

Coronation Park
RESIDENTS ASSOCIATION

23 May 2023
Special Meeting of Council
Midtown Oakville Draft OPA

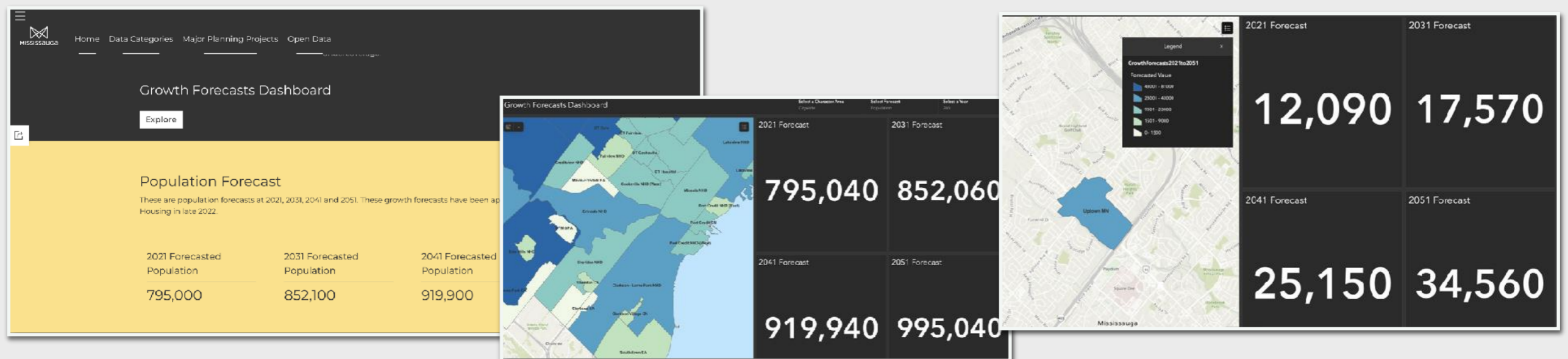
We Need the Big Picture

By 2051 Oakville's population is forecast to reach 375,000 - an increase of approx 153,000 people.

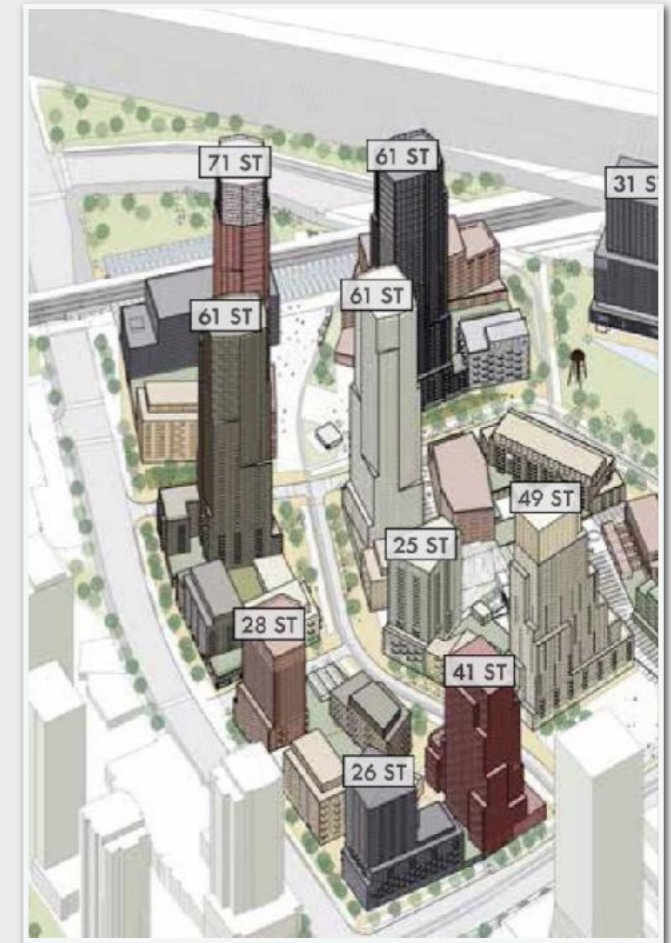
What we do know is that most of that growth is to be allocated to areas identified for growth: *Bronte GO MTSA, Midtown, Uptown Core, Dundas Corridor, Hospital District, Neyagawa, etc. as well as Palermo Village, Bronte Village, Kerr Village, Downtown Oakville, etc. BUT...*

What we don't know is how our expected growth is being allocated to these areas, what the allocations are based on and where to find the data. **How then, can we properly plan for Midtown's future?**

In neighbouring Mississauga, an online tool allows users to see forecasts to 2051 for population, units and employment in each of **56 areas around the city**.

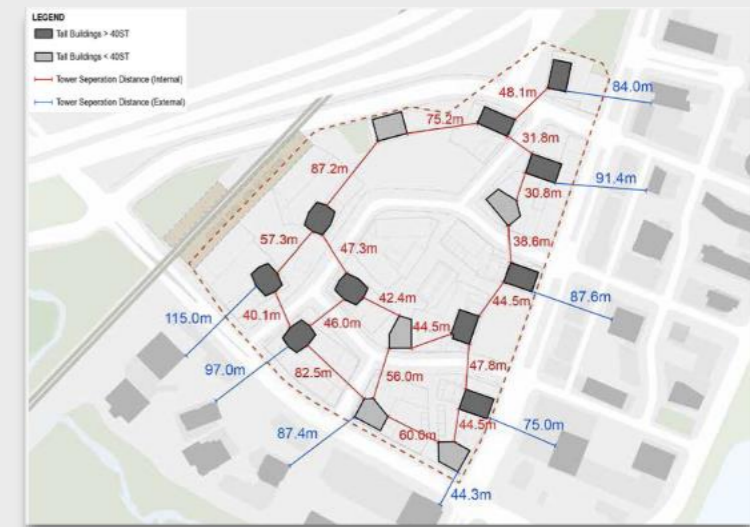


We Need the Big Picture



There's No Master Plan

- * no overall, comprehensive set of elements that identify and illustrate what we can expect. We have no physical depiction showing how development applications on hand would look in-situ.
- * no physical model or interactive digital tool that gives people a universal view of Midtown and all its aspects. Nor do we have information on what proposed height and density will create in terms of climate, environment, drainage and waste water requirements.
- * no information on phasing.



Environment & Sustainability

No Clear Support for Sustainability

Planning for Midtown raises a range of environmental considerations:

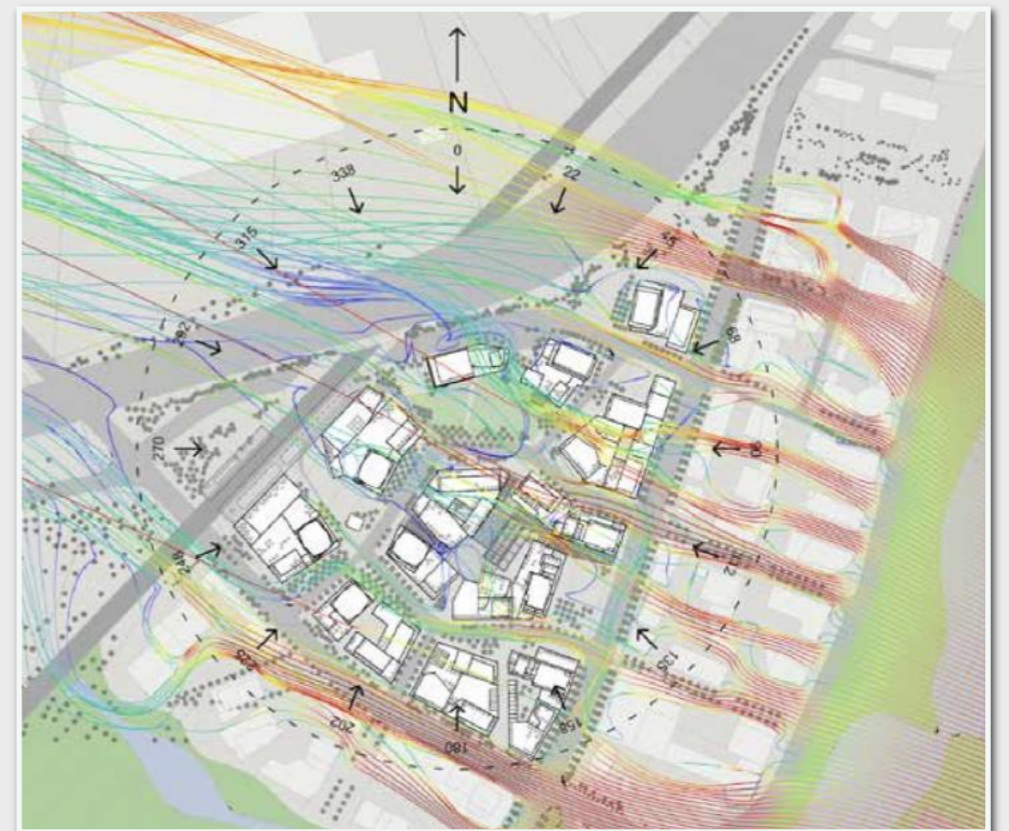
- Urban microclimates and heat islands
- Stormwater and water-use reduction
- Air quality, wind speeds
- GHG Emissions, bird-friendly design and more.

A decade ago, an EA undertaken to assess the impact of road changes around Midtown gave the following Low Impact Development recommendations: Rainwater harvesting; Green roofs; Infiltration trenches, Bio-retention; Permeable pavement.

Using Christie Lands as an example: Wind Speed Study

The Master Plan explored an informal winding street layout, not only for a picturesque cityscape, but for the shielding effect and wind speed reduction that oblique building blocks can provide.

Buildings, landscaped areas and public realm elements will be strategically located along the irregular street pattern within the study area to reduce wind funnelling through the existing surrounding streets.



Environment & Sustainability

No Green Development Standards

Buildings are the 3rd largest source of emissions in Ontario, accounting for 24% total emissions. Eight area municipalities as well as the City of Toronto have adopted Green Development standards. Hamilton and Mississauga are in the process of setting their own. Oakville has no such program.

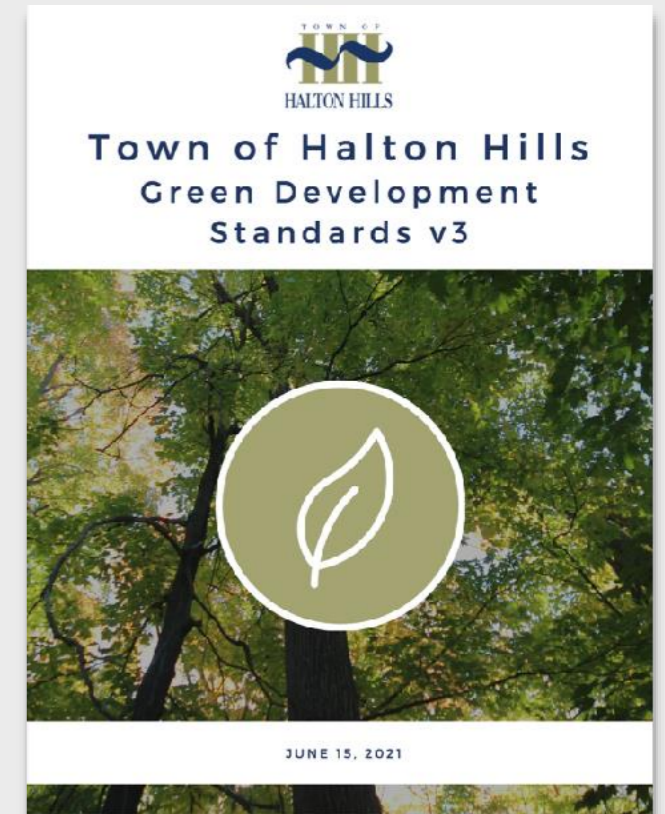
In high density areas, Halton Hills (HH) requires a Green Development Standards Checklist as part of its development application process. It can also request additional sustainability studies, to be carried out by qualified professional consultants retained by, and at the expense of, the proponent.

References to Green Development in the proposed Midtown OPA:

Green roofs and/or amenity space should be provided on the roof of any building base or above-grade parking structure where the rooftop will be visible from nearby tall buildings.

... Promoting the use of district energy and sustainable building practices.

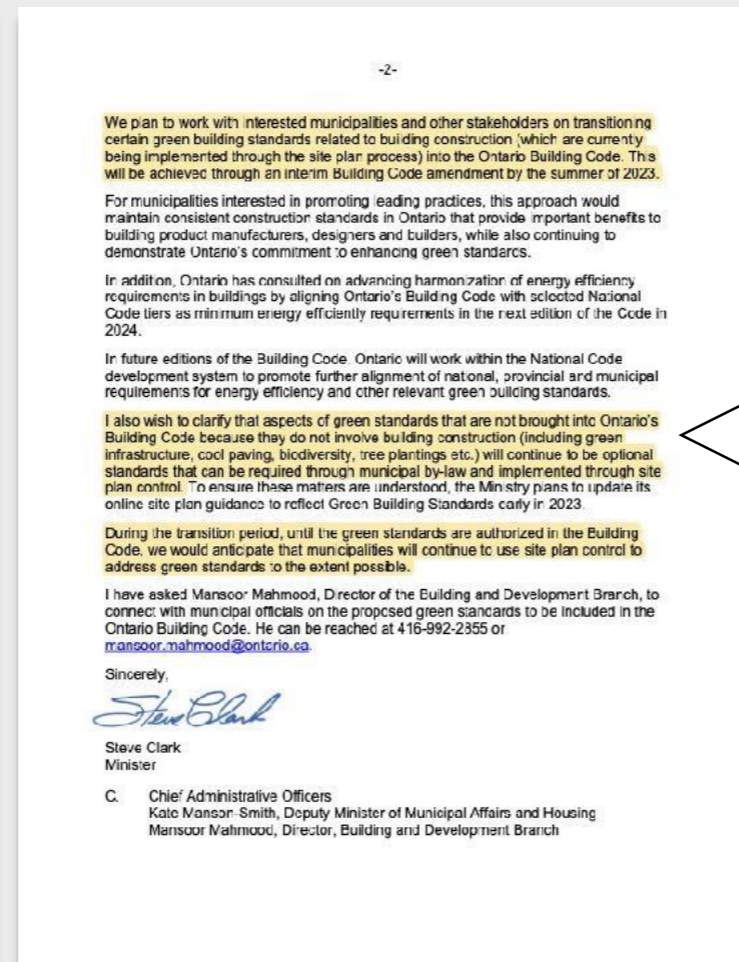
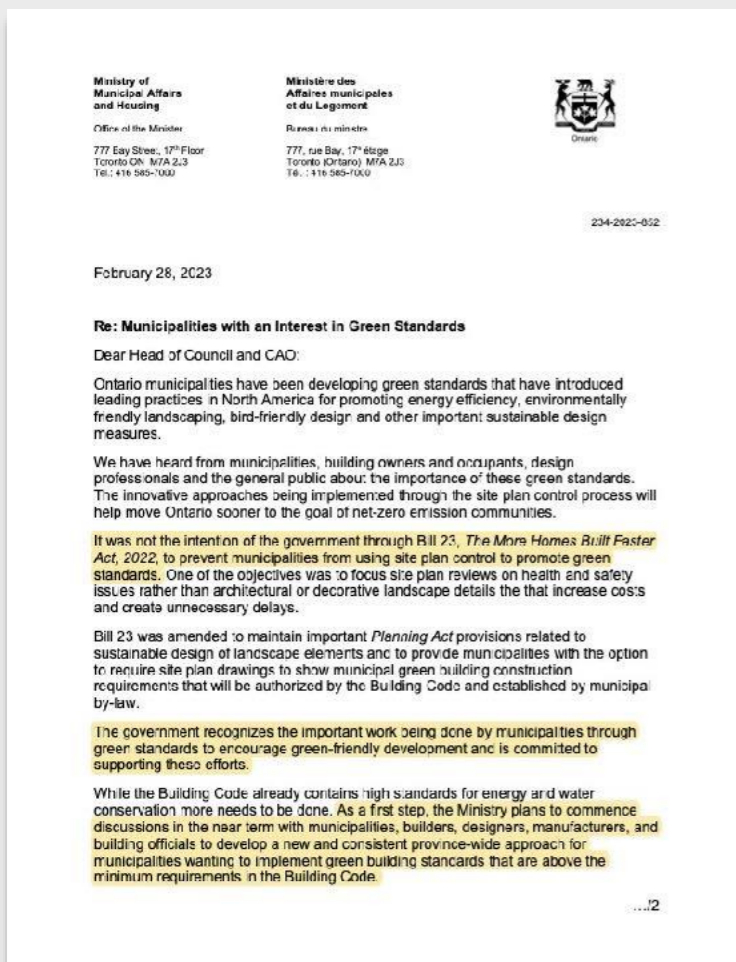
Development within Midtown Oakville should incorporate stormwater management on site.



Environment & Sustainability

Sustainability is Not Part of our By-Laws or Site Plan Approvals

Bill 23 initially set out to fully remove cities' ability to set "green standards" for construction, however some areas were repealed. Municipalities continue to have the powers, through site plan and by-laws to require biodiversity, green roofs, planting of native species, etc.



February 2023 letter from Minister Clark

aspects of green standards ... including green infrastructure, cool paving, biodiversity, tree plantings etc. will continue to be optional standards that can be required through municipal by-law and implemented through site plan control.

Green development standards need to play a leading role in Midtown's planned growth.

Approach to Schools

Vertical Schools

* Created through a public-private partnership. Important to remember that companies entering into partnerships with public bodies are looking to profit from the arrangement.

* The latest studies on vertical schools note challenges associated with integrating outdoor play spaces and sports facilities as well as concerns about supervision and safety. And, portable classrooms? Where will they be situated?

* Experience shows they don't reliably meet the needs of a lower cost than what governments can supply and are less accountable to the public.



“Few details of the partnership are available to the public, even while the province says that the “new school could be replicated as an innovative solution to meeting... education needs,” leaving questions about what precedents this deal may set — and whether this public-private partnership will live up to its promise.

Density

FSI density permissions in the proposed OPA have the potential to result in a Midtown population of 80,000 - 90,000 - 100,000+ people.

More than a decade ago, Urban Strategies was retained by the Town of Oakville to create the Midtown Core Master Plan and Urban Design Guidelines - based on 200 ppl & jobs/ha

Designs included Rapid Bus Transit on Trafalgar Rd. Low-Rise residential of 3 & 4 storeys. Tall buildings were 20 storeys; Mid-Rise were 6 - 12. Plans included a civic centre and a school area.

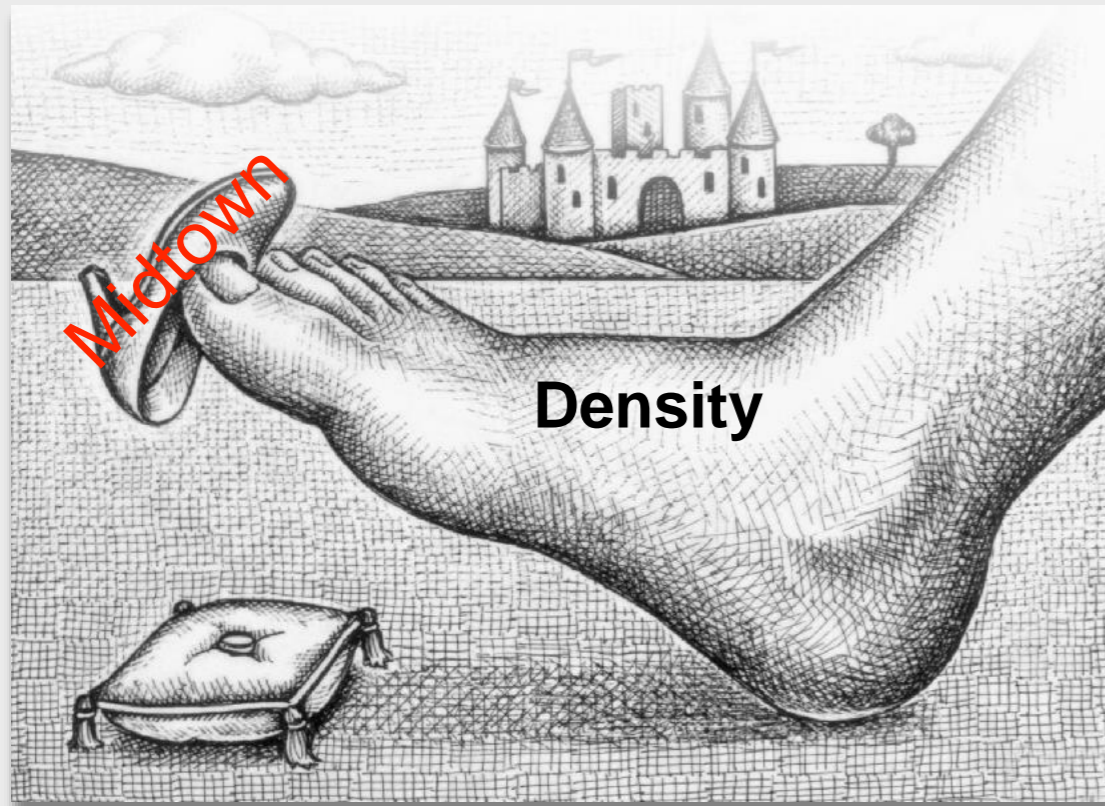
Several aspects of the plan, such as using Cross Avenue as 'main street' have been continued, but many others have disappeared.



As the Urban Strategies plan was indeed based on the 200 ppl & jobs/ha metric, we continue to believe the plan has merit and the ability to be modified to create a Midtown with a higher per/ha density while retaining liveability.

Guilty?

Are We Creating Over Development?



Some of us have equated the push for height and density in Midtown to that of forcing a size 12 foot into a size 2 shoe.

overdevelopment : the amount of development, such as the quantity of buildings or intensity of use, that is excessive in terms of

- demands on infrastructure & services
- impact on local amenity and character

Midtown is not our only growth option.

To assume that it will accept the lion's share of Oakville's future growth isn't sustainable.

Midtown's total developable area is too small to merit the kind of population density that would result from the proposed OPA.