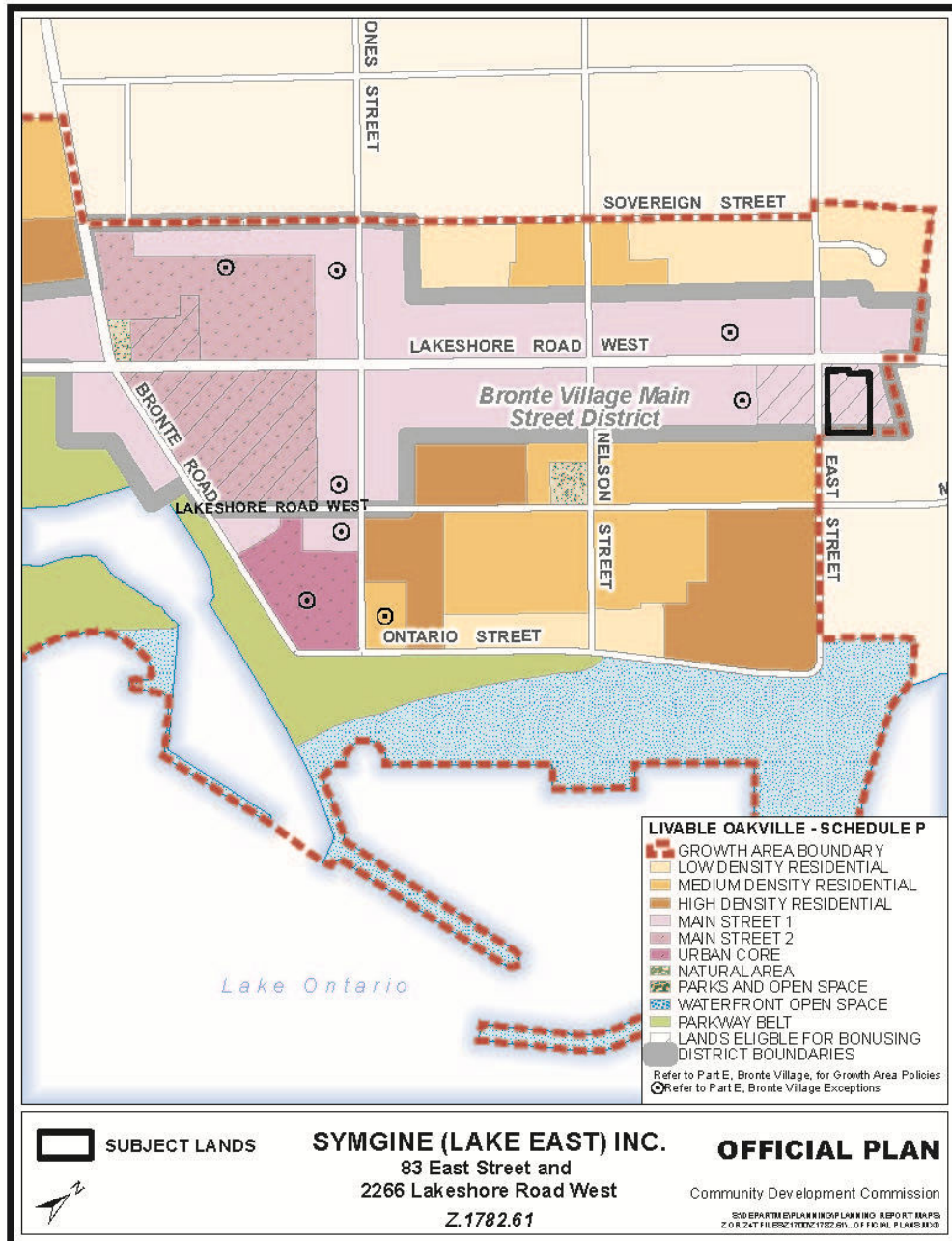


APPENDIX A: Livable Oakville Plan

File No. 1728.61



Part E – Growth Areas, Special Policy Areas & Exceptions

24.2 Objectives

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.

24.2.1 To nurture, conserve and enhance the historic lakeside village character 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 character of Bronte Village;*
- 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 cultural heritage landscape character 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 complete community by:

- e) defining the gateways to the village with streetscape elements, buildings, and public art;*
- g) facilitating public investment in infrastructure, transit, recreation and cultural facilities to support existing and future residents, employees and visitors.*

24.2.2 To revitalize the village and maintain a complete community by:

- a) permitting uses that attract different users throughout the day and throughout the year, by including a mix of residential, commercial, 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;*
- 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.*

24.3 Development Concept

24.3.1 Bronte Village Main Street District

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.

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.

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.

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.

24.7 Implementation Policies

In addition to the policies in Part F of this Plan, the following implementation policies apply specifically to Bronte Village.

24.7.2 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).

b) Bonusing shall only be permitted within Bronte Village if supported by a transportation impact analysis which confirms that the additional development will not adversely impact the 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) affordable housing;

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.

Part F – Implementation and Interpretation

28.6 Bonusing (Bonus By-laws)

28.6.1 Development standards may be incorporated into the Zoning By-law to permit increases in height and/or density of development, where such development provides public benefits above and beyond what would otherwise be required.

28.6.2 The public benefits may include but are not limited to:

a) public transit infrastructure, facilities, services and improved pedestrian access to public transit;

b) public parking;

c) affordable housing for a wide array of socio-economic groups;

d) conservation and preservation of cultural heritage resources;

- e) protection and/or enhancement of natural features and functions;*
- f) community centres and/or facilities and improvements to such centres and/or facilities;*
- g) parkland and improvements to parks;*
- h) day care centres;*
- i) public art;*
- j) integration of office uses in mixed use developments;*
- k) green buildings; and,*
- l) other local improvements that contribute to the achievement of the Town's building, landscape and urban form objectives as set out in this Plan and supporting documents.*

28.6.3 The public benefits should generally be provided in the area in which the bonusing is provided.

28.6.4 Bonus by-laws should only be considered where such increases can be accommodated by the existing or improved infrastructure. Studies supporting the increased height and/or density proposed may be required to address infrastructure capacity for the subject development as well as the impacts on the surrounding area.

28.6.5 Bonus by-laws shall only be considered where such increases are compatible with the surrounding area.

28.6.6 Increased height and/or density provisions enacted in the Zoning By-law as outlined above shall specify the development standards that would apply where increases are to be permitted in accordance with this Plan.

28.6.7 The Town shall require the execution of agreements for development, which include increased height and/or density in exchange for public benefits.

28.6.8 Additional bonusing policies related to individual Growth Areas are contained in Part E.

28.10.8 Parkland Dedication

a) The Town shall, through its parkland dedication by-law, require the conveyance of land to the Town for park or other public recreational purposes as a condition of development, consent or the subdivision of land.

b) The conveyance of land to the Town for park or other recreational purposes shall be required in an amount up to:

i) 2% of the land for commercial or industrial purposes;

ii) 5% of the land or one hectare for each 300 dwelling units for residential purposes; and,

iii) 5% of the land in all other cases.

c) Payment of money equal to the value of the land otherwise required to be conveyed for parks (cash-in-lieu) may be required. Such money shall be placed in a park reserve fund to be expended in accordance with the provisions of the Planning Act.

d) Parkland dedication taken at the time of development or redevelopment shall be implemented by by-law which may include provisions for reductions or exemptions from parkland dedication requirements for the purposes of achieving other policy objectives of this Plan.

e) The Town shall not accept as part of the minimum parkland conveyance:

Part F: Implementation and Interpretation Livable Oakville

i) lands designated Natural Area;

ii) hazard lands;

iii) lands required for drainage purposes, stormwater management or shoreline protection works;

iv) connecting walkways; and,

v) other lands unsuitable for development or redevelopment.