

1) How do the 2051 Joint Best Planning Estimates (32,472 people and 17,268 jobs) correlate with the yields for the 3 concepts that were shared? (~60,000 people and 19,000 jobs)?

The 2051 Joint Best Planning Estimates (JBPEs) reflect years of decision-making by the Province, Regional Council and Oakville Council. This includes the Provincial Growth Plan and Regional Official Plan which the Midtown Official Plan Amendment (OPA) must conform and align with. The estimates are a forecast of the expected population and employment that will come to Midtown Oakville in 2051, which 32,472 people and 27,268 jobs.

This means that by 2051, it is estimated that development will materialize within Midtown for that amount of people and jobs. However, Midtown is not expected to be fully developed by 2051, a variety of factors will contribute to whether landowners within Midtown will chose to develop or redevelop. Based on these factors, our current expectation is that only a portion of Midtown will redevelop by 2051. The JBPEs reflects that expectation, hence there is more development potential beyond 2051.

The yields of the 3 concepts shared are not an estimate, it is the total development that would be allowed based on permissions of the OPA. As the OPA is in development, these reflect roughly the FSI, heights, and densities shared in each concept that would potentially be drafted into policy. While some refinements are still to be made through the OPA development process, the numbers shared are in line with the 2051 JBPE, it is an extrapolation beyond 2051. Assuming market conditions remain stable, our current expectation is that the concepts shared would represent an 80–85-year timeline to be fully realized.

We have since refined the yields for our proposed concept, which now yields 52,000 people and 22,000 jobs. There is obviously significant uncertainty with the timeline in which development will occur, and it is only a high-level guess at this stage. This means that the trajectory of Midtown’s growth and development is expected to be as follows:

Year	Population	Employment	Total
2021	639	5,459	6,098
2031	11,710	7,376	19,086
2041	24,140	12,801	36,941
2051	32,472	17,268	49,740
Policy Based Yield	52,000	22,000	74,000

Both the JBPEs and the long-term yields are important for the Municipality to use when planning infrastructure and services. While some services and infrastructure can be adjusted and changed over time to meet the growing needs of a community, some elements (i.e. water/wastewater infrastructure) have a much longer service life, hence the need to understand both forecasts and the yields.

The Midtown OPA is not the only policy that controls growth and density, as mentioned, it must conform with Provincial Growth directions and the Regional Official Plan. How the JBPEs were developed was presented to Council on August 15th, 2023 by Town staff and the associated information can be found here: [August 15th, 2023 Town of Oakville Council Meeting](#). Risks of the

OPA not conforming with Provincial Growth directions and the Regional Official Plan is discussed further in item 4.

2) How does the density of Midtown and Oakville compare with other medium sized Cities/Towns and growth areas?

The density of Oakville is comparable to similar municipalities within the GTA, it has a population of 1,539 people per square kilometre, similar cities are shown below, with Manhattan and New York City shown to provide some context around some of the most dense areas of North America.

<i>City</i>	Pop Density (people/sqkm)	Source
<i>Manhattan</i>	28,668	US Census 2020
<i>New York City</i>	11,314	US Census 2020
<i>Toronto</i>	4,428	Statscan Census 2021
<i>GTA (Toronto Census Metropolitan Area)</i>	1,051	Statscan Census 2021
<i>Kitchener</i>	1,878	Statscan Census 2021
<i>Waterloo</i>	1,896	Statscan Census 2021
<i>Markham</i>	1,605	Statscan Census 2021
<i>Vaughan</i>	1,186	Statscan Census 2021
<i>Richmond Hill</i>	2,004	Statscan Census 2021
<i>Ajax</i>	1,901	Statscan Census 2021
<i>Mississauga</i>	2,453	Statscan Census 2021
<i>Brampton</i>	2,469	Statscan Census 2021
<i>Burlington</i>	1,004	Statscan Census 2021
<i>Oakville</i>	1,539	Statscan Census 2021
<i>Oakville 2051</i>	3,196	Based on JBPE

As shown, the population of Oakville is set to grow and population density will be around 3,196 people per square kilometer by year 2051 based on the JBPEs, which would be below present-day Toronto but above most other current Cities in the GTA. Population density of Cities can be very nuanced to the size and boundaries of the City, and depend on how much of the City may be naturalized/not developed, industrial/employment areas, etc. These numbers are merely to highlight that Oakville will continue to grow and become denser to limit urban sprawl, just like many other similar Cities across the GTA. All municipalities are under similar direction from the province to grow and help meeting housing needs.

As for comparable areas to Midtown, there are limited local examples of high-density areas that have finished building, most are in the process of significant development. Census tract information is also split by census tracts which, in dense urban areas are much smaller than Midtown. However, for context the following table shows 10 of the densest census tracts in Canada:

Census tract	Location	People per square km	Source
5350065.02	Toronto: East downtown, St. Jamestown	82,434	Statscan Census 2016
5350063.03	Toronto: East downtown, Bloor/Church	54,647	Statscan Census 2016
5350062.01	Toronto: East downtown, Bay/Charles	52,388	Statscan Census 2016
5350307.06	Toronto: Yonge and Sheppard	52,054	Statscan Census 2016
4620065.01	Montreal: Sherbrooke/rue Guy	50,278	Statscan Census 2016
5350128.06	Toronto: Yonge and Eglinton	48,882	Statscan Census 2016
5350307.04	Toronto: Yonge and Sheppard	45,980	Statscan Census 2016
5350307.03	Toronto: Yonge and Sheppard	45,726	Statscan Census 2016
4620385	Montreal: Queen Mary/Macdonald	40,890	Statscan Census 2016
9330016.06	Vancouver: Vancouver: Boundary Rd/Skytrain	39,491	Statscan Census 2016
	Midtown – 2051	31,526	Statscan Census 2016
	Midtown Policy Yield	50,485	Statscan Census 2016

Midtown by 2051 would be starting to approach the top 10 densest areas of Canada. While the full yield would then make it one of the densest, it is important to remember that urban growth is not such a linear process. Over the potentially 80+ years it would take for the market to absorb the level of density in the full yield, elements may start to redevelop and change form, the yield is simply the land-use permissions based on policies that the OPA sets.

Midtown is also not the only Urban Growth Centre in the Region, there are many others who have completed similar planning exercises to align with provincial directions for growth. Below is a table that compared Midtown Oakville with other plans for Urban Growth Centres.

Location	People	Jobs	People per square km	People +Jobs per Square KM
<i>Midtown Proposed Concept OPA Permissions (yield)</i>	52,000	22,000	50,485	71,845
<i>Vaughan Metropolitan Centre (VMC Secondary Plan Update Existing Conditons 2020, Trend B for full build-out)</i>	129,012	20,708	67,901	78,800
<i>Richmond Hill Centre (RHC Secondary Plan 2023)</i>	51,000	10,000	85,000	101,667
<i>Mississauga City Centre (Downtown21 Master Plan 2010)</i>	69,095	71,411	25,375	51,600
<i>Markham Centre (Development Concept Report 2022)</i>	106,000	72,000	28,763	48,300
<i>Scarborough Centre (Our Scarborough Centre Development Concept Report 2022)</i>	64,000	27,000	35,798	50,900

3) What are some lessons learned from other UGCs who are further ahead in their growth and development?

Vaughan Metropolitan Centre (VMC) completed a secondary plan and OPA in 2010 and has seen rapid growth and development in the area. Initially, the plan established a target of 36,500 people and jobs by 2031 with a full build-out yield of 73,000 people and jobs. However, development interest and market demands are strong in the VMC, it has seen subsequent OLT (previously OMB) appeals and settlements which has resulted in significant additional developments. As a result of an OMB settlement in 2017, the full buildout permissions grew to 99,700 people and jobs.

As of Oct 2020, developments completed or under construction accounted for 15,115 people and jobs and the total development pipeline was at 71,397 people and jobs. The development pipeline only reflects lands which have active development interest, if similar levels of density were applied to across the VMC, the total yield is trending towards 116,000 or more people and jobs, far surpassing the initial plans for 73,000 or even the 2017 OMB settlement figures.

With this growth far outpacing initial plans, planned infrastructure and amenities need significant review and changes to better reflect the changing development characteristics. As a result, the City is currently in the process of updating its secondary plan to better reflect market conditions and the resulting needs of its growing population. While VMC, like any other growth area has experienced growing pains, the main issue it faces is that development is proceeding at a far greater intensity than anticipated in the 2010 Secondary plan, and as a result the current Secondary Plan update is looking to recalibrate planned infrastructure and community amenities.

Similar trends and issues with unplanned intensity of growth have occurred in other growth areas. Often market demands have placed growth beyond what an initial Official Plan or Secondary Plan initially established, either through appeals or MZOs.

Timing has also been another challenge, with updates to Provincial policies, and strong market demands in recent years, updates to Official Plans or development of secondary plans have lagged development interests. Development applications can only be reviewed against existing in effect policies, and in the absence of updated Official Plans, subsequent appeals have resulted in approvals limiting a municipalities ability plan a holistic approach to the growth of an area.

While individual policies within an OPA or Secondary Plan area can be incredibly nuanced and area specific, some general lessons learned include:

- Enable densities that are reflective of market demands so infrastructure and community services can be adequately planned for. Future appeal can result in unplanned growth which outpaces the infrastructure and services being planned.
- Make timely updates to the Official Plan to holistically establish policies in advance of development applications where possible. Development applications are reviewed against existing in effect policies including subsequent appeals to the OLT. Official Plans are periodically reviewed and there would be numerous updates in the future to refine specific policies as the area grows.

4) How will infrastructure, community facilities, and services be planned and funded?

Infrastructure, community facilities, and services are provided through the Town and various other partner agencies such as the Region for water/wastewater, school boards for schools, etc. Official Plans help all of these agencies plan for growth by identifying the vision and land-use permissions in an area.

The JBPEs help provide short to medium term growth forecasts, and the full buildout yields provide an understanding of total potential growth. The Town, Region, and other partner agencies then monitor and implement various infrastructure and services as required. For the Town itself, development charges are collected for funding infrastructure and services it would be providing. There is a limit on how much development charges can be collected, where it is insufficient, additional funds will be required. This can either be through increased taxes by the Municipality, which is approved through its typical budget approvals process or partnerships with other levels of government. The Municipal budget process provides an additional opportunity to evaluate infrastructure timing and need from a cost perspective in relation to other financial considerations across the Town.

It should be noted that the new residents of the Midtown area will also be added to the tax base of the municipality which helps fund on-going services servicing new and existing residents. As the population of an area grows, other amenities provided by private establishments such as retail, grocers, restaurants will naturally be added as demand for them begins to exist.