

1.2 **BRONTE COMMUNITY - FIGURE "I1" AND "I2"**

Background

The Bronte Community lies between Appleby College and Morden Road in the east and Burloak Drive on the west. The northern limit is formed by the Q.E.W. West and the Burloak Industrial Districts. The southern boundary is Lake Ontario.

The Bronte Community may be divided into two main sections. The Hopedale District, suburban residential encompassing most of the eastern portion; and the Bronte District. The latter area, although compact and cohesive, and considerably more substantial than a local neighbourhood, is not expected to function as an entirely independent community and is therefore considered a part of the Bronte Community. The boundary of the Bronte area is Rebecca Street on the north, Third Line on the east, Burloak Drive on the west, and Lake Ontario on the south.

1.2.1 **BRONTE DISTRICT**

a) Bronte Community Shopping Area

- i) This centre is intended to provide neighbourhood facilities for its immediate area and supplementary community shopping facilities for a large part of the Bronte Community. Development within this centre is intended to reflect in a contemporary way the village's history and its close identification with the harbour with consideration to Heritage Streetscape.
- ii) Residential uses, combined with commercial uses or free-standing, are encouraged to develop in the Community Shopping Area in a form that is compatible with adjacent land uses. Care must be taken to ensure that privacy areas are provided in a careful and sensitive manner.
- iii) Low density residential, particularly semi-detached dwellings and/or innovative high density single family residential housing, shall be encouraged to locate on the south side of Sovereign Street between Jones Street and East Street, all at a density ranging between 17 and 25 units per site hectare.
- iv) A pedestrian "boardwalk" will be developed linking both public and commercial facilities overlooking Bronte Harbour,

and this boardwalk may replace vehicles on Bronte Road south of Lakeshore Road. Courtyards, squares, canopies, and galleries will be encouraged as part of the redevelopment in this area.

- v) The Bronte Community Shopping Area, as shown on Figure "I2", is designated as a Community Improvement Area in accordance with the policies in Part C, Section 13.3 of this Plan.
- vi) A Neighbourhood Commercial Area will be permitted south of Rebecca Street east of Burloak Drive. Uses permitted in this area include a full range of retail and other commercial uses, and office uses which will serve the adjacent residential area.

The development in the Neighbourhood Commercial designation shall be carefully designed, particularly with respect to landscaping to integrate with the surrounding residential and institutional development and to reflect its position as a major entrance to the neighbourhood in the Bronte West District.

In addition, a Convenience Commercial facility may be located in the general residential area south of Rebecca Street, east of Burloak Drive generally at the southerly segment of the internal collector road linking Lakeshore Road with Rebecca Street.

- vii) Notwithstanding Part E, Section 1.2.1(a) iii, townhouses at a density of 45 units per site hectare may also be permitted at the southeast corner of Nelson Street and Sovereign Street.

b) Marine Facilities

Commercial uses serving the harbour and its users, including such uses as marine storage and service, and restaurants will be encouraged adjacent to the harbour.

c) Bronte Harbour

It is the intent of the Plan to promote the most efficient and attractive use of Bronte Harbour for pleasure boating and other public open space recreational uses. In addition to public open space, the harbour may also include private open space and

marine facilities on leased public land. It is intended to integrate the harbour area with the remainder of the Bronte Creek valley through a system of parks and walkways.

d) Residential

- i) The Bronte District is intended to house less than approximately 19,000 persons.
- ii) Some population increases will result from new development within the medium density area near the harbour and Community Shopping Area east of the Bronte Creek. The major growth will result from new subdivisions west of the Bronte Creek where cluster and other innovative single family housing at a density of 10-15 units per gross hectare will be encouraged with a view to increasing open space and devising a system of pedestrian and cycle routes, including part of the industrial buffer zones.
- iii) Notwithstanding the single family residential designation, a retirement centre or nursing home will be a permitted use on the east side of Bronte Creek immediately north of Lakeshore Road.
- iv) Notwithstanding the single family residential designation, duplexes permitted by specific by-law within the block bounded by Hixon, Belyea, and Nelson Streets, and Eastview Public School, shall be permitted one additional unit providing that the owners can demonstrate compliance with minimum parking and open space requirements and other applicable regulations. Under no circumstances shall the density of this block exceed a maximum residential density of 32 units per site hectare. Provision of additional units in existing double duplex buildings shall be subject to Site Plan Control pursuant to the provisions of the *Planning Act (1990)*.
- v) Low density residential, particularly semi-detached dwellings and/or innovative high density single family residential housing, shall be permitted in the block bounded by Jones Street, Sovereign Street, East River Street, and Belyea Street at a density not exceeding 23 units per site hectare on those lands designated as residential low density on Figure "I2".
- vi) Notwithstanding the residential medium density designation, an existing residential dwelling at 77 Nelson Street and

located on the east side of Nelson Street between Lakeshore Road West to the north and Marine Drive to the south shall be permitted to have six apartment units.

- vii) In the general area, east of Burloak Drive, south of Rebecca Street, a residential neighbourhood will be developed. The neighbourhood extends east to the pipeline utility corridors serving the Petro-Canada refineries, south to Lakeshore Road and includes the associated lands south of Lakeshore Road with population anticipated, at mature state, of approximately 4,500 people.

The residential component of the Secondary Plan is designated in a range of low and medium density residential uses. However, higher Medium Density II residential uses shall be located within the interior of the new neighborhood, south of Rebecca Street.

The lands designated Residential Medium Density II allow for a mix of detached dwellings and townhouses. The block adjacent to the woodlot is intended to facilitate further tree preservation to extend the ecological function of the woodlot and natural creek areas. The block is designated Residential Medium Density II and zoned, subject to a holding provision, to allow for an alternative form of housing which is more dense; such as seniors' housing. The density of the block, as a whole, will be localized to preserve the maturing woodlot. The height of building(s) will not exceed four storeys and a community complementary design in conjunction with tree preservation will be achieved through site plan approval. Upon issuance of building permit, the balance of the preserved woodlot will be dedicated to the Town.

Notwithstanding the density specified for residential low density uses in Figure "I2", "Bronte Community" (west of Third Line), the maximum density in this area for Residential Low Density I uses will be 20 units per site hectare.

In the area along Lakeshore Road West, from the entrance of the collector road to the entrance of Stevenson Road, Lakeshore Road will be widened to provide for a separation distance and improved traffic movement between the residential uses and the road. It is also intended to enhance the open space character of Lakeshore Road and to provide an open space access from Shell Park to the Burloak

Waterfront Park.

- viii) Notwithstanding the density specified for residential low density uses in Figure "I2", Bronte Community (West of Third Line), a maximum density of 18 units per site hectare shall be permitted on the site located at the southeast corner of Mississaga Street and Lakeshore Road West.
- ix) Notwithstanding the Residential Low Density designation, a seniors' housing project will be a permitted use on the lands located at the southwest quadrant of Rebecca Street and Woodside Drive provided that the overall density of the project does not exceed 30 units per site hectare. The details of the built form will be regulated by a Zoning By-law amendment.

e) Institutional

The primary institutional uses envisaged for this District are public and separate schools, places of worship, day care centres, and a community recreation centre. Other institutional uses may be permitted within the residential area of this Community, subject to the applicable policies of the Official Plan.

All institutional uses shall be subject to site plan control under the provisions of the *Planning Act*. Off-street parking and loading/drop-off areas adequate to meet the requirements of the particular use will be required. Where possible, institutional uses should be located close to pedestrian links and transit routes.

Any vacant site designated for a school, place of worship or day care centre may be used for other community scale institutional uses without amendment to this Plan. Any such site may also be utilized for low density residential purposes without amendment to this Plan, however, will require an appropriate amendment to the Zoning By-law.

f) Greenland Policies

The Plan envisages the acquisition of certain lands for open space purposes within and along the Bronte Creek, the Sheldon Creek, Fourteen Mile Creek, along the Lake Ontario shoreline, extension of existing parkland and the establishment of new parkland in developing areas.

i) Waterfront

It is the intent of this Plan to integrate the harbour area with the remainder of the Bronte Creek Valley. The Town will seek

to convert Ontario Street and the lower section of Jones and Nelson Streets into an extension of the waterfront system.

ii) Natural Area

The provisions of Part D, Section 4.3 of this Plan shall apply to all lands designated Natural Area. There are two significant woodlots in the residential area south of Rebecca Street and east of Burloak Drive and these wooded areas are designated as "Natural Area". The woodlots are also designated as woodlands in the Town of Oakville Official Plan, Figure "F1". Where the lands are designated "Natural Area" on Figure "I2" and 'Woodlands' on Figure "F1", the policies of both designations are intended to apply. The two woodlots excluding the valley lands are anticipated to be used for local passive recreation purposes.

- a) The woodlot designated "Natural Area" on Figure I2 and corresponding "Woodlands" on Figure "F1", which is located south of Rebecca Street, north of the main branch of Sheldon Creek and west of the tributary branch of the Sheldon Creek is fully stocked with hardwoods which are tolerant to urban stresses and many mature high quality specimens occur in the stand. It also contains a provincially rare shrub known as "Burning Bush".

The intent of this Plan is to preserve the woodlot in its natural state and the Town shall seek to acquire this woodlot for public ownership. Further, of the two significant woodlots in the area, this woodlot shall be the Town's first priority for acquisition.

Where it is not feasible to acquire the entire woodlot, the Town shall seek to acquire the highest quality portion.

That portion of the woodlot which is not acquired may be utilized for the development of a medium density form of housing at a maximum density of

13 units per site hectare over the entire woodlot site. Such residential development shall take the form of clusters of units in the least environmentally significant portion of the woodlot

and shall be designed to minimize impact on the remaining portions of the woodlot.

However, such development shall only be permitted based on a detailed Environmental Impact Assessment Report. Such an analysis shall result in a development plan which preserves the overall long term wooded character of the area and key individual trees or groups of trees. Any development permitted shall be subject to the site plan control provisions of The *Planning Act*.

- b) The woodlot designated "Natural Area" on Figure "I2" which is located immediately south of Rebecca Street and immediately west of the Petro-Canada Refinery pipeline easement, is fully stocked and generally characterized by immature timber, although there are some mature oak and ash scattered throughout the area. It contains four immature sweet chestnut trees which are provincially rare. The intent of this Plan is to preserve the woodlot in its natural state and the Town shall, through the use of the parkland dedication provisions of The *Planning Act*, the purchase of land, and other available mechanisms, including negotiated settlements, seek the acquisition of the major portion of this woodlot for public ownership.

Where it is not feasible to acquire the entire woodlot, the Town shall seek to acquire a significant area surrounding the sweet chestnut trees with the objective of preserving and protecting these rare species.

That portion of the woodlot which is not acquired may be utilized for the development of public and institutional uses in accordance with the Community Facility policies. However, such development shall only be permitted based on a

detailed Environmental Impact Assessment Report carried out by a qualified urban forester.

Such an analysis shall result in a development plan which preserves for the long term the overall wooded character of the area and key individual trees or groups of trees. Any development permitted shall be subject to the site plan control provisions of The *Planning Act*.

Certain lands within the Bronte Creek valley in accordance with Figure 'F1' will be maintained in their present state for wildlife purposes. The Town will promote a long range program with Provincial participation for the acquisition of the lands.

iii) Parkland

Figures I1 and I2 identify the existing locations of these park areas.

Direct pedestrian access from the adjacent residential neighbourhood to Shell Park will be developed, if practical. In addition, an alternative vehicular access to Shell Park from the west shall also be provided, if feasible.

A Community park, known as Bronte Athletic Park, is located on the north side of Lakeshore Road West, just east of East Street. This community park provides for active recreational uses with major playing fields. This facility is lighted to extend the hours of operation and thus the usefulness to the Town as a whole.

iv) Private Open Space

On lands designated Private Open Space south of Rebecca Street, the permitted use shall include pipelines for the transmission of petroleum and petrochemicals products, piers and docks. Passive recreation uses in the form of trails, pedestrian corridors and bicycle pathways will be permitted on the lands under which the pipelines are located and the Town of Oakville will seek to develop and operate trails in this area through negotiations and agreements with Petro-Canada.

g) Community Facilities and Services

Community facilities and services for the Bronte Community are primarily intended to be provided in the Bronte Community Shopping Area.

In addition to the services provided in the Community Shopping Area, community services and facilities will also be permitted in the area immediately south of Rebecca Street, east of Burloak Drive at the entrance to the new residential area. Services provided of a community scale would not include retail commercial uses.

The lands designated for this "Community Facility" use are primarily within the 1 km. Nuisance Buffer created as a separation of sensitive land uses from the Petro-Canada Refinery.

This location provides good accessibility, while at the same time permitting utilization of lands within the 1 km. Nuisance Buffer around the Petro-Canada Refinery, which cannot be used for residential development.

The Community Facility Area designation shall permit a range of public or institutional uses. Such uses shall include community scale facilities designed to serve the surrounding residential area including places of worship, recreation facilities and parks.

Public or institutional uses which serve a wider area and which are deemed to be compatible with the adjacent residential development such as water treatment facilities and major public recreation uses operated by a government authority, shall also be permitted.

In addition, in that area adjacent to the Neighbourhood Commercial designation, an extension of the Neighbourhood Commercial facilities may be permitted subject to the following conditions:

- the development of the Neighbourhood Commercial Area is largely complete and there is a demand for additional facilities which can be documented;
- the additional uses shall be limited to professional office and service commercial uses, such as restaurants and service stations;
- a maximum site area of 2 hectares;

- the development will be carefully integrated with the development in the Neighbourhood Commercial designation, based on submission of a site plan; and
- a maximum height of 2 storeys.

h) Nuisance Buffer

The one kilometre Nuisance Buffer from the Petro-Canada Refinery has been established by the Ministry of Environment. This setback does not reflect any environmental hazard, but is considered to be an appropriate setback from the Petro-Canada Refinery for residential development and other sensitive land uses in order to minimize nuisance concerns, particularly those related to odour.

No new residential development or other sensitive land uses on lands which are currently vacant shall be permitted in any area to the north and east of the nuisance buffer south of Rebecca Street until such time as the Petro-Canada Refinery ceases operation and the necessary amendments are made to this Plan to delete the one kilometre buffer entirely.

i) Servicing

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Development shall be on the basis of full urban waste water collection and water facilities.

The costs of providing services to facilitate new development including any expansion of the waste water and water treatment facilities shall be borne by the developer of the lands rather than the municipalities in accordance with the provisions of the *Development Charges Act* and the financing policies of the Region of Halton and the Town of Oakville.

Prior to the approval of new development, a Master Servicing Plan shall be prepared. This Plan shall determine the details of the provision of wastewater collection, water and stormwater management services to this area.

Servicing of the new development areas in the Town of Oakville shall be completed in a manner consistent with the

Master Servicing Plan.

- ii) Stormwater Management for the Sheldon Creek and Tributary

Stormwater management facilities shall conform with a Master Drainage Plan for the entire Sheldon Creek watershed, which will be developed in conjunction with the City of Burlington and all development must also conform with the Town's Storm Drainage Criteria Manual.

The Town of Oakville and the City of Burlington shall formulate a common approach with respect to stormwater management, which would be reflected in the preparation of a Master Drainage Plan with general policies for the entire Sheldon Creek watershed.

Treatment of the watercourse system, watercourse design and stormwater management shall be in accordance with the recommendations contained in the Master Drainage Plan.

A Functional Drainage Report shall be prepared for the undeveloped area in the watershed of the Sheldon Creek prior to the approval of individual development applications to the satisfaction of the Town of Oakville, City of Burlington and Halton Region Conservation Authority. The Functional Drainage Report shall address the specific design, construction, stormwater management and phasing of works.

Generally, where the existing watercourses are sufficiently wide to carry storm flows without alteration, there will be no reconstruction of these areas, except for erosion control measures to the satisfaction of the Oakville Public Works Department, the Halton Region Conservation Authority and the Ministry of Natural Resources. The watercourse valley from top-of-bank to top-of-bank, together with sufficient tableland to ensure the preservation of mature vegetation along the top-of-bank edge and to provide access for maintenance vehicles will be conveyed to the municipality for conservation and buffer purposes as part of the dedication of lands along the watercourse. This dedication shall not form part of the required parkland dedication.

Where the watercourse is not sufficiently wide or deep to accommodate storm flows, reconstruction of the watercourse may be accepted, if the following guidelines are satisfied:

- The watercourse reconstruction is completed in a way which creates a natural appearing stream environment with variable side slopes, introduction of tree landscaping including plantings and a meandering channel.
- Erosion control is implemented to the satisfaction of the Oakville Public Works Department, the Halton Region Conservation Authority, and the Ministry of Natural Resources.
- The conveyance of the watercourse and the valley from top-of-bank to top-of-bank to the municipality, together with a suitable setback to preserve mature tree vegetation that will be planted along the top-of-bank and to provide access for maintenance vehicles which conveyance shall not form part of the parkland dedication.
- The minimization of physical alterations to the existing woodlot on the west side of the Sheldon Creek East branch, south of Rebecca Street.
- All alterations to the existing channels, floodplains, and valleys in the form of construction dumping or removal of fill shall generally not be permitted, and where such changes are approved, the design of and alteration to any channel must convey the Regional Storm flows, meet flood storage requirements, and be designed to the satisfaction of the Town of Oakville, the Halton Region Conservation Authority, and other appropriate public agencies.
- All development and the stormwater techniques utilized must conform with the Town's Storm Drainage Criteria Manual.

j) Phasing

Development of the residential area immediately south of Rebecca

Street, east of Burloak Drive, west of the existing residential area and north of Lakeshore Road may occur as the necessary wastewater, water, stormwater and transportation services are available.

The municipality shall be satisfied that the necessary approvals, the required contributions of funds and lands and commitments for services be in place and operative prior to or coincident with occupancy and use of the land have been received for the following services:

- wastewater;
- water;
- stormwater; and
- transportation, including the construction of the Rebecca Street Bridge across the Bronte Creek, a three lane Rebecca Street from Bronte Road to Burloak Drive, and a four lane level crossing of Burloak Drive at the CNR.

Development shall be deemed to have occurred at the registration of a subdivision plan. Processing of development applications may commence upon approval of the Official Plan amendments by the Region of Halton and the lands may be placed in holding zones in accordance with the provisions of the *Planning Act* until the conditions of development set out in Part E, Section 1.2.1 (k) (i) have been met.

k) Implementation

i) Conditions of Development

Notwithstanding any other provisions of this Plan, prior to any new development, other than expansions of existing uses, receiving final approval, the following conditions must be met:

- the site has been decommissioned and appropriate certificates obtained from the Ministry of Environment to permit development;
- full urban services and utilities are committed to be in place and operative prior to or coincident with

occupancy and use of the land;

- transportation facilities required to accommodate the development are committed to be in place and operative prior to or coincident with the occupancy and use of the land;
- storm drainage facilities approved by the municipality are committed to be in place and operative prior to or coincident with the occupancy and use of the land;
- a noise analysis has been conducted for any new residential development with 300 metres of the C.N.R., 50 metres of any major arterial and/or any industrial area and 15 metres of any minor arterial and any relevant findings implemented;
- an archaeological assessment of the lands has been conducted and any relevant findings have been implemented;
- the municipality is satisfied that the cost sharing by the benefiting landowners toward the provision of transportation wastewater, water, stormwater and other identified infrastructure needs are secured in accordance with municipal and regional policies and the provisions of the *Development Charges Act*, and
- the municipality is satisfied that the provincial policies requiring the provision of 25% affordable housing are met and in particular, specific sites have been identified for non-profit housing.

ii) Zoning By-law

Amendments to the Zoning By-law to implement the Official Plan provisions for new development shall include provisions for bonus and holding zones in accordance with the provision of the *Planning Act*.

iii) Greenland Implementation Policies

Areas designated for Greenland purposes include land in the following designations:

- Natural Area;
- Parkland;

All efforts shall be made to acquire the lands in these designations in accordance with the policies of this Plan, through such mechanisms as the use of the bonus provisions of the *Planning Act*, parkland dedication provisions of the *Planning Act*, and the purchase of land.

In order to maximize the municipality's ability to acquire the lands in the public open space designations, the municipality may, at its discretion:

- request cash payment in lieu of land for parkland with such payments to be used for park purposes elsewhere;
- acquire land which may be sold at a later date with the funds to be used for park purposes elsewhere;
- exchange lands;
- accept lots in lieu of land for parkland with the proceeds of the sale of such lots to be used for park purposes; and
- other similar approaches which are deemed appropriate.

1.2.2 HOPEDALE DISTRICT

The balance of the Bronte Community is essentially a suburban area of predominantly single family subdivisions centered on Hopedale Mall and on community facilities on Rebecca Street.

a) Commercial

- i) Community Shopping Centre -- The principal commercial district is the 8 hectare Hopedale Mall at Rebecca Street and Third Line. This is not intended to be allowed to grow to perform more than a community shopping centre function.
- ii) Minor Retail -- Supplementary shopping facilities for the extreme north-eastern corner of this district are supplied by the Pinegrove Neighbourhood Shopping Centre, east of the Fourth Line.

b) Residential

- i) Full development of this area, together with the Bronte District, will result in an ultimate population of 33,000 for the Bronte Community.

With the exception of an area for multiple attached dwellings immediately north of the Hopedale Mall, it is intended that residential development within this district will be restricted to low density residential uses. Proposed development and redevelopment must be carried out at a scale and with a character in sympathy with the surrounding residential neighbourhoods. The residential infill policies found in Part C, Section 7 of this Plan apply to all infill developments in this community. Various under-used pockets of lakefront holdings, however, in the interest of preserving mature vegetation and the area's current informal character may be encouraged to develop as cluster and other types of single family housing, emphasizing the long-established landscaping features of such properties.

c) Institutional

The primary institutional uses envisaged for this District are public and separate schools, places of worship, day care centres, and a community recreation centre. Other institutional uses may be permitted within the residential area of this community, subject to the applicable policies of the Official Plan.

All institutional uses shall be subject to site plan control under the provisions of the *Planning Act*. Off-street parking and loading/drop-off areas adequate to meet the requirements of the particular uses should be located close to pedestrian links and transit routes.

Any vacant site designated for a school, place of worship or day care centre may be used for other community scale institutional uses without amendment to this Plan. Any such site may also be utilized for low density residential purposes without amendment to this Plan, however, will require an appropriate amendment to the Zoning By-law.

d) Greenlands Policies

The Bronte Athletic Field in the Bronte District will share with the Queen Elizabeth Park, the community park functions. Coronation

Park is a Community Park designated to serve a Town-wide function.