



*Your Ward 1 Voice!*

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

# **Bronte Village Residents Association**

## **10.2 Midtown TOC Development Proposal**

### **01/27/25**



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## 1.) Density

It currently represents an **excessive and disproportionate** amount of the total **planned population** for Midtown.

***The TOC density of development is beyond the Town's draft OPA allocation and is not justified.***

Save  
Midtown 

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## **2. Land Uses**

**The TOC proposal risks becoming the benchmark for future development of other sites Midtown.**

***This has significant implications on future infrastructure, (potentially exceeds planned future capacity for all of Midtown).***





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### **3. Built Form**

**Due to excessive and disproportionate density of the proposal, the resulting tower heights are also excessive.**

***The TOC risks Midtown's evolution into a complete community***





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## 4. Community Benefits

**Community benefits are not in line with Oakville's existing or draft policies.**

***The TOC proposal relies heavily on others to provide the majority of the ingredients necessary for a complete community.***



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## 5. Transportation

**Current studies are insufficient to support the proposal.**

***The TOC proposal needs to identify adequate plans for efficient bus, transit, cycling and walking systems that support the proposed level of development.***



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**In Conclusion,**

**The TOC is not aligned with the recent Midtown OPA.**

***The TOC proposal does not implement proposed policies regarding maximum density, ratio of residents to jobs.....***



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**And finally,**

**The TOC will be arguably disruptive and not beneficial to Midtown specifically or Oakville as a whole.**

***"That Council reaffirms its commitment to an OPA for Midtown that achieves provincial density targets while prioritizing local needs, livability, and sustainable growth."***



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***And, vote in favour of the motion before you.***



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