



Welcome and thank you for attending!

Community Planning Permit By-law Midtown Oakville and Bronte Village



We are open from 6:30 p.m. to 8:30 p.m.



Check – in at the
registration desk.



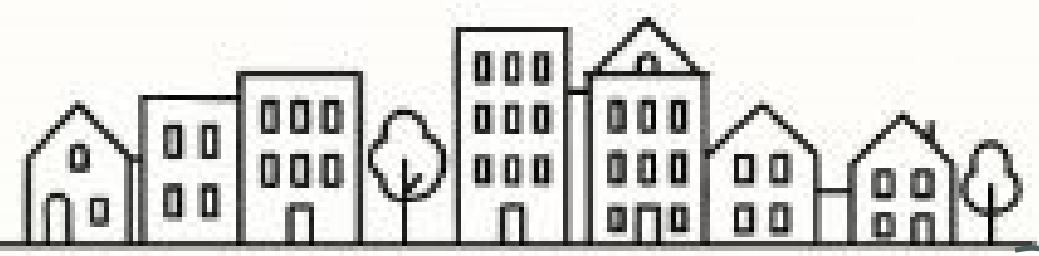
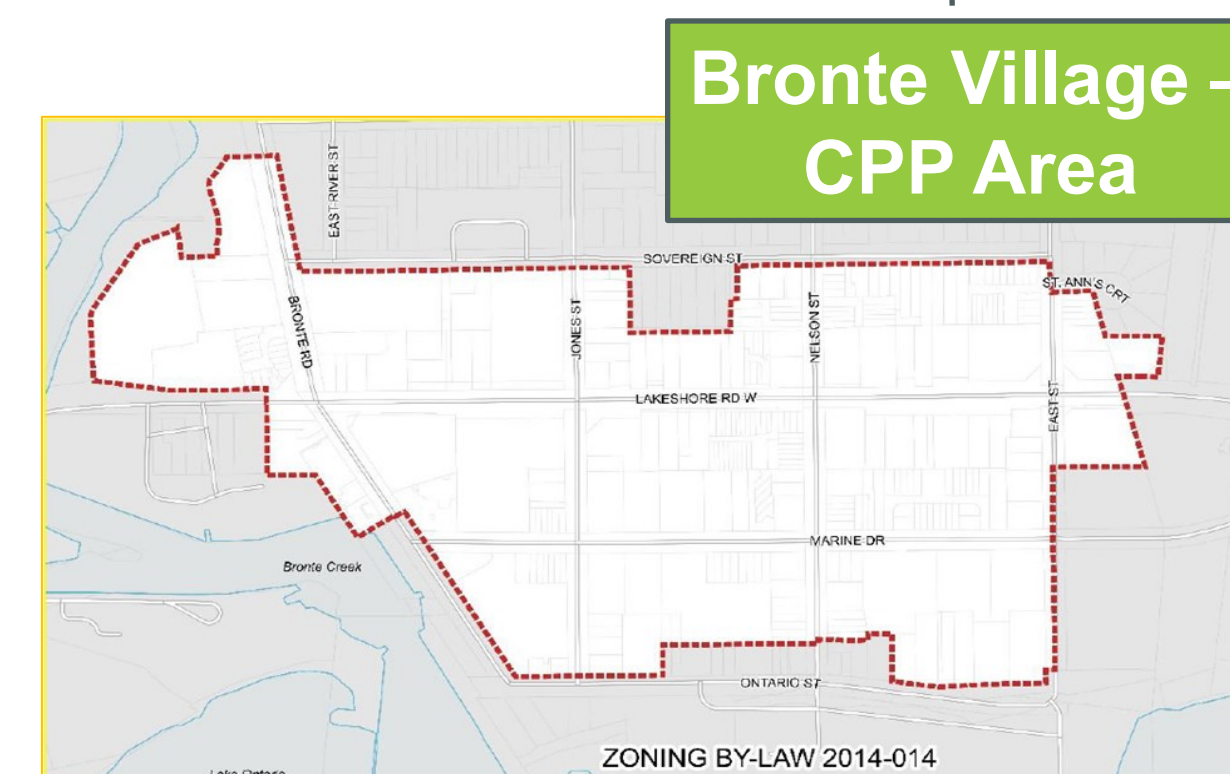
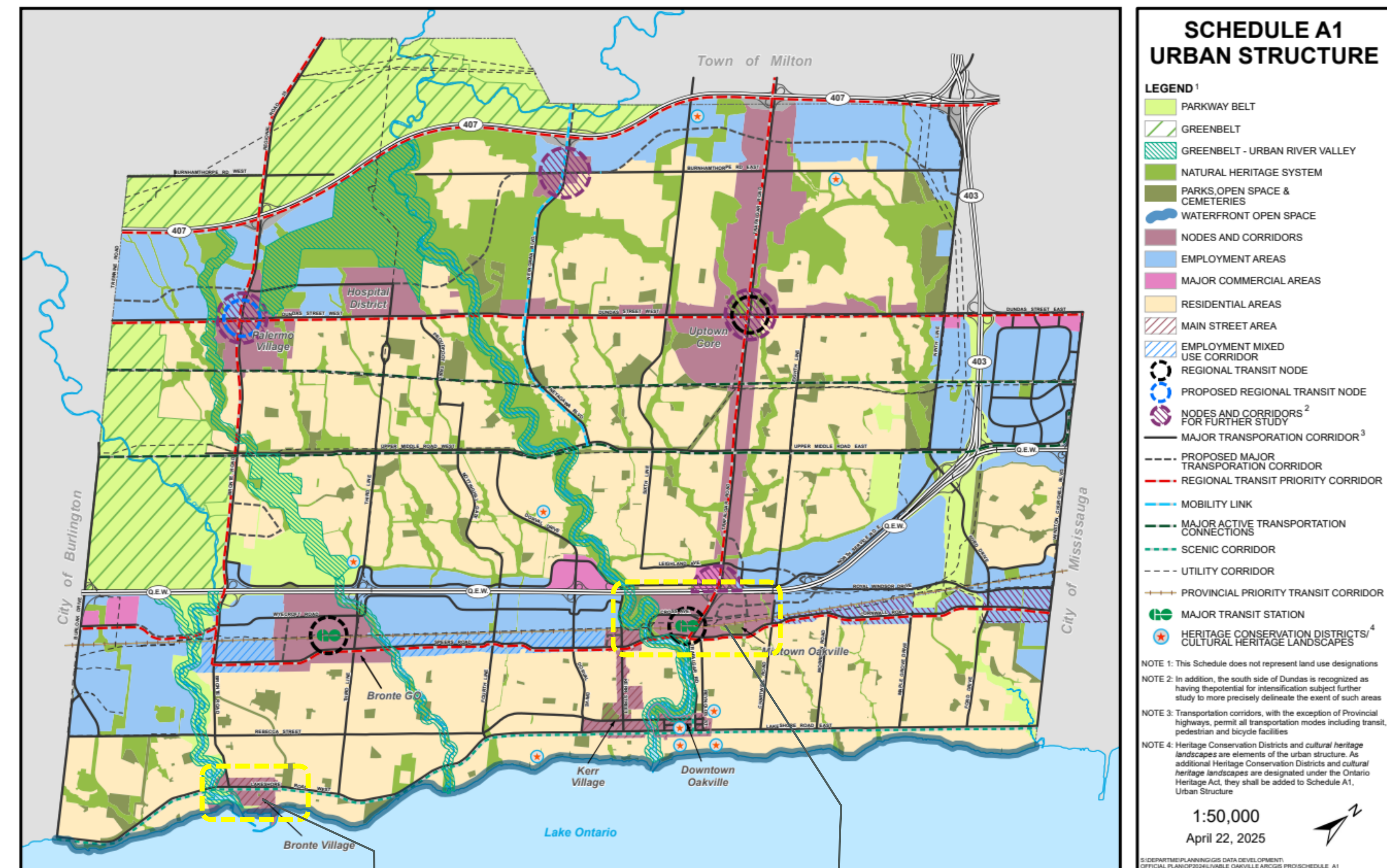
Visit the booth(s) of
interest, participate in
exercises, and ask
your questions.



Purpose of Open House

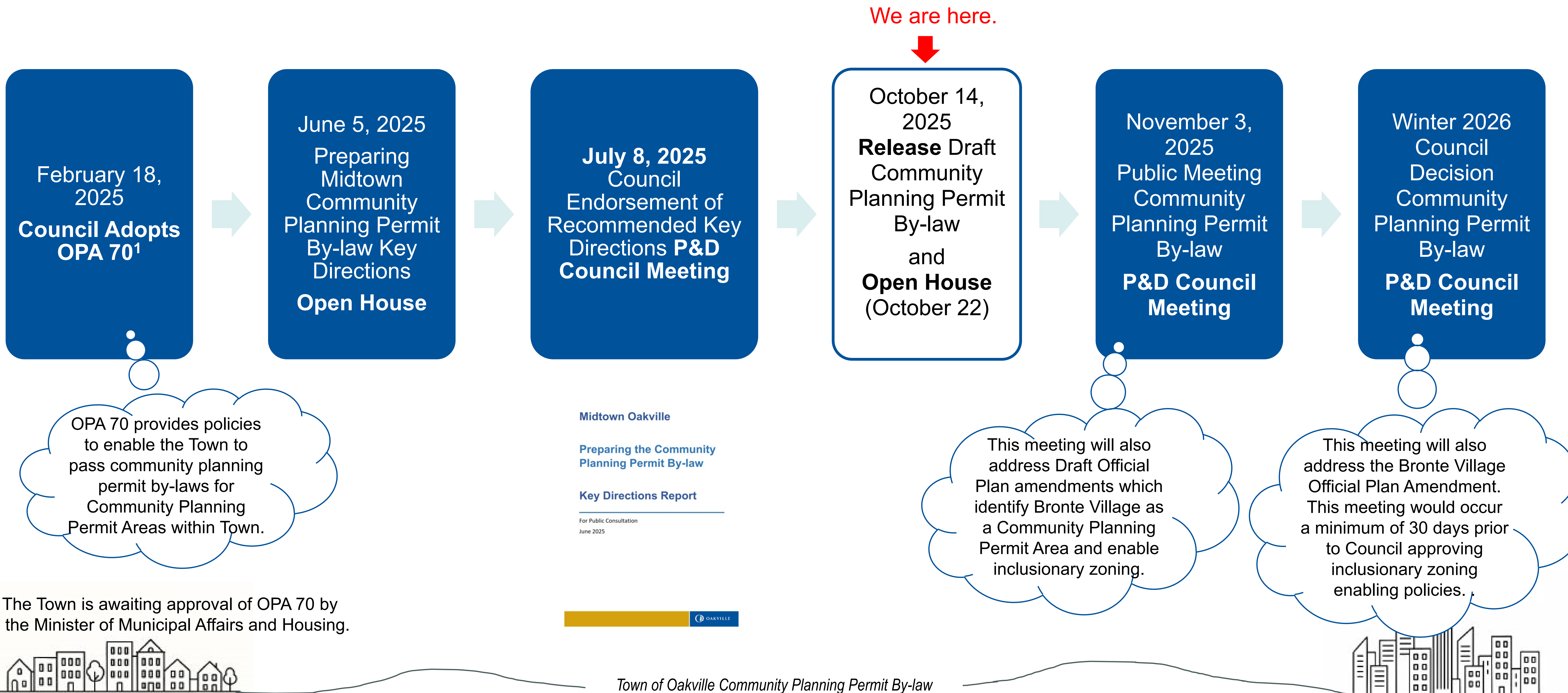
To share information, respond to questions, and provide feedback on:

- 1) **Draft Community Planning Permit By-law General Provisions**
- 2) **Draft Inclusionary Zoning** enabling policies and by-law provisions.
- 3) **Draft Community Planning Permit By-law Midtown Oakville Provisions**
- 4) **Draft Community Planning Permit By-law Bronte-Village** provisions and enabling Official Plan Amendment



Town of Oakville Community Planning Permit By-law

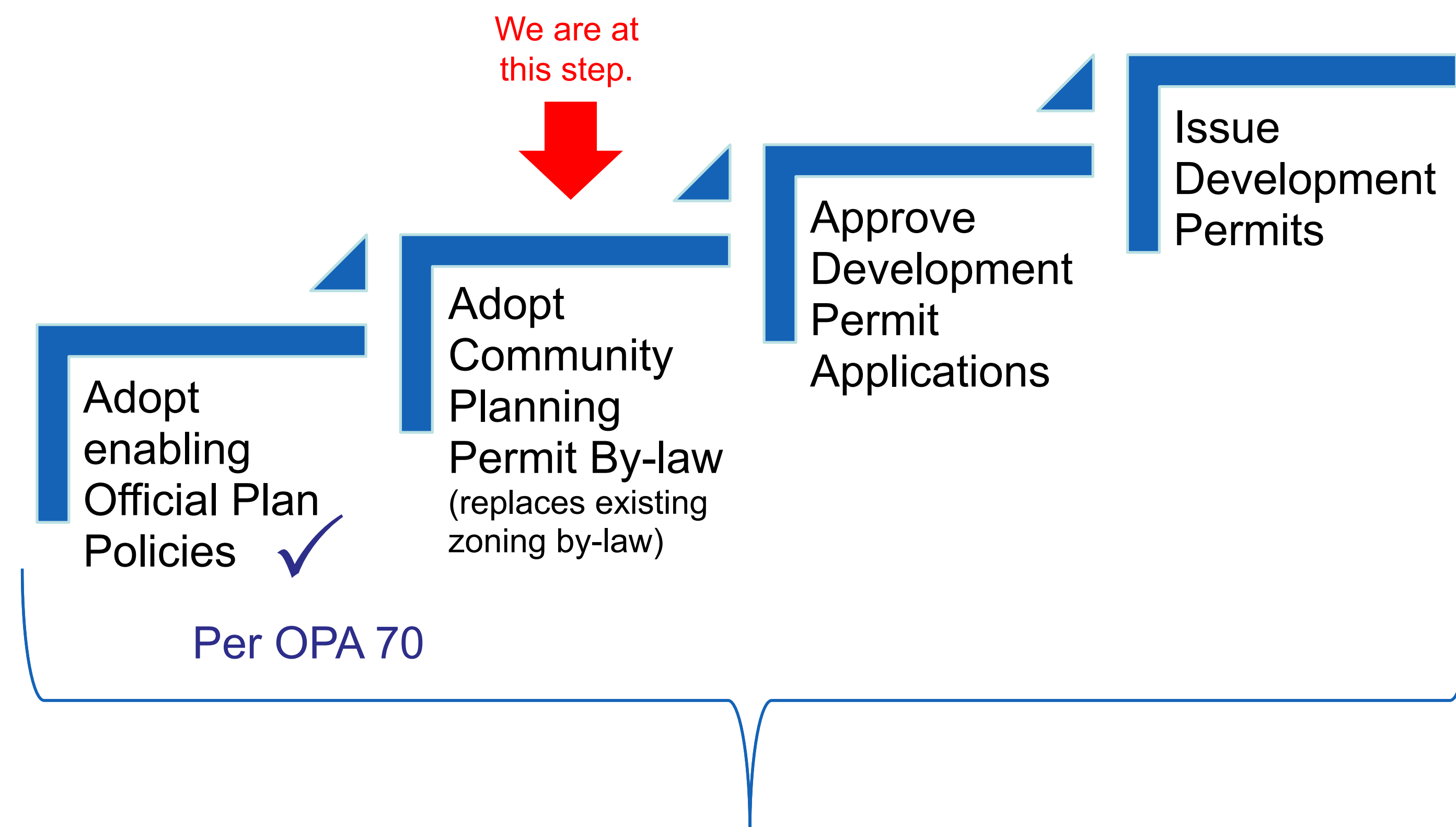
CPP By-law Milestones and Next Steps



What is a Community Planning Permit System?

A planning approval system that applies a combination of Official Plan policy and by-law provisions to inform and evaluate development permit applications, ...

....which results in a streamlined planning approval process:



The Community Planning Permit System.

Steps are in accordance with Ontario Regulation 173/16 Community Planning Permit System



A single **by-law** to control land use.

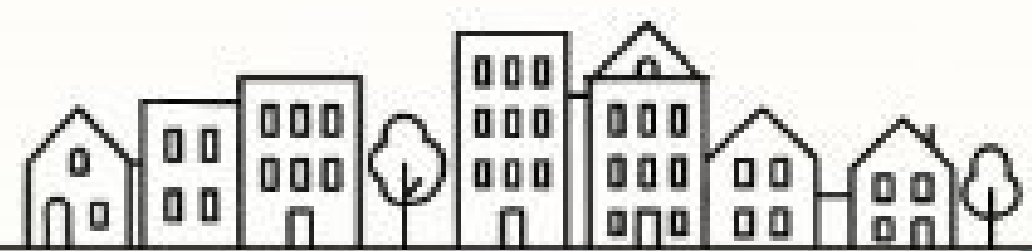


A single permit **application**.

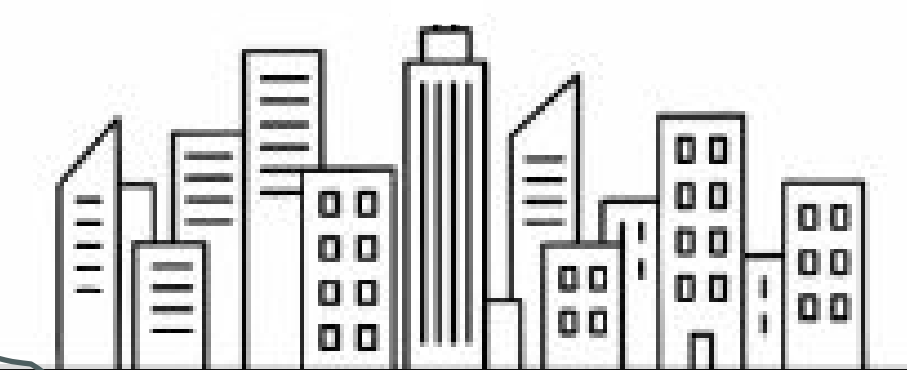


One approval authority issues the **permit**.

Note: A development permit consists of plans and drawings and embeds site specific zoning provisions and permissions.



Town of Oakville Community Planning Permit By-law



What are the Community Planning Permit System Enabling Official Plan¹ Policies?

Theme	Section 28.15, Community Planning Permit System (Note, through the next Consolidation of the Official Plan, these policies will be renumbered and be provided in Section 30.15)
LOCATION	Midtown Oakville is a CPPA area, policy 28.15.1 (a)
AUTHORITY	Approval of development permits may be delegated from Council to staff or a committee, as set out in CPP by-law, policy 28.15.5
PURPOSE	Community planning permit system is an alternative to the use of a zoning by-law to implement Official Plan goals, objectives and policies, policy 28.15.2 and 28.15.4 . See also Section 20 Midtown and Section 24 Bronte Village , for Midtown and Bronte Village specific goals, objectives, that provide purpose for use of CPPS.
DECISION MAKING CRITERIA	Criteria for decision making is provided in Official Plan Amendment (OPA) general and area specific policies. By-law may also include additional criteria that is more specific to guide decision making that is in accordance with OP goals and objectives, policy 28.15.6 . See also Section 20 Midtown and Section 24 Bronte Village policies.
CONDITIONS	Types of conditions that may be imposed when approving and issuing development permits include everything identified in O. Reg. 173/16 plus conditions identified in general and area specific Official Plan policies, policies 28.15.7 – 28.15.12 . See also Section 20 Midtown and Section 24 Bronte Village policies.
COMPLETE APPLICATION	The town may require additional material as part of a complete application, policies 28.19.3 and 28.19.19 .
AFFORDABLE HOUSING	[Will be added to the OP as a separate OPA, see: Inclusionary Zoning .]

¹ These policies are adopted by Council in Official Plan Amendment 70 which is with the Minister of Municipal Affairs and Housing for approval.

Theme	Section 20. Midtown Oakville ¹	Section 24, Bronte Village ²
Vision & Goal	Midtown is a primary strategic growth area and protected major transit station area accommodating a mix of uses and significant residential and employment growth. (20. Midtown)	Bronte Village is a historical Area. It retains the character of a village community and is focused on pedestrian-oriented areas. The surrounding residential uses, the waterfront and the harbour contribute to its unique heritage and sense of place. Bronte Village growth will occur through intensification to provide a vibrant community, thriving commercial area and a variety of housing opportunities. (24. Bronte Village)
Objectives	Create a transit supportive, vibrant and complete community, achieved through use of Community Planning Permit System. Promote redevelopment greater than minimum density requirements, through the provision of supportive infrastructure and monitoring. (20.2 Objectives)	To nurture, conserve and enhance the historic lakeside village character of Bronte Village. To revitalize Bronte Village and maintain a complete community. To maintain and improve waterfront connections. (24.2 Objectives)
Development Concept/ Precincts	Implement vision and objectives within five “Precinct” areas with unique functions. (20.3 Development Concept)	The primary focus of revitalization and change is in the area identified as the Bronte Village Main Street District. (24.3 Development Concept)
Land Use	Designate land to permit a broad range of high-density residential, mixed-use, commercial, office employment, institutional, public service facilities, park and open space, transit, and utility uses. (20.4 Land Use and Part C & D policies of OP)	Designate land to permit a range of residential, mixed use development, retail and commercial, waterfront and open spaces, and implement the Parkway Belt West Plan, where applicable. (24.6 Land Use Policies and Part C & D policies of OP)
Functional Policies	Achieve vision and objectives through functional policies addressing: urban design and built form, mobility, storm water management, spill flood hazard, and sustainability. (20.5 Functional Policies)	Achieve vision and objectives through functional policies addressing: urban design and built form, streetscape, transportation and cultural heritage. (24.4 Functional Policies and 24.5 Urban Design)
Implementation	Implement Plan through: CPP by-law, monitoring, partnerships, phasing, and landowner agreements. (20.6 Implementation)	Implement Plan through: CPP by-law (Draft Policy) , phasing, programs and initiatives (24.8 Implementation Policies)

²Bronte Village policies are in effect, unless otherwise stated in the table using yellow highlight.

Where in Ontario is the CPP System in Effect?

Township of Lake of Bays (Since 2006)

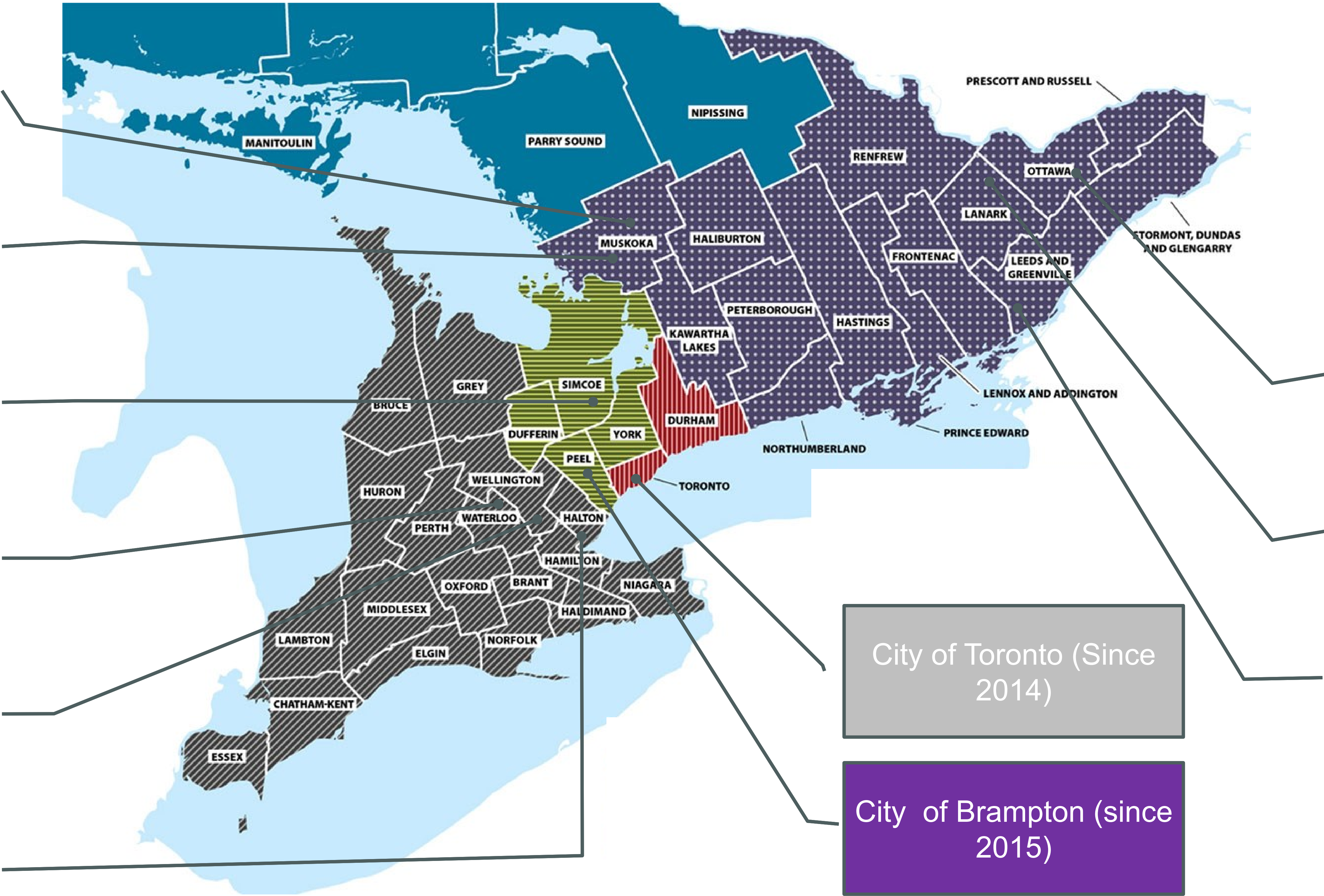
Town of Huntsville (Since 2022)

Town of Innisfil (Since 2017)

City of Waterloo (Since 2024)

City of Guelph (Since 2025)

City of Burlington (Since 2024)



City of Ottawa (Since 2024)

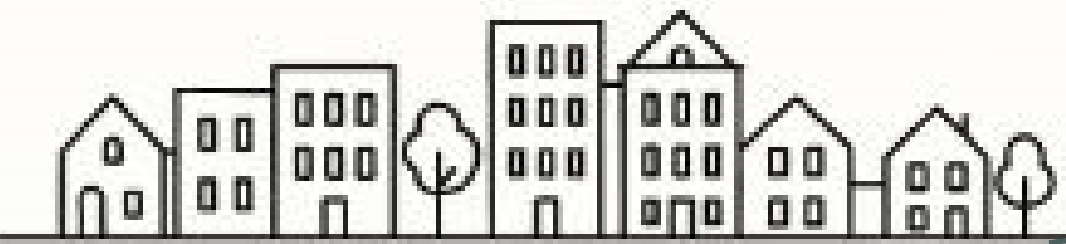
Town of Carleton Place (Since 2008)

Town of Ganonoque (Since 2011)

City of Toronto (Since 2014)

City of Brampton (since 2015)

-  In Effect
-  OPA Adopted, By-law in progress
-  OPA under appeal



Contents of DRAFT Community Planning Permit By-law

The Draft By-law is largely informed by:



Part A – Interpretation

Statutory and Non-Statutory Matters within the By-law

Interpretation of Words

Construction Tolerance

Interpretation of Schedules

Part B - Administration

Community Planning Permit Areas

Compliance with This By-law

Transition

Community Planning Permit Required

Minimum Development Requirements

Classes of Development and Notice

Delegation of Authority

Review and Approval Process

Conditions of Approval

Part C – Definitions

Part D – Community Building General Provisions

Sustainable Development

General Land Use Provisions

Temporary Uses, Buildings and Structures

General Built Form

Parking and Loading

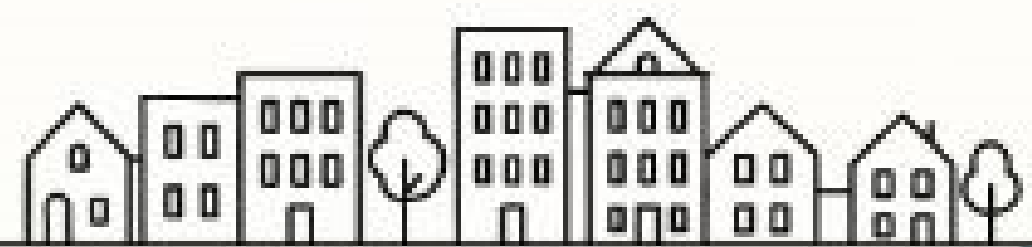
Infrastructure Corridors

Inclusionary Zoning, Residential Development within Protected Major Transit Station Areas

Part E – Community Building Area Specific Provisions

Midtown Oakville

Bronte Village



Town of Oakville Community Planning Permit By-law



Part B: Administration

Community Planning Permits Required



Classes of Development

- Class 1: Parking Area (new or change to existing)
- Class 2: Temporary Sales Office, or
Other Temporary Use (less than 6 months)
- Class 3: Expansion/Replacement to an existing building, or
Temporary Use (more than 6 months)
- Class 4: New Development
(not defined as Class 1, 2 or 3)

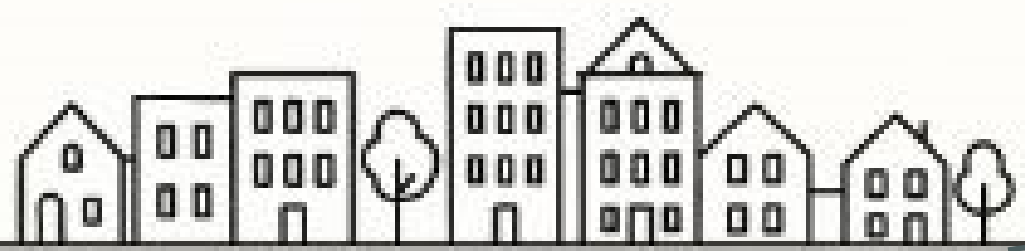
Minimum Requirements

- Must have (will have) frontage on a public road or common elements road;
- Is a legally existing lot; and
- Has access to municipal water and sewage services.

Matters that do not require a Community Planning Permit

Proposals for:

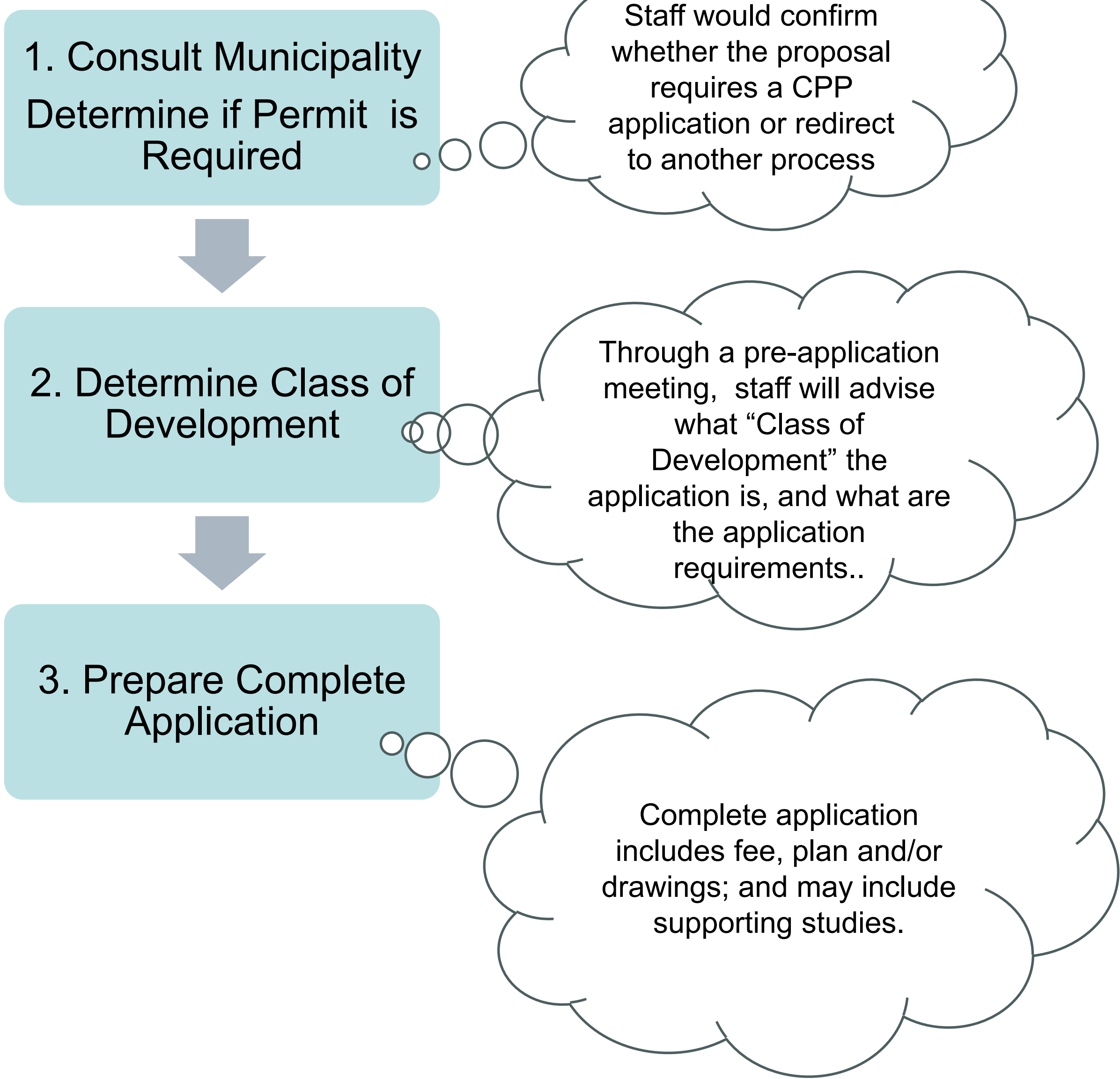
- Tree removal and/or site alteration only
- Building or structure less than 50 sq. m. related to an existing building or structure
- New non-residential building or structure on Town owned land that is less than 100 sq. m.
- Temporary building or structure on public lands allowed through a municipal permit
- Portable classroom
- Temporary wayside pit/quarry/portable concrete plant on a public authority contract
- Restoration or repair to a safe condition of any building deemed unsafe by the Chief Building Official
- Reconstruction of an existing building damaged or destroyed by natural causes.



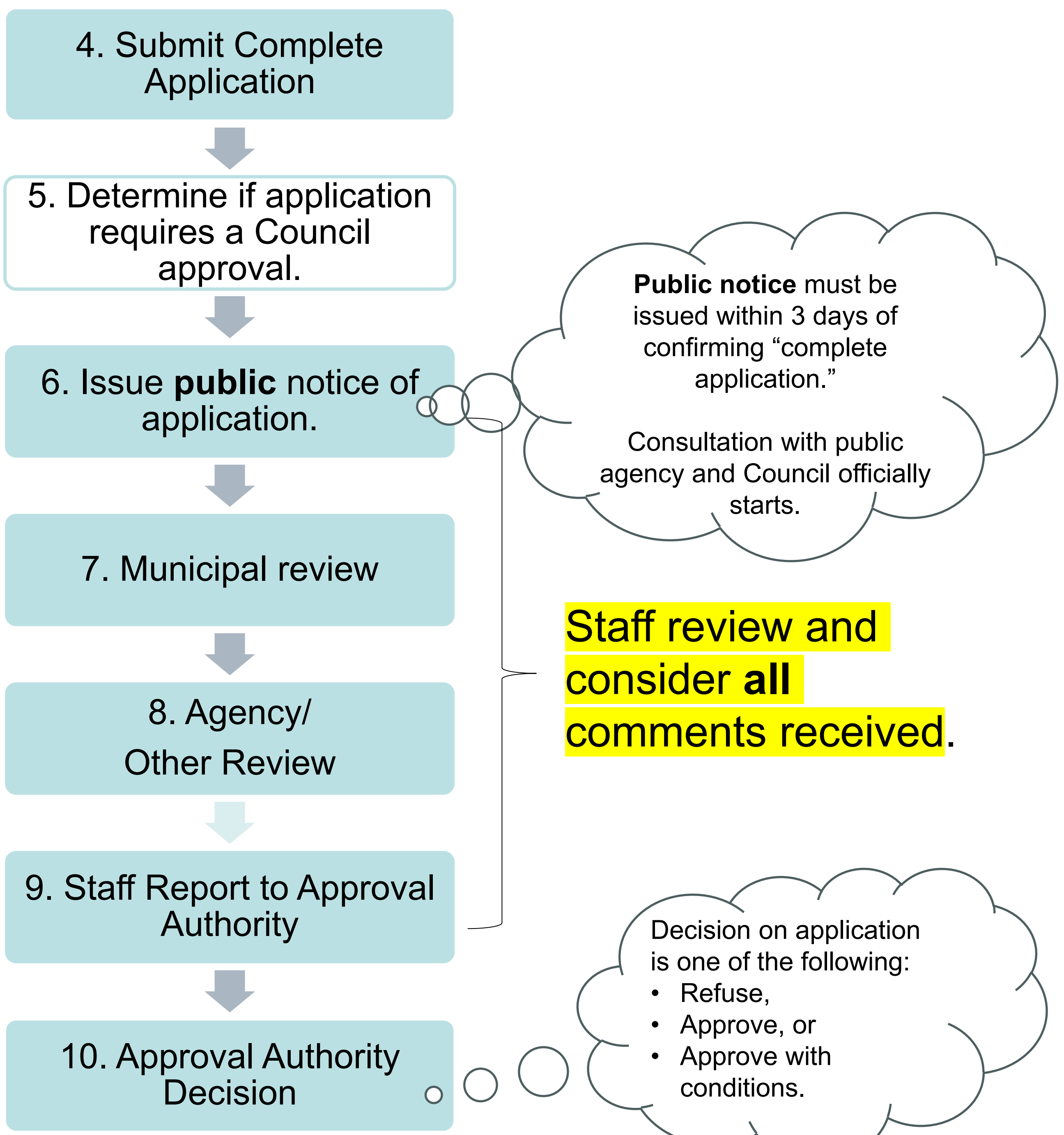
Part B: Administration – Community Planning Permit Approval Process



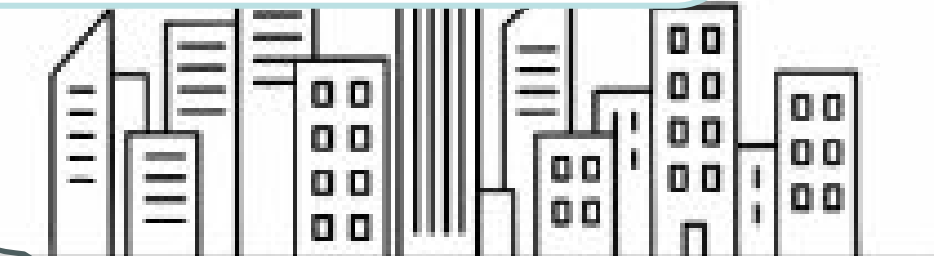
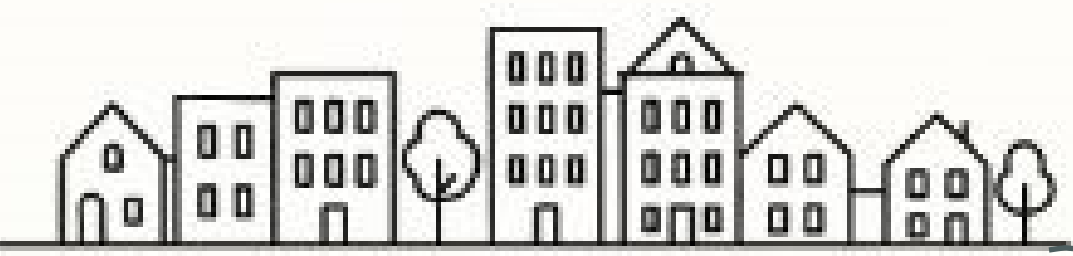
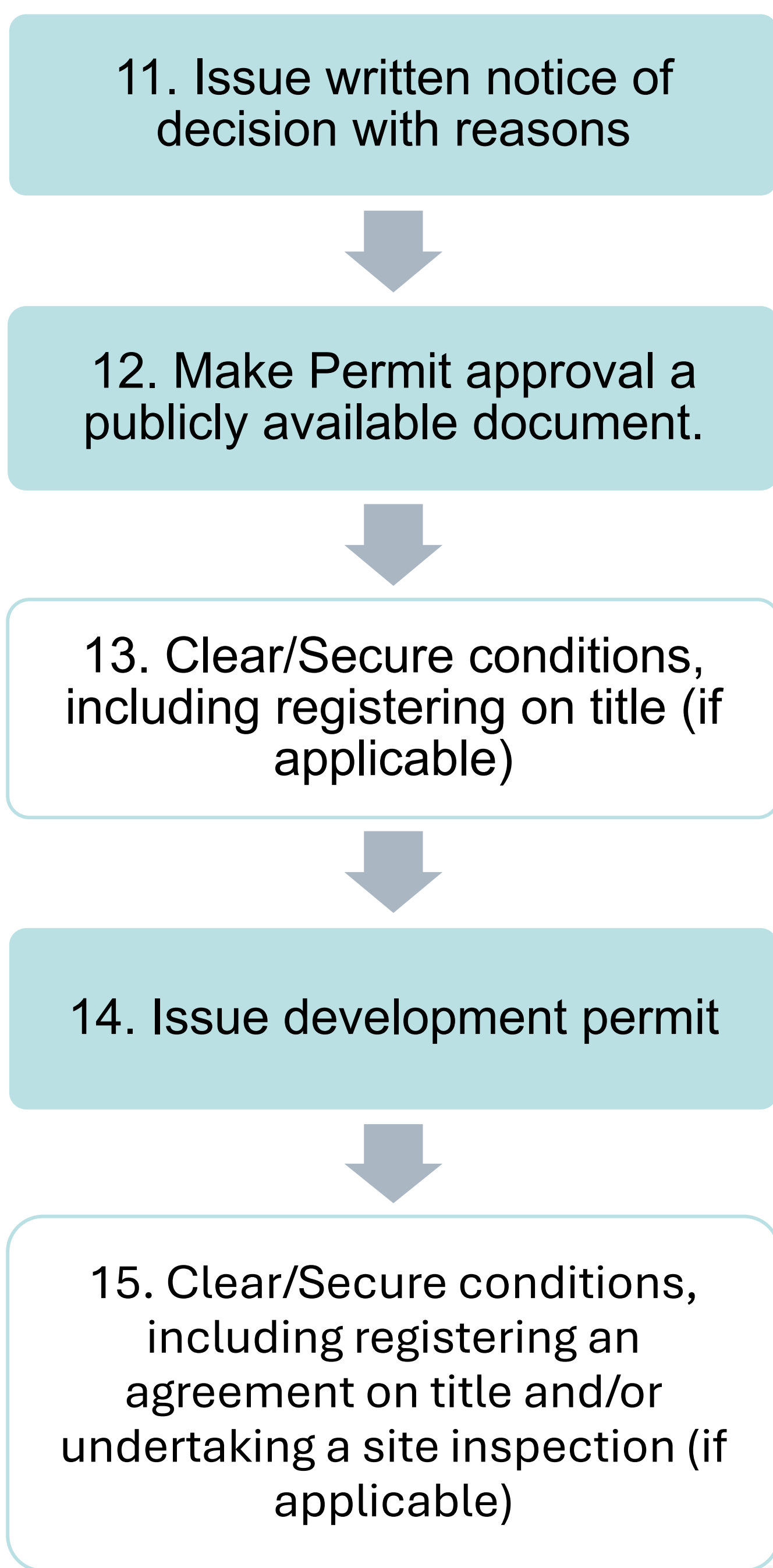
Part 1: PRE-APPLICATION



Part 2: APPLICATION (45 days)



Part 3: POST APPLICATION

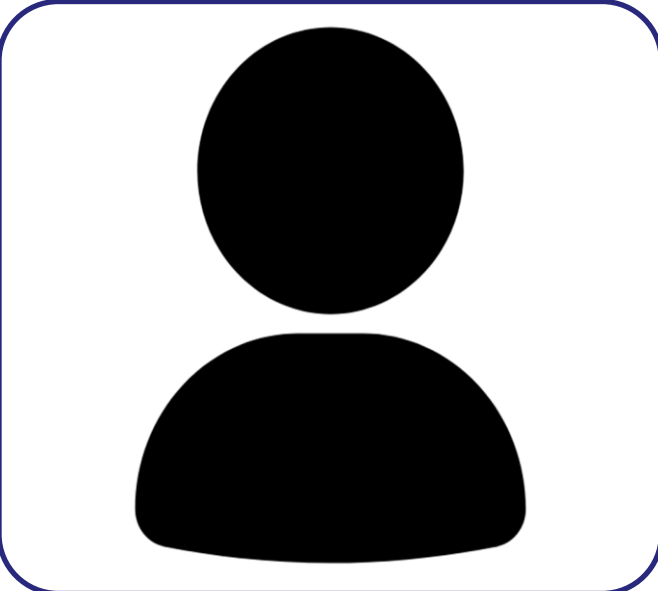


Part B: Administration

Approval of Community Planning Permit



Who approves the application?



Commissioner of Community Development Commission or their Delegated Director
Class 1, 2, 3 and 4.



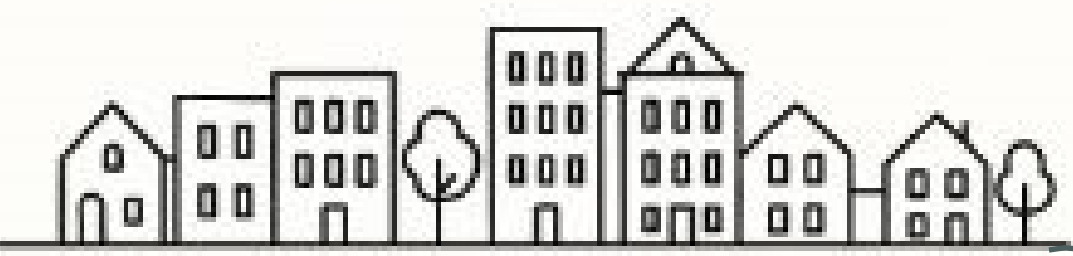
Town Council
Class 4
If application is referred to Council, or when Council requests that it be presented to them.



Ontario Land Tribunal
Any Class
If decision is appealed by the applicant.

For what reasons might a Class 4 application be referred to Council?

- The decision requires a complementary Council decision, such as one related to the provision of infrastructure and/or a change to the Town’s Capital Plan and/or Budget.
- The decision requires consideration of a community benefit that is not explicitly identified in the Town’s Official Plan or is not a benefit that has been prioritized, where applicable.
- The decision requires entering into an Agreement on a matter that is not addressed in this By-law and/or requires Council’s permission to enter into such an agreement.
- The application proposes a stratified conveyance of land to the Town.



Part B: Administration

Conditions of Approval

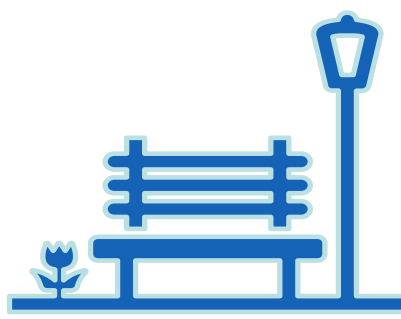
Approval of Community Planning Permit may include one or more of the following conditions:



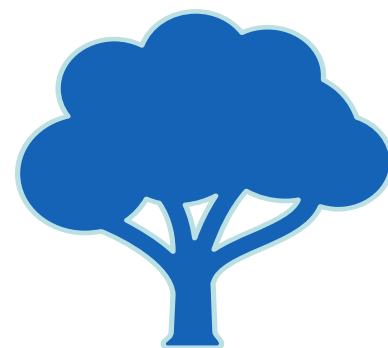
Cash in lieu of parking



Provision of facilities/land as per site plan related matters



Parkland dedication



Tree and/or vegetation protection



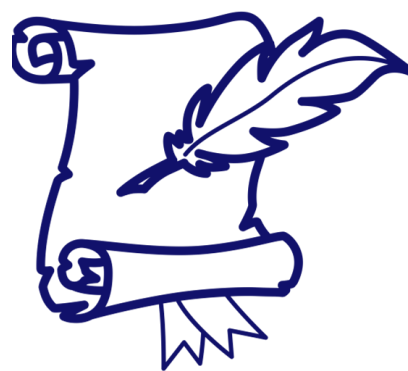
Site alteration related



Monitoring



Protection of safety and security of persons, property and natural heritage system



Protection of Cultural Heritage Resources



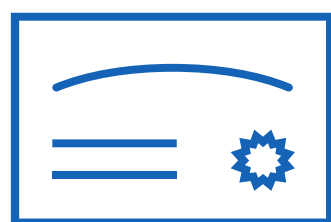
Inclusionary Zoning Residential Units



Holding/Lapsing/Temporary



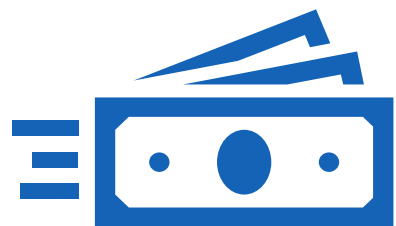
Community Benefit in exchange for permitted height or density



Condition equivalent to that which is provided in CBC by-law



Enter in to and Register Agreement on title



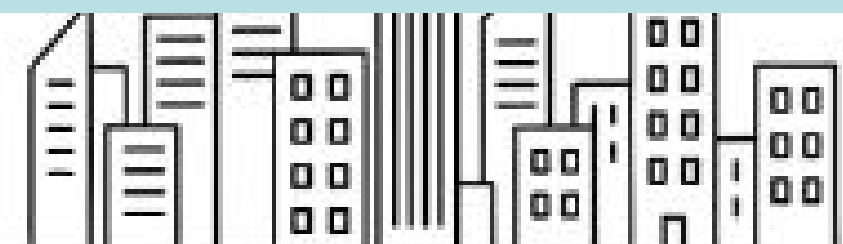
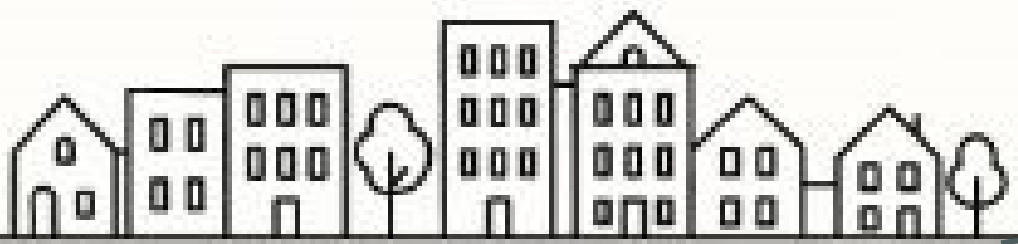
Payment in lieu of a matter otherwise required

Table 9-1 Lists types of conditions that may be required to be met prior to or after the issuance of a Community Planning Permit.

Table 9-1 Types of Conditions

Type of Condition	Description	Timing of Fulfillment	Agreement	Registration of Agreement	Exemptions
a) Cash-in-lieu of Parking	In accordance with Section 40 of the <u>Planning Act</u> The Town may require cash-in-lieu of the required parking where such parking is not able to be provided on site.	To be determined through the Agreement.	Required.	Discretionary (dependent on the terms of the Agreement)	All lands within PMTSA ⁷

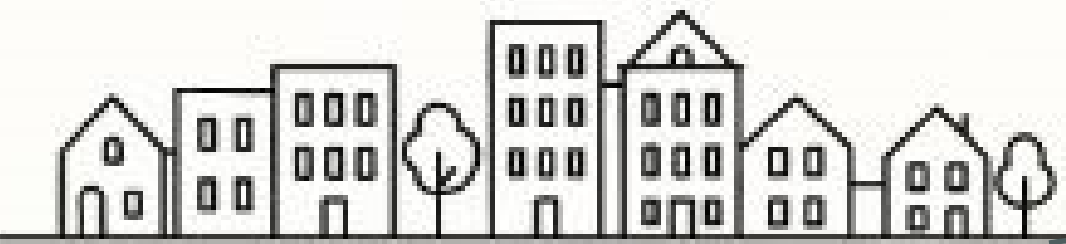
Excerpt of Table 9-1



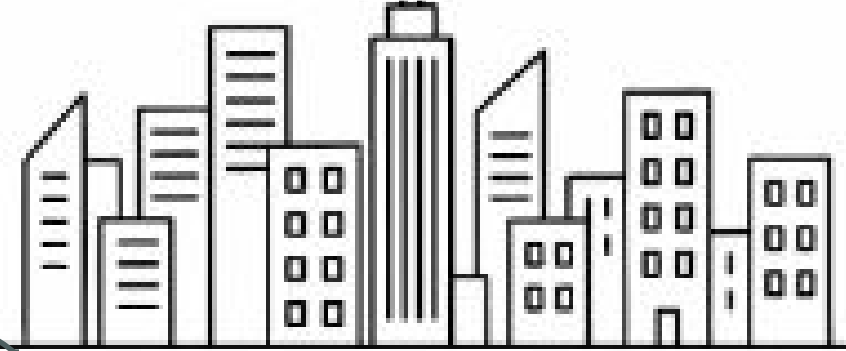
Part D: Community Building General Sustainable Development



Community Planning Permit Application Plans and Drawings will demonstrate how sustainable measures are implemented:



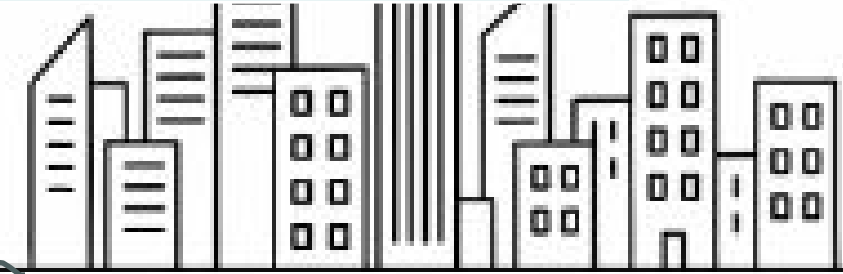
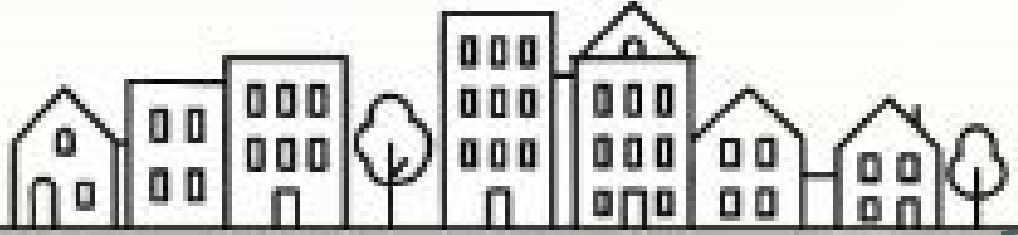
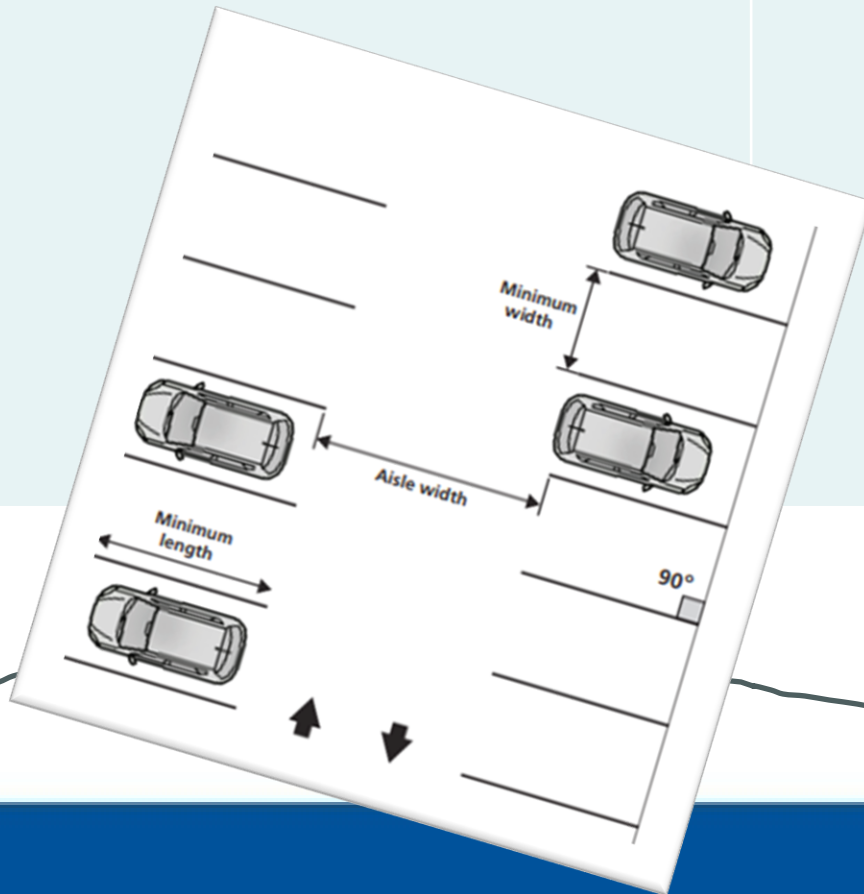
Town of Oakville Community Planning Permit By-law



Part D: Community Building General Land Use Permissions and Standards



General Land Use	Temporary Uses, Building & Structures	General Built Form	Parking and Loading	Infrastructure Corridors
• Permitted Uses • Prohibited Uses • Permissions for: ○ Hazard Lands and Hazardous Site Protection of site triangles ○ Home Occupations ○ Outside Display and Sales Areas ○ Legal Non-Conforming Uses	Permissions and standards for: • Seasonal Garden Centres • Short Term Accommodations • Construction Uses • Temporary Sales Offices	• Allowable Encroachments and Projections within yards or setbacks • Exceptions to height measurement provisions • Standards for: ○ Rooftop Mechanical Equipment, Rainwater Capture, and Rooftop Solar Panels ○ Rooftop Terrace ○ Garbage Containers ○ Outdoor Swimming Pools and Hot Tubs	Standards for various types of vehicle parking and loading facilities, including: • Dimensions and location of parking spots • Barrier free parking dimensions and location • Visitor parking location • Bicycle parking dimensions • Loading space location and dimensions • Surface requirements	Minimum setbacks from specific infrastructure corridors: • Railway • Electric Power • Pipelines • Highway



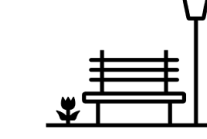
Why use the Community Planning Permit System (CPPS) in Midtown?

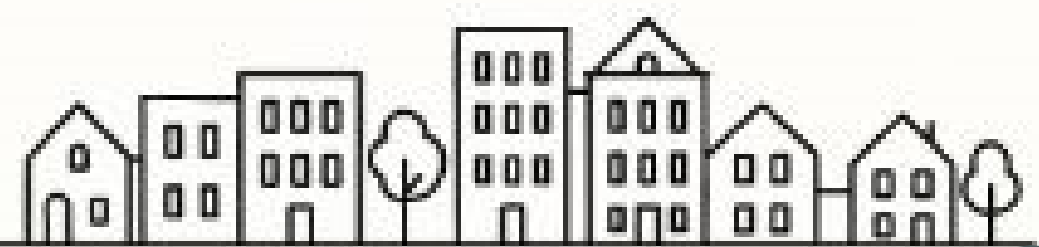
Midtown ...

- Is the **primary growth** area of Oakville.
- Has a lot of **redevelopment potential** and is experiencing redevelopment **interest**.
- Is an area within which the Town proposes to provide **new public facilities, services and matters** to serve the Midtown community and surrounding area.
- Would benefit by applying **streamlined development** approvals to capitalize on existing and planned transit and other infrastructure.

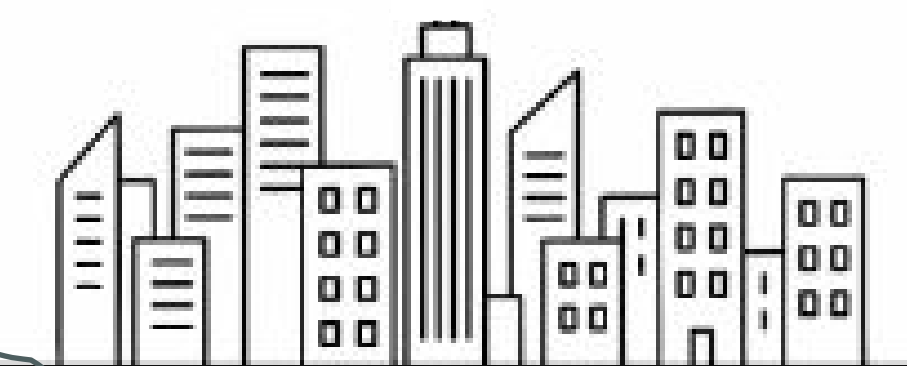


Midtown will benefit from the use of CPPS to **support and enable**:

-  Coordinating Development with Infrastructure Service Delivery
-  Establishing Public Service Facilities
-  Establishing Park Facilities
-  Achieving Mixed-use Targets within Development
-  Achieving Housing/Affordable Housing Targets
-  Realizing Sustainability Measures
-  Protecting Natural Heritage
-  Realizing Desired Urban Design Elements



Town of Oakville Community Planning Permit By-law



What is the Vision for Midtown Oakville?

The Livable Oakville Official Plan¹ states:

¹ In accordance with OPA 70.

Vision (Chapter 20 Preamble)

Midtown is...

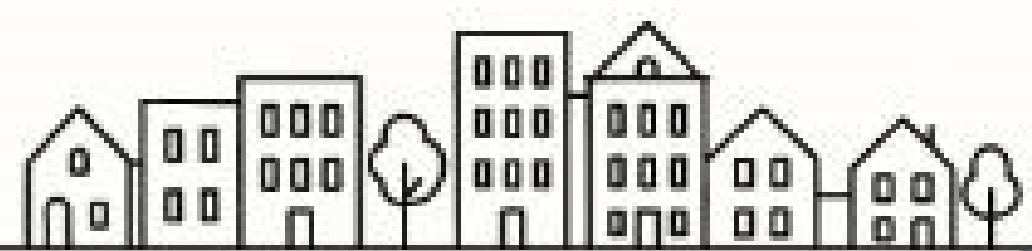
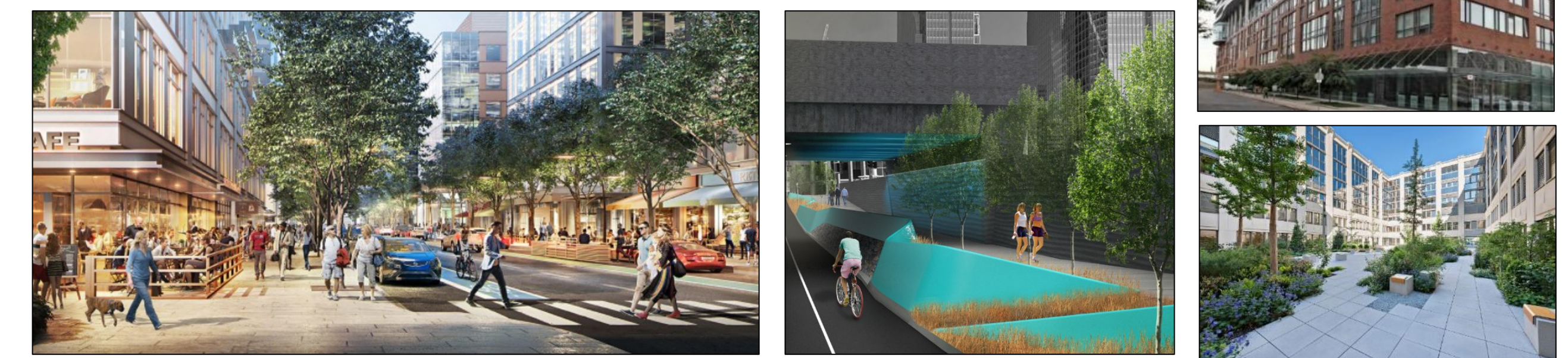
- Oakville's primary strategic growth area.
- An area planned to evolve into a vibrant, mixed-use, compact, complete urban community served by transit and active transportation facilities, while acknowledging its Indigenous, industrial, and railway history.

Goal (Section 20.1)

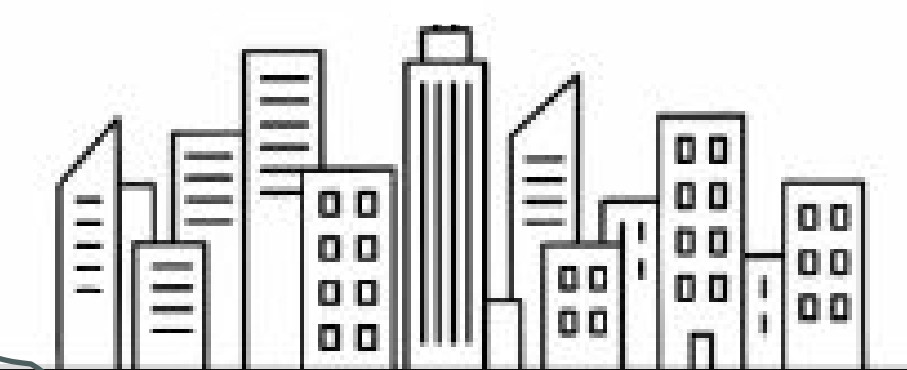
Midtown is the **leading** Strategic Growth Area within the Town. Leveraging multi-modal transit and transportation systems, with access to natural heritage, regional scale commercial, institutional, recreational and office facilities, Midtown will accommodate significant residential and employment growth in a dynamic urban setting.

Objectives (Section 20.2)

- Create a transit supportive community via built form
- Create a vibrant and complete community via mix of uses and human scale
- Achieve Midtown goals by achieving the 200 residents and job per hectare (r&j/ha) target by 2031, through monitoring and provision of infrastructure.



Town of Oakville Community Planning Permit By-law

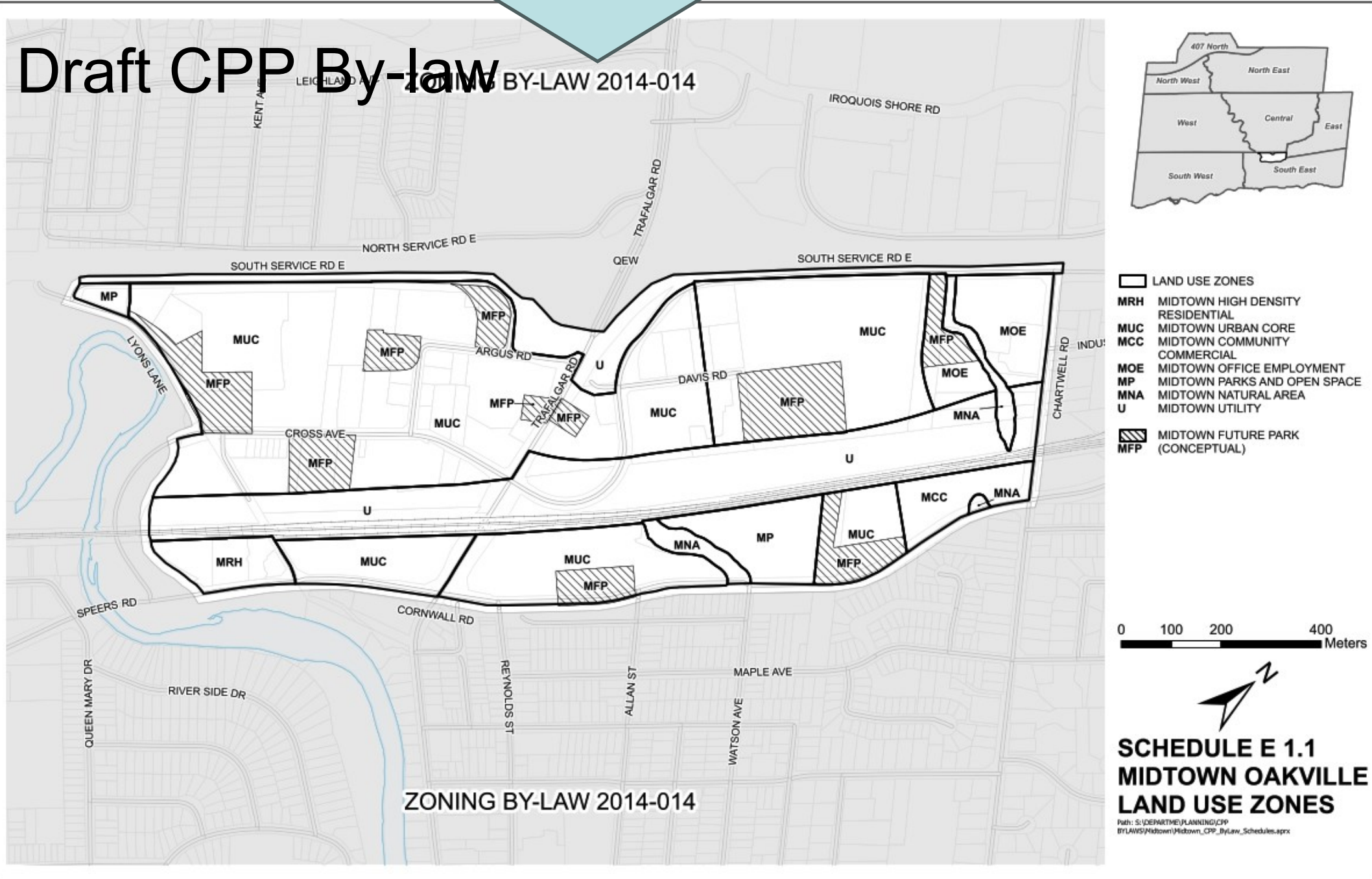
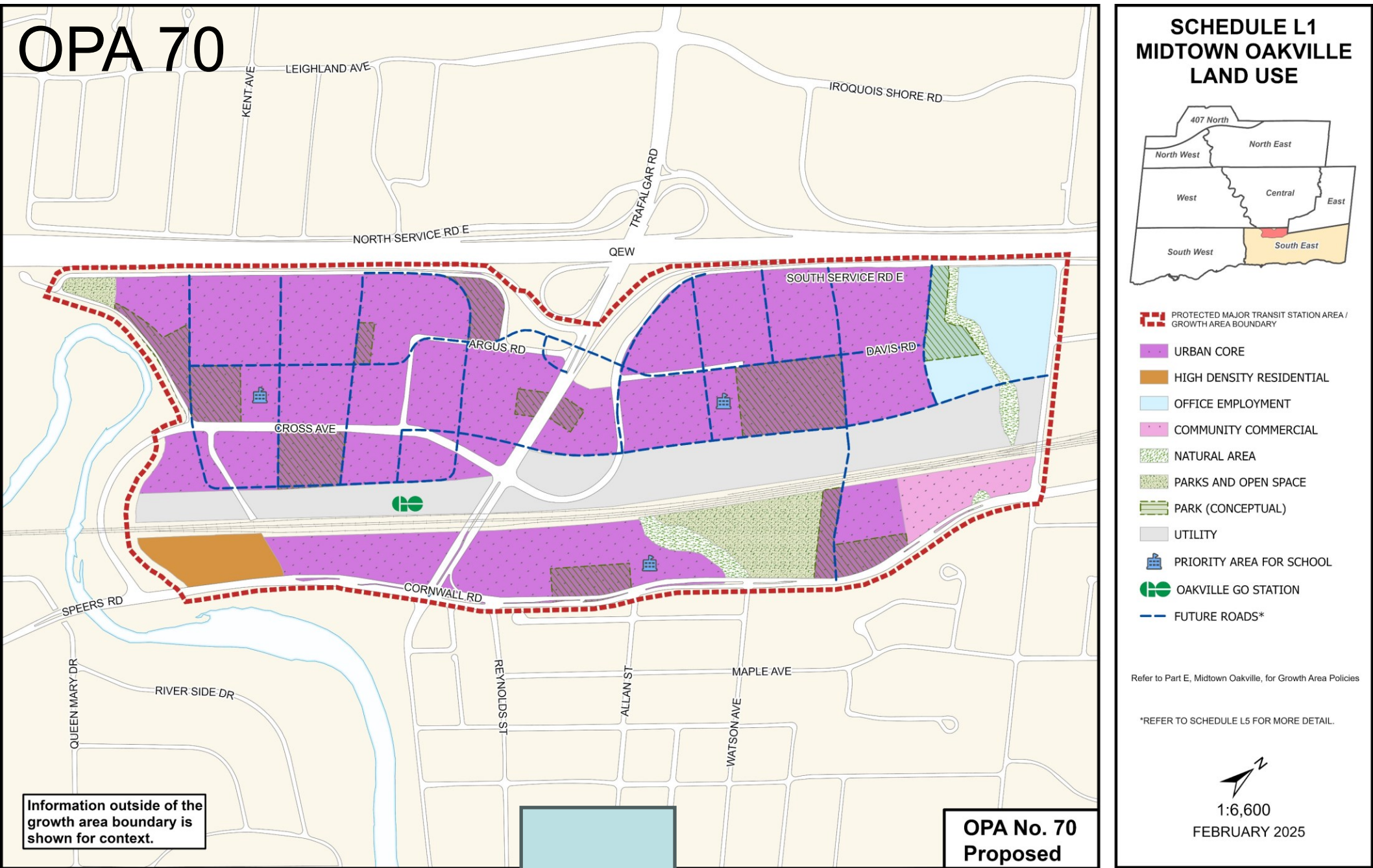


Part E: Community Building Area Specific Midtown Zones and Land Use Permissions



Official Plan Land Use Schedule and Policies inform the CPP By-law Zones and provisions.

Table 1-1 of the CPP By- law provides a list of permitted uses by zone:



Midtown Oakville Zones:

- MRH – Midtown High Density Residential
- MUC – Midtown Urban Core
- MCC – Midtown Community Commercial
- MOE – Midtown Office Employment
- MP – Midtown Parks
- MNA – Midtown Natural Area
- U – Utility
- MFP – Midtown Future Park (conceptual)

Excerpt of Table 1-1

Table 1-1 Permitted and Discretionary Uses

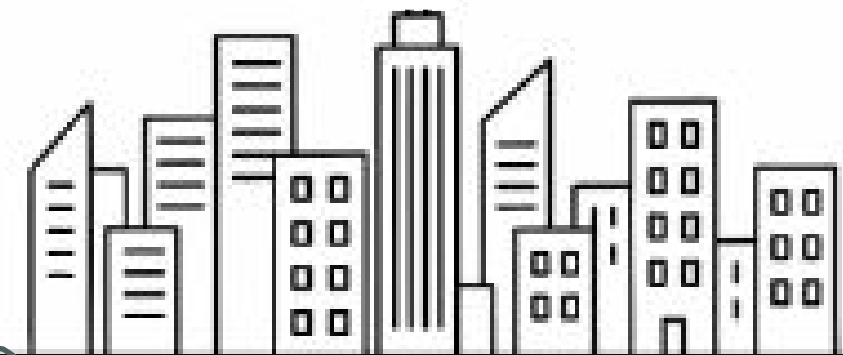
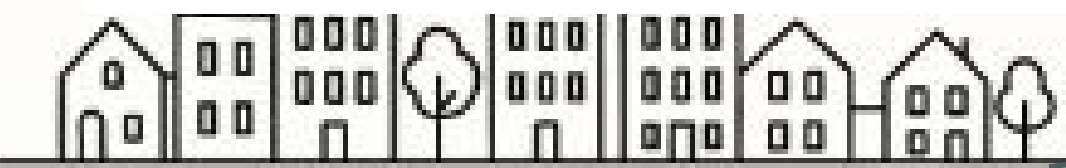
USE	ZONE						
	MRH	MUC	MCC	MOE	MP	MNA	U
Park and Open Space Uses							
Conservation Use	•	•	•	•	•	• (1)	• (2)
Park, Private	•	•	•	•		• (1)	
Park, public	•	•	•	•	•	• (1)	• (3)
Watershed management and flood and erosion hazard control facilities	•	•	•	•	•	•	•
Commercial and Employment Uses							
Business office	•	•	•	•			
Commercial school		•	•	•			
Commercial Parking Area		•	•				
Dry cleaning depot		•	•	• (4)			
Dry cleaning/laundry establishment		•	•	• (4)			
Financial institution		•	•	• (4)			
Food production		•	•	•			

Section 1.1.5 provides criteria for the use to be permitted in the approved Community Planning Permit.

Excerpt of Section 1.1.5

1.1.5 Criteria for Use Permissions associated with Table 1-1

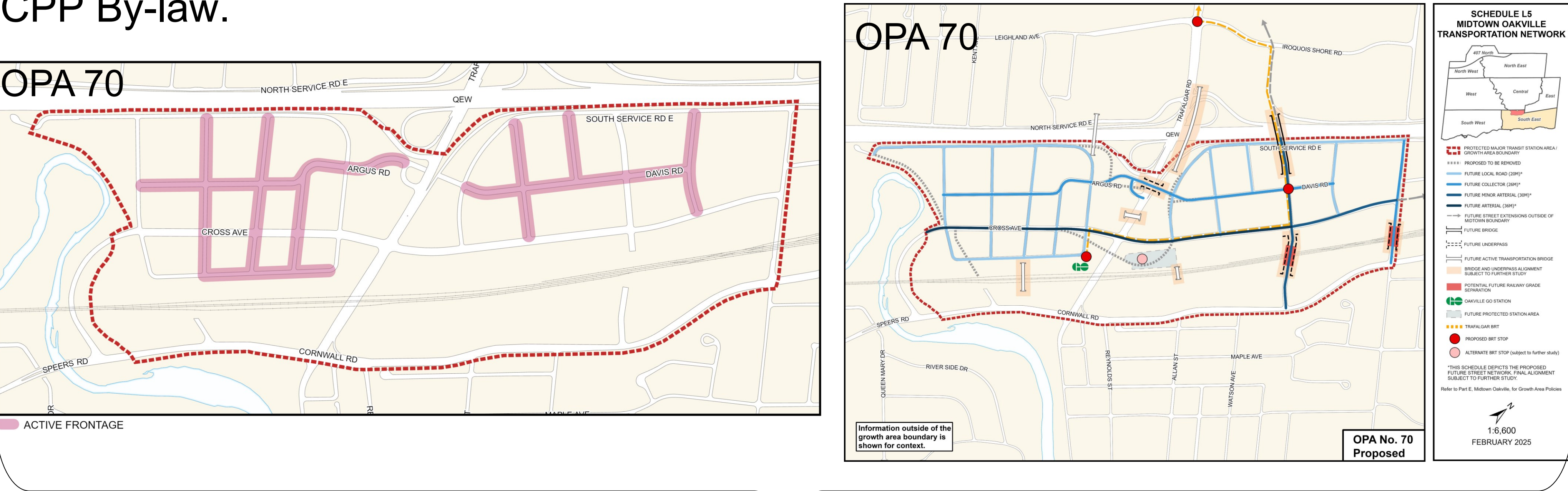
- 1) No habitable buildings and habitable structures shall be permitted.
- 2) Use is not permitted within the natural heritage system as delineated in the Official Plan.
- 3) Passive recreational uses, such as off-leash dog areas, community gardens, multi-use trail systems, and naturalized areas, are permitted, subject to the protection of the function of utilities and approval from relevant agencies.
- 4) Uses with this criterion noted in the Office Employment Area are:



Part E: Community Building Area Specific Midtown Site Layout

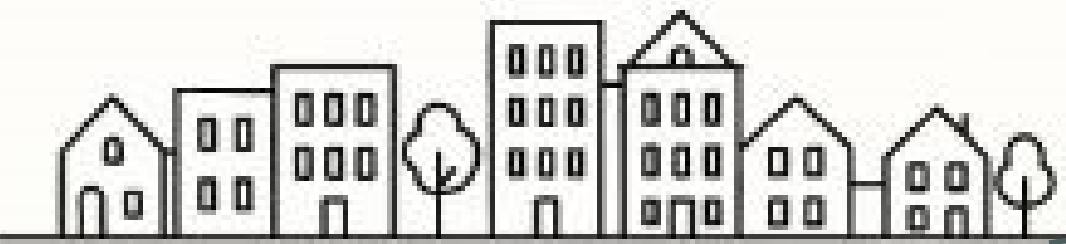
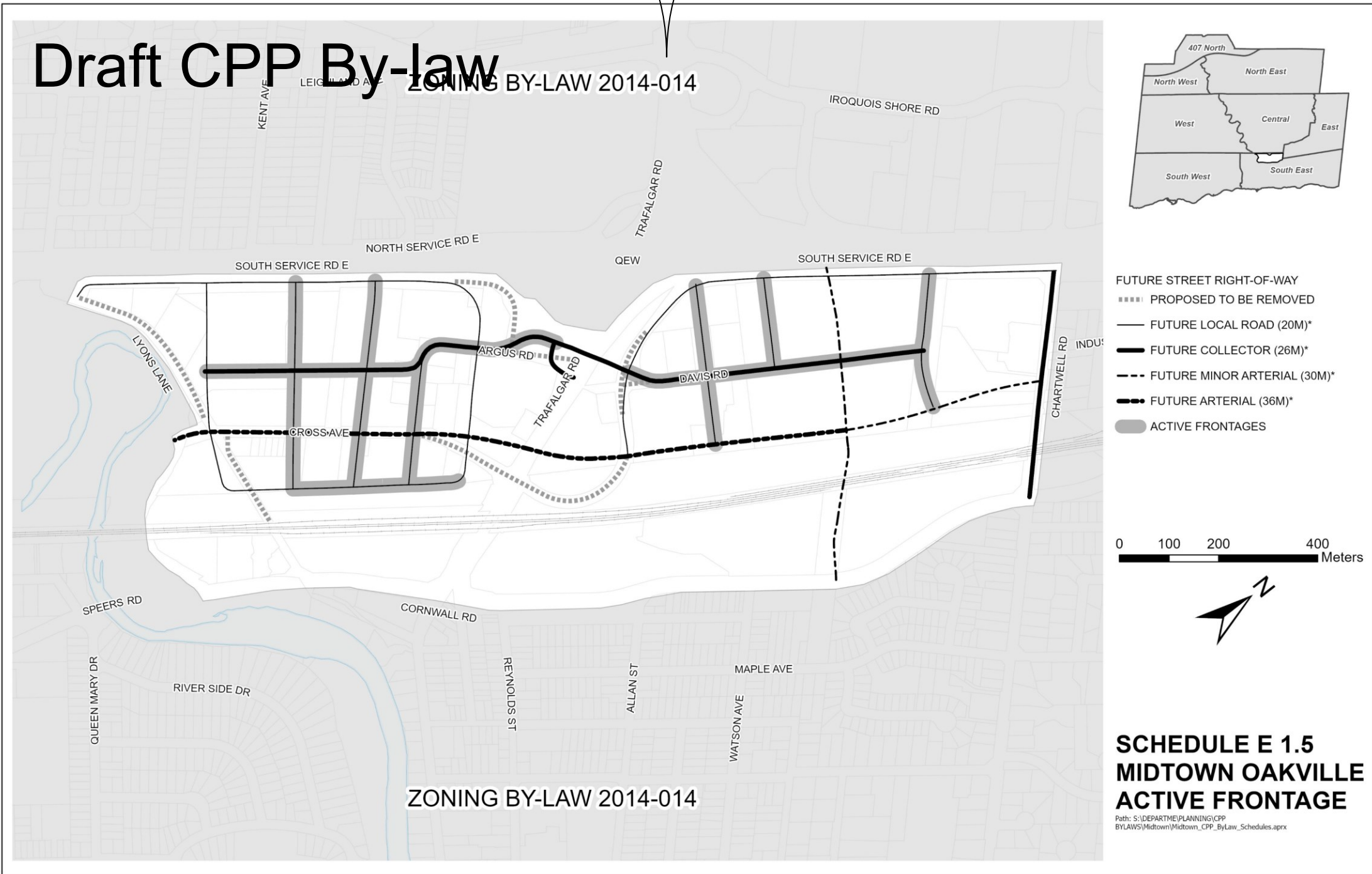


Figure 2 and Schedule L5 of OPA 70 inform Schedule E 1.5 Active Frontage of the CPP By-law.



Draft CPP By-law provisions provide standards and variations from standards which:

- Prohibit Townhouse or Stacked Townhouse units along the Active Frontage streets
- Provide streetwall height, relative to lesser of the ROW width or 25m
- Require percentage of non-residential uses at grade along Active Frontage streets.
- Promote maximizing landscaping and minimizing disruption along the sidewalk of Active Frontage streets.
- Prohibit new buildings and structures within future ROWs shown on Schedule E 1.5.
- **Table 1-2** provides site layout standards for these and all ROWs, addresses minimum yard requirements, as well as permissions for surface parking, location of utilities, building entrances, etc.
- **Section 1.2.6** provides criteria and variation from standards associated with Table 1-2.

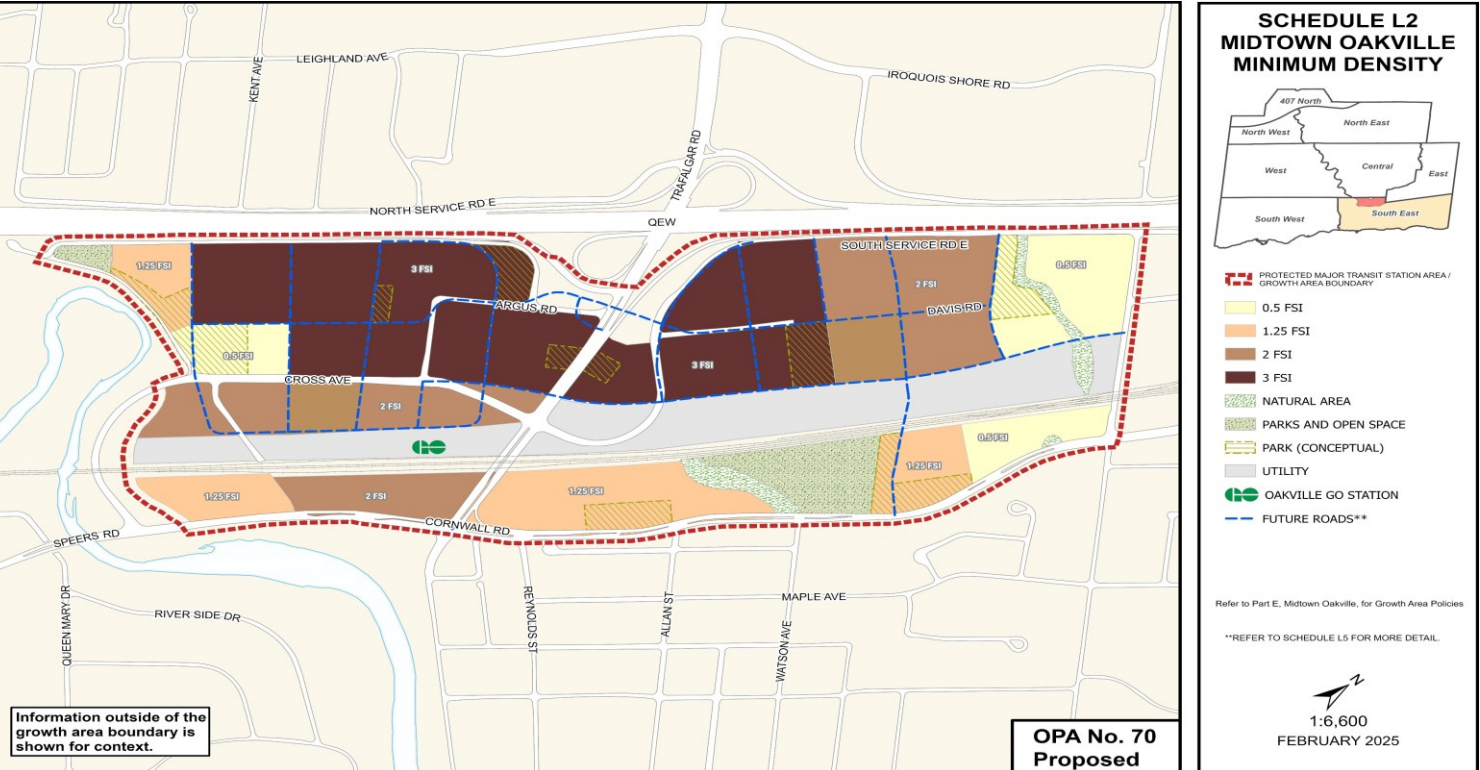


Part E: Community Building Area Specific Midtown Built Form

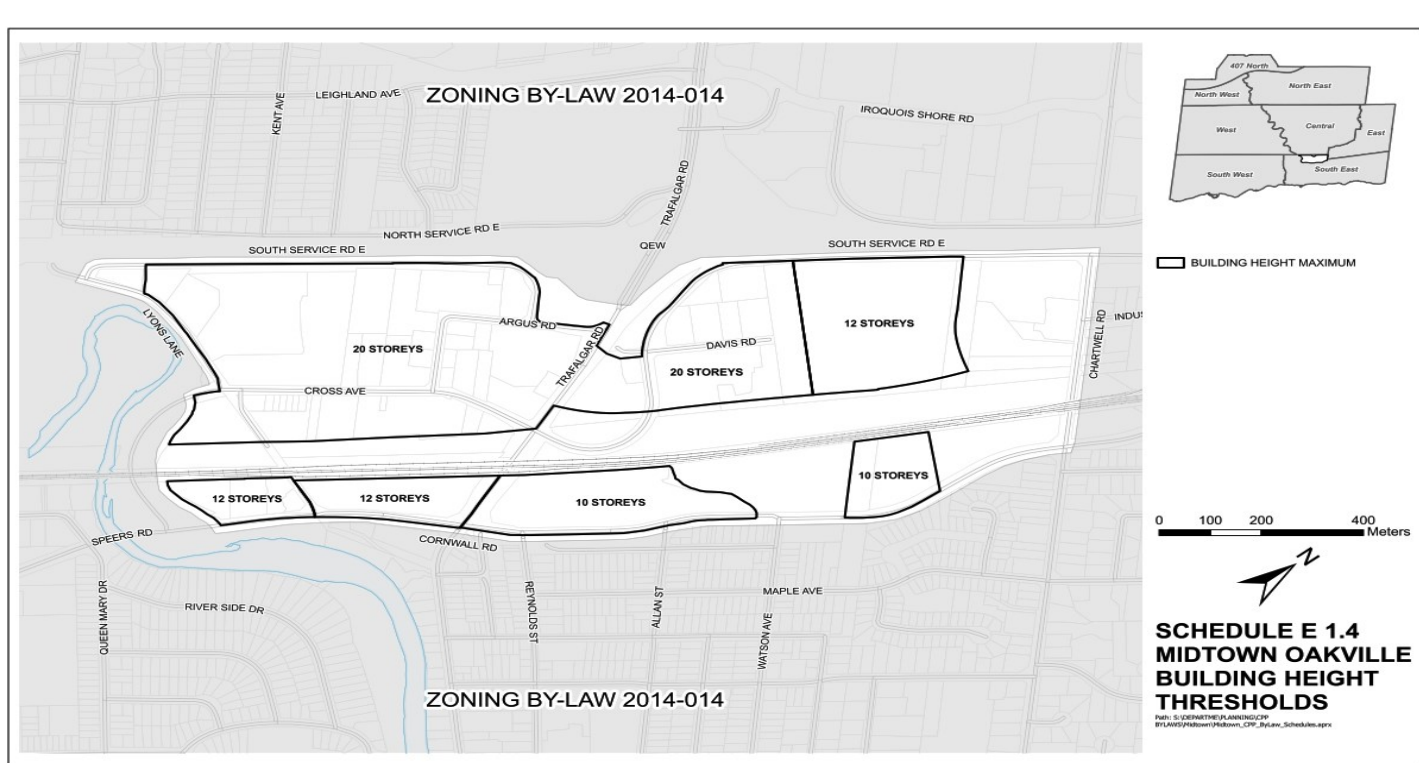
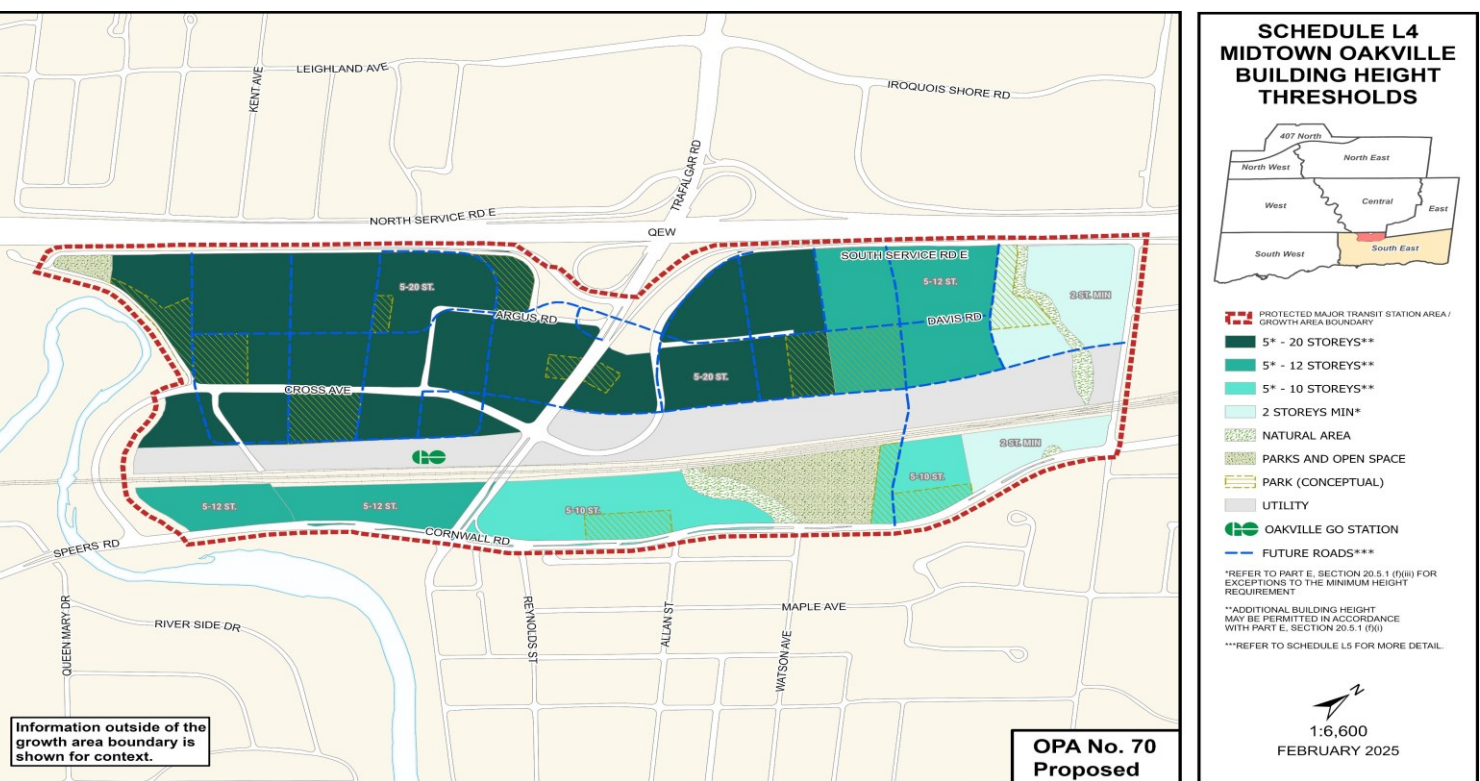
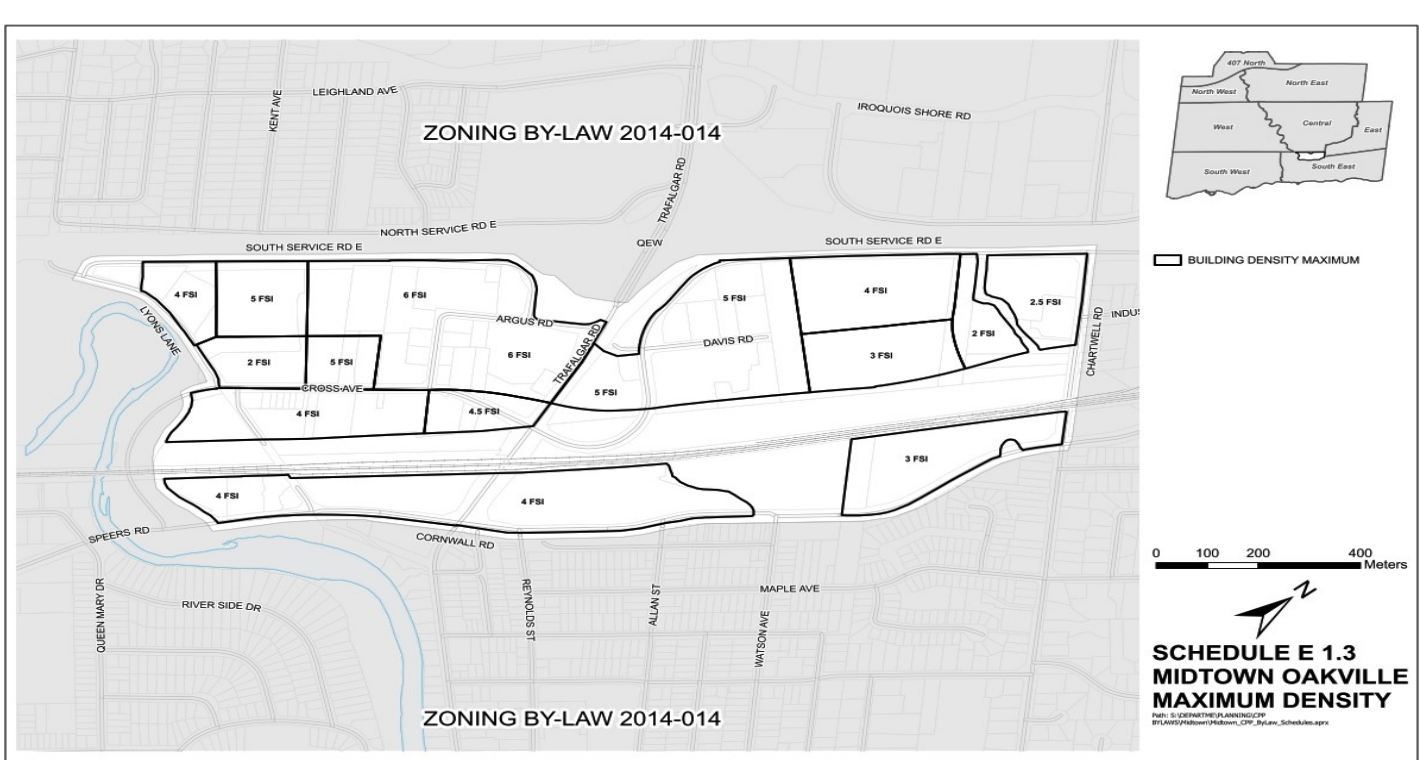
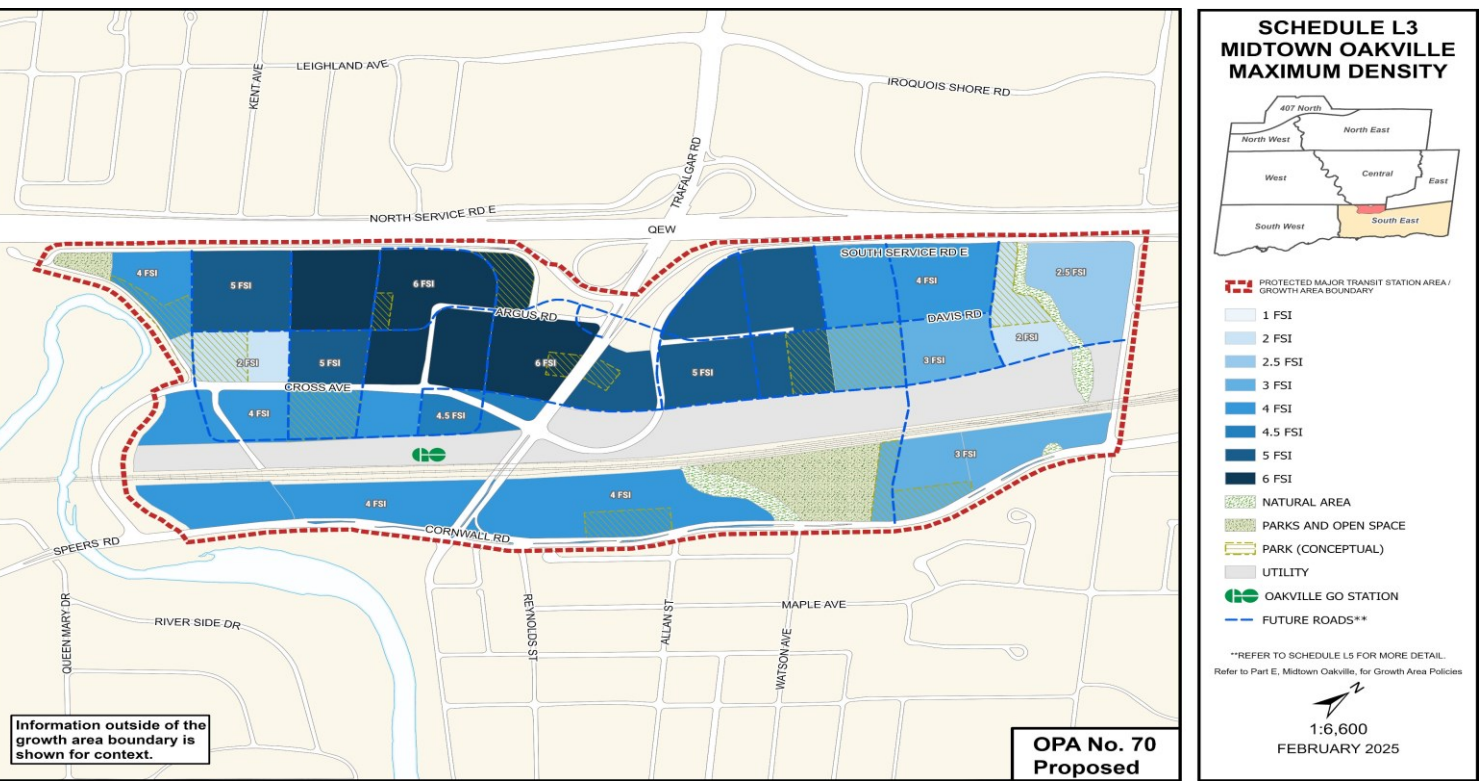
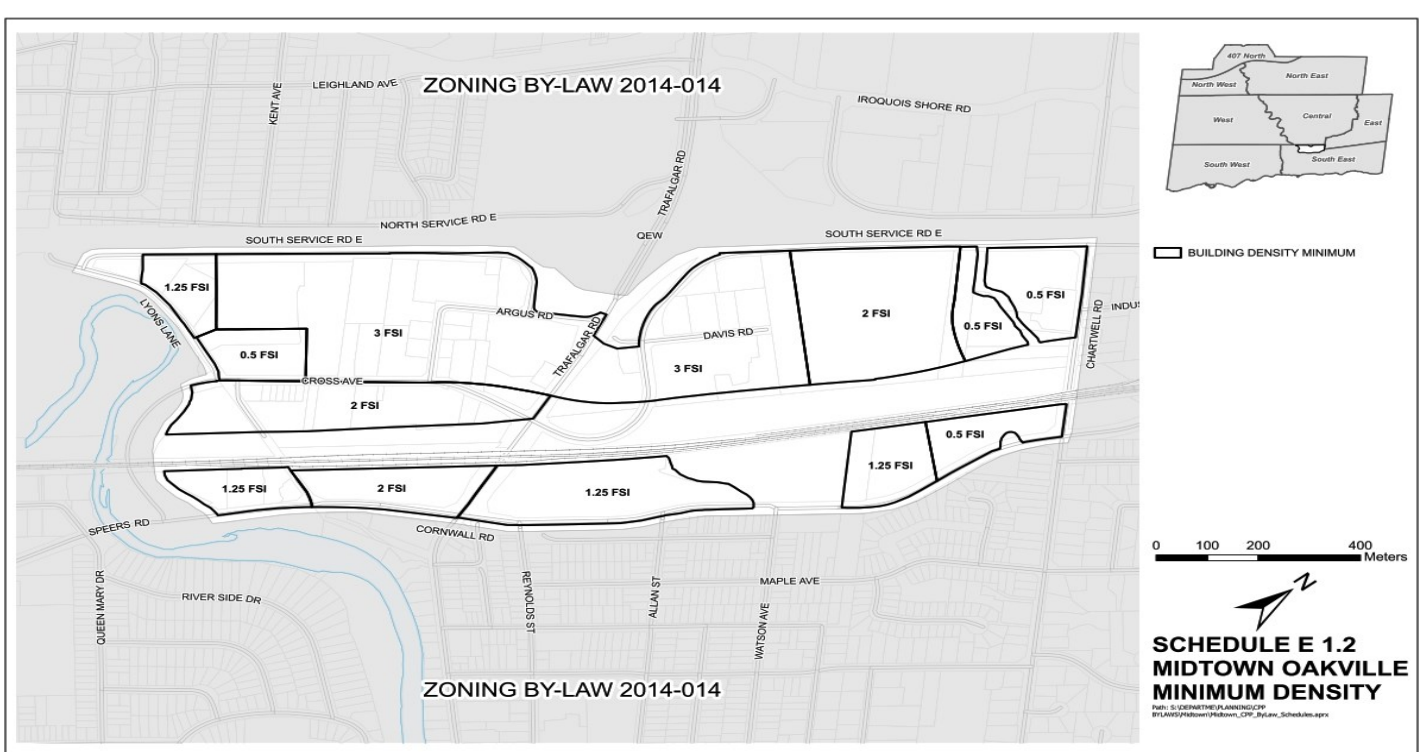


Official Plan (OPA 70) Schedules inform built-form related schedules of the Draft By-law regarding minimum and maximum density of development and threshold building height.

OPA 70



Draft CPP By-law



Section 1.3 Built Form Standards of the Draft CPP By-law provide standards and variations from standards for sites and building types within the site, addressing matters such as:

Building Gross Floor Area and height,

Excerpt of Table 1-4

Table 1-4 Building Gross Floor Area and Height				
Built Form	Standard for the Site	Variation from Standard	Exemption from Standard	Condition
Minimum Gross Floor Area (all buildings on a site)	Per Section E 1.3.1 calculation and Schedule E 1.2 Minimum Density assigned FSI	Minimum density may not be required to be met for <i>building</i> additions, alterations and/or replacements to existing buildings (per	• lands required for public parks and open spaces; • <i>educational facilities</i>; and • <i>public service facilities</i> operated	Variation from standard for an existing use or building (per Section E. 1.1.1) may be permitted provided the long-term redevelopment of the

Built form by Building Typology

1-5 Building Typology Standards

Building Type	Low Rise Building	Mid-Rise Building	Tall Building	Permitted Variation from Standard	Condition
Minimum Height	2 Storeys	6 Storeys	n/a		
Maximum Height	5 storeys	12 Storeys	Per Schedule E 1.4 and Section E 1.4 Community Benefits in Exchange for Permitted Building Height	Height maximum for Mid-rise and Tall Buildings may not be achieved for all buildings in order to provide height variation within a block.	See Section E 1.4 re: Community Benefits in Exchange for Permitted Building Height
Maximum Streetwall / Height	n/a	25 m	25 m	Where a building is fronting a street with existing or planned right of way (ROW) less than 25 m, the maximum height shall be the same as the ROW as shown on Schedule E 1.5.	Streetwall height is determined based on the lesser of 25 m or the most narrow ROW width abutting the site as provided on Schedule E 1.5.
Maximum Base Height	n/a	n/a	6 storeys		

Vehicle and Bicycle Parking Rates

Excerpt of Table 1-6

Table 1-6 Vehicular Parking Rates and Proportions by Land Use Type						
Standard	Residential Land Use	Office Land Use	Other Non-Residential Land Use	Permitted Variation from Standard	Exemption	Condition
Residential Vehicle Parking Rate (Maximum)	1 per dwelling unit	n/a	n/a	May exceed maximum if spots are provided on a temporary basis, can be converted to another use,		Community Planning Permit (CPP) Plans and Drawings, where applicable,

Excerpt of Table 1-7

Table 1-7 Bicycle Parking Rates by Parking and Land Use Type

Bicycle Parking Facility Type	Land Use Type	Rate
long term	Residential	0.8 spaces/unit
	Office	0.25 spaces/100 sq. m.
	Other Non-Residential	0.1 spaces/100 sq. m.
Short Term	Residential	0.2 spaces/unit
	Office	0.1 spaces/100 sq. m.



Part E: Community Building Area Specific Midtown Community Benefits Prioritization



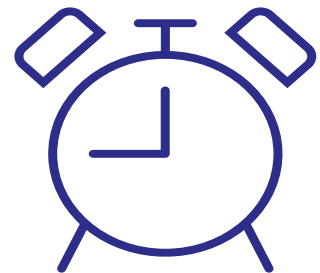
Section 1.4.3 Prioritization of Benefits of the Draft By-law prioritizes providing **benefit** as follows:

- 

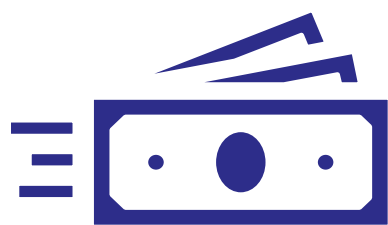
First Priority:

Location the benefit is provided on development site
- 

Second Priority:

Policy the benefit is a matter listed in Section 20 Midtown Oakville of the Official Plan
- 

Third Priority:

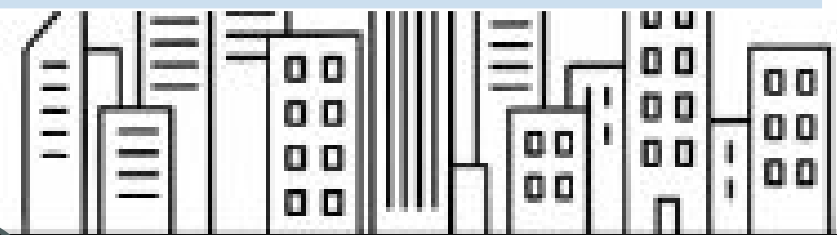
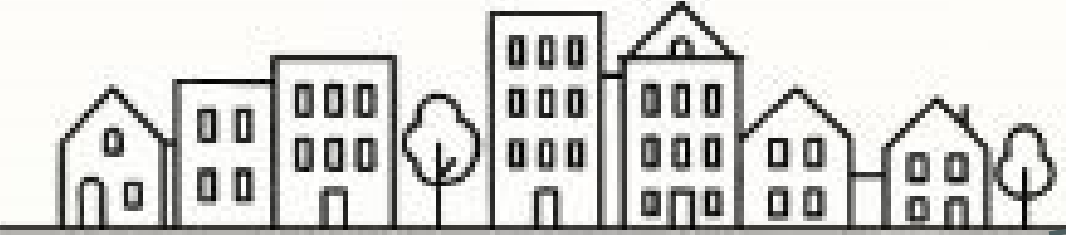
Timing the benefit may be provided concurrent with the proposed development
- 

Fourth Priority:

Funding the benefit provided is not funded or underfunded by the Town.

- ❖ On or Off Site
- ☐ On Site

	Midtown Specific (Policy 20.6.6)	Town Wide (Policy 28.15.12 (to be renumbered 30.15.12))
Unfunded/Under Funded	❖contributions toward district/renewable heating/cooling/energy system ☐affordable housing (policy 20.4.1 c (i)) ☐parkland (policy 20.5.1 c (iii)) ☐public art (policy 20.5.1 (b)) ☐green building (policies 20.5.1 (k), 20.5.3 (b), and 20.5.5)	❖public parking ☐affordable housing ☐conservation and preservation of cultural heritage resources ☐day care centres ☐public art ☐integration of office uses in mixed use developments ☐green buildings ❖other local improvements
Funded	❖grade separated pedestrian and cycling facilities ❖community facilities ❖improved local transit facilities and transit user amenities	❖public transit infrastructure, facilities, services and improved pedestrian access to public transit ❖protection and/or enhancement of natural features and functions ❖<i>public service facilities</i> ❖parkland and improvements to parks



Part E: Community Building Area Specific Community Benefit Proportion



A condition of Community Planning Permit approval, where the Permit Application proposes building height that exceeds assigned height thresholds is the provision of “community benefits.”

Two options are proposed to determine what is the proportion in terms of a dollar value or quantity of community benefit relative to the permitted height.

1

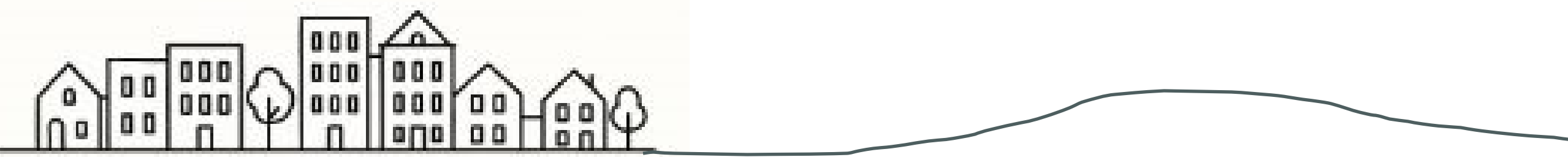
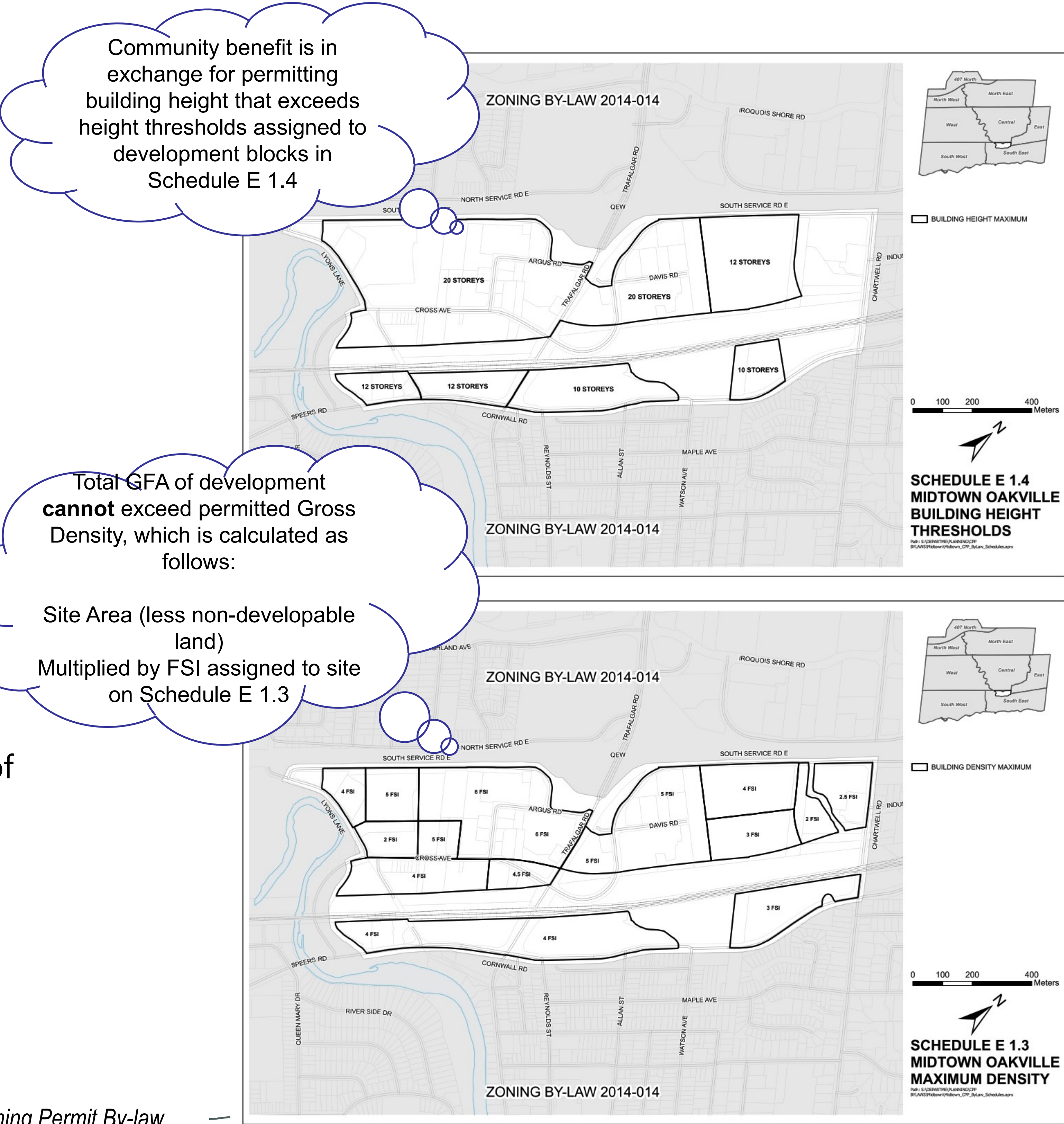
Flat Rate

A flat rate (in dollars) per square metre of additional storeys above the height threshold is charged, and those funds are directed to the provision of community benefits that are equal to the sum charged.

2

In Kind

A ratio is established for each type of community benefit that may be provided on the development site, Ratios are determined based on priority of the community benefit to the Town and what might motivate the developer to provide it.



Part E: Community Building Area Specific Community Benefit Proportion “Option 1”



1 Flat Rate



- ¹ Cost per sq. m. is in accordance with the average provided in the Altus Guide for Residential Development based on Proposed Building Type.
- ² In kind benefits will be costed to demonstrate equivalence to cash value as per this formula.

Cost of Residential Construction per square metre by Building Type

Building Type	Low per sq. m.	High per sq. m.	Avg. per sq. m.
Wood Construction up to 6 storeys	\$2,637.16	\$4,197.92	\$3,417.54
Up to 12 storeys	\$3,121.53	\$4,197.92	\$3,659.73
13 - 39 storeys	\$3,175.35	\$4,144.11	\$3,659.73
40 - 60 storeys	\$3,552.09	\$4,413.20	\$3,982.65

Source: 2025 Canadian Cost Guide, Altus Group

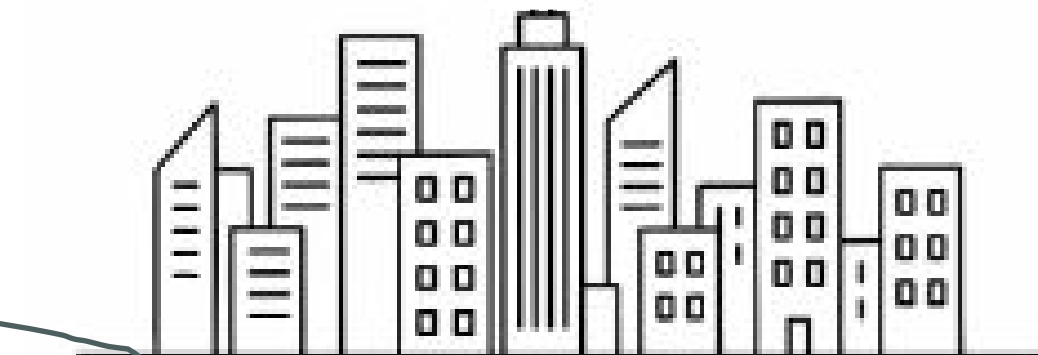
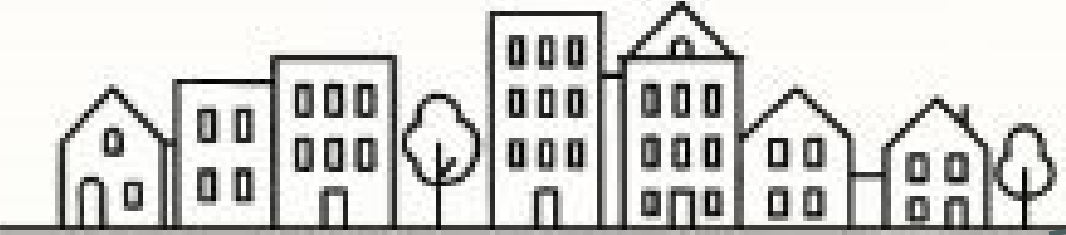
How might this work?

Scenario:
An application proposes to build a 25 storey building in an area where the height threshold is 20 storeys.

The additional five storeys of development amounts to:
5 storeys X 800 sq. m. per storey = 4000 sq. m.

4000 sq. m. X \$3,659.73 cost per sq. m. X 10%
= \$1,436,600.

As such, a condition of the Community Planning Permit Approval is that the applicant contribute \$1,436,600 to the Town’s Midtown Oakville Community Benefit Reserve Fund or provide an in-kind community benefit (from the Town’s list) with the same dollar value.



Part E: Community Building Area Specific Community Benefit Proportion “Option 2”



2

In-Kind

For development that is eligible to increase the *building height* above thresholds provided in Schedule E 1.4, the community benefit provided in exchange for the permitted *height* shall be in accordance one or a combination of the following benefit types:

Spatially Measured Community Benefits

See Section 1.4.4.1 and Table 1-8 of the draft CPP By-law.



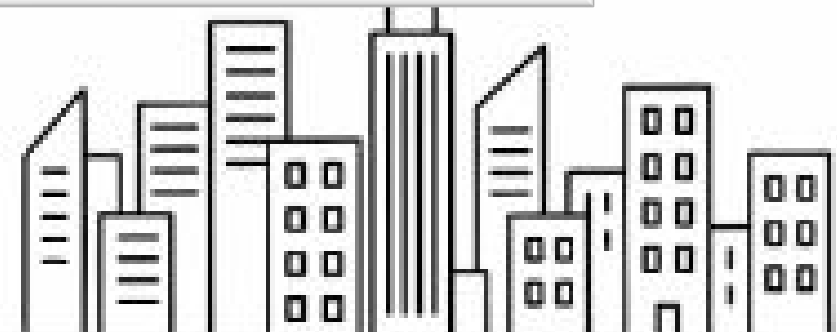
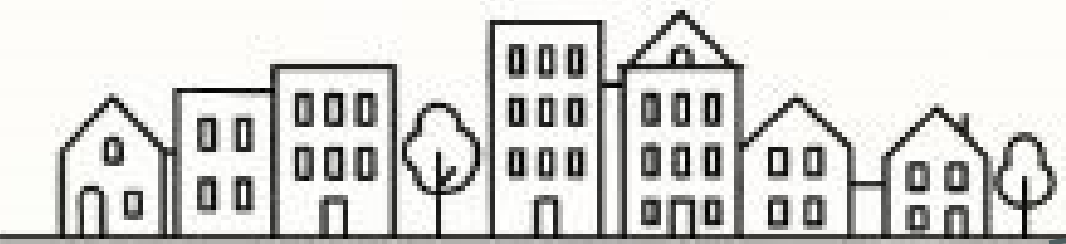
Affordable Housing Community Benefits

See Section 1.4.4.2 and Table 1-9 of the draft CPP By-law.



Non-Spatially Measured Community Benefit

See Section 1.4.4.3 and Table 1-10 of the draft CPP By-law.



Part E: Community Building Area Specific Community Benefit Proportion “Option 2”



2

In-Kind

Spatially measured In-Kind Community Benefits

Spatially Measured Community Benefits (see Table 1-8 for type of benefit and associated sq. m. ratio)



Table 1-8

ELIGIBLE BENEFIT	RATE of In Kind Benefit
community facilities such as: a creative centre, including associated studio, office, exhibition, performance and retail space; and public library	3% - 5%
day care centres	5% - 8%.
integration of office uses in mixed-use developments	9% - 13%
public parking – Free Standing Structure	19% - 29%
public parking – Underground Structure	14% - 21%
public service facilities and improvements to such facilities	4% - 6%
parkland	Per FSI for site. (i.e. @ 6 FSI = 1/6 or 17%)
improved local transit facilities and transit user amenities – in the form of a Transit Stop	5%- 8%

How might this work?

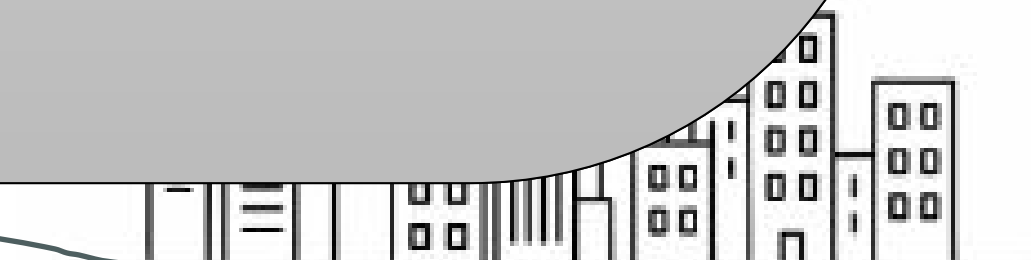
Scenario:
An application proposes to build a 25 storey building in an area where the height threshold is 20 storeys.

The additional five storeys of development amounts to:
5 storeys X 800 sq. m. per storey = 4000 sq. m.

The applicant proposes to provide a community facility.

4000 sq. m. X 4% (mid-range rate for community facility) = 160 sq. m.

As such, a condition of the Community Planning Permit Approval is that the applicant identifies 160 sq. m. of space for a community facility within the proposed development and enters into an agreement with the Town to dedicate the facility space within the building to the Town.



Part E: Community Building Area Specific Community Benefit Proportion “Option 2”



2 In-Kind Affordable Housing Community Benefit

Housing affordability is measured in many ways and is different for each household. To address the Town of Oakville housing needs as expressed in the Housing Needs Assessment, community planning permit applicants can identify housing units as affordable based on the options provided in Table 1-9. The GFA attributed to the *storeys* above the *building height* threshold multiplied by the proportions noted in Table 1-9 shall be provided as affordable housing units anywhere in their proposed *building*, at affordable price/rent in accordance with the conditions noted in Table 1-9.

Table 1-9

	Proportion of GFA reserved for ‘affordable housing’	Condition 1: Threshold Price/Rent for Reserved Unit	Condition 2: Affordability Requirement	Condition 3: Affordability Period
OPTION A	100%	None (ownership units)	Maximum resale price of unit is restricted to 10% above the seller’s original purchase price. Note 1.	The Affordability Requirement applies for the lifetime of the <i>building</i> .
OPTION B	100%	None (rental units)	Maximum increase in rent is per the Provincial rate as established by the <u>Residential Tenant Act</u> .	The Affordability Requirement applies for the lifetime of the <i>building</i> .
OPTION C	50%	90% of Market Value Price per unit type.	Maximum resale price of the unit is restricted to 10% above the seller’s original purchase price. Note 1.	The Affordability Requirement applies for the lifetime of the <i>building</i> .
OPTION D	25%	The maximum unit price is affordable to the 60 th percentile household income as listed in the Ministry of Municipal Affairs and Housing Bulletin.	Maximum resale price of the unit is restricted to greater of 10% above purchase price or value associated with 60 th percentile household income as listed in the Ministry of Municipal Affairs and Housing Bulletin at the time of sale. Note 1.	The Affordability Requirement applies for the lifetime of the <i>building</i> .

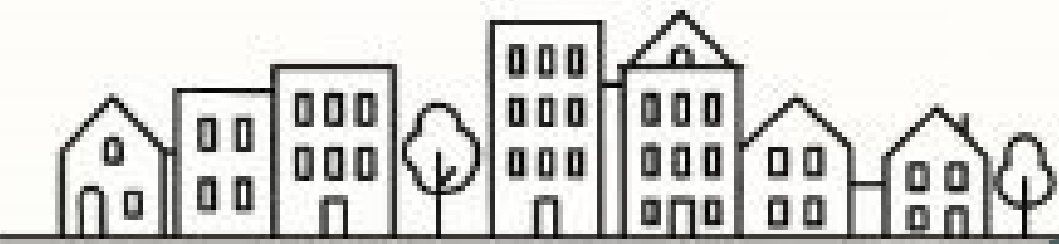
Note 1: If the unit is offered as secondary market rental, the maximum rent is limited to no more than 100% of Average Market Rent and any increase in rent is per the Provincial rate as established by the Residential Tenant Act.

How might this work?

Scenario:
An application proposes to build a 25 storey building in an area where the height threshold is 20 storeys.

The additional five storeys of development amounts to:
5 storeys X 800 sq. m. per storey = 4000 sq. m.

Depending on the selected option 1000 sq. m. to 4000 sq. m. within the proposed development provides a form of affordable housing. The units will be identified on CPP Permit Plans and agreements on title will be issued for each unit to address the listed conditions.



Part E: Community Building Area Specific Community Benefit Proportion “Option 2”



2

In-Kind

Non-Spatially measured In-Kind Community Benefits

Non-Spatially Measured Community Benefits (See Table 1-10 for applicable type of benefit)



¹ The **average cost of residential construction per sq. m.** as provided in the Altus Guide for Residential Development based on Proposed Building Type

Table 1-10

ELIGIBLE BENEFIT
• grade separated pedestrian and cycling facilities across the QEW, railway tracks or Trafalgar Road;
• improved local transit facilities and transit user amenities;
• contributions towards a district/renewable heating/cooling/energy system.
• public transit <i>infrastructure</i> , facilities, services and improved pedestrian access to public transit;
• conservation and preservation of cultural heritage resources
• protection and/or enhancement of natural features and functions
• public art
• sustainable <i>building</i> initiatives
• Other – requires Council approval

How might this work?

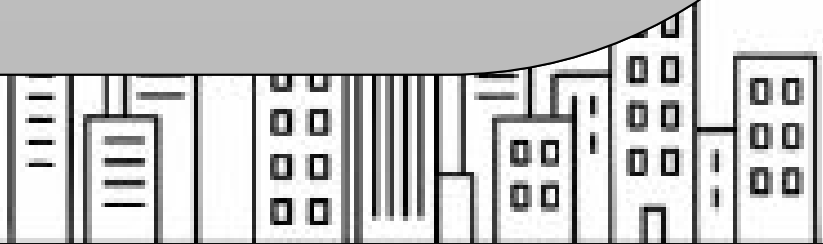
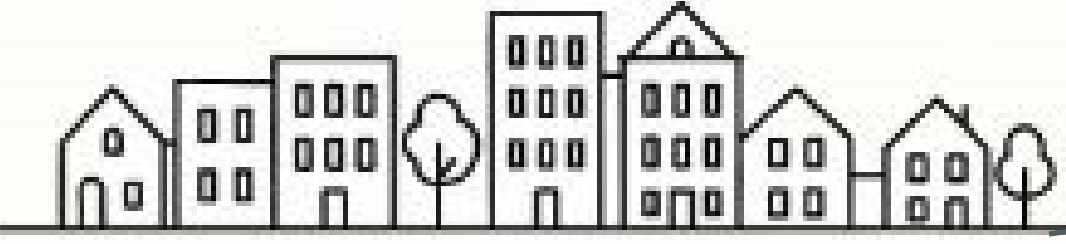
Scenario:
An applicant proposes to construct a bridge identified in the Official Plan which provides access to their site. The bridge is estimated to cost \$1.4M.

$\$1.4\text{M} / (10\% \text{ of average per sq. m. cost of 25 storey building})$
 $= \$1.4 / (10\% \times \$3,659.73 \text{ cost per sq. m})$
 $= 3,835 \text{ sq. m. of Gross Floor Area to be applied to floors above the Threshold Height Limit}$

$3,835 \text{ sq. m.} / 756 \text{ sq. m. per floor} = 5 \text{ storeys}$

As such, the application could propose to increase the building height by 5 storeys, resulting in a permission for a 25 storey building in an area where the height threshold is 20 storeys.

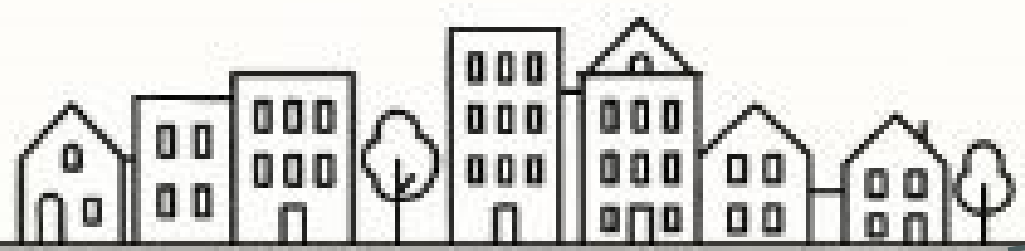
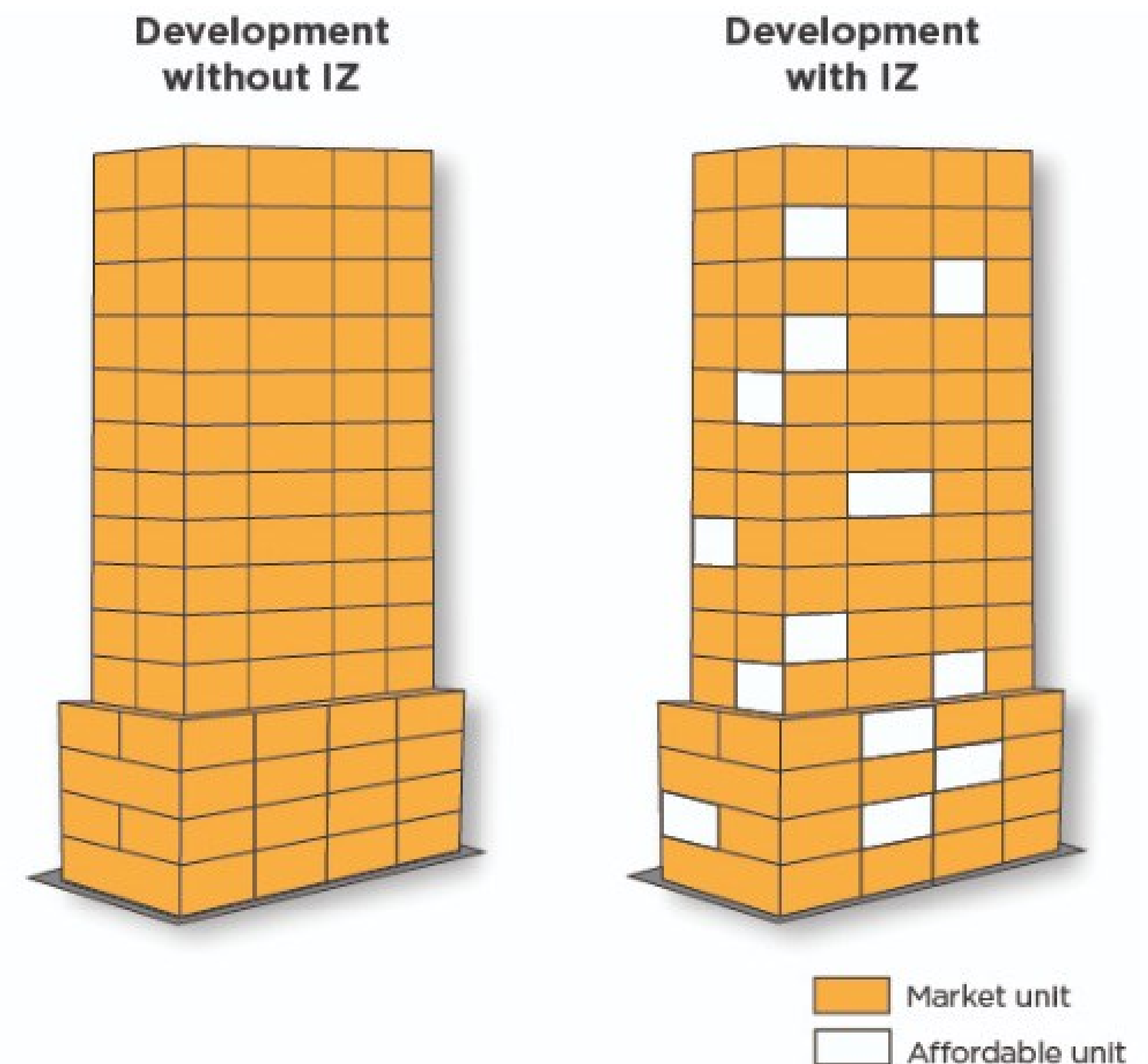
As such, the Community Planning Permit Application would be approved for a 25 storey building with a condition that the bridge be constructed.



What is Inclusionary Zoning?

About Inclusionary Zoning

- Inclusionary Zoning only applies to **Protected Major Transit Station Areas**.
 - Midtown Oakville
 - Bronte GO
- Policies and provisions are informed by the Town's:
 - *Housing Needs Assessment* and
 - *Inclusionary Zoning Financial Viability and Housing Market Impact Analysis*
- When and where in effect, the Town would be able to require the provision of affordable housing units (to a maximum of 5% of units or total residential gross floor area).
- The Town has drafted inclusionary zoning enabling policies concurrent with the draft CPP By-law provisions.
 - See: oakville.ca/Inclusionary Zoning



Part D: Community Building General

Inclusionary Zoning and Part E: Community Building Area Specific - Midtown



IZ units may occur anywhere within the building.

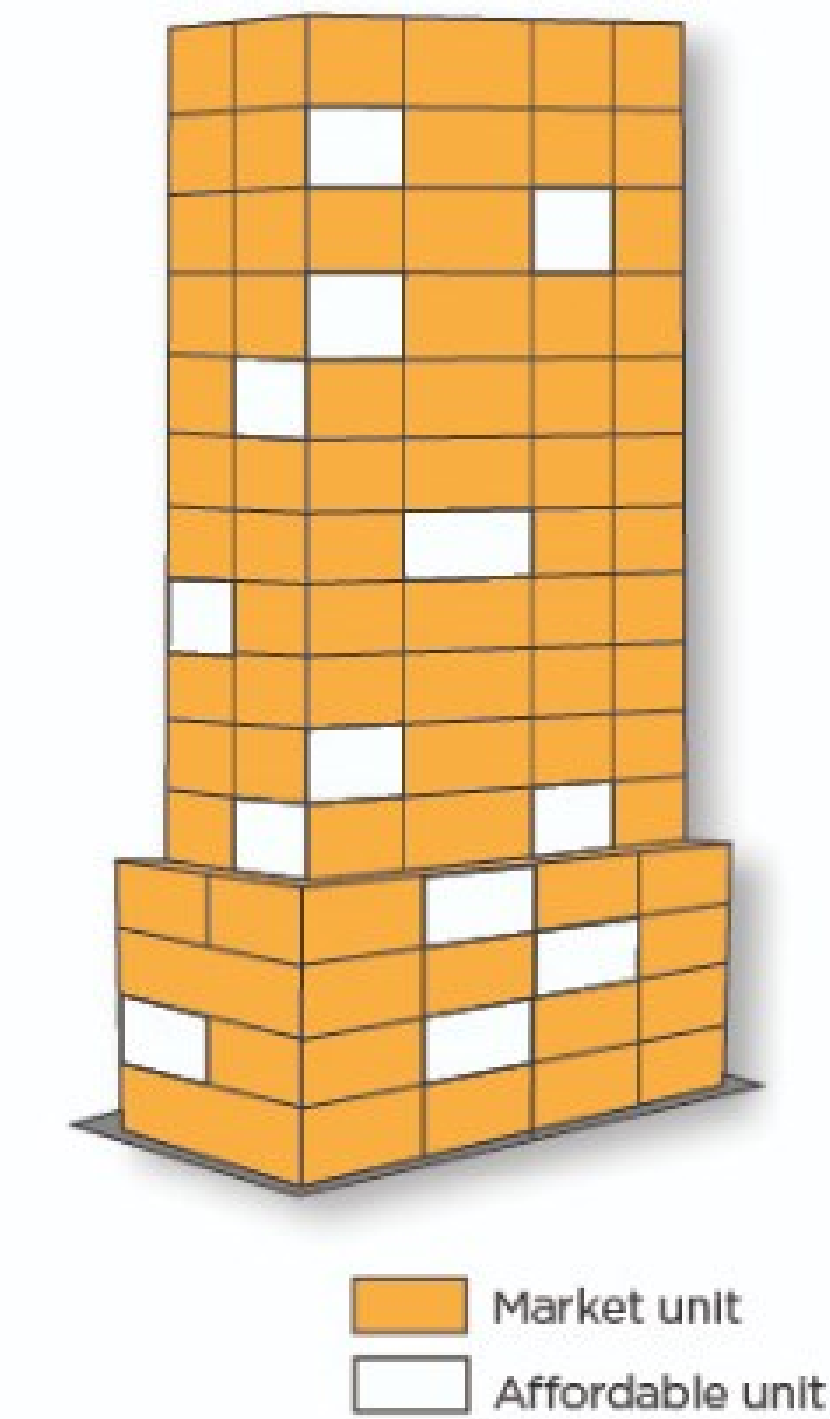
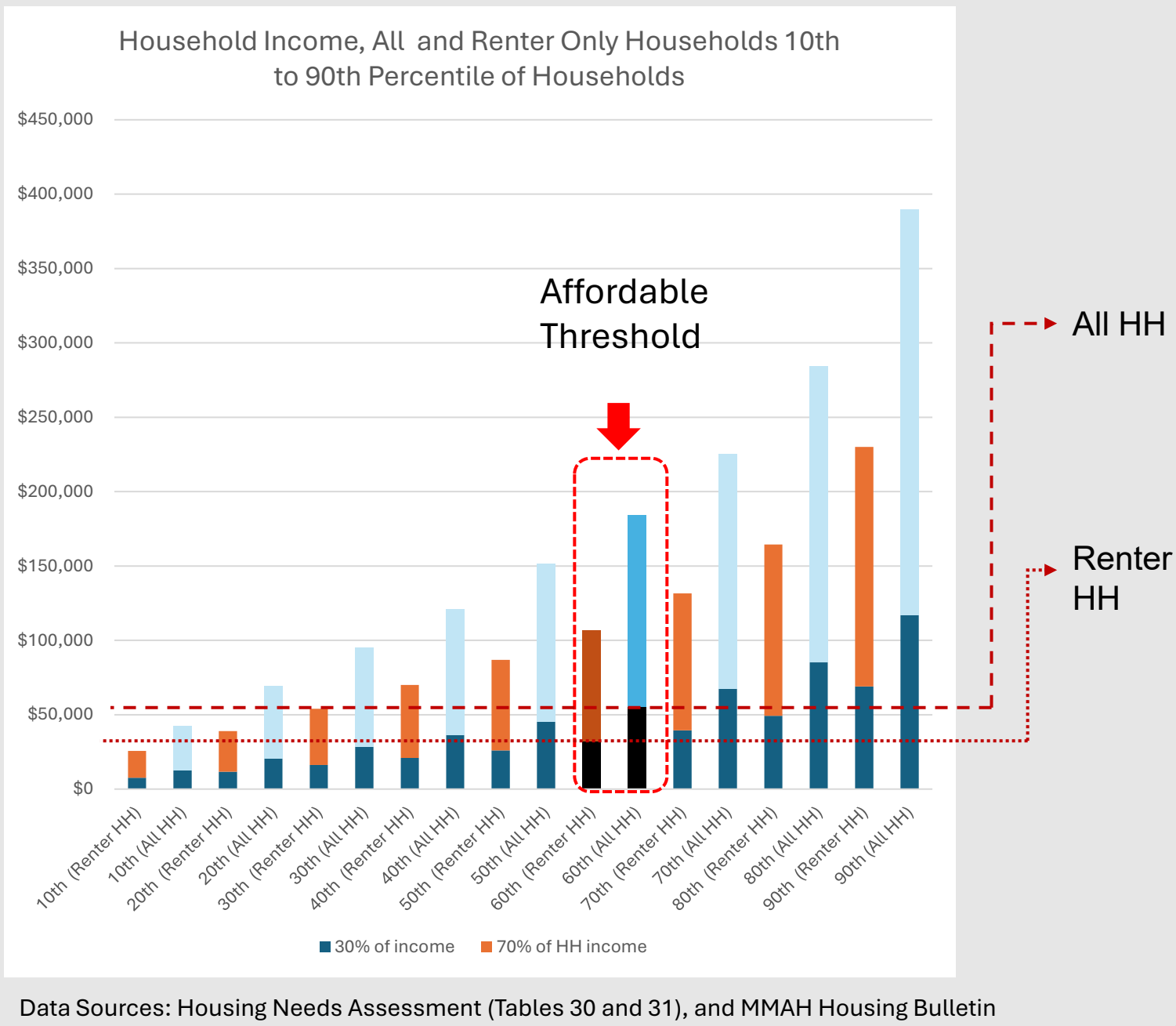
Inclusionary Zoning Draft Policies and Provisions:

- Apply to development with a minimum of 100 residential units in **Midtown Oakville**.
- Require 5% of residential gross floor area to be set aside for Inclusionary Zoning (IZ) units.
- Limits unit sale or rent prices to be affordable for moderate income households for 25 years.
- Maximum Affordable price/rent over 25 year period is based on affordable relative to the 60th percentile household income, per MMAH Bulletin.
- *Net proceeds* from the sale of IZ units shall be shared with the Town.
- Applicants will enter into agreements with the Town that are registered on title and transferred to subsequent owners of the unit.
- Some developments are subject to transition rules and will not be required to provide IZ units.
- Some developments are exempt from IZ requirements
 - **Not for profit residential development** per the *Planning Act* and
 - **Purpose-built rental** housing.

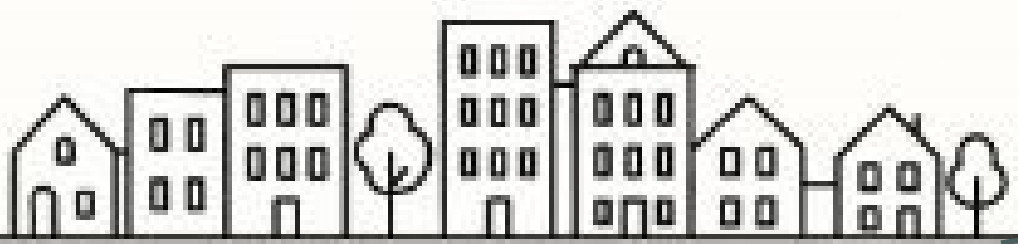
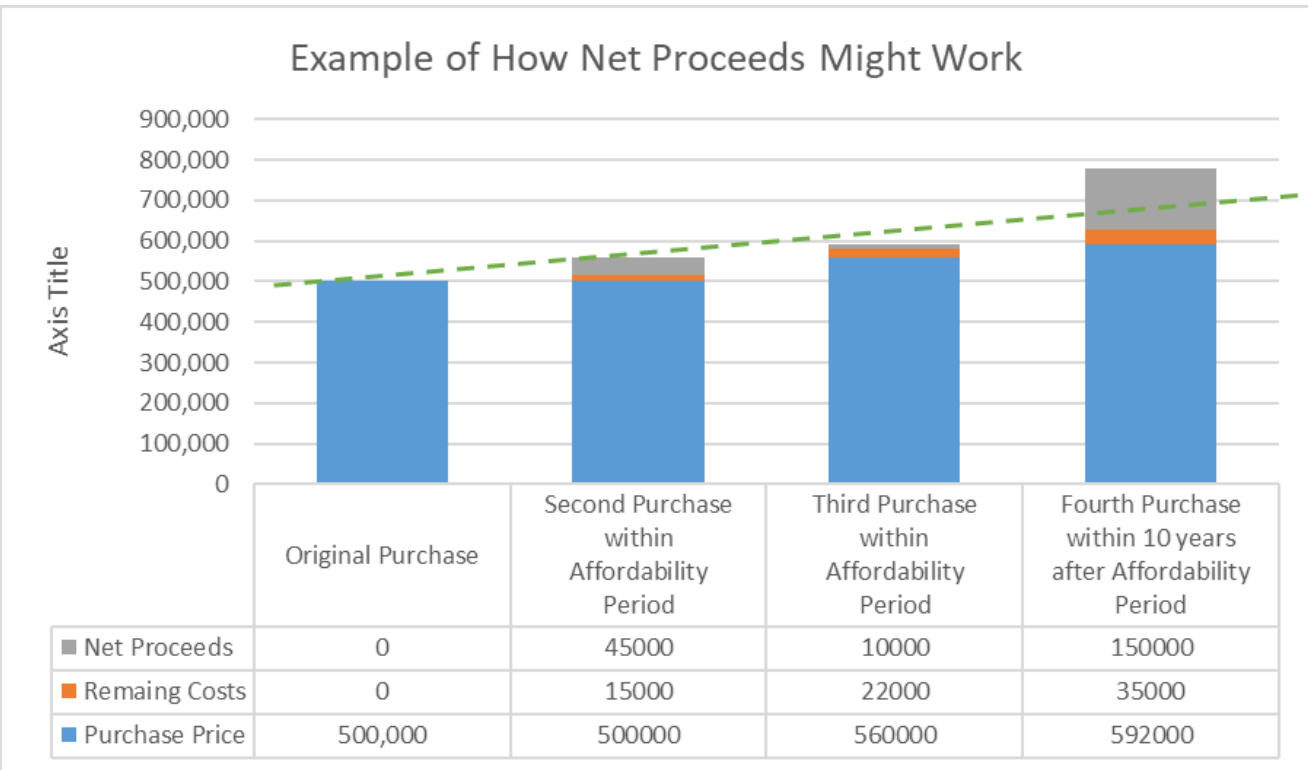
What is “affordable” today?

Affordable monthly expenditure on housing,

- All Households (\$4,608/mth); and
- Renter Households (\$2,670/month)



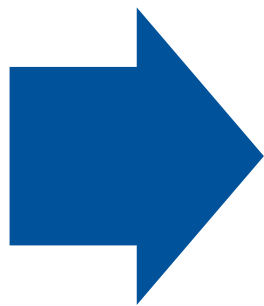
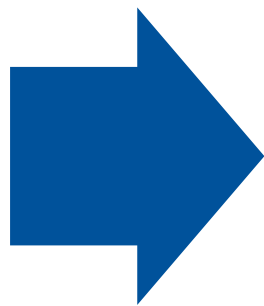
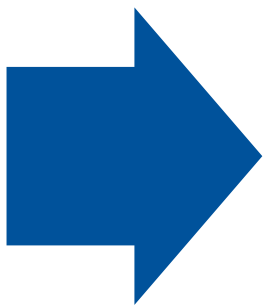
Net Proceeds:



Bronte Village Journey to Today

Tell us more!

Have you participated in past consultations for Bronte Village?
What were the most important issues to you?



Bronte Village Policies Updated (OPA 18)

Council adopted Official Plan Amendment 18 (OPA 18), which updated the Official Plan policies for Bronte Village Growth Area and established a clear framework for revitalization. OPA 18 came into effect on June 20, 2018.

CPP Framework (OPA 70)

Council adopted Official Plan Amendment (OPA 70) to enable the option of using a CPP System in Oakville.

Mayoral Direction

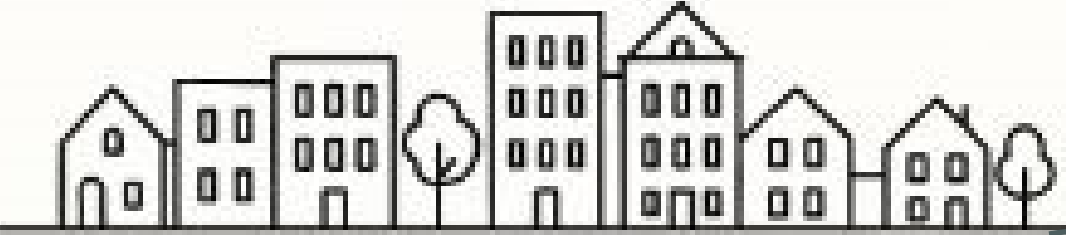
On June 16, 2025, Mayoral Direction 2025-003 instructed staff to prepare a draft Community Planning Permit (CPP) By-law for Bronte Village.

Enabling the CPP System in Bronte Village

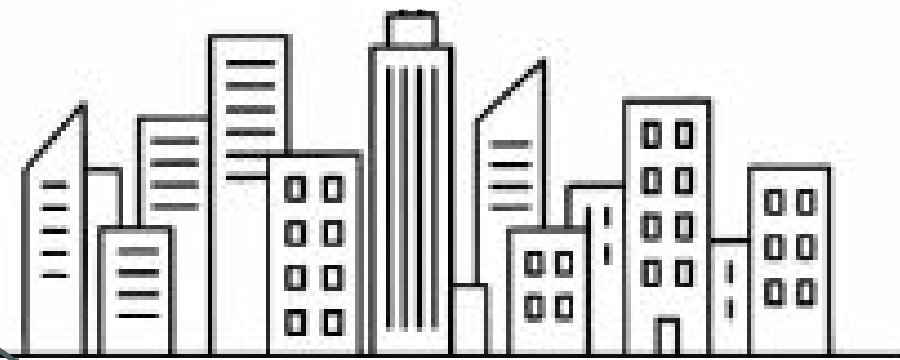
We are preparing a draft CPP By-law and an Official Plan Amendment scoped to designate Bronte Village as a CPP Area. An OPA is required before a CPP By-law can be passed.

Bronte Village has an established policy framework.

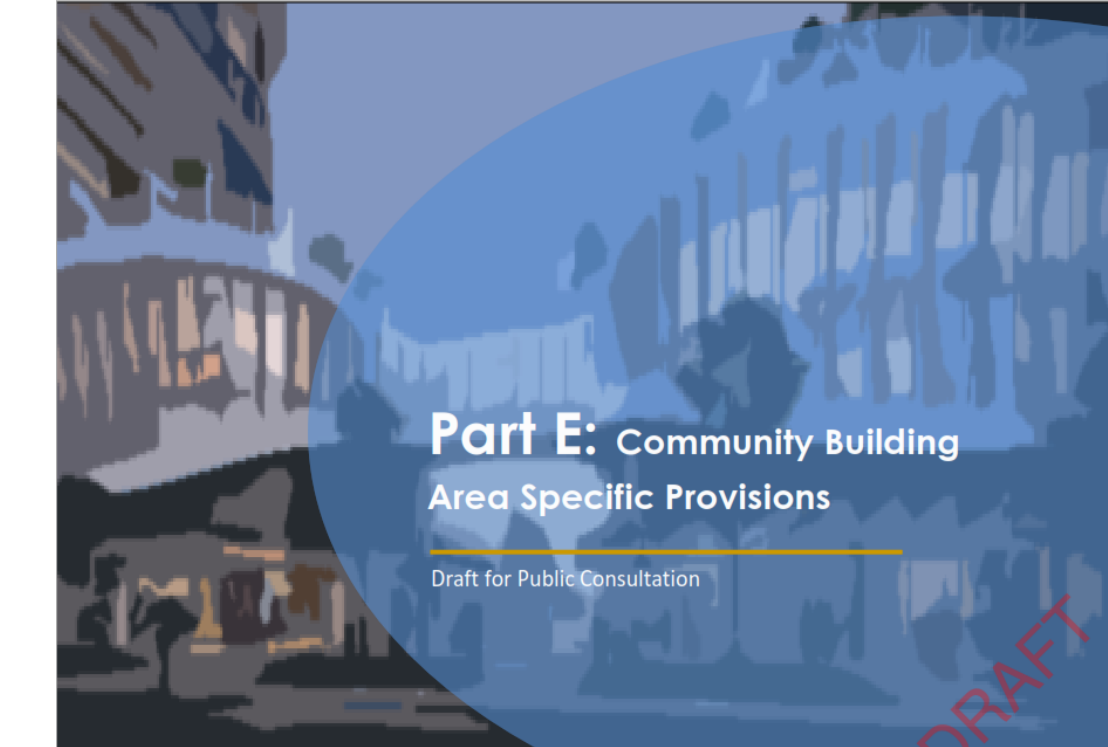
The move to a Community Planning Permit (CPP) System is the next step in its planned journey.



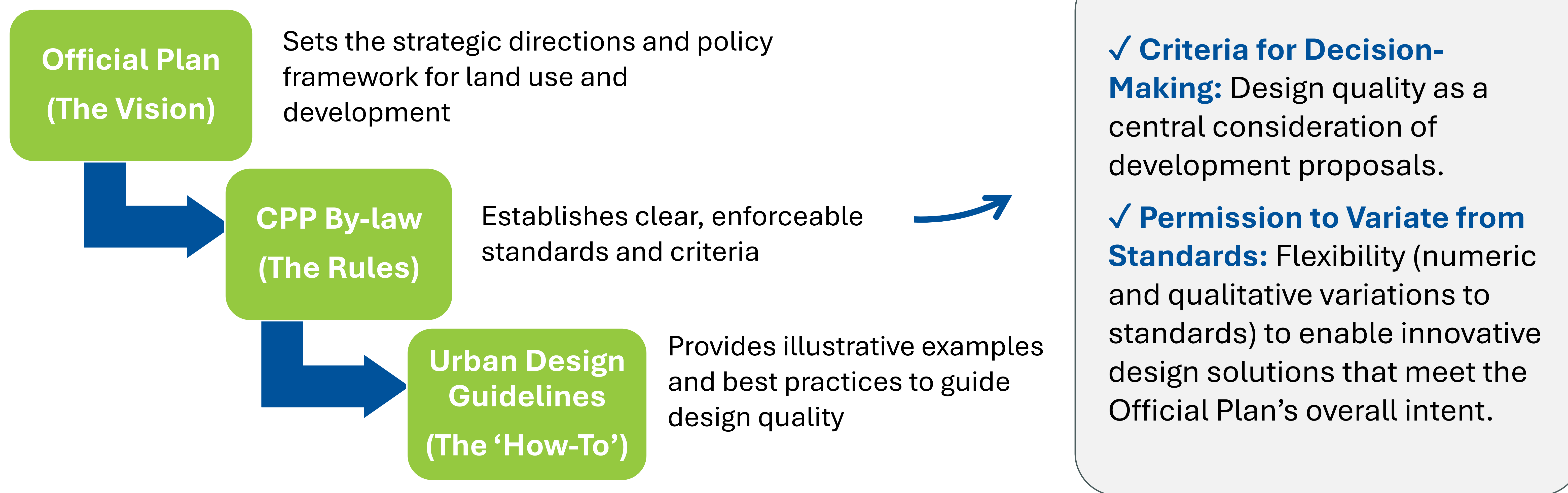
Town of Oakville Community Planning Permit By-law



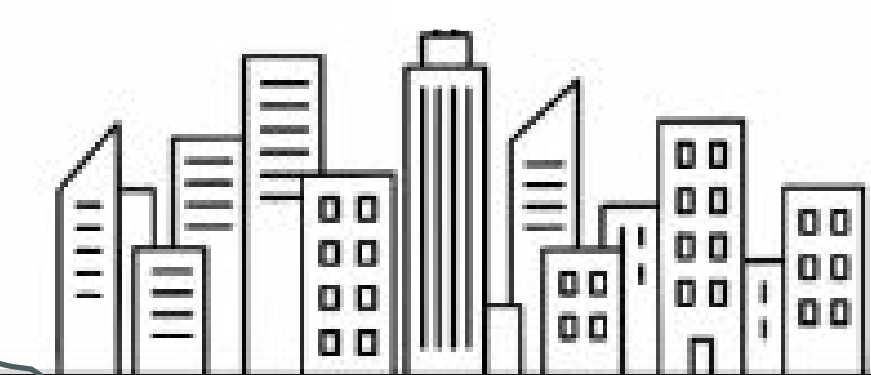
The Approach to Planning in Bronte Village



The draft CPP By-law identified opportunities to “codify” the Official Plan policies into a flexible and effective by-law, in accordance with the general provisions of the draft CPP By-law – **a three-tiered approach:**



Town of Oakville Community Planning Permit By-law



What is the Vision for Bronte Village?

The Livable Oakville Plan (Official Plan) states:



Vision

(Section 24 Preamble)

A historical area that retains the *character* of a lakeside village community, focused on pedestrian-oriented areas. Bronte Village is intended to evolve as an intensification area with managed growth.



Goal

(Section 24.1)

Bronte Village will be a vibrant community, with a thriving commercial area and a variety of housing opportunities that provide a year-round environment for residents, employees, and visitors.



Key Objectives

(Section 24.2)

Nurture, Conserve and Enhance the Historic Lakeside Village Character

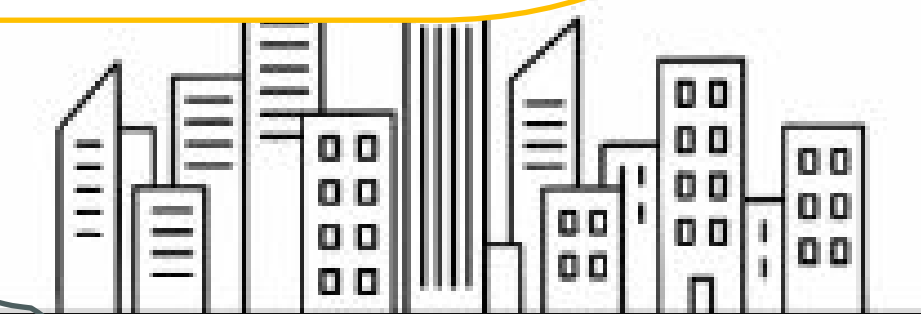
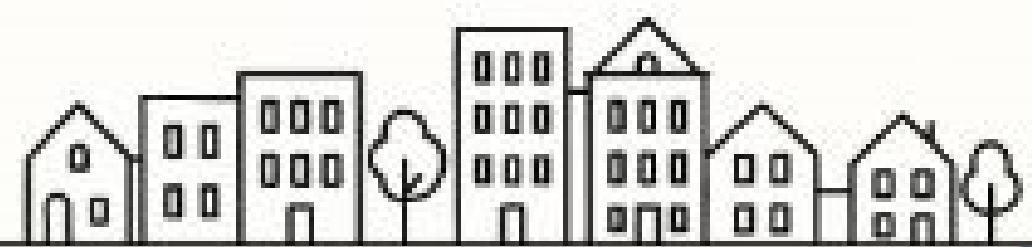
- ✓ Promote pedestrian-focused, mainly low-rise buildings.
- ✓ Ensure high-quality design that respects heritage.
- ✓ Protect important cultural heritage resources.

Revitalize and Maintain a Complete Community

- ✓ Encourage a mix of uses (residential, commercial, recreational) for year-round activity.
- ✓ Support public investment in infrastructure and community facilities.

Maintain and Improve Waterfront Connections

- ✓ Protect and connect existing public open spaces along the water.
- ✓ Maintain public views of the lake and harbour.
- ✓ Enhance walking and cycling access around the inner harbour.



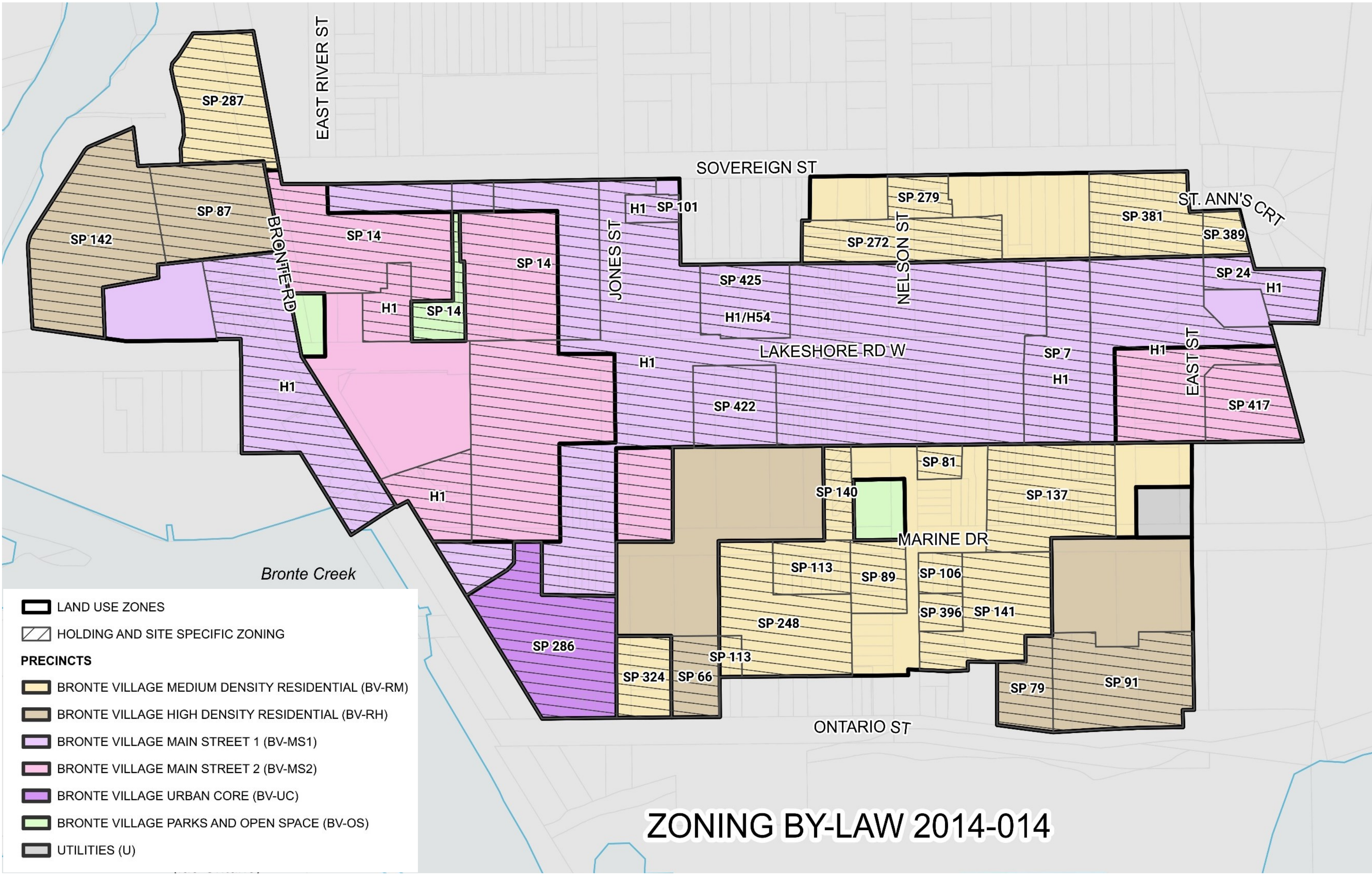
Contents of the By-law

Zones

To ensure new development fits with the character of different areas, the draft by-law divides Bronte Village into several zones, each with its own specific rules and purpose.

Permitted Uses

This section of the by-law acts as a menu, clearly listing what types of uses (e.g., residential, commercial) are allowed in each zone. The goal is to create a vibrant, complete community where people can live, work, and shop.



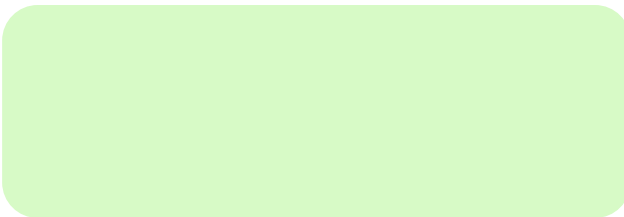
Medium & High Density Residential (BV-RM, BV-RH)
These zones are for residential areas surrounding the main streets. They allow for a variety of housing types like townhouses and low-to-mid-rise apartment buildings, providing more housing options while ensuring a sensitive transition to existing neighbourhoods.



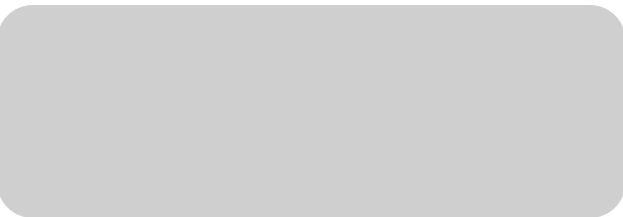
Main Street 1 & 2 (BV-MS1, BV-MS2)
These zones are for the primary commercial streets, like Lakeshore Road West. They require pedestrian-friendly, low-to-mid-rise buildings (up to 4 or 6 storeys) with active uses like shops, cafes, and restaurants at street level to create a vibrant main street.



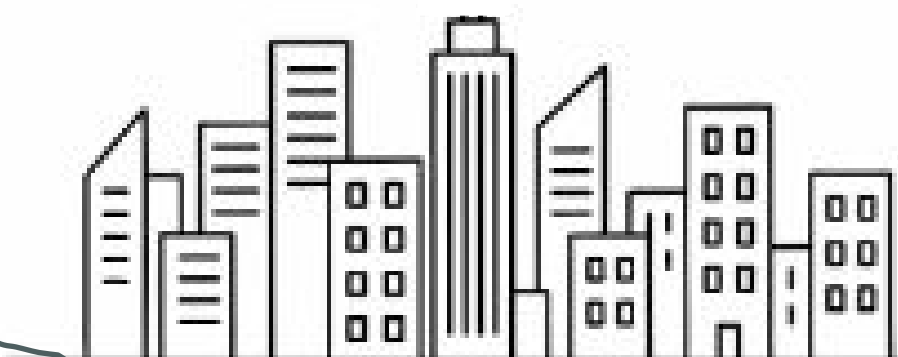
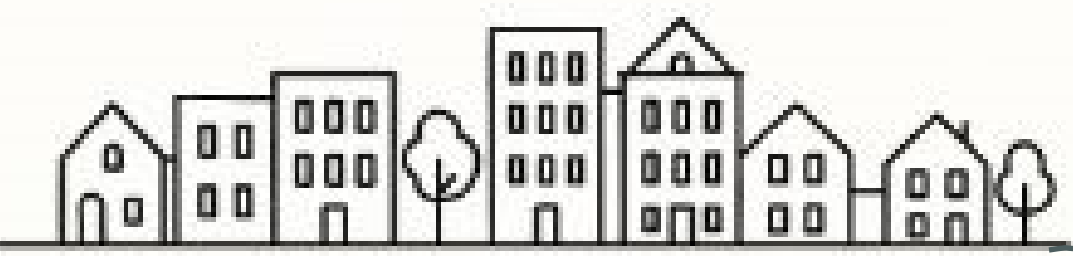
Urban Core (BV-UC)
This zone allows for taller, mid-rise mixed-use buildings (up to 10 storeys) that serve as landmarks and bring a mix of residents and businesses to a central location.



Parks and Open Space (BV-OS)
This zone protects our most valued public areas, including parks and trails. The rules ensure these spaces are preserved and enhanced for public enjoyment.



Utility (U)
The Utility (U) zone is applied to lands that house essential public services supporting the community's daily needs. This zone includes critical infrastructure like water and sewage treatment plants, electrical transformer stations, and reservoirs.



Contents of the By-law

Site Layout

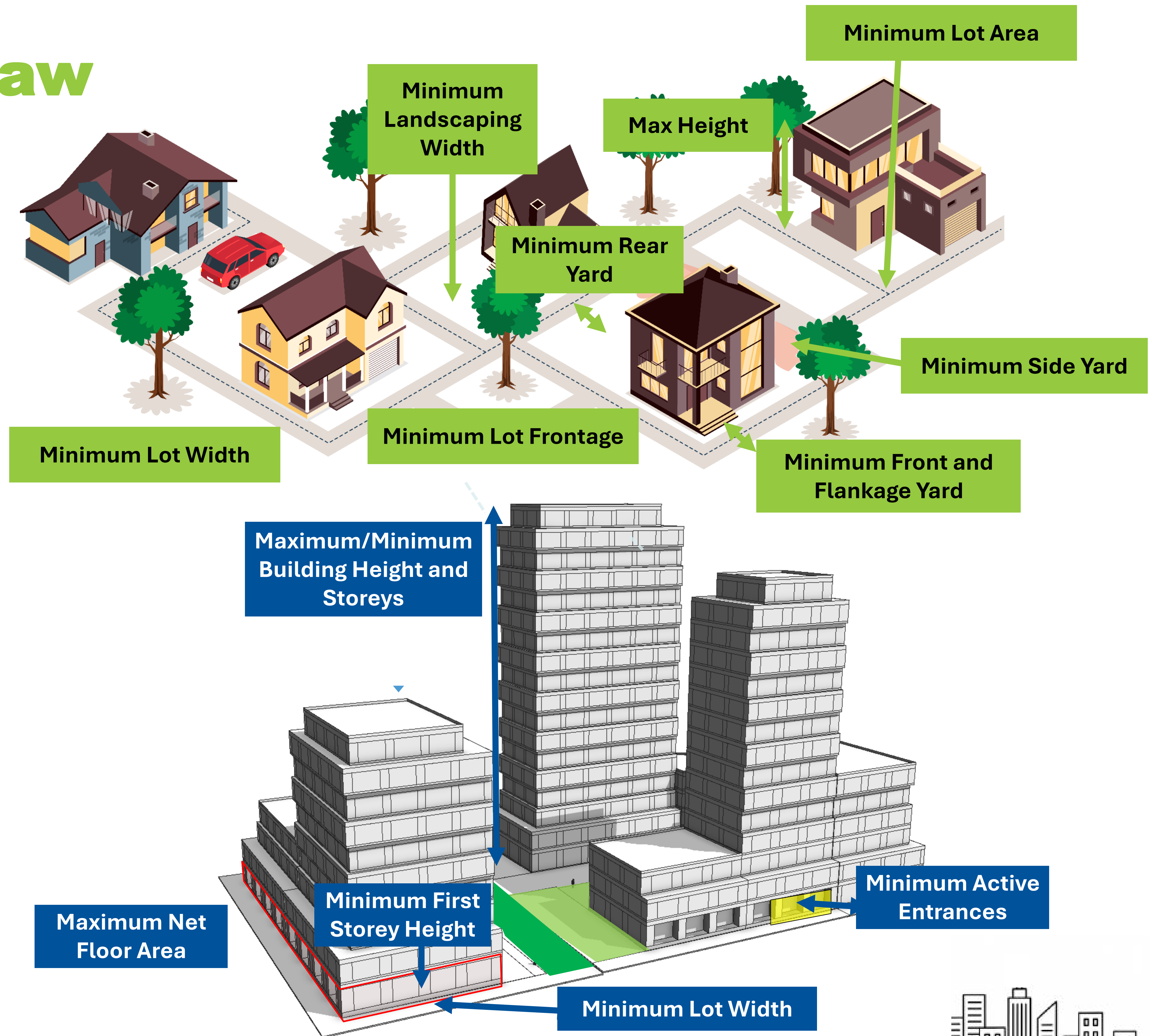
Site layout rules guide where buildings, parking, and open spaces are placed on a property. The focus is on creating a high-quality, pedestrian-friendly public realm. The draft CPP By-law sets standards for:

- Building Placement
- Pedestrian Connections
- Setbacks and Landscaping
- Heritage Preservation

Built Form Standards

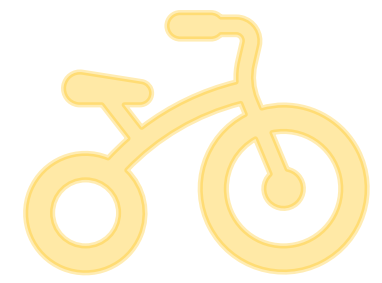
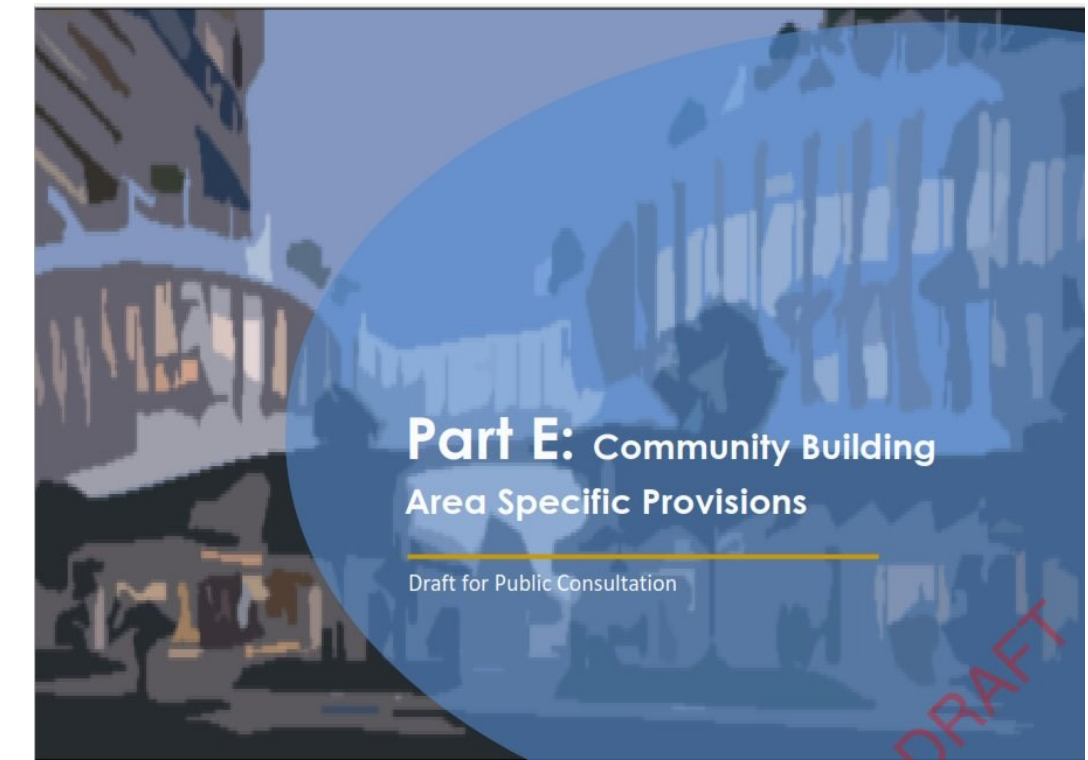
These standards regulate the size, shape, and overall design of new buildings to ensure they contribute positively to Bronte Village's historic lakeside village character. The draft CPP By-law sets standards for:

- Building Height
- First Storey Height
- Transition to Adjacent Residential Areas



Town of Oakville Community Planning Permit By-law

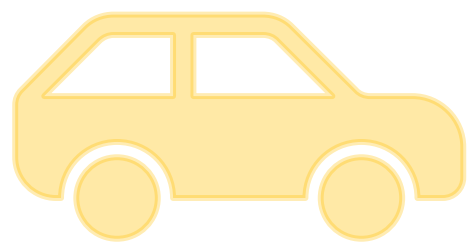
Contents of the By-law



Parking Rates

The existing parking rates from the Zoning By-law are carried forward. The draft CPP By-law outlines the minimum number of vehicle and bicycle parking spaces required for new developments, with standards designed to support a walkable, transit-friendly community.

- Vehicle Parking
 - Minimum parking rates are specified for different uses, such as per dwelling unit for residential or per square metre of floor area for commercial uses.
- Structured Parking
- Bicycle Parking (Short and Long-Term)



Site Specific Provisions

This section contains special rules for specific properties that had unique circumstances or prior approvals under previous zoning by-laws. These provisions have been carried forward from Zoning By-law 2014-014 to ensure a smooth transition to the new system and to recognize existing permissions.

- These site specific rules may address unique regulations for uses, building height, setbacks, or parking for a particular lot.

Community Benefits

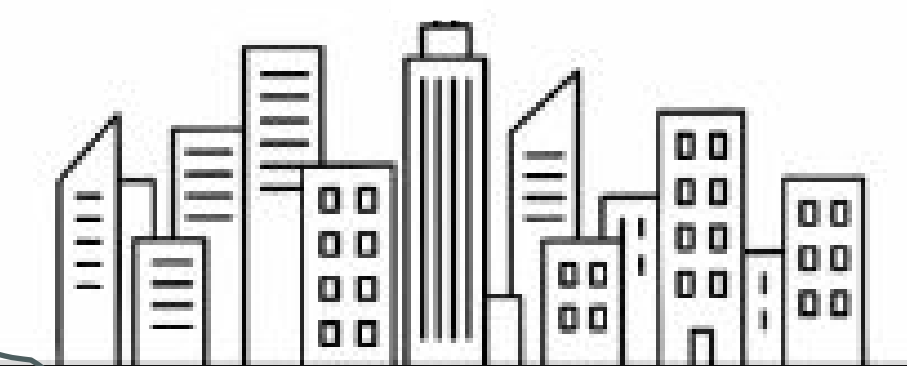
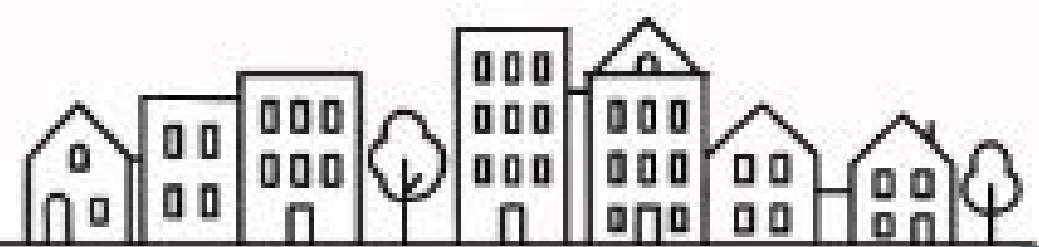
This section outlines how new developments contribute to community benefits. Under the current provincial framework, the previous system of negotiating for extra height and density in exchange for benefits (bonusing) is no longer permitted. In addition, an area under a CPP System cannot apply a Community Benefits Charge (CBC).

What it is

Instead, the Town could require as a condition of approval of a community planning permit, a charge that is equivalent to a Community Benefits Charge (CBC) for developments that have five or more storeys and ten or more residential units. This condition of approval is capped at 4% of the land value.

No Bonusing for Height or Density

The permitted building heights in this draft by-law are the maximum heights allowed. The draft by-law does not allow developers to obtain additional height or density in exchange for providing additional community benefits.



Project Steps and Key Milestones

Summer 2025	Fall 2025	Winter 2025/2026
Research & Analysis - Background Review, Policy Analysis & Data Collection - August 21, 2025: Meeting with Mayor & Ward Councillors - Prepared Draft CPP By-law & Draft Official Plan Amendment (OPA)	Public Engagement - Project webpage and email sign up list - October 14, 2025: Release of Draft CPP By-law, Draft OPA & Online Public Survey - October 22, 2025: Public Open House *WE ARE HERE*	Formal Review & Decision - November 3, 2025: Statutory Public Meeting - Nov/Dec: Stakeholder Meeting - Revisions to the draft CPP By-law - Winter 2026: Approval and adoption of the OPA and CPP By-law for Bronte Village

Tell us more!

Scan the QR Code to complete the Bronte Village survey:



Town of Oakville Community Planning Permit By-law