

"You cannot expect a community greater than your willingness to be in it"

# Bronte Village Residents Association

**5.1 Town Initiated Draft OPA Midtown & CPPS  
10/29/24**

Save  
Midtown 

[weloveoakville.org](http://weloveoakville.org)



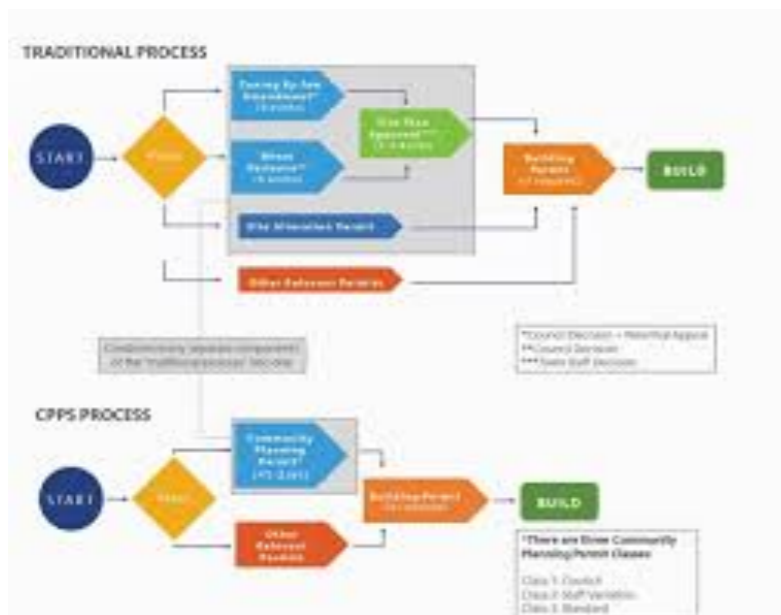
Your Ward 1 Voice!

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# 1. What is a Community Planning Permit System (CPPS)?

## Community Planning Permit System

"CPPS supports local priorities and creates certainty and transparency for the community, landowners and developers." Ontario Planning Act





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### TRADITIONAL PLANNING

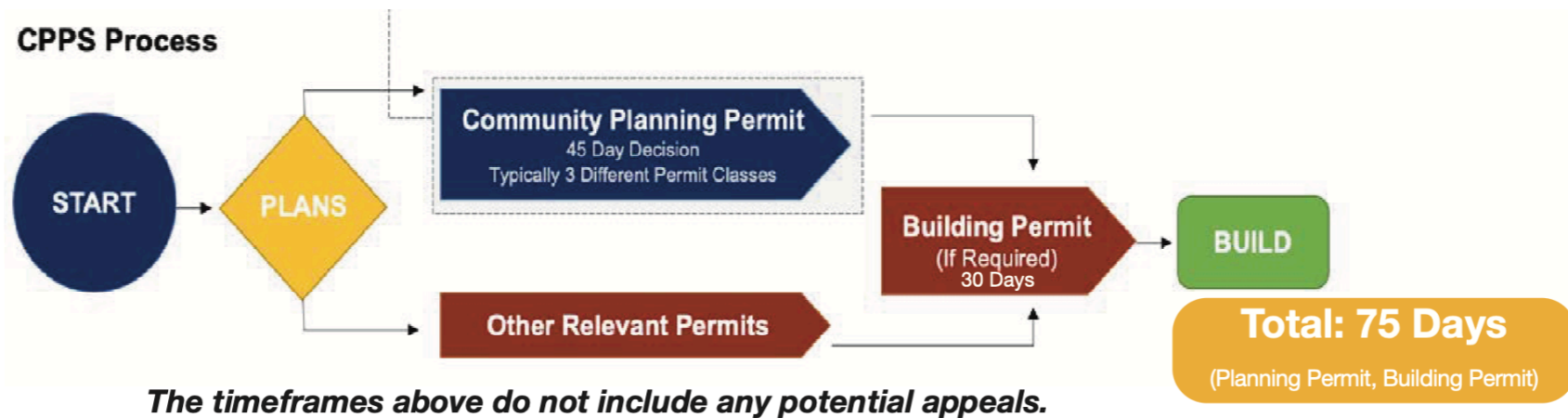


### CPPS



## 1 — Community Planning Permit System

- a.) Negotiating additional height for community benefits?
- b. Will Liveability be a Sacrificial Lamb?
- b.) Staff goes it alone or will rely on outside professionals?
- c.) Interim control by-law?





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## 2 — Community Planning Permit System

- a.) Negotiating with developers for **minor** variances
- b.) What's minor and let's keep it that way





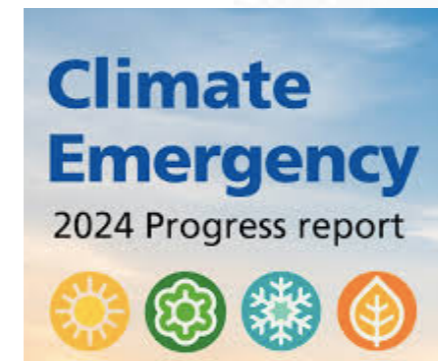
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### 3 — Community Planning Permit System

- a.) Sustainable development *"may be required"*?
- b.) "Our council approved green infrastructure-first policy promotes sustainability"
- c.) Green standards in place before we negotiate for height





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# What will it take for a Liveable Midtown Community?

- 1.) Need clarity with CPPS
- 2.) Completed housing study for inclusionary zoning
- 3.) Green standards by-law in place sooner than later





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## 4 — Negotiating

- a.) Council **should not** cede way **their responsibility**
- b.) Only Council **must be responsible** for the **future** of **Midtown**





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## 5 — Density

a.) Barcelona's density: 16K per square kilometre

b.) Distrikt's density: 12K per 5 hectares or .05 sq. kilometre







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## Who is Olivia Hill?

- ✓ Housing Reformer
- ✓ Bought neglected and decaying London properties
- ✓ Fought against development of open ground





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"The need of quiet, the need of air, the need of exercise, the need of seeing the sky and of things growing seems are all human needs, common to all".  
Olivia Hill, 1883

"We all need space, unless have it, we cannot reach that sense of quiet in which whispers of better things come to us gently".  
Olivia Hill, 1895





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# What will Midtown's legacy be in 150 years?

Save  
Midtown 