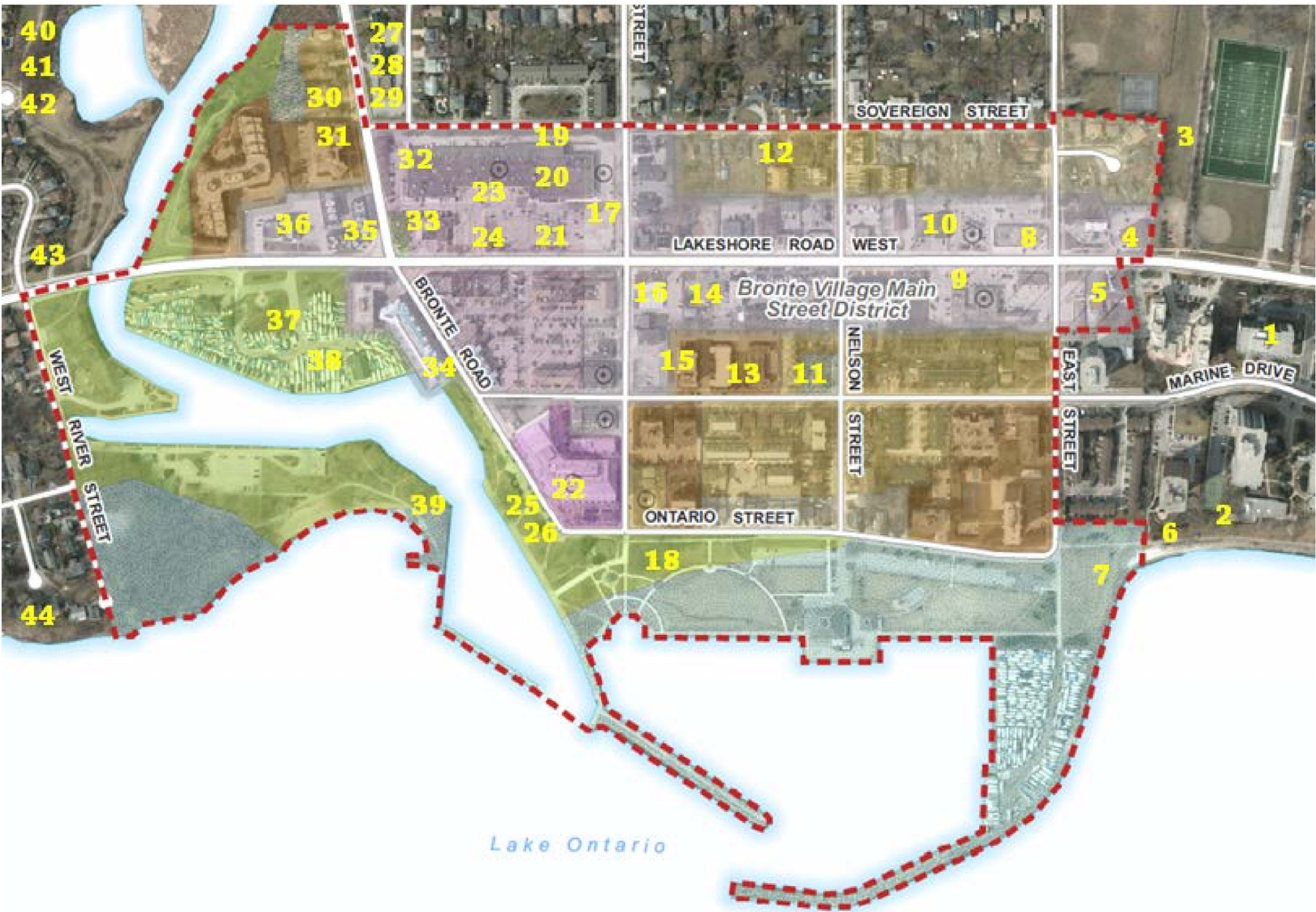
- 2 More bike lanes to RioCan Centre (N/S & E/W)
- 10 More pedestrian friendly walkways [with] seating and planters
- 12 Enhance pedestrian mobility and cycling facilities
- 16 Walkways to encourage pedestrian movement
- 18 Put up more signs pointing people to walk paths like trail by creek or one to Donovan Bailey Park
- 25/26 Connection! [across river opening]
- 30 Age-friendly Oakville needs a pedestrian crossing to keep Amica residents safe
- 36 Pedestrian intersection – 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

PARKS & OPEN SPACE

- 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

COMMERCIAL & SERVICES

- 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





Timeline & Next Steps

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

| Timeline | Item |
|------------------------------|---|
| Launch Spring 2015 | Open House 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 | Continuing Conversations Staff will continue to look for public comments throughout the summer and will be available to meet with smaller groups as needed. |
| Fall 2015 | Open House 2 A drop in event to present draft directions based on technical analysis and public feedback to date. Staff are seeking public comments. |
| Winter 2016 | Statutory Public Meeting at Council 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/ Spring 2016 | Decision Making Meeting at Council Council will make a final decision on any proposed Official Plan Amendment, Zoning By-law Amendment, or design guidance. |



we are here

Comments or questions? Contact us.

plan@oakville.ca



OAKVILLE



You tell us!

What is today's Open House?

This is the second open house for the Bronte Village Growth Area Review. It is an opportunity to review and provide comments on the draft directions which will inform policies that guide future growth and change in Bronte Village.



The draft directions have been developed based on public input to date and an analysis of the current policy context, development activity, and other ongoing initiatives in the Bronte Village area. Let us know what you think:

Are we heading in the right direction?



Follow the numbered panels around the room to complete your **worksheet**. Each numbered panel corresponds to the number on your worksheet.

Your input will help inform any policy amendments that will guide growth and change in Bronte Village.

General comments

Leave us a written comment or email us at plan@oakville.ca



1

Draft Direction

Maintain existing Growth Area boundary

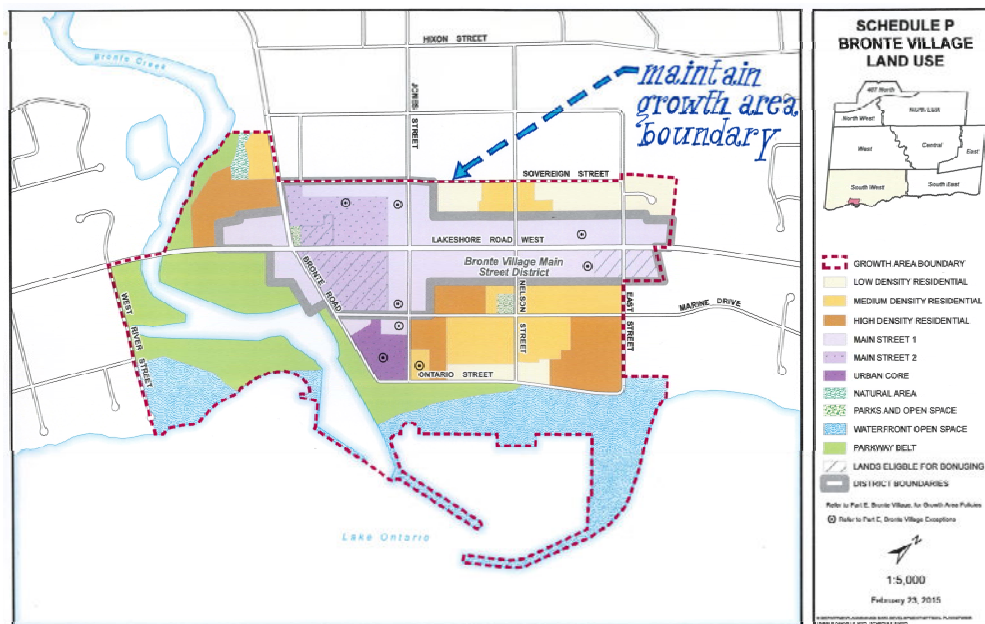
Description of Change

Existing

- the Growth Area boundary is defined by the red dashed line on the map

Draft Direction

- maintain existing boundary



Rationale for no Change

- the focus of development should remain within the Main Street District
- the existing boundary provides an appropriate area with defined edges along:
 - existing streets
 - prominent features (e.g. Lake Ontario, Bronte Harbour)
 - changes between two land uses
- the uptake of development opportunities in Bronte Village has been slow and there is no rationale to expand the boundary
- areas outside of the Bronte Village Growth Area represent stable residential neighbourhoods and are more appropriately handled by the policies that direct growth and change in those areas

2

Draft Direction

Expand bonusing permissions on main street
(building height in exchange for public benefit)

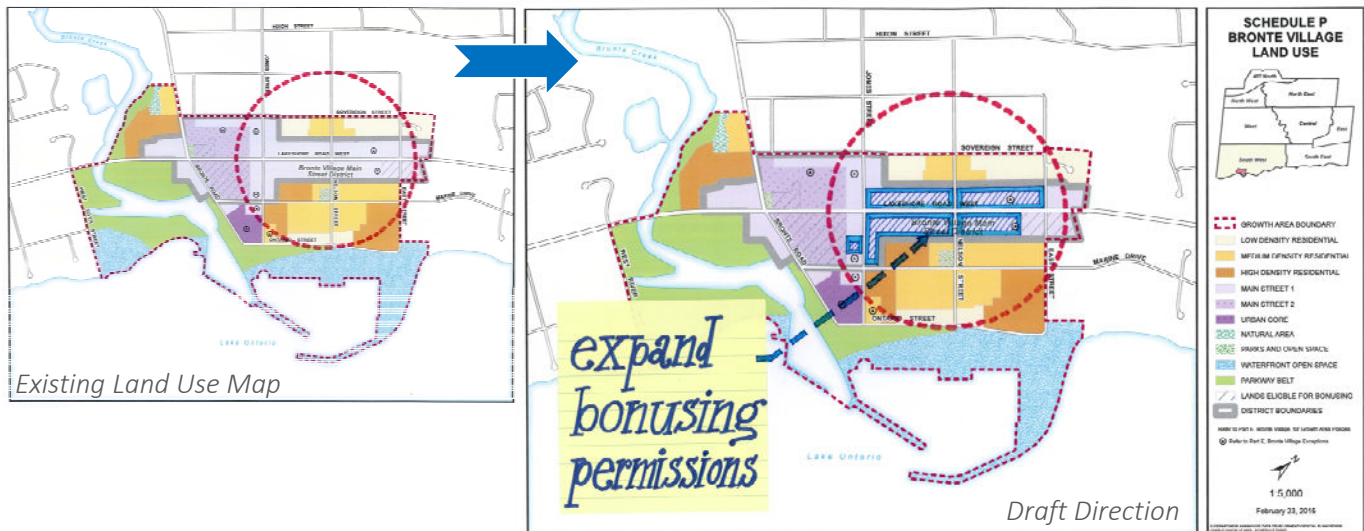
Description of Change

Existing Permissions

- building heights of 2-4 storeys (Main Street 1)

Draft Direction

- permit bonusing of an additional 2 storeys to a maximum of 6 storeys



Rationale for Change

- community desire to see revitalization opportunities realized in Bronte Village
- business community (BIA) desire to see increased pedestrian activity to help businesses and energize Bronte Village
- expressed concern that 4 storey buildings are not financially feasible to construct
- *Ontario Building Code* has been updated to allow 6 storey wood frame construction making this building form more attractive and cost attainable
- opportunity to accommodate growth to 2041 and seek public benefits in return

What is bonusing?

Bonusing allows increases in height or density in exchange for public benefits above what is otherwise required. In Bronte Village, these benefits include but are not limited to:

- improved transit and transit amenities
- affordable housing
- public parking facilities
- streetscape enhancements
- heritage conservation & enhancement
- parkland (above minimum standards)
- public art

3

Draft Direction

Further emphasize the eastern gateway
(East Street and Lakeshore Road)

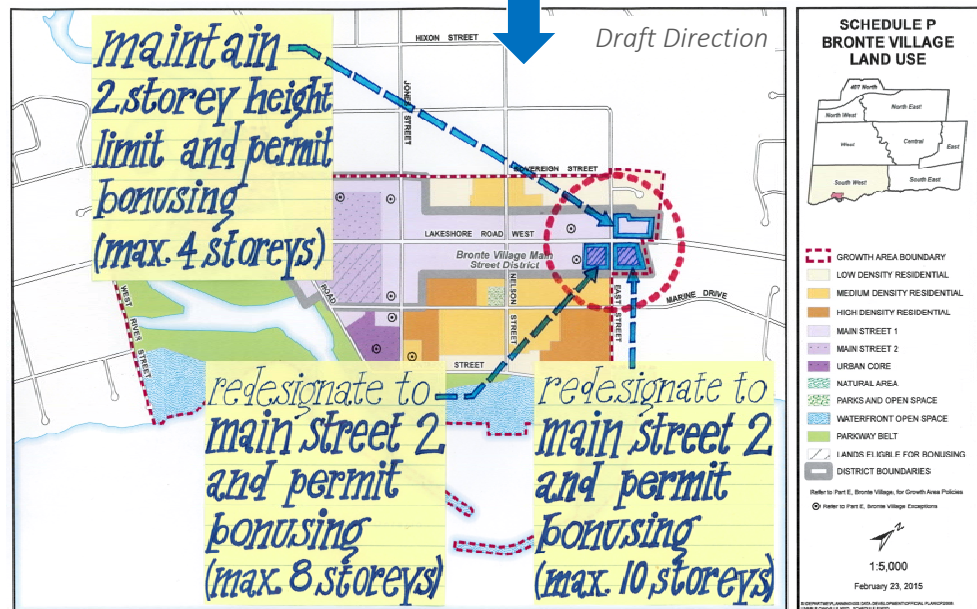
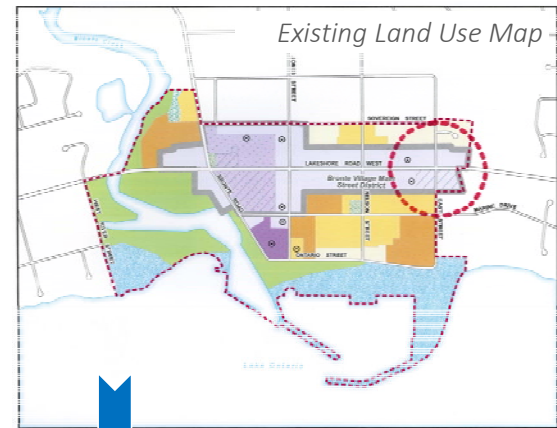
Description of Change

Existing

Higher densities are directed to gateways.
Current permissions which emphasize the gateway include the SE and SW corners of East Street and Lakeshore Road: 2-4 storeys with bonusing of 2 storeys (max. 6 storeys)

Draft Direction

- further emphasize the eastern gateway through built form (see context map)
- Main Street 2 permits 4-6 storeys (before bonusing)



Rationale for Change

- community desire to see revitalization opportunities realized in Bronte Village
- business community (BIA) desire to see increased pedestrian activity to help businesses and energize Bronte Village
- opportunity to accommodate growth to 2041 and seek public benefits in return
- opportunity to enhance the gateway and sense of arrival into Bronte Village
- compatible with surrounding existing built context while maintaining policy intent to emphasize gateways

What is a gateway?

Gateways mark a point of entry and provide a sense of arrival to a community. This can be achieved through well-designed built form, landscaping and enhanced streetscape treatments that together promote a distinctive identity.

4

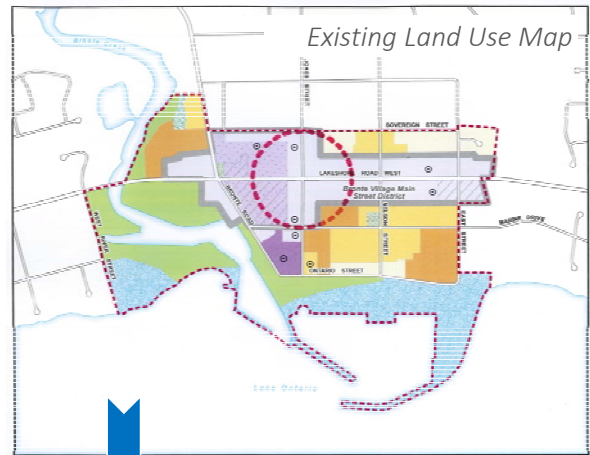
Draft Direction

Support comprehensive developments

Description of Change

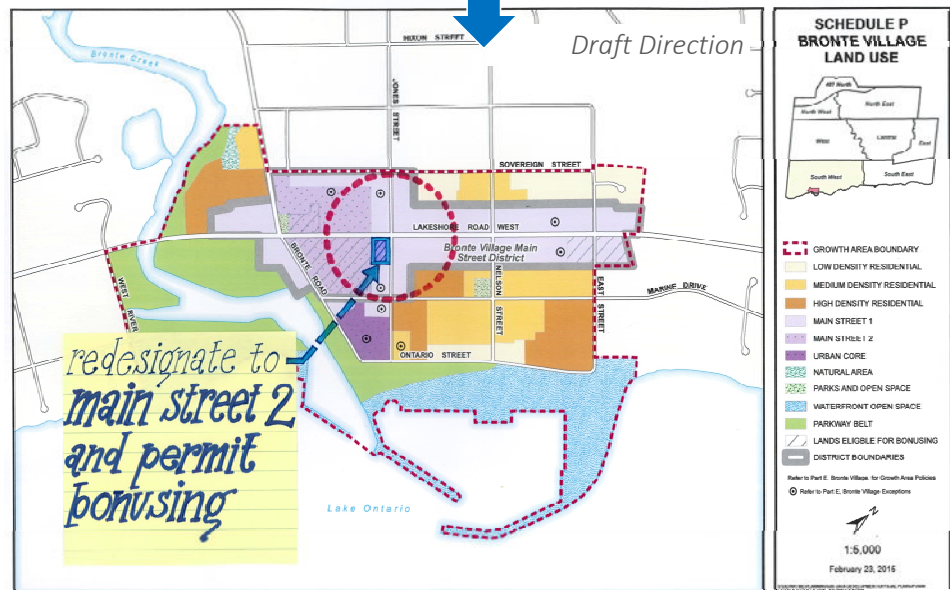
Existing

- a large property bound by Lakeshore Road, Jones Street, Marine Drive, and Bronte Road has two policy frameworks applied to it:
 - Main Street 1, and,
 - Main Street 2 with bonusing permissions and additional design flexibility



Draft Direction

- redesignated area to Main Street 2 with bonusing permissions to allow for the comprehensive redevelopment of the property under one policy framework



Rationale for Change

- community desire to see revitalization opportunities realized in Bronte Village
- business community (BIA) desire to see increased pedestrian activity to help businesses and energize Bronte Village
- opportunity to accommodate growth to 2041 and seek public benefits in return
- surrounding context contains building of similar height or height permissions
- easier interpretation of policy and implementation of development

5

Draft Direction

Require commercial uses on main streets and provide flexibility of uses on side streets

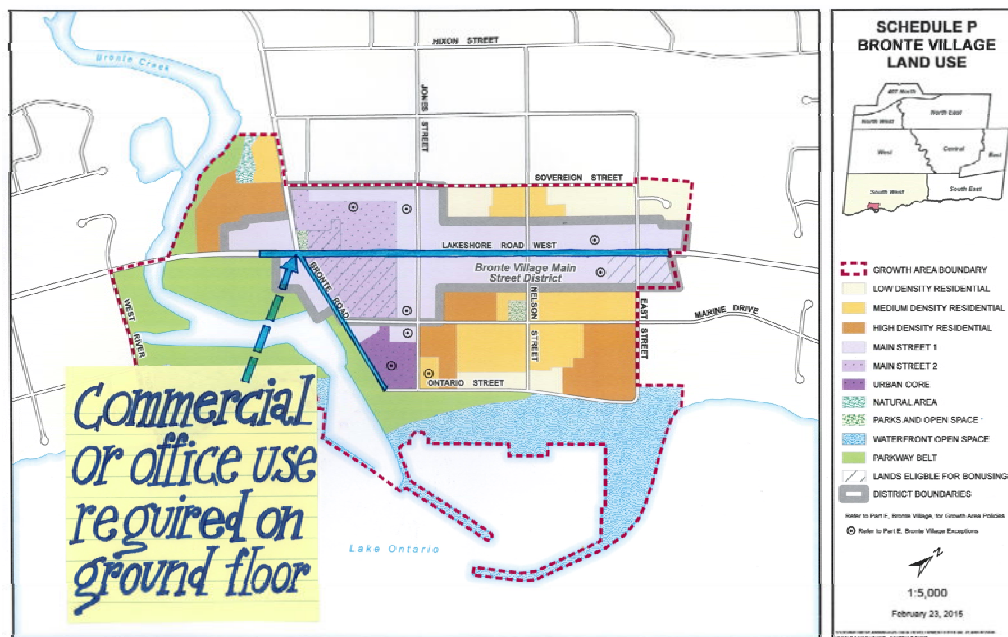
Description of Change

Existing

Ground floor commercial uses are directed to the main streets. However, there is no explicit direction to provide for flexibility of stand alone uses on the side street.

Draft Direction

- clarify policy direction and require commercial or office type uses on the ground floor along: Lakeshore Road and Bronte Road south of Lakeshore Road
- provide flexibility for stand-alone residential uses on side streets such as Jones Street, Nelson Street, and East Street



Rationale for Change

- focus commercial development toward the main street
- provides flexibility for uses on side-streets which will encourage redevelopment and flexibility in use
- strengthen the intent of the existing policy framework for main streets

6

Draft Direction

Strengthen and enhance existing urban design policies

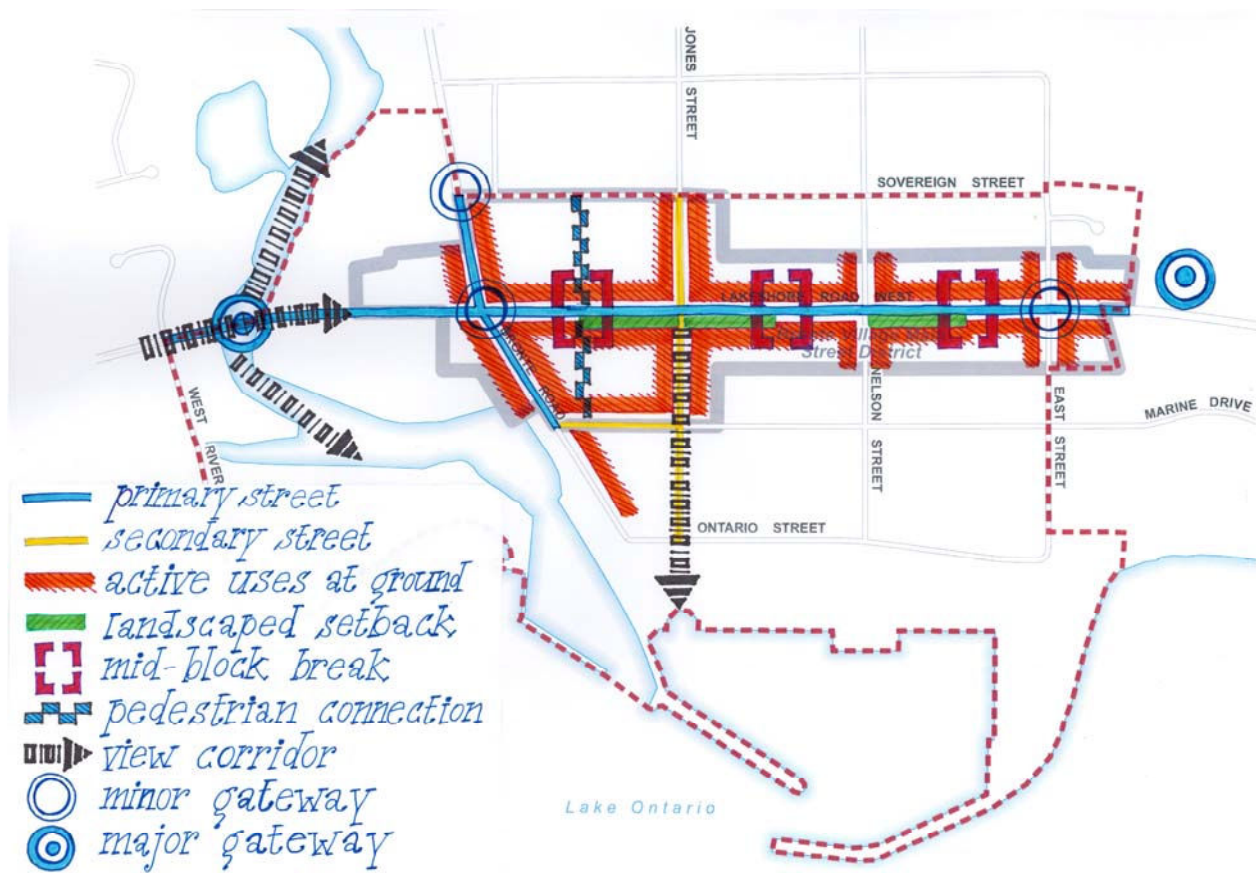
Description of Change

Existing

- design-related policies are dispersed and are only expressed as text

Draft Direction

- create an urban design schedule or appendix that maps the current and enhanced policy direction



Rationale for Change

- to strengthen and enhance policies that are consistent with the goal of a vibrant, high quality and well designed community
- to graphically and spatially represent the design-related policies for Bronte Village for a greater understanding of desired outcomes



An urban design direction document for Bronte Village will be undertaken in 2016 as a Part B document to the *Livable by Design Manual*.

7

Draft Direction

Remove growth target expressed as a number

Description of Change

Existing

A growth target specific to Bronte Village sets a target number of new residential units, residents, jobs, and commercial floor space for growth to the year 2031.

Draft Direction

- remove the growth targets expressed as a number for Bronte Village



Rationale for Change

- growth targets are expressed as *minimums* - a target expressed as a number often leads to confusion about “maximum allowable growth”
- growth targets for the purpose of conforming to Provincial and Regional Plans apply to the town as a whole (provided under Section 4 of the Livable Oakville Plan) and are not required for individual areas throughout the Town
- land use designations and policies express the level of growth that is permitted by way of height permissions, built form, and density
- removing the target anticipates that growth will continue beyond the growth horizon of 2031 and 2041

8

Draft Direction

Undertake general housekeeping of policies

Rationale for Change

- to accommodate new policy direction, clarify intent, make wording more consistent, and eliminate potential conflicts in the text

9

Draft Direction

Site specific policy direction for Bronte Harbour

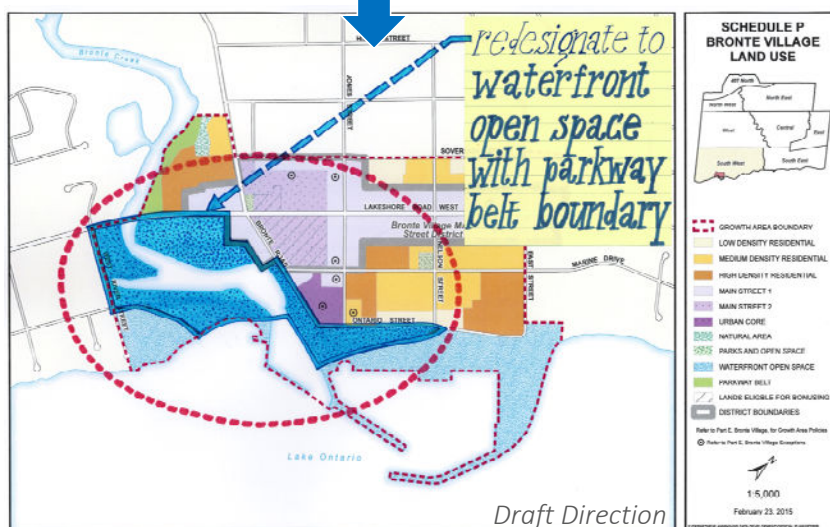
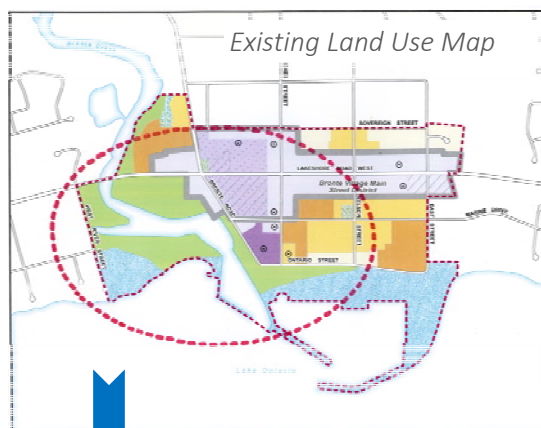
Description of Change

Existing Policies

- to maintain and enhance Bronte Harbour
- to maximize public views to the lake and harbour

Draft Direction

- place a *Waterfront Open Space* designation on the property with a Parkway Belt West overlay boundary
- additional site specific policies may be appropriate pending recommendations of the Harbours Master Plan review



Rationale for Change

- the Livable Oakville Plan contains a policy to designate harbours *Waterfront Open Space* (subject to it's removal from the Parkway Belt West Plan)
- ongoing review of Bronte Harbour through the Harbours Master Plan process
- ongoing review of Parkway Belt West lands across the town
- opportunities to provide policy to enhance connectivity to the harbour

Harbours Master Plan

Coming soon – your chance to help plan the future of Oakville's harbours! The town will be asking for the public's help to develop a **Harbours Master Plan** that will ensure Bronte Harbour and Oakville Harbour continue to thrive well into the future.

Visit oakville.ca and search "**Harbours Master Plan**" to sign up to the project mailing list.

Draft Direction

Broaden residential permissions
(Sovereign Street and East Street)

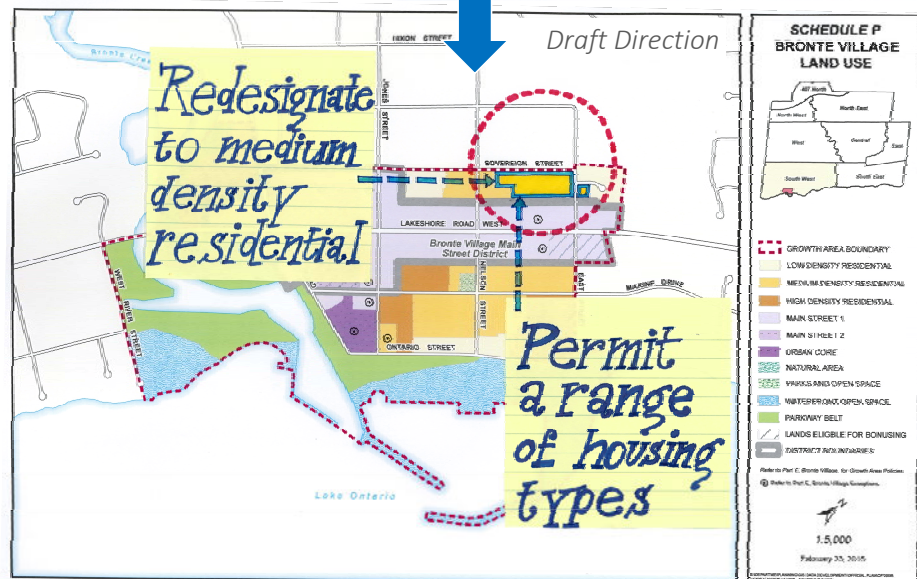
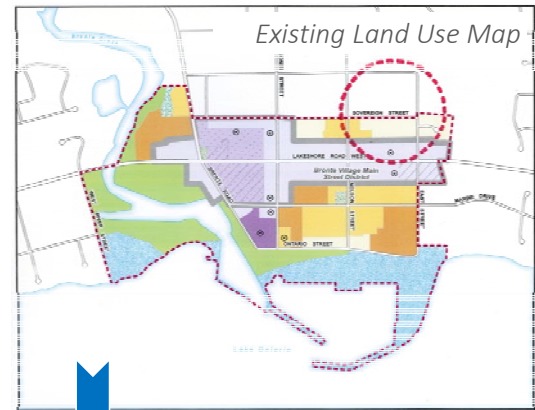
Description of Change

Existing

This area is designated Low Density Residential and permits single detached dwellings, semi-detached dwellings, and duplexes.

Draft Direction

- Redesignate lands to Medium Density Residential to permit townhouses.
- Also maintain existing permissions for Low Density Residential uses.



Rationale for Change

- Medium Density Residential uses (i.e. townhouses) are compatible with adjacent land uses and existing built form
- opportunity to accommodate growth to 2041
- community desire to see revitalization opportunities realized in Bronte Village

Bronte Village Growth Area Review

OPEN HOUSE WORKSHEET – November 18, 2015

How do I complete this worksheet?

- 1) The **numbered panels** around the room match those listed on this worksheet. Details of each direction are on the panel.
- 2) Fill out your worksheet by checking the box to tell us if we're headed in the right direction. Let us know why!
- 3) Drop off your completed worksheet on your way out. Thank you!

| Panel | Draft Direction (see corresponding display panel for details) | Are we heading in the right direction? | Why do you think that? |
|-------|---|---|------------------------|
| 1 | Maintain existing growth area boundary | <input type="checkbox"/> yes <input type="checkbox"/> neutral <input type="checkbox"/> no <input type="checkbox"/> don't know | |
| 2 | Expand bonusing permission on main street (building height in exchange for public benefit) | <input type="checkbox"/> yes <input type="checkbox"/> neutral <input type="checkbox"/> no <input type="checkbox"/> don't know | |
| 3 | Further emphasize eastern gateway (East Street and Lakeshore Road) | <input type="checkbox"/> yes <input type="checkbox"/> neutral <input type="checkbox"/> no <input type="checkbox"/> don't know | |
| 4 | Support comprehensive developments | <input type="checkbox"/> yes <input type="checkbox"/> neutral <input type="checkbox"/> no <input type="checkbox"/> don't know | |
| 5 | Require commercial uses on main street and provide flexibility of uses on side street | <input type="checkbox"/> yes <input type="checkbox"/> neutral <input type="checkbox"/> no <input type="checkbox"/> don't know | |
| 6 | Strengthen and enhance existing urban design policies | <input type="checkbox"/> yes <input type="checkbox"/> neutral <input type="checkbox"/> no <input type="checkbox"/> don't know | |
| 7 | Remove growth target expressed as a number | <input type="checkbox"/> yes <input type="checkbox"/> neutral <input type="checkbox"/> no <input type="checkbox"/> don't know | |
| 8* | Undertake general housekeeping of policies (*on the same display panel as #7) | <input type="checkbox"/> yes <input type="checkbox"/> neutral <input type="checkbox"/> no <input type="checkbox"/> don't know | |
| 9 | Site specific policy direction for Bronte Harbour | <input type="checkbox"/> yes <input type="checkbox"/> neutral <input type="checkbox"/> no <input type="checkbox"/> don't know | |
| 10 | Broaden residential permissions (Sovereign Street and East Street) | <input type="checkbox"/> yes <input type="checkbox"/> neutral <input type="checkbox"/> no <input type="checkbox"/> don't know | |

Have more to say? Please use the back your worksheet →