

Trafalgar Chartwell Residents' Association Delegation to:

Town of Oakville
Planning and Development Meeting
February 7, 2023

Agenda Item 6.3





Proposed towers are too high!

And there are 9 such towers in the immediate vicinity.

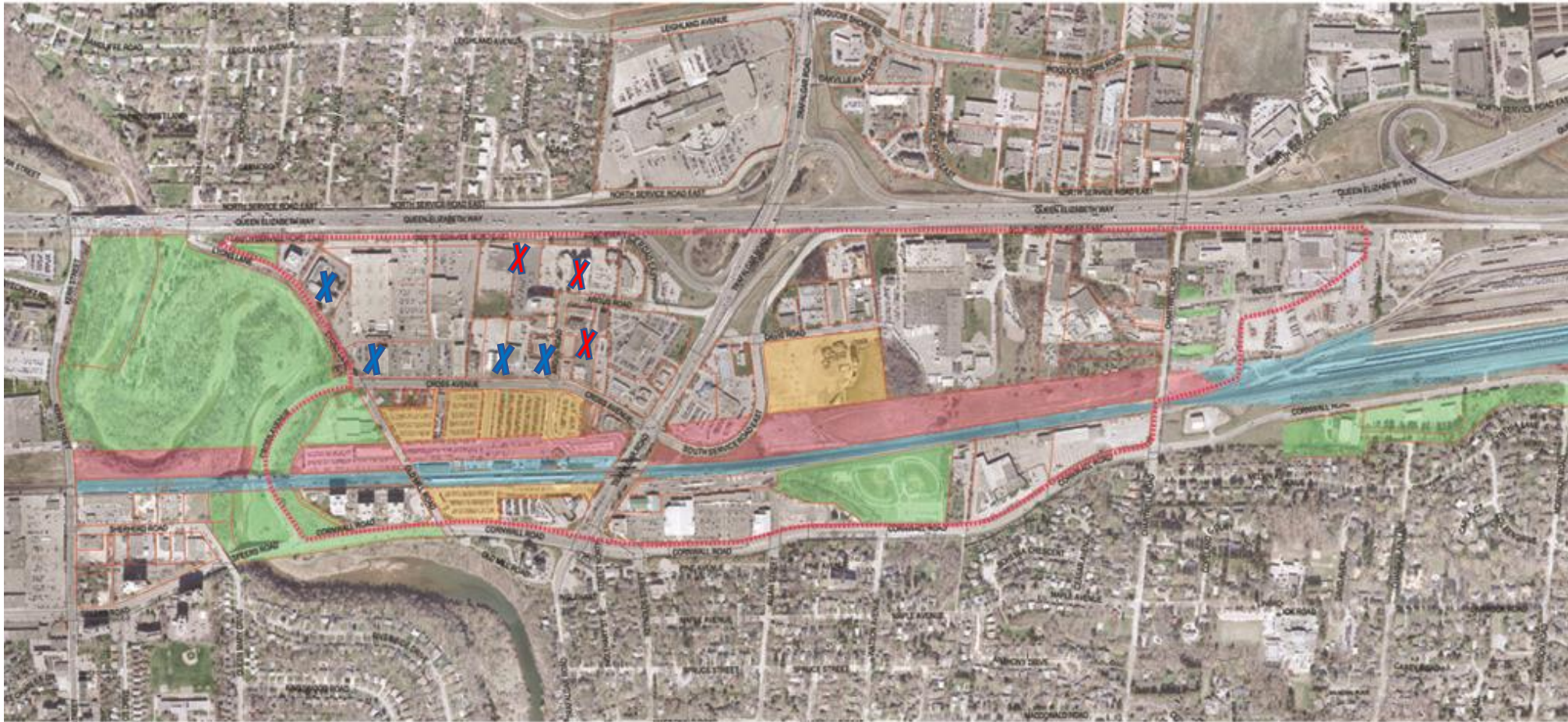
- This proposal located at 166 South Service Rd East (Hikers Haven)
- 590 Argus Rd (Holiday Inn)
- 217-227 Cross Avenue & 571, 581 and 587-595 Argus Road (Swiss Chalet/McDonalds +)

Currently approved or waiting for approval:

- On the lands at 177-185 Cross Ave and 580 Argus Rd, zoning approval has been granted for two 12 storey towers and a 20 storey tower.
- The land at 157 Cross Ave is currently being reviewed by the Town to re-zone and permit the construction of two mixed use buildings of 12 and 26 storeys.
- Several years ago, the land at 599 Lyons Lane was approved for construction of a 20 storey residential tower (or 26 storeys with bonusing).
- Construction of a 26 storey residential tower at 627 Lyons Lane, with 295 units and 295 car spaces is currently under review at the Town.

What precedent are we setting if we allow towers almost three times the current permitted height to be constructed on the parcel of land under discussion tonight?

Location of proposed towers in Midtown



Population Density:

- Midtown total area = 103 ha
- Developable area = 43 ha
- Minimum population mandated: 200 people and jobs per hectare.
- Using total area, that means a minimum of 20,600 new residents and jobs for this area.
- This has been split, by the Town, into **13,400 residents and 7,200 jobs.**

- The site under discussion, located at 166 South Service Rd East, is 11,902 or 1.19 ha, as per the June 2022 Justification Report. **This is 2.8% of the developable midtown area or 1.2% of the total midtown area.**
- With 1606 units proposed, assuming 2.2 people per unit (this is the number used by the Province), that makes 3533 new residents in these 3 towers alone. **That is, almost 26% of the total population of Midtown on 1.2% of the land.**
- If we look at the 3 developments by Distrikt in this area of Midtown, they will account for more than 10,000 residents, or more than 75% of the mandated population of Midtown on less than 5% of the Midtown Growth Area.

Is it realistic, rational or right to have 26% of the midtown population living on 1.2% of the Midtown area?

Unit size:

- The maximum residential floor space in the 3 towers is 102,081 m².
- The average size per unit is only 63.6 m² – or just over 685 sq ft.
- These units are tiny – about 2.5 times the area of a Holiday Inn hotel room! (Oakville Holiday Inn pictured)
- Given that this is the average unit size, the 1,128 single bedroom units are likely to be much smaller than this, including the ones with dens.
- There are also 406 two bedroom units and 72 three bedroom units in this proposed development.



If the covid-19 pandemic taught us anything, it's that living and working in 700 sq ft is not ideal.

Especially with a partner and possibly children!



Traffic:

- With a total of 1191 parking spaces in this development, the increase in the number of vehicle movements per day will have a significant impact on the surrounding businesses and residents.
- 0.5 car spaces per unit means residents will be forced to rely on food delivery services for meals, trucks delivering groceries, uber and taxi for destinations not easily reachable by public transit, not to mention the online shopping deliveries arriving daily.
- There will be large staging and loading areas required for each of these towers.
- Additionally there will be parking requirements for delivery drivers.



What analysis has or will be done to address these needs?



Financial:

- Currently in Ontario, the average income is \$60,000 per year, making an average of \$120,000 per 2 income household.
- Example: Unit price of \$1M, with 20% deposit and an \$800k mortgage over 25 years
- Repayments of \$5000 pcm
- Require a household income of \$244,000 to even get approval for the mortgage in the current economic climate.
- Given the recently legislated reduction in development charges to developers, will the developers pass on these savings to the buyers of the condominiums?



How many of the units will be “affordable” housing? How will they be differentiated from other units in the towers? Has the Town set any requirements around this?

Demographic:

- Few business sectors in Canada that pay well enough to allow someone to purchase a \$1M condo.
- Buyers may be a fairly homogenous group of future residents, which will not lead to a vibrant, diverse community.
- We risk creating dormitories where commuters come to sleep. They will likely have very little interaction with the established Oakville community and downtown area.
- This is not what we want as residents of Oakville.



We want to attract lots of families to live in Oakville and participate in the broader community.

Amenities needed by a new community:

- Grocery stores, Post Office
- Pharmacies & Doctors
- Restaurants
- Sporting & recreation facilities (indoor & outdoor)
- Childrens' playgrounds
- Daycare and schools
- Greenspace
- Access to transportation links

- Tiny amount of open space (POPS) when compared to the number of residents who will live in these towers.
- About 85% of a football field in total, including the walkways linking the POPS south to the GoTrain, north to Argus Rd and east to the proposed new road.
- Equates to only 14 sq ft per person!!! Hardly enough to maintain physical distance in a pandemic. Over crowded in summer.
- Active transportation links to the go-train, plus north and south Oakville, need to be well lit, safe, easily cleared of snow and ice and well maintained.

We would like to see more open space that is more accessible and more detail on the proposed rooftop spaces.

In conclusion:

- The current height permitted for development in this area of midtown, of between 12 and 20 stories, is more than sufficient to achieve the required density of 200 people and jobs per hectare.
- We fully support these building heights.
- We do not support towers taller than this. It is unnecessary, and will not create the community envisaged in our Livable Oakville Plan.
- Instead, we risk creating an isolated population of highly paid commuters who only sleep in these tiny dormitories.

- Let's build to 20 stories, in unit sizes of 1200 sq ft that allow a family with children to move in and become part of our community.
- Let's build one tower per plot of land.
- Let's put green space in the form of attractive parks, playgrounds and walking trails linking the various parcels of land currently being proposed for development.
- Let's create a legacy we can be proud of, for the future residents and future generations who will live here.

The future of Oakville is in our hands and the hands of our Planning staff and elected representatives.