



**Trafalgar Chartwell Residents'
Association delegation on:**

DRAFT Midtown Oakville Official Plan Amendment

released May 3, 2023

Town of Oakville
Planning and Development Meeting
May 23, 2023

Agenda Item 4.1

**TCRA Wants Midtown to
be developed**


We would like to acknowledge the significant time and resources the Town of Oakville has put into developing the current draft Midtown Oakville OPA.

**Love and support the
vision**

The first few pages read like a fairy tale: a new community, complete with educational facilities, professional services, doctors & pharmacies, grocery and clothing stores, restaurants, children frolicking in playgrounds and splash pads, wide tree-lined promenades and parks for dog walking and picnics, linked by active transportation pathways and all within easy, safe walking distance of the Go-train, enabling quick and efficient access to downtown Toronto offices.

**OPA will not deliver the
vision**

However, our worry is that little of this vision will ever be realized when the detail contained in the subsequent pages of the OPA is analysed.



Will this be Midtown Oakville?

- Which city is this?
- It's actually Toronto – I cropped the photo to hide the CN Tower.
- The density of downtown Toronto in 2016 was 446 people and jobs per hectare, split 143/303.
- The population density that will result from the current draft Midtown OPA will be far greater than downtown Toronto.

Key Facts:

The Province requires a minimum density of 200 people + jobs per hectare in Midtown by 2031, 400 people + jobs by 2051.

This requirement equates to a population of 20,600 people + jobs by 2031 and 41,200 by 2051.

The Midtown OPA Amendment as written will allow building to accommodate a total population of 126,500 people + 68,100 jobs by 2051, using the ratio of 65/35 people to jobs. That's a density of 4,525 in the 43 developable hectares.

Private owners have an obvious profit incentive to develop their properties to the maximum allowed.

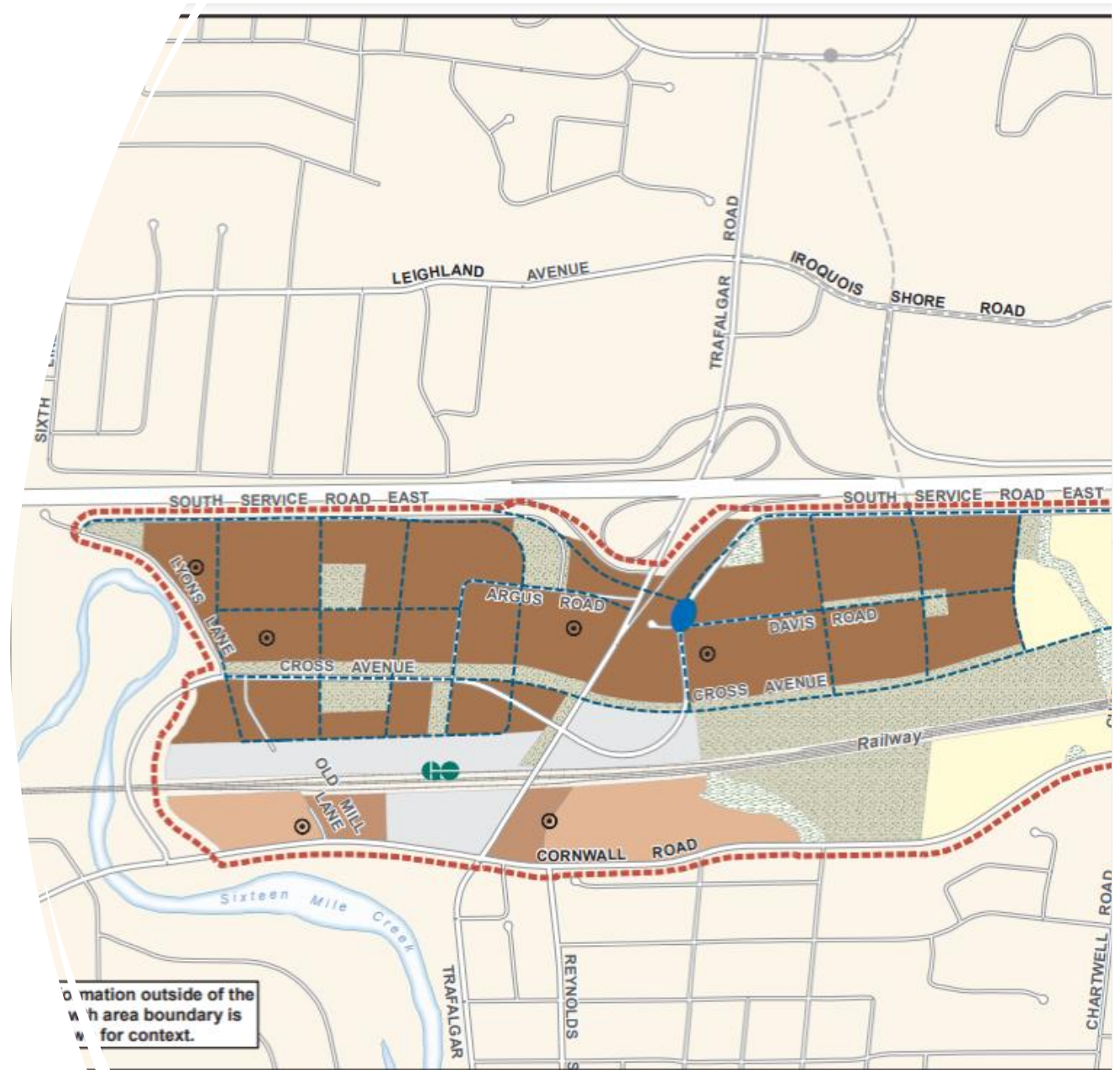
Floor Space Index (FSI) is the zoning tool Oakville will use to control the population density of the entire Midtown development.

Proposed FSI in Midtown OPA

The draft amendment allows buildings with an FSI of up to 10 on the majority of the developable area of Midtown, approximately 43 hectares.

A building with an FSI of 10 has a floor area equal to 10 times the area of the lot it stands on.

If all of the 43 hectares were developed to the maximum FSI, the population, people + jobs, would exceed 190,000, or about 5 times what is required by the Province.



Consequences

Once the OPA is approved, the upper limit on FSI will be fixed, which will in turn fix the value of the land. It will be nearly impossible for any future governments at any level to roll back these limits.

Any developer trying to maximize profits will build to the maximum allowed.

The extreme resulting population density will have ramifications for every aspect of life, not just in Midtown, but for the whole of Oakville.

This will not create a livable Oakville! The population density will be far greater than the site can sustain and completely overwhelm the ability to provide supporting services.

Unintended, not-livable consequences:

Traffic chaos & lack of parking, especially for delivery drivers, maintenance vehicles, ride share and moving trucks.

Insufficient area for parks, greenspace & playgrounds.

Small sizes of retail areas in mixed use buildings for groceries, restaurants, doctors, pharmacies, other types of retail stores.

Untimely and insufficient educational and daycare facilities.

Insufficient space for public amenities, indoor and outdoor sporting and recreational facilities.

Lack of safe access to transportation links via both public and private networks.

In conclusion:

- Let's allow development of 4 FSI, in varying unit sizes that allow both young singles, as well as families with children, to move in and become part of our community. It is more than sufficient for the required population density to 2031 and beyond.
- This translates into one 53 storey tower on a 1 ha (10,000 sq m) site, or split into several smaller towers, say 14, 18 and 21 stories for a total of 53 stories.
- Let's put green space in the form of attractive parks, playgrounds and walking trails safely linking the various parcels of land currently being proposed for development.
- Creation of a special committee that reviews the OPA with urban planning experts would benefit the public and final OPA. Reviewing population forecasts and the completion of the master plans that will provide key inputs into building the complete community, such as the parks, recreation and library plans is vital to success.
- 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 your hands!