

# Midtown Oakville Analysis

A look at my calculations.

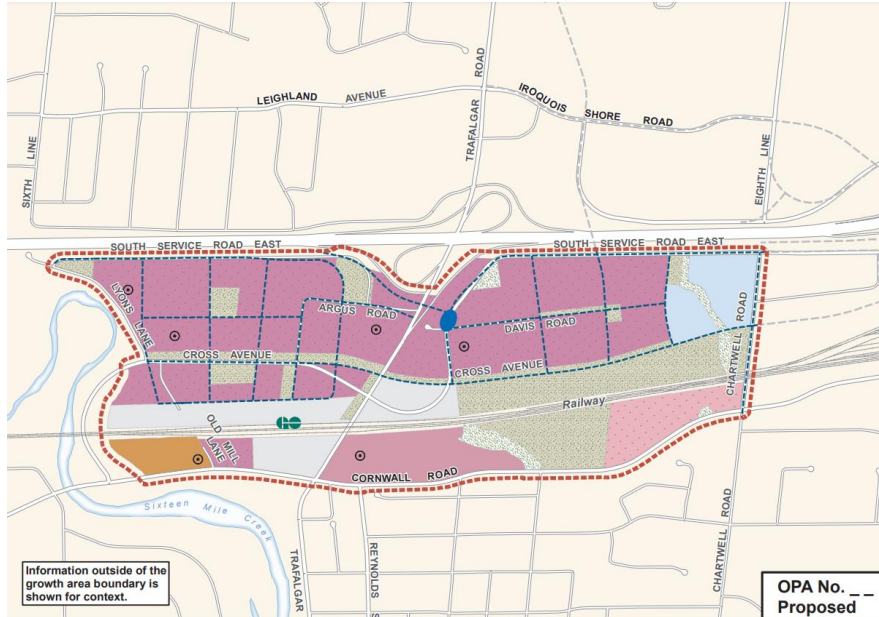
## WHAT THE CURRENT MIDTOWN PLAN ALLOWS



## WHAT THE PLAN SHOULD LOOK LIKE BASED ON POPULATION TARGETS

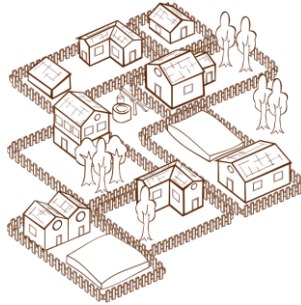


# A Shared Vision

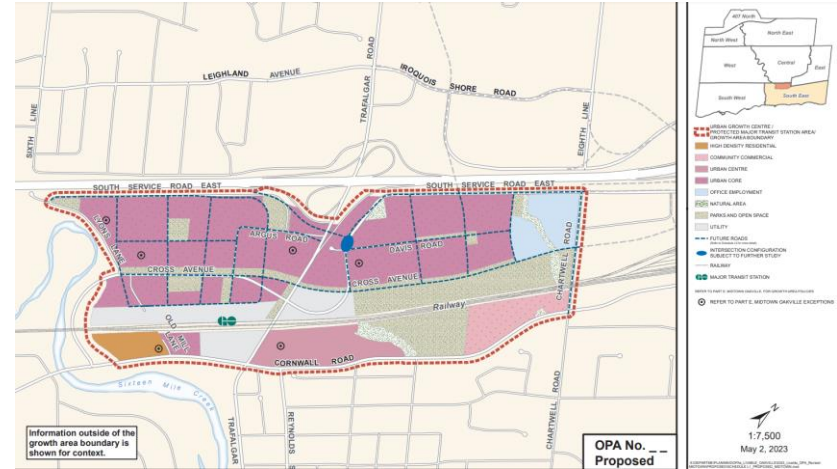


# Key Factors

Developable Area



Number of Units



# Midtown Areas and Units

Density Allowed	Area (ha)
1.5 - 4	7.7
2.5 - 4	6.1
2.5 - 6	1.7
4 - 10	31.8
Metrolinx Land	5.5
<b>Total</b>	<b>52.8</b>
Total w.o MLL	47.3



Taken from areas made available by Town (Metrolinx Land calculated separately).

FSI Max	Buildable Floor Area
4	308000.0
4	244000.0
6	102000.0
10	3180000.0
4	220000.0
	<b>4054000.0</b>
	3834000.0



FSI 1.0



FSI 4.0



FSI 9.0

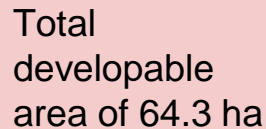
Total Number of Units
3949
3128
1308
40769
2821
<b>51974</b>
49154

Calculated by dividing the buildable floor area by 78 (area per unit).

## Section 20.3.8 c

Density Allowed	Area (ha)	Road Allowance (ha)	Total Area (ha)
1.5 - 4	7.7	0.4	8.1
2.5 - 4	6.1		6.1
2.5 - 6	1.7		1.7
4 - 10	31.8	11.1	42.9
Metrolinx Land	5.5		5.5
<b>Total</b>	52.8		<b>64.3</b>
<b>Total w.o MLL</b>	47.3		<b>58.8</b>

Total  
developable  
area of 64.3 ha



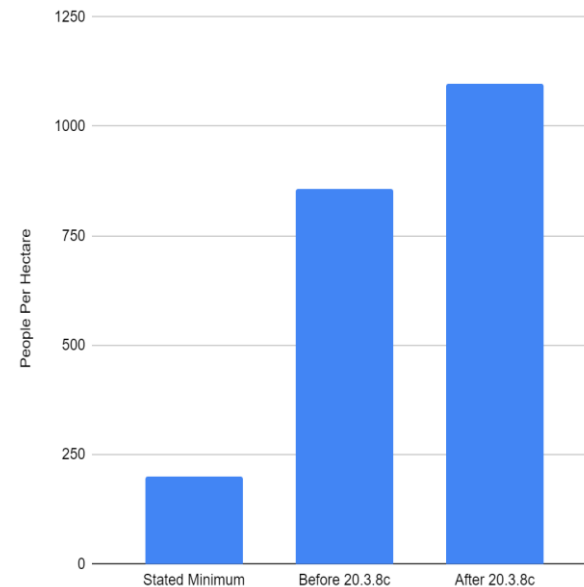
c) The gross floor area calculated by using the maximum floor space index, as shown on Schedule L2, for a portion of a lot that is to be dedicated to the Town for a public road, public park, or other public open space, may be transferred to the retained lot or block and accommodated on the lot or block as increased density above the maximum density, as shown on Schedule L2, subject to all other policies of this Plan. Privately-owned publicly accessible spaces (POPS) do not qualify.

# Number of People Theoretically Allowed

	Total Number of Units	Total Number of Units with 20.3.8c
1.5 - 4	3949	4153.8
2.5 - 4	3128	3128.2
2.5 - 6	1308	1307.7
4 - 10	40769	55000.0
Metrolinx Land	2821	2820.5
<b>Total</b>	<b>51974</b>	<b>66410.3</b>
Total w.o MLL	49154	63589.7

66410 units x 1.7 ppl/unit = 112897 people

People Per Hectare (allowed under OPA)



(119,000 people was estimate based on extrapolating current proposals over entire developable area)

# Exemptions (20.3.8 d iii)

		Area/Unit (ft <sup>2</sup> )	Area/Unit (m <sup>2</sup> )	Additional m <sup>2</sup>	Additional Units
Units	1748				
2 Bed	455	700.0	65	29590	379
3 Bed	70	975.0	91	6341	81
<b>Total</b>				<b>35930</b>	<b>461</b>
% Increase	26				

Based on  
78m<sup>2</sup> per  
unit.

20.3.8d “iii) up to 50 percent of the net floor area of: 2-bedroom or 3-bedroom units, when provided in developments where more than 25 per cent of the total residential units are provided as 2-bedroom or 3-bedroom units; and hotels.”

# With Exemptions

	Unit Count	People
1.5 - 4	4154	7061.5
2.5 - 4	3128	5317.9
2.5 - 6	1308	2223.1
4 - 10	68750	116875.0
Metrolinx Land	3526	5993.6
<b>Total</b>	<b>80865</b>	<b>137471.2</b>
Total w.o MLL	77340	131477.6

← Increase is only in Urban Core designation.



# Requests

- That the Town's calculations for population growth targets be shared for Midtown and other growth areas.
- That justification for policies on density and exemptions be shared.



Ben Sprawson  
905 617 5133  
ben@dqi.ca

