



**SUBJECT: Bronte Creek Meadows Area-Specific Planning Project Update and Proposed Policy Directions**

**TO: Committee of the Whole**

**FROM: Community Planning Department**

Report Number: PL-81-24

Wards Affected: Ward 5, and City-wide

Date to Committee: December 2, 2024

Date to Council: December 10, 2024

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**Recommendation:**

Endorse the policy directions contained in community planning department report PL-81-24 to guide the development of the Bronte Creek Meadows Area Specific Plan; and

Direct the Director of Community Planning to continue work on the Bronte Creek Area Specific Plan in coordination with the landowner and communicate and engage with the public on the proposed policy directions and area specific plan framework.

**PURPOSE:**

The purpose of this staff report is to seek Council's endorsement of proposed policy directions in order to proceed with the preparation of an Area-Specific Plan for Bronte Creek Meadows by Q1 2024. This report will:

- Provide an overview of the Bronte Creek Meadows Area-Specific Planning Project completed to date;
- Share a summary of the Fall 2024 public engagement period;
- Propose policy directions; and,
- Describe the next steps in the project timeline.

**Vision to Focus Alignment:**

- Designing and delivering complete communities
- Providing the best services and experiences

- Protecting and improving the natural environment and taking action on climate change
  - Driving organizational performance
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## **Executive Summary:**

Following Council's direction in July 2024, staff have started to implement the Bronte Creek Meadows (BCM) Area Specific Planning Project Engagement Plan and undertake work to develop an area-specific plan for BCM. Following an engagement period in Fall 2024, staff are reporting back on what we heard and bringing forward proposed policy directions for Council's consideration. These directions, along with technical studies and planning analysis will guide the development of the area-specific plan for a revised BCM vision to be a mixed use, transit supportive complete community.

As directed by Council, staff continue to work closely with the landowners and continue to work within the project timeline. In this report staff note the importance of technical work to inform the limits of development, policy development and overall delivery of Official Plan Amendment No.4 by the end of Q1 2025, which will implement the BCM area-specific plan.

Staff believe the coordinated approach continues to be a model for understanding the role BCM in the overall city structure, and a means of developing City direction, informed by collaboration and engagement with the community, landowner, the City and other affected parties.

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## **Background and Discussion:**

### **1. Bronte Creek Meadows Area Specific Planning Project**

The City is currently undertaking the Bronte Creek Area Specific Planning Project as part of the overall Burlington Official Plan, 2020, Targeted Realignment Exercise.

On July 8, 2024, Council approved staff report [PL-50-24 Burlington Official Plan, 2020 Targeted Realignment Exercise – workplan update 3](#). With this report, staff provided Committee and Council with two draft documents:

- [Bronte Creek Meadows Area-Specific Planning Project Engagement Plan \(Draft\)](#); and
- [Planning for Burlington's Bronte Creek Meadows: Background and Draft Visioning Report \(Draft\)](#), which included an overview of the changing policy

context related to BCM, complete community objectives as well as a project timeline.

In order to assist with creating common understanding and a common starting point, staff prepared these two support documents which underpin the current Bronte Creek Meadows area-specific planning process. For more details, please refer to the links above.

At the July 8, 2024 meeting, Council provided the following staff direction:

*Direct the Director of Community Planning to implement the Bronte Creek Meadows Area-Specific Planning Project Engagement Plan – Draft, attached as Appendix C to community planning department report PL-50-24, and continue to add detail and refinements to the planning for Burlington’s Bronte Creek Meadows: Background and Draft Visioning, attached as Appendix D to community planning department report PL-50-24, as work continues with the owner and their consultants.*

Since July, work has moved forward on the City’s Bronte Creek Meadows Area Specific Planning Project including the implementation of the Project Engagement Plan and development of proposed policy directions. As per the project timeline outlined in the [Planning for Burlington’s Bronte Creek Meadows: Background and Draft Visioning Report \(Draft\)](#) the area-specific plan is to be brought forward to Council by the end of Q1, 2025.

### **Technical Studies**

In addition to public input, the outcomes of this project will be guided by a wide range of technical studies. The City continues to work collaboratively with the property owner and their planning consultants in order to coordinate the submission of the full range of technical studies to support the development of the City’s Area-Specific Plan. Over the summer city staff provided a full list of required technical studies to land owner team as well as comments and direction related to terms of references for various studies. As technical studies are submitted by the landowner, the City will identify the technical studies requiring peer review, at the expense of the landowner. See Appendix A of this report for a list of the required technical studies to be submitted to the City to inform the area-specific plan.

The delivery of all required technical studies is imperative to the establish the limits of development and creation of area-specific plan policies. Submitted technical work requires time for various staff departments and partner agencies to review as well as any peer review processes as required. Delay in the submission of all required technical studies could result in an extended timeline beyond Q1 2025 to deliver the Official Plan

Amendment (OPA) No.4 or delivery of a more high-level OPA that will require further work from the applicant through future development applications.

City staff will continue to work with stakeholders, the public and the BCM landowners team including their Land Use Planning consultant, to develop an area-specific plan (ASP) for BCM that aligns with the city's strategic and official plan policy directions and reflects community responsive growth management.

## **2. Bronte Creek Meadows Fall 2024 Engagement**

In accordance with the Bronte Creek Meadows Engagement Plan, City staff gathered input from the public on the future vision for Bronte Creek Meadows through different means throughout the Fall 2024. For a detailed account of engagement events and results of this engagement period please see the Engagement Matters section below or refer to Appendix B, Fall 2024 Preliminary Feedback Report.

## **3. Proposed Policy Directions**

Based on engagement and planning analysis undertaken to date, this report provides initial policy directions that are deemed necessary to achieve a vibrant, mixed use, transit-supportive complete community while accommodating future population and job growth within BCM. The proposed policy directions are provided below:

### **Policy Direction A:**

#### **Implement the Bronte Creek Meadow Guiding Principles and Establish a Land Use Vision**

A vision and guiding principles should be established to reflect Bronte Creek Meadow's revised role within the City's Urban Structure considering both the proposed vision as set out in the [Planning for Burlington's Bronte Creek Meadows: Background and Draft Visioning Report \(Draft\)](#) along with public feedback. [The proposed vision set out:](#)

*BCM will be planned as a vibrant mixed-use, transit-supportive, complete community that achieves the following principles:*

- Complete, compact and sustainable community, with a mix of uses in walking distance of transit;*
- Range of services and facilities that will satisfy health, education, social, religious, culture and recreation needs;*
- Mix of uses including employment, housing, public service facilities, parks, and commercial shops and services;*
- Population and employment densities to support existing and planned local and regional transit;*

- *Range of housing types and tenure to support affordability and meet a broad range of demographics and income levels;*
- *Balanced community with a variety of local jobs and live/work opportunities for residents;*
- *Built form to achieve walkability, high-quality public spaces and design excellence;*
- *A balanced, connected multi-modal transportation network;*
- *Land uses and building forms which are compatible with the surrounding area and achieve sensitive integration with existing areas;*
- *New parks, trails, public realm and open spaces;*
- *Protection of natural heritage;*
- *Conservation of cultural heritage resources; and,*
- *Phased development that optimizes the use of existing and new infrastructure to support growth in a compact, efficient form.*

The background report also set out that the ASP process would assess if all or part of BCM to be designated as a Strategic Growth Area, potentially as a new Secondary Growth Area.

Based on feedback to date and an assessment of the opportunity staff believe that Bronte Creek Meadows should be planned as a new neighbourhood, not a new Strategic Growth Area. This neighbourhood will be focused on providing new opportunities for jobs and to provide diverse, missing middle housing types and the community supporting infrastructure highlighted as an opportunity to enhance existing neighbourhoods and employment areas.

### **Bronte Creek Meadows Neighbourhood**

The proposed ASP will define a neighbourhood land use vision establishing a structure that supports the creation of a mixed use, transit supportive complete community, that introduces new opportunities for jobs and homes and knits together the existing Orchard and Sheldon Creek neighbourhoods and provides a sensitive transition to Bronte Creek Provincial Park and a compatible interface with the existing employment lands to the south. The neighbourhood structure will include but not be limited to the following elements:

- Define Bronte Creek Meadows Neighbourhood as a series of nodes, corridors and precincts all defined by protected Natural Heritage features.
- The nodes and corridors will be designed to contribute to a vibrant and complete community including gathering spaces, retail and services and community facilities;

- Establish three general precincts:
  - a precinct located at the northwest area of the study area, focused on providing a wide range of housing types focused on missing middle forms as well as detached, semi-detached and townhomes with Additional Residential Units incorporated, with complementary community facilities, public spaces and new parks.
  - a precinct located on the eastern side of the study area focused on more intensive, transit supportive development with a focus on diversity of housing types and the creation of mixed use buildings to accommodate residential and employment growth, as well as shops and services for daily needs, office, public spaces, communities facilities, parks and transit. Establish direction on height that focuses on a range and mix of uses and heights of those uses including low-rise, mid-rise and tall buildings.
  - A precinct located on the southern extent of the study area defined by existing natural heritage (woodlots) focused on employment, institutional and/or health care uses to support the creation of jobs.

### **Policy Direction B: Housing and Employment**

In alignment with Council direction, the revised vision for BCM will be planned to accommodate population and employment growth. This includes the following key directions:

- Require a broad and diverse range and mix of housing types and tenures to be provided in each development phase containing residential uses;
- Require the development of affordable housing by means of:
  - Innovative housing design and alternative standards,
  - establishing partnerships with CMHC, the Region of Halton and other not for profit housing providers;
  - permitting additional residential units in all detached, semi-detached and rowhouse and require that a certain portion of these units to have an additional residential units roughed into these housing forms to support the evolution of the neighbourhood.
- In alignment with the City's Housing Strategy, require a percentage of all detached, semi-detached and rowhouses incorporate 3 or more bedrooms;
- Require an adequate number of jobs to support the creation of a complete community;
- Encourage employment uses which are compact, and compatible with mixed use development;
- Address land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.

### **Policy Direction C: Transportation and Mobility**

Bronte Creek Meadows will be planned to be a mixed use, transit supportive complete community with a balanced, connected multi-modal transportation network. This will require new complete streets, enhanced transit service, trails and active transportation connections. This includes the following key directions:

- Create a fine-grain network that will improve active transportation and connectivity through the neighbourhood;
- Extend Corporate Drive to Burloak Drive and join Sutton Drive from Upper Middle to Mainway;
- Create new trails and explore the extension and enhancement of existing Orchard Community, Sheldon Creek, and Hydro Corridor multi-use trails;
- Create new pedestrian or multimodal connections that align with the Bronte Creek Provincial Park entrance along Burloak Drive;
- Encourage right sized parking for residential uses and encourage parking for more intense forms of residential uses, mixed use and employment uses in the form of shared structured parking lots or underground parking garages;
- Plan for and implement additional transit routes and increased frequent to support population and employment growth in Bronte Creek Meadows and to enhance connections to the Appleby GO Station and other areas of the City.

#### **Policy Direction D: Community Amenities and Parks**

Bronte Creek Meadows will be planned to include new parks, public realm improvements, open space and public service/community facilities to support new residents and employees of area as well as Burlington residents in other neighborhoods. This includes the following key directions:

- Permit public service facilities and institutional uses in all precincts of Bronte Creek Meadows with the exception of the Natural Heritage System;
- Encourage the location of public service facilities to be located in close proximity to parks and along public transit networks or active transportation connections;
- Provide direction for the general locations of new parks and community facilities for social, cultural, recreational, educational and religious purposes;
- Identify opportunities to address and fill gaps identified in the Live and Play Plan;
- Create outdoor amenity spaces to support employees in the area; and
- Create connections between new parks, natural heritage, Bronte Creek Provincial Park and existing parks outside the Bronte Creek Meadows area.

Staff note the following staff direction from [ES-02-23](#) (Park Provisioning Master Plan final report) and are working with Parks and Recreation staff to take direction from the City's Parks Provisioning Master Plan and the Live and Play Plan to help identify infrastructure need in the area-specific plan related to community facilities and parks:

*Direct the Director of Community Planning to begin work with land owners in the MTSAs or any area of the City subject to an area-specific planning process to guide future development and to identify specific City infrastructure needs.*

### **Policy Direction E: Natural Heritage, Environment and Sustainability**

The Bronte Creek Meadows Area Specific Plan will include policies to guide the development of a complete community, while ensuring protection of the natural heritage area including significant woodlands and significant wildlife habitat. This includes the following key directions:

- Incorporate findings from early engagement with Indigenous communities and coordinate on land use planning matters to facilitate knowledge-sharing, support consideration of Indigenous interests in land use decision-making and support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights;
- Refine and protect the natural heritage system;
- Consider key linkages, natural features, and buffers;
- Consider opportunities to facilitate safe movement of wildlife between natural areas within and outside BCM;
- Protect and enhance watercourses including planting and reforestation of creek blocks, streams and valleylands;
- Require tree planting and generous landscaping as part of new development within the public and private realm, adjacent to buildings and integrated into parking areas;
- Address climate change including encouraging building energy efficient, urban design policies to address heat and tree cover, and opportunities to consider district energy; and,
- Encourage low impact development strategies to encourage green living as well as infrastructure that is essential to provide conveyance functions.

### **Policy Direction F: Infrastructure**

The Bronte Creek Meadows Area Specific Plan will include direction for the provision of urban services and infrastructure to support the creation of a complete community. This includes the following key directions:

- Identify required water and wastewater infrastructure servicing;
- Inform the development of area servicing plan and,
- Identify the location and provision of stormwater management facilities and/or green infrastructure.



## **Policy Direction G: Implementation**

Bronte Creek Meadows will be planned to include future investment and proposed phasing to guide implementation. This includes the following key directions:

- Create a priority list of city investments to support the development of BCM such as transit, active transportation, public realm improvements, community facilities and recreation, maintenance etc.;
- Inform an update to the Region and City Development Charges By-law, and any other Local Master Plans;
- Identify any required design guidance or other materials to guide successful outcomes; and,
- Develop guidance for BCM to be phased and coordinated with the provision of infrastructure and transportation network and intersection improvements.

## **4. Next Steps**

Following Council decision on the proposed policy directions provided in this report, staff will continue to:

- Implement the BCM Area-specific planning project Engagement Plan;
- Collect and review key technical studies prepared by the landowner, including peer review as required; and,
- Work on the development of the area specific plan policies informed by a range of input including public feedback, council direction and key technical work such as information about the BCM limited of development.

Timing for the delivery of an OPA to implement the BCM area-specific plan is Q1 2025 as outlined in the BCM Background and Vision report as well as the targeted timeline outlined in staff report [PL-29-24, Targeted realignment future growth areas-1200 King Road, Bronte Creek Meadows and Bridgeview](#).

After Council adoption/approval of the implementing Official Plan Amendment, if the amendment is not exempt from approval, will be forwarded to the Minister of Municipal Affairs and Housing for final approval. Staff are currently engaging with Ministry staff to confirm if OPA No.4 will be exempt from Provincial approval.

## **Strategy/process/risk**

Staff highlight that if all required technical studies are not fully delivered in a timely manner a risk to the Council approved timeline exists. The submission of a wide range of technical materials must also include sufficient time allow staff and partner agencies to review and potentially initiate peer review processes. This work is critical to establishing the limits of development and the creation of area-specific plan policies.

Given the lack of technical submissions at this time there is risk that OPA No. 4 to implement the Bronte Creek Meadows area-specific plan will not be delivered in Q1 2025 as per the Council approved timeline, or the OPA will be limited requiring further work and a site specific OPA from the landowner through a future development application process.

### **Options Considered**

Staff considered the option of following a more traditional path of developing first high level policy objectives for the areas of change with the subsequent development of Area-Specific Plans by the City. There is both urgency to the work and an opportunity to support City objectives and individual landowner's objectives supported by the clear vision for growth set out by the City's 2020 Official Plan and Strategic Plan, From Vision to Focus and the Housing Strategy.

Bronte Creek Meadows Study area is composed of a single owner, along with a woodlot in City ownership. The area has not been considered for a mix of uses including residential uses in the Official Plan, other Master Plans or the City or Regional Development Charges and all have been supported by City Council to form part of the Region's 2023 Allocation Program.

The partnership being established with the City, landowners and the public to guide the planning work for Bronte Creek Meadows presents an opportunity to demonstrate, in action, community responsive growth and the opportunity to create vibrant, mixed use, people-oriented community.

This report and the proposed policy directions is delivered to advance the ASP project and remain on the timeline approved by Council through staff report [PL-50-24 Burlington Official Plan, 2020 Targeted Realignment Exercise – workplan update 3.](#)

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### **Financial Matters:**

The Bronte Creek Meadows approach will rely on inputs and technical studies that would have otherwise been submitted by applicants. Peer Review, if required will be performed at the expense of the landowner. The City will continue to lead all public engagement and will ensure the objectives of the Bronte Creek Meadows Engagement approach are met. For more details please refer to the Engagement Matters section below. Engagement costs will be reported as the project moves forward.

### **Total Financial Impact**

More broadly, new assumptions and new population and employment growth along with new policy directions will drive new considerations and requirements that will need to be captured in a whole range of other plans and strategies. As has been previously noted there will be additional costs related to updating critical local master plans, Development Charges and other key documents to appropriately plan for the whole range of local services (in addition to Regional Services) as result of a new complete community in Bronte Creek Meadows. As with all new growth there will be long term costs as well as benefits related to new growth that will be considered in the coming years.

### **Source of Funding**

Not applicable.

### **Other Resource Impacts**

Not applicable.

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### **Climate Implications:**

On April 23, 2019, Burlington's City Council unanimously passed a motion to declare a climate emergency.

The development of an area specific plan for Bronte Creek Meadows represents the opportunity to create a transit-supportive, complete community to accommodate population and employment growth within Burlington's existing Urban Areas. In addition to the mixed use, transit and active transportation focus proposed for Bronte Creek Meadows, policy development will have consideration to other ways that future development of this area could address climate change including encouraging building energy efficient, urban design policies to address heat and tree cover, and opportunities to consider district energy.

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### **Engagement Matters:**

In accordance with the Bronte Creek Meadows Engagement Plan, City staff planned and conducted the Fall 2024 engagement period focused on gathering input from the public on the future vision for BCM. For a detailed account of engagement events and results of the Fall 2024 Fall engagement period refer to Appendix B, Fall 2024 Preliminary Feedback Report.

The fall engagement period was supported by a Communications Plan and social media campaign as well as significant contributions from Engagement and Communications Staff.

### **Pop Up Events**

In September 2024, staff attended three pop up events throughout the City to provide information on the changing policy context and work being undertaken to establish a revised vision for BCM. At these pop-up events staff had a map of the study area, a map of preliminary land use ideas to gather feedback on as well as a BCM Quick Facts Sheet. At these events staff asked participants to provide feedback on these vision for BCM by writing on sticky notes and placing their thoughts and ideas under an associated theme such as Housing, Community Facilities, Natural Heritage and Parks, Jobs, and Transit and Transportation. The pop-up events included:

- Orchard Community Picnic, Saturday September 14
- Appleby Street Festival, Sunday September 22
- Lion's Club Farmers Market at Burlington Center, Friday October 11

The materials used and feedback gathered from these pop-up events can be found in Appendix B, Fall 2024 Preliminary Feedback Report, of this report.

### **Public Open House Events**

In addition to the pop-up events, staff planned and executed two public open houses to provide information on the BCM area-specific planning project and gather input from the public on the future vision for BCM. Public open houses were held as follows:

- In-person on November 5 at Appleby Ice Centre
- Virtual on November 6 on Zoom

The in-person meeting on November 5 included a presentation from staff and question and answer period for the first hour of the meeting. The second hour of the meeting was dedicated to an interactive activity to gather feedback. Participants were invited to visit four different stations around the room facilitated by a staff member and based on different topics including:

- Housing and Jobs
- Transportation and Mobility
- Community Amenities and Parks
- Environment and Sustainability

Each station included mapping and a facilitator was present to ask questions and help record feedback. Staff were also available at a General Questions station with copies of mapping, the BCM Quick Facts Sheet, the engagement plan and Background &

Visioning report available. Approximately 100 participants attended the in-person public open house.

Staff also hosted an online public open house on November 6 on the Zoom platform. This meeting includes a staff presentation, interactive activity using Mentimeter to gather feedback in real time as well as a question-and-answer period. The Mentimeter platform allowed participants to answer questions and view results in real time. Questions asked were similar to the questions asked in the Bronte Creek Meadows online survey. Approximately 45 participants attended the virtual public open house. Participants asked a wide range of questions including, but not limited to:

- seeking clarification on what this area might look like,
- suggestions about transitions to existing areas,
- wildlife considerations,
- traffic concerns,
- infrastructure concerns,
- questions about timelines,
- questions about studies to be undertaken,
- questions about population and job estimates,
- citing concerns about ensuring that bias in environmental study is mitigated in the studies conducted, and,
- how they can stay involved.

A copy of the presentation and feedback received from both public open house events are available in Appendix B, Fall 2024 Preliminary Engagement Report, of this report.

### **Online Survey**

Staff also gathered public feedback on the future vision for BCM by using an online survey available on the Get Involved Burlington website. The online survey was used to inform participants about the project and ask a series of questions about various complete community elements they think are important when planning for the future of BCM. Participants were also asked to provide feedback on preliminary ideas for future land uses in three areas of the BCM lands including:

- Area A: Opportunity for a new residential area with community facilities
- Area B: Opportunity for mixed use, transit supportive community development
- Area C: Opportunity for employment, institutional and/or healthcare services

The online survey was open from October 28 to November 13 and gathered feedback from 741 participants. Please refer to Appendix B of this report for a copy of the online survey and results.

### Other Tactics

The following engagement tactics were used to notify members of the community about the opportunities to engage on the Bronte Creek Meadows Area-Specific Planning Project:

- Email notices and subscriber updates through Get Involved Burlington;
- Mailed notification to residents and business in the area bounded by Walkers Line, Dundas Street, Burloak Drive and the QEW; and,
- Social Media

### Public Feedback Themes

The following section provides a high-level overview of public feedback received through pop up events, public open houses and the online survey. For more detail and an overview of all feedback received, refer to Appendix B of this report, Bronte Creek Meadows ASP Fall 2024 Preliminary Feedback Report.

This table provides in the first column preliminary thoughts collected through early feedback and in the second column provides details on how public open houses and the online survey feedback has continued to advance the understanding of ideas and concerns from the community.

The Pulse Check: What Staff Understood going into Consultations	What we have learned from Public Open Houses and the Online Survey
Traffic on Appleby is a major concern	<p>There are significant concerns about increased traffic congestion in the area and the need for better infrastructure.</p> <p>Participants mentioned the need for widened roads, better transit options, and careful planning to avoid disrupting residential areas.</p> <p>Some participants think this area should not be developed and left an open area.</p>
Housing is a priority but there are concerns about overcrowding and increased traffic in the area	<p>Participants expressed a strong preference for owned homes, including single detached homes, townhouses, and low-rise apartments. There is significant opposition to high-density housing and high-rise condos.</p> <p>Affordable and accessible housing is a critical concern, with many participants emphasizing the need for housing options for</p>

	<p>seniors, low-income families, and those with disabilities.</p>
<p>Community facilities and services to support the new and existing community is important especially amenities such as community center, tennis courts, ice rinks, playgrounds, pavilion, outdoor exercise equipment etc.</p>	<p>Participants emphasized the need for community and recreation centers that support activities for all ages, including community centers, libraries, children’s activities, senior supports, and health facilities. Participants also mentioned want to see the inclusion of sport facilities such as pickleball, ice rinks, sport complex, courts etc.</p> <p>Parks and open spaces are highly valued, with most participants wanting more green areas for recreation and community gatherings.</p> <p>There is also a strong demand for essential services such as grocery stores, convenience stores, cafes and restaurants. Participants want these amenities to be easily accessible within the community and contribute to new gathering spaces.</p> <p>Health facilities, including clinics and hospitals, are also important to ensure the well-being of residents.</p>
<p>New parks, trails and bike paths connecting to neighbouring communities and Bronte Creek Provincial Park are important</p>	<p>Participants emphasized the need for different ways to get around, including new trails, streets, transit options, cycling infrastructure, and walking trails. Ensuring safe and efficient transportation within the community is a priority.</p> <p>There is a strong desire for better transit connections to key areas like the Appleby GO Station and major shopping centers. Participants want reliable and frequent public transportation options.</p>
<p>Maintain existing forests and natural spaces.</p>	<p>Protecting natural heritage, such as woodlots, forests, and creeks, is a significant concern. Participants want to create connections to Bronte Creek Provincial Park and maintain natural open spaces for recreation and environmental conservation.</p>

	<p>Planning for climate change, such as addressing flooding and severe weather, is also a critical concern. Participants want sustainable development practices that minimize environmental impact.</p> <p>Protecting wildlife habitats and biodiversity is a significant concern. Participants want to ensure that new developments do not disrupt local ecosystems and that there are corridors for wildlife to move safely.</p> <p>There is a desire for parks and trails that connect to natural areas, allowing the community to enjoy and appreciate the local environment.</p>
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Overall, there was a strong message from participants that protecting natural heritage is a significant concern. Staff understands that the public is greatly concern with protection of Bronte Creek Meadows’s natural environment. Natural Heritage, woodlots and the creek system will create the framework of the physical community structure and will inform how land use patterns are laid for while also planning for a complete community.

Participants also called for careful consideration of the long-term impact of development. They emphasized the need for innovative, bold and forward-thinking designs. It is also clear that there is a strong desire for ongoing public consultation and involvement in the planning process. Participants wanted their feedback to be genuinely considered in decision-making.

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## **Conclusion:**

This progress update report on the Bronte Creek Meadows Area-Specific Planning Project presents an overview of work completed to date including public engagement activities, feedback received to date and a series of proposed policy directions. The workplan will continue with more public engagement opportunities, the review of technical work, development of the area specific plan and a continued commitment to work in partnership with the community and the landowner.

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Respectfully submitted,

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**Appendices:**

- A. List of Bronte Creek Meadows Area-Specific Plan Technical Studies
- B. Bronte Creek Meadows Area-Specific Planning Project: Preliminary Feedback Report 1 (Fall 2024)

**Notifications:**

Jane MacCaskill, Halton Region  
Gabe Charles, Town of Oakville

**Report Approval:**

All reports are reviewed and/or approved by Department Director, the Chief Financial Officer and the Commissioner Legal and Legislative Services/City Solicitor.