



DRAFT

Bronte Village

Urban Design Direction

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1 Introduction



Bronte Village 1877

1 Introduction

BRONTE VILLAGE is a unique traditional commercial area in Oakville. It offers a variety of retail, eateries and services to local residents living within the district and in surrounding neighbourhoods, as well as positioning itself as a vibrant commercial and cultural destination only steps away from Bronte Creek and Lake Ontario.

A key defining element of this district is Lakeshore Road West – the traditional commercial corridor or ‘main street’. ‘Main Street’ is a generic phrase used to denote a primary retail street of a village or town. It is usually a focal point for shops and services, and is most often used in reference to a place for retailing, socializing and hosting events. In many communities, the main street is celebrated as the ‘living room of the community’.

This urban design document sets the expectations for preferred design outcomes in Bronte Village by providing direction for finding compatible design solutions that are based on policy direction, best practices, and the context and character of the district.

the policy context

This design document implements the policy goals, objectives and urban design policies as set out in the Bronte Village (S. 24) and Urban Design (S.6) sections of the *Livable Oakville Plan*, as amended and updated.

Goal: (24.1) Bronte Village will be a vibrant community, with a thriving commercial area and a variety of housing opportunities that provide a tear round environment for residents, employees, and visitors.

Objectives :

(24.2.1) To nurture, conserve and enhance the historic lakeside village character of Bronte Village 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 lakeside village character;*
- 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;*

1 Introduction

- e. *applying a coordinated 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 Bronte 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, office, 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 through enhanced urban design treatments;*

- h. *developing a community gathering space on Lakeshore Road West between Bronte Road and Jones Street; and,*
- f. *facilitating public investment in infrastructure, transit, recreation and cultural facilities to support existing and future residents, employees and visitors.*

(24.2.3) To maintain and improve waterfront connections by:

- a) *protecting, enhancing and connecting existing waterfront open spaces;*
- b) *maintaining existing views from public streets through to the lake and harbour;*
- c) *enhancing the streetscape along streets connecting and adjacent to the waterfront and harbour;*
- d) *encouraging active main floor uses along portions of streets connecting and adjacent to the waterfront and harbour; and,*
- e) *developing improved pedestrian and cycling access around the inner harbour.*

1 Introduction

the urban design context

This design document builds upon the broad urban design direction contained within the *Livable by Design Manual (Part A) – Urban Design Direction for Oakville* by providing design direction that is specific to the Bronte Village context, which reflects and implements the above-noted goal, objectives and urban design policies.

The *Livable by Design Manual* is comprised of three parts:

Part A: comprehensive set of urban design directives applied on lands south of Dundas Street and north of highway 407 [Urban Design Direction for Oakville (2014)]

Part B: detailed design documents tailored to districts and specific land-uses [for example, Design Guidelines for Stable Residential Communities (2013) and Designing Midtown (2014)]

Part C: Site Design and Development Standards (2017)



the urban design focus

The urban design direction contained in this document focuses on public realm enhancements and property redevelopment that reinforce the context and character of this traditional commercial area and illustrates how revitalization efforts can achieve the expectations of a vibrant economic and cultural district.

This urban design direction expands upon the broad-based and fundamental design direction and guiding design principles contained in the endorsed Part A document. This document is intended to be read and applied in conjunction with the direction provided in Part A and Part C of the design manual.

While this design direction is specifically tailored to reinforcing and enhancing the Bronte Village context and character, it is not intended to limit design options. Rather, this document should foster creativity in design through directives that outline expectations while providing design flexibility that will allow for creative and innovative public realm and site/building design that ultimately contributes to the character of the larger whole.

1 Introduction

implementation

the use. This urban design direction document expresses the expectations for preferred design outcomes, inspires achieving compatible and creative design solutions, and establishes an assessment framework for designing and reviewing development proposals. The design direction provides stakeholders, designers, staff, and decision makers a clear set of illustrated design expectations.

the content. This urban design direction document sets the direction, through text and relevant images, for facilitating desirable and compatible development that can sympathetically respond to the surrounding context and maintain and enhance the character of that area.

The text and images are intended to highlight a broader design intent and should not be construed as a set of prescriptive standards. When deviations from this design direction are contemplated, the alternative must meet or exceed the intent of the stated direction and, most importantly, complement the context and character of the Bronte Village district.

the document. The direction in this urban design document will be reviewed and updated to reflect future policy enhancements, to enrich the text and incorporate additional images, to reflect new development(s), and to incorporate recommended outcomes from future studies and initiatives.

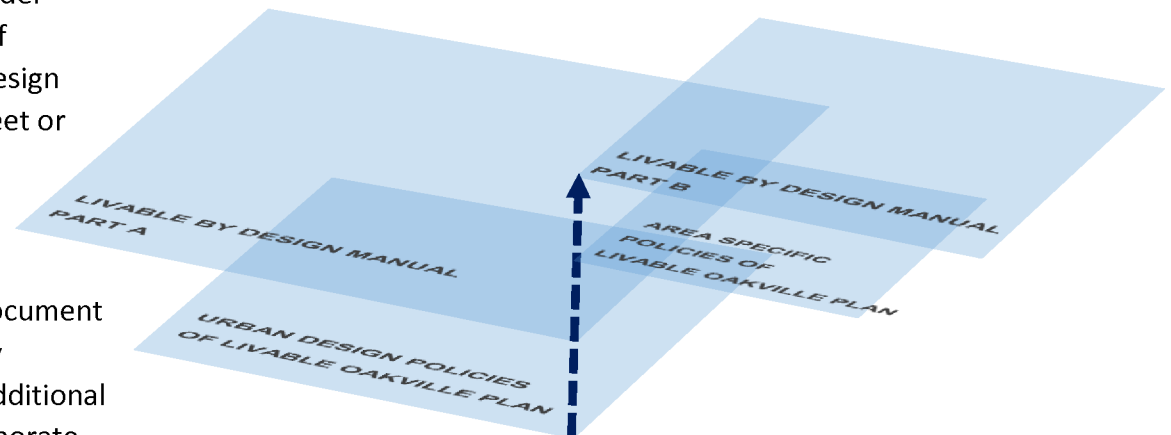
reference materials

[*Livable Oakville Official Plan*](#) (2009 to present)

[*Livable by Design – Urban Design Manual*](#) (2013 to present)

[*Streetscape Strategy*](#) (2014)

[*Bronte Village Revitalization Study*](#) (2009)



2 guiding design principles



2 guiding design principles

These guiding design principles are the foundation for the urban design direction contained in all documents of the *Livable by Design Urban Design Manual*.

These guiding design principles reinforce the policy direction and design-based approach to community development, as outlined in the Urban Design (S.6) and Bronte Village (S.24) sections of the *Livable Oakville Plan*, as amended.

New and infill development, along with public realm improvements, are expected to be designed and executed in accordance with these six guiding design principles:

- 1. sense of identity** ... creating distinct and vibrant communities
- 2. compatibility** ... fostering compatibility and context-specific design
- 3. connectivity** ... enhancing connectivity and accessibility
- 4. sustainability** ... integrating sustainability and resiliency
- 5. legacy** ... preserving built heritage and cultural and natural resources
- 6. creativity** ... inspiring creativity and innovation

[refer to section 1.4 of the *Livable by Design Manual (Part A): Urban Design Direction for Oakville* for detailed descriptions of each principle]

4 visualizing Bronte Village



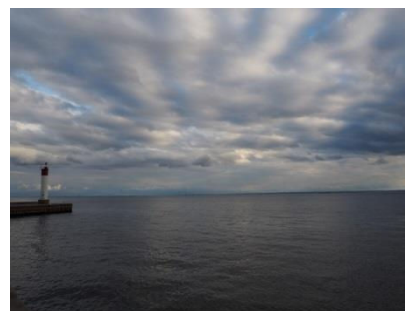
4 visualizing Bronte Village

Bronte Village is located in southwest Oakville where Bronte Creek meets Lake Ontario. The village has a unique main street character, reflected in the many shops, restaurants and services that operate along Bronte Road and Lakeshore Road West.

It retains the character of a village community and is focused on the pedestrian-oriented areas along and around Lakeshore Road West and Bronte Road. The surrounding residential uses, the waterfront, and the harbour contribute to its unique heritage and sense of place.

Bronte Village is comprised of a **Bronte Village Main Street District** and **lands outside of this district**, as described in the *Livable Oakville Plan*. These two districts are structured to provide an appropriate transition in land use and built form between the existing residential areas and any future development and redevelopment.

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.



4 visualizing Bronte Village

Following are conceptual visualizations of the Bronte Village Growth Area depicting a 'build-out' scenario implementing the development policies in the *Livable Oakville Plan* and the regulations in *Zoning By-law 2014-014*.

- Growth Area Boundary
- Minimum Building Height
- Maximum Building Height
- Maximum Building Height with Bonusing ...



4 visualizing Bronte Village



5 urban design direction for Bronte Village



5 urban design direction for Bronte Village

Design is a key component of the continuing revitalization of Bronte Village as a vibrant business district and a recreational and cultural area.

The evolution of development on private lands and public realm improvements within Bronte Village has resulted in a widely varying built form and streetscape treatment. Enhancements aimed at strengthening the Bronte Village identity and re-establishing unity can further delineate it as a unique place and destination within the Town.

Business and culture thrive with people. Public areas which are not accessible, comfortable, or interesting, discourage people from returning. Therefore, to maintain vibrancy the design of the built environment should support people as they make their way to and through the village.

Bronte Village has an existing and planned mix of uses and density that is greater than surrounding residential neighbourhoods. Through thoughtful design, compatibility can be achieved with appropriate transitions.

This document addresses these important considerations under the following themes:

- A. distinguish the district**
- B. foster activity at street level**
- C. frame the street**
- D. compatible with surroundings**
- E. links to and through the district**

Each theme contains design direction and precedent images for how these essential components can be realized. The design direction is intended to highlight the broader design intent; it should not be construed as a set of prescriptive standards.

If deviation from this direction is contemplated, an acceptable change the alternative must meet or exceed the intent of the stated direction and complement the context and character of the Bronte Village district.

5A distinguish the district



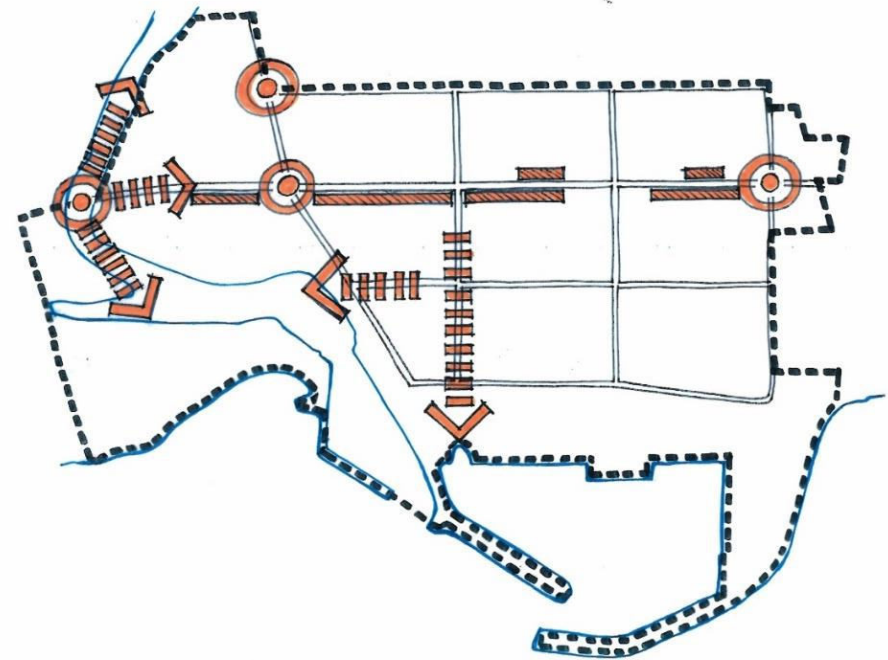
5A distinguish the district *(continued)*

To further delineate Bronte Village within the Town, and to strengthen its identity, arrival to the district should be announced, which could be through public art, enhanced streetscape and plantings, signature built form or open public space that reinforces the context and character of Bronte Village.

In the *Livable Oakville Plan* policies, gateways are located at visually prominent entry points into Bronte Village. These locations shall provide gateway treatments, including well-designed built form and structures, distinctive streetscape treatments, landscaping, and public art.

Streetscape, public open space, including enhanced streetscape areas and urban squares, should be utilized as a unifying public realm element through the use of compatible, consistent and complementary design treatments while contributing to a distinctive and unique streetscape.

Public art should be installed in all areas of the district and could be creatively integrated into streetscape, open space, gateway, and built form treatments.



Distinguishing the district direction is primarily focused on:

- gateways 
- enhanced streetscape setbacks 

5A distinguish the district *(continued)*

SENSE OF ARRIVAL

1. Enhancing/installing gateway elements

Gateways are located at key entry points into the growth area and at prominent intersections of the primary streets. Gateway design should appropriately relate to the main street character of the district, provide a distinct sense of identity upon entry to the district, and incorporate significant features. Gateways can be effectively expressed through built form, open space, public art and streetscape features.

The two major gateways in Bronte Village (intersection of Lakeshore Road West and East Street and the bridge over Bronte Creek) form the entry points into the main street district and should incorporate a combination of:

- high quality built form
- unique planting and design
- road and sidewalk treatment that is distinctive
- place making (public art, street furniture, banners)

Design direction

development and enhancements at gateway locations incorporates a distinct sense of entry that reinforces the district context and the main street character



5A distinguish the district *(continued)*

Design direction may be accomplished by:

- creating gateway treatments that include well designed built form and structures, distinctive streetscape treatments, landscaping and public art installations
- orienting building massing and entrances directly towards the street and, where applicable, towards the intersection
- utilizing public art, planting design and unique boulevard paving patterns to highlight these entries and to unify the district



5A distinguish the district *(continued)*

UNIFYING ELEMENTS

2. Context-sensitive development

Bronte Village is well known for its unique main street corridor and lakeside village character. It is this context – the assembly of natural areas, economic activities, heritage resources, cultural expressions, and surrounding residential neighbourhoods -- that create a unique and identifiable sense of identity and will influence new development.

Design direction

enhance the qualities that make Bronte Village a distinctive district within Oakville.

Design direction may be accomplished by:

- reinforcing the significance of Lake Ontario by focusing and articulating pedestrian ways to emphasize the lake
- developing projects that celebrate the lake.
- incorporating water or using visual cues in the design of the buildings to express connections to the lake



5A distinguish the district *(continued)*

3. Coordinating public open spaces

Lakeshore Road West through Bronte Village has an existing streetscape typology of generous building setbacks with mature tree plantings that should be retained and enhanced.

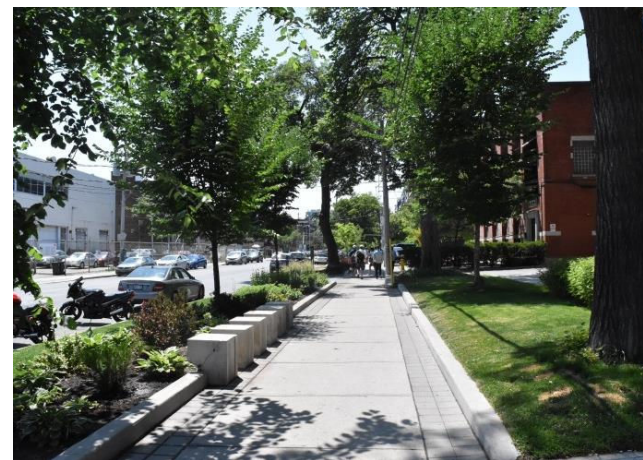
The prominence, use, and accessibility of these unique open space areas should be enhanced. Property owners are encouraged to treat their yards adjacent to the right-of-way in a similar fashion.

Design direction

public open spaces incorporate recurring visual cues to increase recognition and reinforce district unity

Design direction may be accomplished by:

- visually connecting generous setbacks along the south side of Lakeshore Road West through the repetition of hard and soft materials and unifying streetscape elements
- maintaining existing mature trees and balancing soft scape materials with hardscape
- creating larger building setbacks, where appropriate, to create a wider pedestrian zone



5A distinguish the district *(continued)*

4. Consistent and coordinated streetscape treatment

Establishing a consistent and recognizable streetscape design within the municipal right of way will assist in unifying the district. Repetition of paving treatments, lighting, banners, furniture, signage and planting can visually distinguish the district from its surroundings and strengthen its identity.

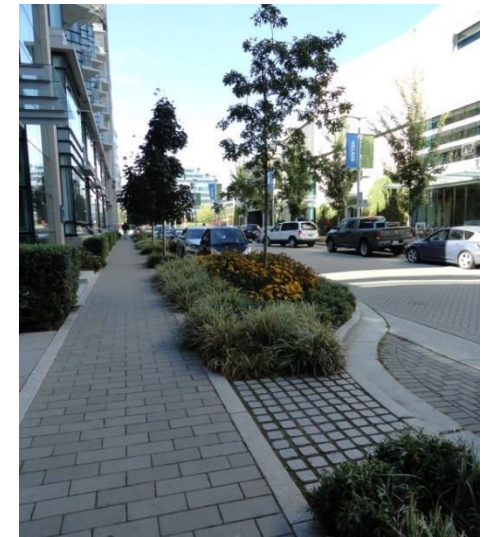
Publicly accessible open space should complement and be compatible with the adjacent primary street treatment. Private land owners should enhance the public/private interface adjacent to the right-of-way with a similar treatment.

Design direction

public and publicly-accessible open spaces abutting primary streets incorporate compatible and consistent hard and soft landscape treatments that complement the streetscape

Design direction may be accomplished by:

- establishing a consistent and recognizable primary streetscape treatment and furnishings through the repetition of hard and soft materials and other unifying elements
- extending the streetscape treatment onto publicly-accessible private open space
- increasing planting in enhanced streetscape areas and other softscape areas adjacent to the street



5A distinguish the district *(continued)*

5. Establishing and maintaining visual connections

Views to the lake, creek and harbour from public streets creates a strong sense of identity for Bronte Village. Visual connections throughout the community also serve as reference points and when designed well, can add to the distinctive character of the area (refer to LBDM, Section 2.4 for additional design direction).

Design direction

enhance and maintain views to the lake, the creek, the harbour and along the main street corridor to strengthen and reinforce visual connections within Bronte Village

Design direction may be accomplished by:

- designing built form, public realm elements and landscaping to frame and enhance views to the lake, the creek, the harbor and along the primary street corridors



5A distinguish the district *(continued)*

EXPRESSIVE ELEMENTS

6. Incorporate public art

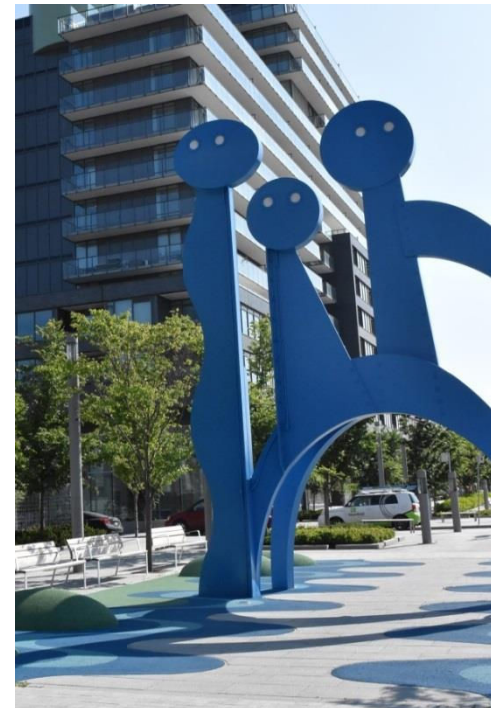
Public art has a unique relationship with the place where it is located. It can significantly enhance the public realm, transform the landscape in which it is placed, express community values and our collective memories, and creates a strong sense of identity.

Design direction

incorporate public art into public spaces on the boulevard, open spaces, and publicly-accessible areas of private development

Design direction may be accomplished by:

- installing free-standing sculptures, friezes, murals, luminal installations, metal works, fountains, etc.
- incorporating public art into spaces created as portions of buildings are setback from the street (forecourts) or where publicly-accessible open spaces are created internal into the development (courtyards)

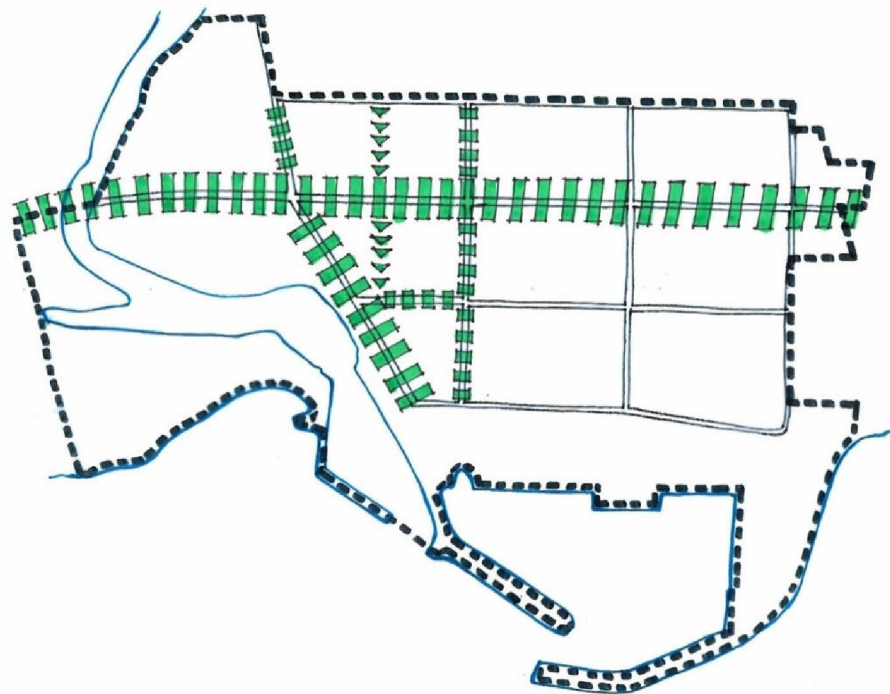


5B foster activity at the street level





5B foster activity at the street level

The vibrancy of a mixed-use district relies on creating a walkable community with accessible, comfortable and interesting public areas. Thriving main streets foster active uses at the ground level, pedestrian and cycling amenities such as wide sidewalks, well-designed gathering and sitting areas, tree plantings and landscaping, and human-scale built form along the street. Pedestrian activity and comfort along the main street can be increased when the spaces and buildings are designed to mitigate excessive solar exposure, wind, and precipitation.



Fostering activity at the street level is primarily focused on:

- primary streets 
- secondary streets 

5B foster activity at the street level *(continued)*

ACTIVITY ON THE BOULEVARD

1. Pedestrian realm

Inviting and comfortable spaces in the public realm for pedestrians and other users is a key ingredient of a successful main street. The pedestrian realm consists of the building interface zone, pedestrian path zone, planting and furnishing zone, and curb zone (refer to LbDM Section 2.2 Streetscape for additional direction).

The pedestrian zone widths along Lakeshore Road West vary significantly throughout Bronte Village. In some areas, the width of the pedestrian realm is narrow and must be carefully considered and designed to balance the zones while providing functional and comfortable space for pedestrians. New development along the corridor should be strategically setback from the property line to accommodate pedestrian spaces and create an active interface.

Design direction

foster activity at street level by designing high quality pedestrian environments within the boulevard of primary and secondary streets

Design direction may be accomplished by:

- incorporating additional pedestrian space at the street/property interface in locations where the width of the boulevard is narrow
- extending hardscape areas to create wider pedestrian pathways with patios, benches and landscape areas



5B foster activity at the street level *(continued)*

2. Places for gathering and pausing

Well-designed public spaces create spaces for community gathering – for social interactions, leisure and local events – and often become the heart of a district. Bronte Village has generous landscape setbacks and opportunities for enhanced streetscape areas. As lands adjacent to these areas redevelop, they should be designed to support an active and vibrant streetscape.

Transformation of the landscape setbacks should balance the need for multi-purpose hard surface paving areas with soft landscape planting spaces. Together, these hard and soft elements support and enhance active street uses, user comfort, and district identity.

Design direction

create well-connected, inviting gathering places and sitting areas along Lakeshore Road West that strike a balance between multi-purpose paved and soft planting areas

Design direction may be accomplished by:

- incorporating innovatively-design spaces for a variety of programming
- providing a mix of hard and soft surfaces
- ensuring a maximum 2% slope in paved and patio areas to comfortably accommodate pedestrian circulation and moveable seating
- maintaining existing trees (here feasible)
- setting back buildings strategically to allow for additional space for gathering/sitting where insufficient room exists in the right-of-way



5B foster activity at the street level *(continued)*

3. Comfortable environments

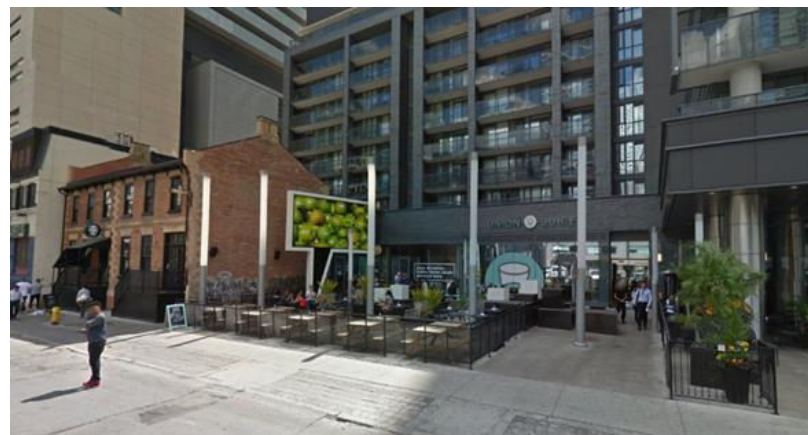
Lakeshore Road West is oriented in an east-west direction and is parallel to Lake Ontario. This orientation makes it very susceptible to cold late fall to early spring winds and off shore breezes. To create a sense of enclosure, it is necessary for buildings to be brought up close to the street edge. However, if not sensitively designed, this treatment may create a wind tunnel and reducing time spent walking or sitting on patios in this area. To mitigate this negative effect, building placement and form should provide good sun exposure and areas of wind protection to support a comfortable environment for people to enjoy and utilize the district.

Design direction

Provide a streetscape that supports micro-climate conditions to create a comfortable pedestrian environment.

Design direction may be accomplished by:

- ensuring building heights and setbacks / setbacks maximize sun exposure on east side of street
- introducing building setbacks/recesses that provide wind shelter at building entrances, patios, and other gathering spaces



5B foster activity at the street level *(continued)*

4. Vehicular access

The property fabric along Lakeshore Road West through Bronte Village consists of lots with a variety in widths -- several are very narrow lots -- and this results in many driveways crossing the boulevard. The consistent lot depth has the potential for creating a rear lane system accessible from the side streets (Jones Street, Nelson Street and East Street).

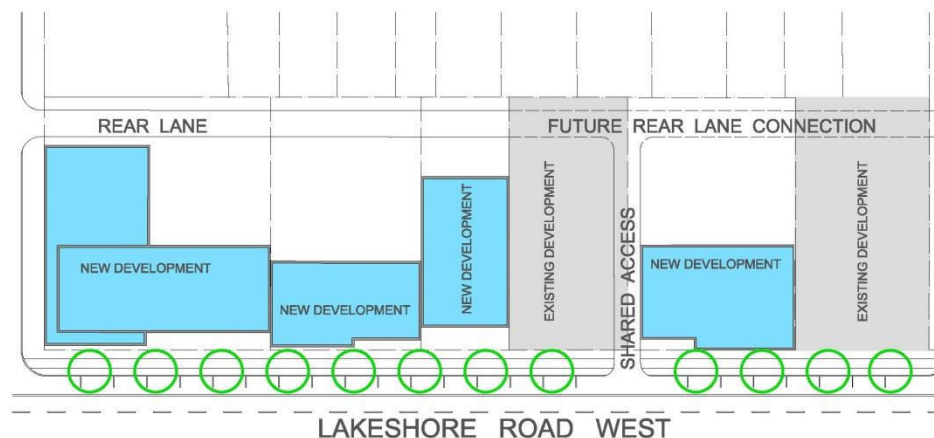
To foster pedestrian activity along this primary street, vehicle access to lots fronting Lakeshore Road West should be limited by encouraging shared access points and creating rear lanes with access onto side streets

Design direction

provide comfortable environment and encourage pedestrian circulation by reducing the impact from vehicles entering and exiting sites along primary streets.

Design direction may be accomplished by:

- locating vehicular access from side streets and wherever possible, rear lanes
- where the rear lane alternative is not possible, incorporating mid-block driveways with shared access to adjacent properties.
- ensuring driveway accesses are through minimal width openings and additional floors are built above the driveway



5B foster activity at the street level *(continued)*

5. Cycle parking

Since the whole of Bronte Village is a destination, for convenient access end of trip bicycle parking should be widely dispersed. To provide good coverage of the district, bicycle parking facilities should be installed with regularity in the right-of-way of primary streets. Where appropriate, bicycle parking should be installed in existing or proposed surface or underground parking lots, and at the entrances of large buildings.

Design direction

bicycle parking facilities should be widely supplied throughout the district.

Design direction may be accomplished by:

- providing bike racks within the right-of-way
- providing bike racks at all major activity centers
- providing bike racks within vehicle parking areas
- providing bike racks near building entrances of larger developments



5B foster activity at the street level *(continued)*

ACTIVITY ON THE GROUND FLOOR

6. Finer grain

Traditional main streets generally consist of an intricate mosaic of buildings that are often small in scale and with narrow frontages. Buildings address the street by being set close to the road and having entrances directly facing the street.

Design direction

design buildings along Lakeshore Road West and Bronte Road to reinforce and enhance the main street character

Design direction may be accomplished by:

- creating a continuous street wall along Lakeshore Road West with architecturally detailed facades that provide visual interest for pedestrians and create a strong sense of identity
- where larger development is proposed, dividing the facades into smaller segments to reflect the rhythm and scale of a traditional, narrow main street and village built form



5C frame the street



5C frame the street *(continued)*

Traditional main streets generally consist of an intricate mosaic of buildings that are often small in scale, with narrow frontages. Buildings address the street by being set close to the road and with entrances directly facing the street.

New development along the primary streets should be designed to provide for the traditional main street context – a street that is well-framed by minimum two-storey buildings with commercial uses at the ground.

Design should respond to the existing context and provide variety and interest. Minor variations in setbacks, varied heights, building step-backs, projected and recessed portions of the façade, transparency and high quality architectural detailing are the main elements of a successful pedestrian-oriented built form along main streets.

5C frame the street *(continued)*

BUILT FORM

1. Height and setbacks

Currently Bronte Village has a fragmented street wall interrupted by empty lots, surface parking and driveways.

Framing a street with appropriate height, setback and use will improve pedestrian comfort and safety and support retail along the street (refer to LbDM, Section 3.1 for additional direction).

Design direction

design and position buildings to establish a continuous street wall and a strong active interface with the pedestrian realm

Design direction may be accomplished by:

- where a building is positioned along the property line (zero setback), establishing the height of the building base to be no greater than 80% of the street width. Above this established maximum height, stepback the remaining building at a 45° angle from the main street wall to allow for sunlight penetration onto the street
- positioning buildings along all primary streets within the applicable front setback. Further setbacks may be appropriate where the width of the sidewalk does not



5C frame the street *(continued)*

provide adequate room for desirable outdoor amenity space (e.g. patios, outdoor display)

- where access driveways are accommodated on primary streets, designing buildings with additional floors built above the driveway
- ensuring blank (no openings) sidewall elevations are placed abutting other blank sidewall elevations to prevent unusable and unattended spaces in between
- ensuring buildings taller than 6 storeys incorporate façade stepbacks on the upper floors to provide access to sky views and sunlight. Any side stepback should be provided above 10.5m (3 storeys)
- to provide adequate privacy, side stepback walls with glazing should comply with the following separation distances:

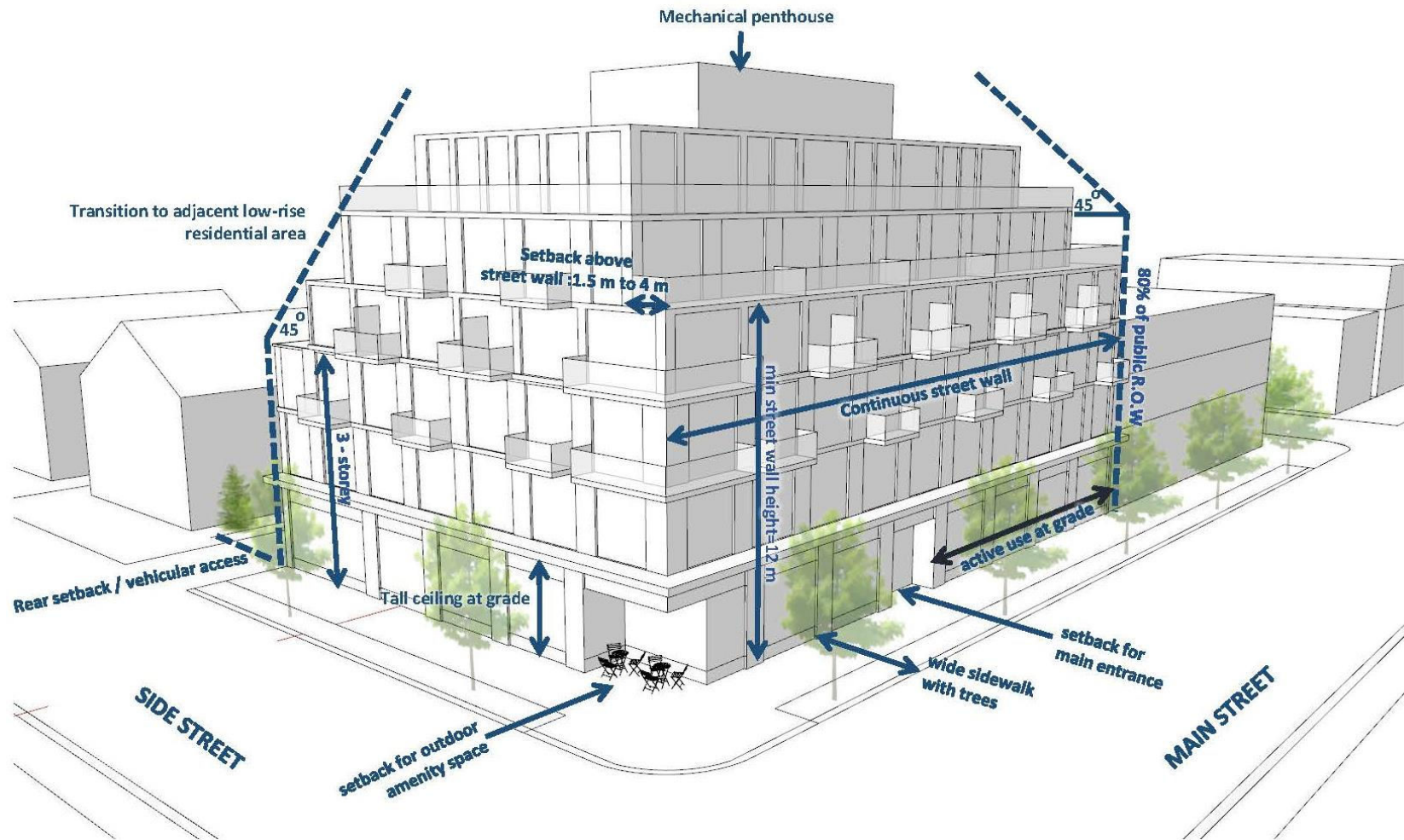
Primary window facing primary window	15 m
Secondary window facing secondary window	7.5 m
Primary window facing secondary window	7.5 m



5C frame the street *(continued)*

Conceptual image

This conceptual illustration depicts built form and pedestrian realm design components required to appropriately address the street and to transition to surroundings.



5C frame the street *(continued)*

2. Forecourts

When properties along the primary streets redevelop to their full potential, the facades of this new built form may frame these streets with a 4 to 6 storey continuous wall.

To create more interest along such continuous street walls, at mid-block and other strategic locations, visual and physical ‘breaks’ or setbacks should be incorporated.

The resulting spaces could create additional gathering places or visually connect to internal courtyards or pedestrian connections bisecting the block.

These forecourts create visual cues in the streetscape and mitigating the potential monotony of a continuous street wall.

Design direction

at mid-block and other strategic locations, incorporate forecourt spaces to enhance the public realm and building design

Design direction may be accomplished by:

- providing generous setbacks for development at these strategic locations
- designing varied and architecturally enhanced facades to signal a change and to create a more visually interesting streetwall.

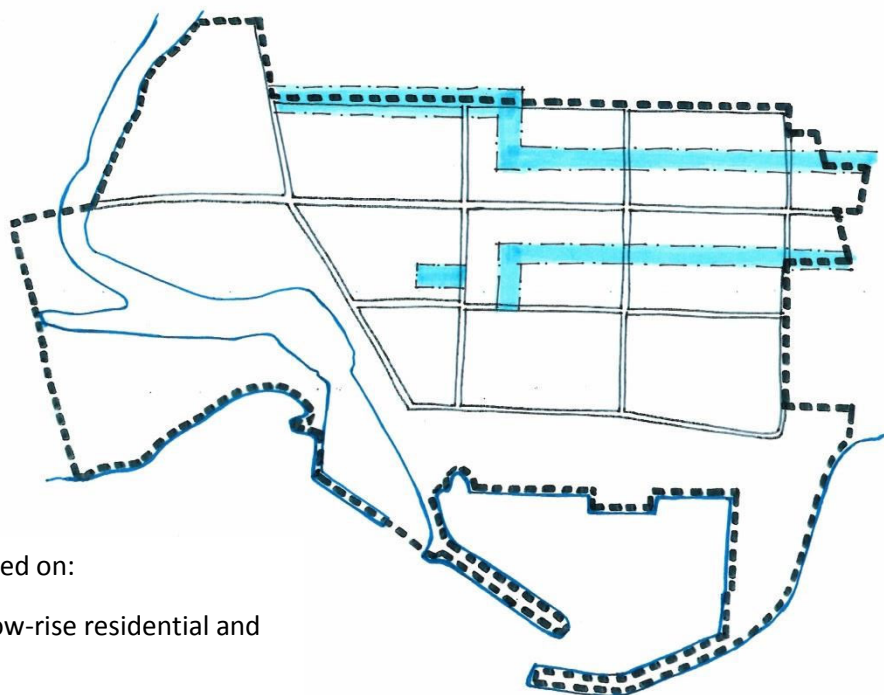


5D compatibility with surroundings



5D compatibility with surroundings *(continued)*

To maintain compatibility, appropriate transitions from buildings greater than 3 storeys in height within Bronte Village must be made with surrounding residential and open space areas, including urban squares. Transition measures to be implemented include incorporating building setbacks, stepbacks, and buffers.



Transition to surrounding is primarily focused on:

- tall and mid-rise built form abuts low-rise residential and open space

5D compatibility with surroundings *(continued)*

TRANSITION TO SURROUNDING AREAS

1. Built form and use

Through redevelopment, a mixture of medium and low-rise built forms will occur in Bronte Village. Transitions are needed between these different built forms to create compatibility. To achieve the transition, appropriate adjustments in building massing, placement, and the incorporation of screening elements are necessary.

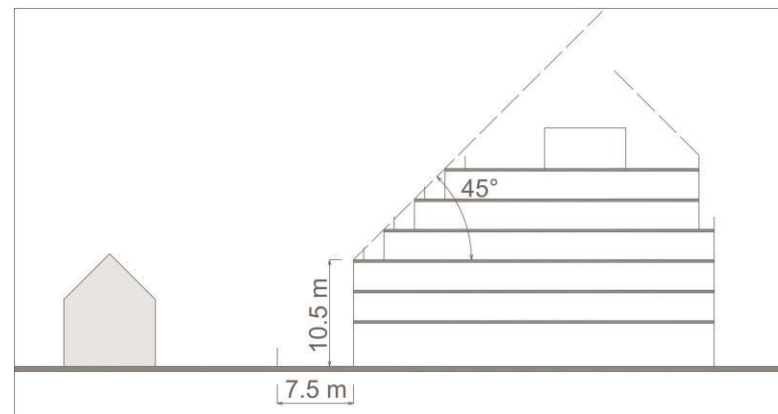
Design direction

design and place buildings to provide appropriate transition between different built forms and uses in to minimize potential impact of height on the surrounding areas.

Design direction may be accomplished by:

[Rear transitions to low rise residential area]

- designing buildings abutting a low-rise residential area with a minimum setback of 7.5m from shared property line and a 45 degree angular plane from a height of 10.5m above the 7.5 m setback line
- to avoid overlook conditions, position principal windows no closer than 10m from the shared property lines and locate balconies a minimum of 10.5m above grade



5D compatibility with surroundings *(continued)*

[Side transitions to lower rise buildings]

- designing mid-rise buildings that are built to the minimum side lot line with a setback above 10.5m from grade to provide adequate transitions



[Transition to open spaces]

- positioning buildings a minimum of 3.0m setback from a public open space to clearly separate public and private areas and to provide appropriate transition. Hard and soft landscaping and low fencing could be incorporated along the edge
- incorporating architectural features, such as steps, porches and columns, which may encroach into the setback area
- elevating entrances to individual residential units facing public open spaces to 0.6 to 0.9m above grade to provide privacy
- In order to provide “eyes on street” and a sense of security, designing buildings abutting open space with ample openings (windows and doors) and amenity areas overlooking the open space



5E links to and through the district



5E links to and through the district *(continued)*

Bronte Village has a variety of streetscape environments and block sizes. Long and deep blocks can discourage pedestrian circulation which is necessary to maintain a vibrant and active commercial and living district. Therefore greater emphasis should be given to the creation of an enhanced pedestrian network to and through Bronte Village.

5E links to and through the district (continued)

PEDESTRIAN

1. Connections throughout the district

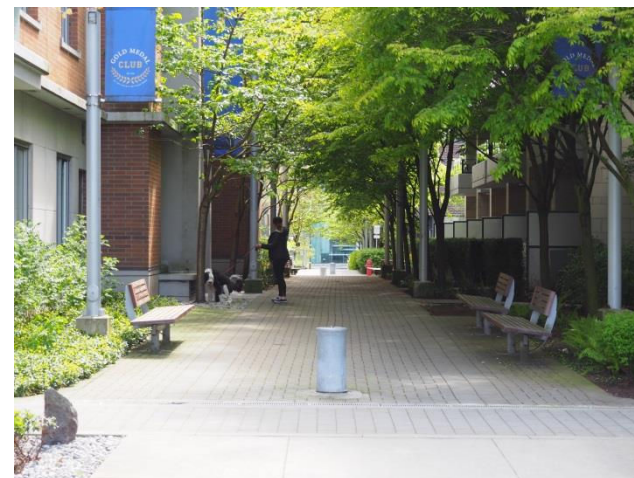
Bronte Village consists of several few diverse areas. The frequently visited parts of the district are the main commercial spin, two harbours and several parks along the lakefront. The most used connection from the lake to the main street is along Bronte Road. There are other possibilities for improvement of the existing pedestrian network, as well as creating new linkages from the lake to the remainder of the district.

Design direction

enhancing existing pedestrian connections and where possible, establish new links to increase connectivity and exploration of the village.

Design direction may be accomplished by:

- designing development along primary and secondary streets with a strong focus on pedestrian movement, with built form framing the street and fine-grained facades that are visually permeable at the ground level
- incorporating visual cues, such as new features in the streetscape and wayfinding elements, along the streets to create interest for visitors and residents to explore the village and surrounding



5E links to and through the district (continued)

2. Mid-block connections

An interconnected pedestrian network is a key component of a well-functioning community. Many of the ‘most visited’ cities feature blocks which are no more than 100 m in length.

There are a variety of block lengths in Bronte Village, whether slightly above or below 100 m long, with several over 200 m in length. Where new development occurs in the middle of long blocks, opportunities for further pedestrian connections must be explored to expand the pedestrian network.

Design direction

New mid-block pedestrian connections should be provided for the block between Bronte Road and East Street.

Design direction may be accomplished by:

- designing new development to accommodate pedestrian connections throughout the site, while using generous setbacks and pedestrian-oriented, permeable built form along these connections (refer to LbDM, Section 4.2 for additional direction)
- providing pedestrian connections focused on creating a comfortable experience and incorporating a wide variety of elements, such as landscaping, furnishing, lighting and weather protection
- eliminating the existing change in grade between properties along Lakeshore Road West and properties on Marine Drive. Where grade correction is not feasible, implementing innovative designs that allow for accessible connections

