



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

Meeting with Planning Department and Ward 1 Councillors	
Purpose	Bronte Village Growth Review Next Steps Outline of the Development Process , Timelines and Public Engagement Q & A Session on Specific Issues Concerning Ward 1
Date	September 28 th , 2015
Venue	Planning Services Boardroom, Town Hall
Attendees	Councillor Sean O'Meara & Councillor Ralph Robinson Policy Planning Dept: Diane Childs, Brad Sunderland, Carly Dodds, Mark Simeoni BVRA: Ana Hourahine, Shelley Thornborrow, Cindy Devai, Graham Hickey, Frances Wedlake, Mike Lansdown

The Bronte Village Growth Review was launched with a public open house held on May 19th, 2015 from 2pm to 8pm at Walton Memorial Church. The policy planning department has posted the slideshow, map of the area with growth review boundary and public feedback collected at the open house via the following link:

<http://www.oakville.ca/planoakville/bronte-village-growth-area-review.html>

The BVRA setup this meeting after receiving feedback from members and residents through the summer regarding various concerns and questions about the growth review and development within the area.

I. Bronte Village Growth Review

In addition to this document, attached is a document from the planning department that outlines the timeline and next steps.

The next public open house will be held in November 2015.

- The open house was held at the Bronte Legion Hall on November 18th, 2015
3:30pm – 8:00pm

II. The Development Process, Timelines and Public Engagement

The development process commences with a pre-consultation meeting between a prospective developer and the Planning Department at the Town of Oakville. The application is not considered complete until all requirements are fulfilled including site maps, renderings, environmental impact studies and other requirements as outlined. The developer may require an amendment for either the zoning by-law, the official plan or both. The amendment process could last up to a year after which a public open house will be conducted to engage community feedback after notification as required by the Planning Act through:

- Public sign posted on or near the site of proposed development
- Notice in the Oakville Beaver
- Notice letter sent out to residents within 120m radius of the site of proposed development

A public statutory meeting will be held with council after which council can accept or reject the planning department's recommendation concerning the development application. The developer can seek recourse through approval from the Ontario Municipal Board.

III. Q & A Session

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?

Response: The regional guidelines have been communicated through the provincial growth plan and targets have been set at the regional level for Halton. The targets are set as a result of population growth projections of 820,000 in 2031 and 1,000,000 by 2041 from 501, 670 in 2011. The review will determine how the regional targets will cascade down to the municipal level.

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?

Response: The growth review will determine the feasibility of the growth targets. The 2014 regional population projections were issued after the 2011 census which might provide a more robust base than the 2005 regional projections that were issued before the 2006 census.

3. What are the possible ramifications if Oakville does not achieve the growth and intensification targets prescribed under PPS 2014?

Response: Non-specific, but all indications do not lead to immediate financial funding limitations.

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?

Response: Planning dept. cannot talk to infrastructure needs and requirements.

- 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?

Response: This can be incorporated into the Oakville Harbours Master Plan. Bronte holds huge potential with the access to the lake but there are barriers, namely:

- Transportation access limitations with only two modes of transportation to the area
- Lack of connectivity to Bronte Village business district. The Councillors mentioned talk of building a bridge connecting the Core business district and the beach area

- 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?

Response: The Livable Plan with planning tools such as zoning, height restrictions, bonussing, set-backs and built form all work together to provide a robust base to set policies and guidelines to support the vision for Bronte.

- d. **Enhanced Public Engagement and Notification concerning Variance Adjustment Applications.** In reference to all variance adjustment applications including rebuilds and applications for noise barriers.

Response: Information concerning site plan applications and development applications are available online through the Town of Oakville website and can be accessed either through an interactive map or by links specific to each ward within Oakville. The website link is <http://www.oakville.ca/business/planning-applications-ward-1.html> Information regarding zoning can be access through the website link <http://maps.oakville.ca/gxmaps/Default.aspx?map=map05>

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?

Response: The next public open house is in November 2015 and the public are encouraged to sign up for updates through the Bronte Growth review website. The statutory public meeting at Council will be held in the Winter 2015/6. The planning department is open to dialogue with residents and rate payer associations.

The meeting was concluded with the possibility to setup a follow-up with the planning department after further member/resident input concerning the vision for Bronte.