



OAKVILLE

REPORT

LIVABLE OAKVILLE (OFFICIAL PLAN REVIEW) COUNCIL SUBCOMMITTEE

MEETING DATE: OCTOBER 7, 2019

FROM: Planning Services Department

DATE: September 30, 2019

SUBJECT: **Bronte GO Major Transit Station Area Study - Draft Land Use Scenarios Report**

LOCATION: Bronte GO Station and surrounding area (MTSA)

WARD: Multiple Wards: 1 & 2

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RECOMMENDATION:

That the report titled *Bronte GO Major Transit Station Area Study – Draft Land Use Scenarios Report*, dated September 30, 2019, be received.

KEY FACTS:

The following are key points for consideration with respect to this report:

- The Bronte GO Major Transit Station Area (MTSA) Study is being undertaken as part of the town's ongoing Official Plan Review and the implementation of the approved and established town-wide urban structure.
- The town has retained a consulting team to complete the Bronte GO MTSA study and prepare an Area Specific Plan for the Bronte GO MTSA.
- The Area Specific Plan will be informed by a number of technical studies. Appendix A provides the first report prepared by the consulting team, and outlines the work complete to date, including the presentation of two draft land use scenarios (options) for discussion.
- This report provides an opportunity for the Subcommittee to provide their feedback on the work completed to date and the two draft options.
- Staff intend to present the two draft options to the public for review and feedback at an engagement event in November 2019.

- The Area Specific Plan will inform the development of a town-initiated official plan amendment for the policy framework to guide development-related decision making for the Bronte GO MTSA.

BACKGROUND:

As part of the town’s ongoing Official Plan Review, a study of the Bronte GO Station and surrounding area, known as a “major transit station area” or MTSA is being undertaken. The study will develop an Area Specific Plan to create a complete, transit-supportive community which accommodates future population and employment growth and development.

Why a study?

The Province’s “A Place to Grow: Growth Plan for the Greater Golden Horseshoe” (2019 Growth Plan) identifies the Bronte GO Station as a major transit station area located on a priority transit corridor (i.e. Lakeshore West GO Line). MTSA’s are to be planned to accommodate a minimum density of 150 residents and jobs combined per hectare. Accordingly, the town’s approved and established Urban Structure (Figure 1) identifies the Bronte GO Station as a ‘major transit station’, ‘regional transit node’, and as a ‘node for further study’. The study is now underway.

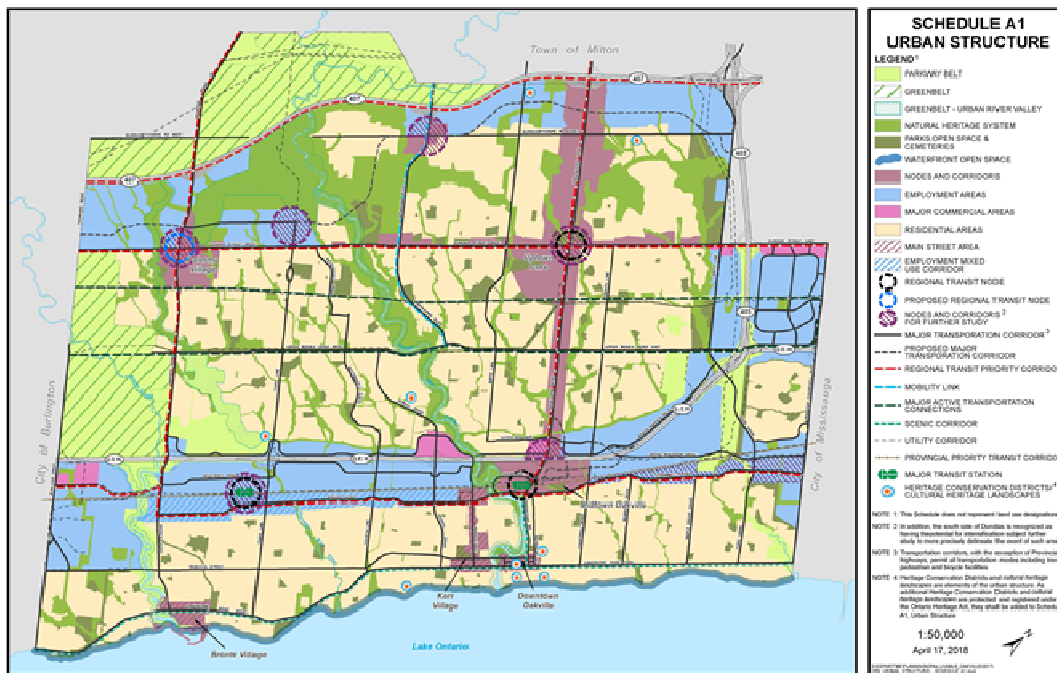


Figure 1: Urban Structure (OPA 15 – approved and under appeal)

What is an MTSA?

A major transit station area (MTSA) is a key location which integrates the town-wide transportation system, facilitates easy access to transit and transit connections, and provides a focus for transit-supportive development and intensification. The 2019 Growth Plan provides policies that local official plans must conform to when planning for MTSA's. These policies include planning for a minimum density target of 150 residents and jobs, and the creation of complete, transit-supportive communities where people can live, work and play in one area.

Where is the study taking place?

The Bronte GO MTSA Study will review the Bronte GO Station and surrounding lands approximately 800 metres from the station as generally defined in the 2019 Growth Plan. This represents about a 10-minute walk. The 800m study area is broad and does not represent the official boundary of the MTSA. The final boundary MTSA boundary will be refined and determined as part of the study. The town study is being coordinated with the Halton Region Official Plan Review, also known as the Municipal Comprehensive Review (MCR).

What will be the outcome of the study?

The study will result in an Area Specific Plan to guide how the Bronte GO MTSA should grow and change in the future. The Area Specific Plan will be supported by a number of technical studies, including:

- Environmental Impact Study (scoped)
- Pre-Feasibility Noise and Vibration Study
- Air Quality Impact and Risk Assessment
- Financial Impact Study
- Transportation Overview and Impact Analysis
- Functional Servicing Study

The Area Specific Plan will provide policy direction to inform a future town-initiated official plan amendment to the Livable Oakville Plan. The Area Specific Plan and policy direction will include:

- Delineated boundary of the MTSA
- Mix of land uses, including building heights and density
- Transportation, including transit and active transportation
- Municipal infrastructure improvements including community facilities
- Urban design and public realm improvements
- Implementation tools

What is the study timing?

The study is scheduled to take place throughout 2019 and into 2020. An official plan amendment and statutory process under the *Planning Act* will follow. The timing of the official plan amendment will be coordinated with the Halton Region Official Plan Review, also known as the Municipal Comprehensive Review (MCR).

The official plan amendment is the first means to implement the Area Specific Plan and it must be consistent with and/or conform to applicable Provincial and Regional plans.

What has happened so far?

June 2018 - Study Initiation

The Bronte GO MTSA Study was initiated at the Livable Oakville Council Subcommittee. A staff report and presentation were received by the subcommittee.

November 2018 - Consultants Retained

The Town of Oakville retained consulting firm Sajecki Planning Inc., in association with DTAH, Wood, LURA, R.E. Millward and Associates, and N. Barry Lyon Consultants, to undertake the Bronte GO MTSA Study and associated technical supporting studies.

December 2018 - Project Launch

Town staff and the consulting team held a project kick-off meeting. The project team went on a guided walking tour, led by town staff, of the Bronte GO Station and surrounding area.

March 2019 - Staff/Agency and Public Engagement Workshops #1

The Town held an afternoon staff and agency engagement workshop and an evening public engagement workshop on March 21, 2019 at the Queen Elizabeth Park Community and Cultural Centre. The sessions included an open house with information display boards and an overview presentation about the study and initial findings. The session concluded with an interactive workshop where participants worked together to identify opportunities and challenges within the study area and share their ideas for how to improve the area when planning for the future.

April 2019 - Online Survey

An online survey was available for two weeks following the public engagement workshop #1. The survey provided members of the public an opportunity to comment on the opportunities and challenges within the study area and provide ideas for how to improve the area when planning for the future of the Bronte GO MTSA.

May 2019 - Technical Advisory Committee Meeting #1

A Technical Advisory Committee (TAC) was convened to support the study and assist in creating an Area Specific Plan. TAC members may also be involved in providing comments on the various technical studies which are being completed by the consulting team to inform and support the Area Specific Plan.

The TAC is made up of staff from internal town departments, as well as staff from Halton Region, Metrolinx, Conservation Halton, Halton District School Board and Halton Catholic District School Board. Many TAC members were also engaged with the study either through the Project Launch and/or Staff and Agency Stakeholder Engagement Workshop #1.

At the TAC meeting #1, the consulting team presented work completed to date as well as the two draft scenario options for preliminary comments. This included streets and blocks, parks and open space, land uses, and building heights.

TAC members were provided an opportunity to discuss the strengths and weaknesses of each draft option and help shape the scenarios moving forward. Written comments were also welcomed.

COMMENT/OPTIONS:

The Draft Land Use Scenarios Report (Appendix A) outlines the review and work undertaken to arrive at two draft options for the Bronte GO MTSA. It considers and presents:

- Study objectives;
- Study area / MTSA delineation process;
- Existing conditions analysis;
- Best practices;
- Community services and facilities inventory;
- Public engagement and consultation summary;
- Draft vision statement and guiding principles; and,
- Two draft land use scenarios (options).

A Draft Vision Statement is presented in the attached study report, as follows:

“The Bronte GO MTSA will be a complete community. It will maintain a focus on employment while introducing residential uses through mid-rise mixed use developments. Over time the Bronte GO MTSA will transition from a primarily commuter function into a vibrant pedestrian friendly hub, serving as both an origin and destination for commuters and future residents alike. The immediate Station Area will serve as the heart of this

predominantly mid-rise mixed use community with Speers Road as its spine.”

A Draft Study Area has been delineated through the process to date, as follows:



Figure 2. Draft Study Area Boundary

This draft boundary has been developed in coordination with the Region of Halton and accounts for natural features to the east bounded by Fourteen Mile Creek, the Queen Elizabeth Highway to the north. In addition, it accounts for existing land uses and parcel fabric.

The Subcommittee may provide further input and guidance into the Bronte GO Major Transit Station Area Study and Draft Land Use Scenarios Report during their meeting on October 7, 2019.

NEXT STEPS

Public Engagement

Staff intend to engage with the public on the draft land use scenarios (options) in an open house format in November 2019. Additional public engagement being considered may include online opportunities and “intercept pop-ups” whereby study team members station themselves in the Bronte GO area to provide information, raise awareness and solicit feedback on the study.

Land Use Scenario Refinement

With input from the subcommittee, stakeholder and public consultation, and the ongoing technical studies as well as evaluation criteria, the project team will select and refine a preferred land use scenario. The preferred land use scenario and draft Area Specific Plan will be presented to the Livable Oakville Council Subcommittee in early 2020.

CONSIDERATIONS:

(A) PUBLIC

Landowners and members of the public will be notified of future public information/feedback sessions. Updates will also be posted on the town’s website and shared via an email to the town’s OP Review contact list (approx. 1,300 unique email addresses).

(B) FINANCIAL

There are no financial implications arising from this report.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

Consultation and collaboration with other town departments is ongoing.

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- be accountable in everything we do
- be innovative in everything we do
- be honest in everything we do
- be the most livable town in Canada

(E) COMMUNITY SUSTAINABILITY

The Bronte GO Major Transit Station Area Study will work to enhance the social, economic and built environment of the community.

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APPENDICES:

Appendix A - Bronte GO Major Transit Station Area Study, Draft Land Use Scenarios Report

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