

Our Vision

The Oakville Community

Association wants to contribute to creating an engaged, safe, caring, and vibrant community where all residents enjoy a positive quality of life



MIDTOWN – COMMITTEE AS A WHOLE MEETING JANUARY 30, 2024

MIRROR MIDTOWN AFTER COPENHAGEN, DENMARK



High density is achievable without high-rise buildings

MIDTOWN HAS MANY ISSUES #1

- Severe traffic congestion, and public transportation deficiencies
- High density – greater than Manhattan is possible
- Infrastructure Cost (\$280 million ++)
- Bad parcel of land with many deficiencies to overcome
- Where are the children going to go to school?
- Spill Zone issues from the Morrison-Wedgewood Diversion Channel re lack of mapping
- Lack of plans for flooding and wastewater
- Medical Care – hospital at capacity
- Long casting Shadows
- Unhappy residents
- 58 storey towers do not belong in Oakville
- Overall lack of vision



MIDTOWN HAS MANY ISSUES #2

- Developer finances and associated bankruptcy risks
- Repealing Bill 23 as it does not consider the consequences of developing a particular area
- Negative impact on the Oakville-Clarkson Airshed with high carbon footprints with high towers
- Halton Regional Official Plan Amendments (ROPA 49) – East part of Midtown is more than 800 metres from the Oakville Go Station, which is inconsistent with ROPA 49
- Town Consultants control public meetings and do not listen to the residents
- Three alternative plans presented for Midtown appear more fantasy than reality
- Will not help with the affordable housing crisis
- Land Tribunal prefers optimization over maximization - Edenshaw Elizabeth Developments Ltd. v. City of Mississauga decision from the Ontario Land Tribunal
- Not Livable
- New Town Hall needed due to a road relating to Midtown – who is paying for this?



OCA PAST INVOLVEMENT AND FUTURE OUTLOOK

- **Presentations on the proposed Midtown development have been made to the Committee as a Whole since the OP Amendment was first presented to Town Council on May 23, 2023**
- **OCA presented its issues and concerns regarding the proposed OP Amendment & Zoning By-law amendment, and plan of subdivision submitted by 590 Argus Development Inc. (Distrikt Development) at a statutory public meeting on September 11, 2023. OCA is pleased to announce that it was granted participant status by the Ontario Land Tribunal in any future hearings and arbitration.**
- **Has reviewed the many Midtown presentations made by the developer, the Town's planning department and its consulting consortium.**
- **We have concluded that the visions presented are reflective of major North American city centres, where high-rise buildings predominate, and do not reflect developments around suburban rail stations. Greenwich and Stamford in Connecticut are comparable to Oakville as examples of transit hubs within suburban cities that do not have any high-rise buildings adjacent to the transit station.**
- **OCA does not believe that what is being presented represents a future vision of a "Livable" town as required by Oakville's master plan "Livable Oakville."**
- **OCA has decided that rather than continue to criticize the proposals being presented, it should develop a future vision of a "Livable Town."**

LIVABILITY INDEX

OCA conducted a review of the recently published “Global Livability Index” by The Economist Magazine which concluded that the best cities to live in were as follows:

		<u>Area - Sq kms</u>	<u>Population</u>	<u>Popultation per Sq km</u>
1. Vienna, Austria		414.823	1,931,830	4,657.0
2. Copenhagen, Denmark		92.430	634,362	6,863.2
3. Melbourne, Australia		9,985.600	5,035,738	504.3
4. Sydney, Australia		12,372.222	5,302,736	428.6
5. Vancouver, Canada		128.190	672,857	5,248.9
6. Zurich, Switzerland		304.680	1,432,000	4,700.0
7. Calgary, Canada		1,106.210	1,470,148	1,329.0
8. Geneva, Switzerland		1,996.000	1,037,407	519.7
9. Toronto, Canada		699.710	2,903,456	4,149.5
10. Osaka, Japan		332.062	1,906,000	5,739.9
11. Auckland, New Zealand		4,941.130	1,739,300	352.0

COPENHAGEN – DENSITY BY DISTRICT

OCA conducted a review of the density by district in Copenhagen with the following results:

<u>COPENHAGEN - Density by District</u>			Statistics 2021	
<u>District</u>	<u>Area</u>		<u>Population</u>	<u>Population per sq km</u>
	Sq m	Sq kms		
Indre By	9,432,832	9.430	56,299	5,970
Osterbro	9,860,777	9.860	80,166	8,130
Norrebro	4,104,694	4.100	79,217	19,321
Vesterbro/Kgs. Enghave	8,371,719	8.370	74,558	8,908
Valby	9,233,781	9.230	62,024	6,720
Vanløse	6,698,505	6.700	41,002	6,120
Braendshøj-Husum	8,738,408	8.740	44,433	5,084
Bispebjerg	6,832,786	6.830	54,466	7,975
Amager Øst	9,784,081	9.780	60,877	6,225
Amager Vest	19,370,227	19.370	81,320	4,198
	92,427,810	92.430	634,362	6,863

SCRAP THE THREE ALTERNATIVE PLANS FOR MIDTOWN AND COPY COPENHAGEN

OCA has determined the following about Copenhagen:

- The City is comprised of 10 separate districts whose density(people) per square kilometre ranges from 4,198 to 19,321 residents with Norrebro being the highest. Most density for the remaining districts ranges from 6,000 to 8,000 residents per square kilometer.
- Building height are restricted and the City dominated by 4 to 6-story buildings.
- CNN in 2021 described Copenhagen as the safest city in the world and boasted the coolest of neighborhoods.
- Approximately 50% of all residents' commuted to work by bike with bikes outnumbering cars in the City.
- Norrebro, with the highest density, was crowned the world's coolest neighborhood by Time Out magazine thanks to its friendly feel, arty tendencies, buzzing businesses and community initiatives.
- Copenhagen is famous for its outstanding architecture with new and old buildings rubbing shoulders together.
- The Railway station, the City Hall and the pedestrianized street known as "Stroget" form the anchors for the City's development which encourages walking and biking.

SUCCESSFUL URBAN PLANNING IN COPENHAGEN

According to Monocle's editor Andrew Tuck, “Copenhagen is one of those cities where there is a real ambition to deliver a better quality of life for everyone.” “The ambitions around creating a cleaner environment are best in class and the city is reaping the rewards of years of urban investment,” he adds.



Norrebro District

FOCAL POINT FOR MIDTOWN

Build a pedestrian way such as Stroget in Copenhagen - is a pedestrian, car free shopping area in Copenhagen, Denmark. This popular tourist attraction in the centre of town is one of the longest pedestrian shopping streets in Europe at 1.1 km.



WHY MIRROR COPENHAGEN?

OCA concluded that Copenhagen, because of its similar weather conditions and its density and relative size to Oakville, was the City upon which it should focus to determine what contributed to Copenhagen being such a livable city.

OCA concluded that such attributes would contribute to developing a vision of a “Livable Midtown” which would be supported by all of Oakville’s community. In effect establishing a place with which we could all be proud.



WHY MIRROR COPENHAGEN?

Copenhagen is considered the greenest city because it leads the world in green urban planning and design, pioneering transportation initiatives, and clean technology. It was the first city in the world to adopt a planet-cooling mandatory green roof policy and has plans to be the world's first carbon-neutral metropolis by 2025. Copenhagen is also considered one of the most sustainable cities in the world, with a large network of bike paths, a fleet of electric harbor ferries, and eco-certified hotel rooms.



WHY MIRROR COPENHAGEN?

TRANSIT FEATURES:

- Copenhagen has an extensive transit system comprised of the Metro subway with three lines, the Movia bus service operating primarily along seven primary routes and the S-Train service which provides a suburban rail service.
- Transit services followed the design of the Finger Plan with a center and five major corridors which was established by the City. Mixed-use developments were organized along the fingers.

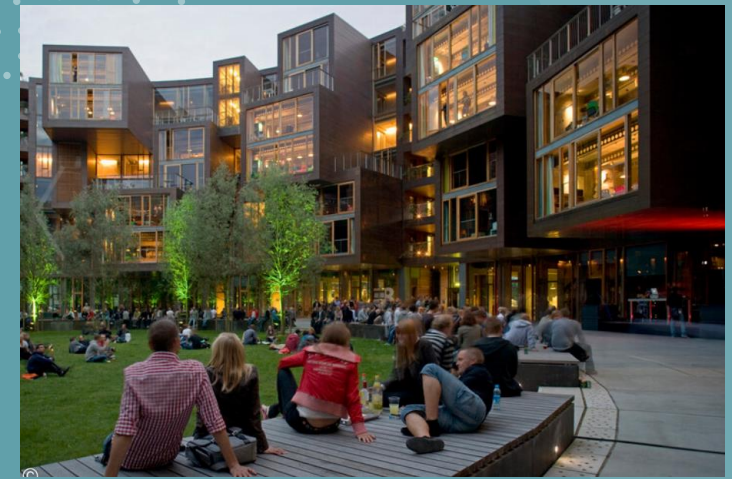
COPENHAGEN KEY DESIGN CLUES:

- The city concluded that they should maintain the city's traditional citizen-focused design rather than continue to raze neighborhoods and pour concrete.
- The city retains natural light, historic architecture, a strong bike culture, and a widespread pedestrian network-elements of the urban form that that many cities are trying to recover.
- Copenhagen is a human experience at every turn, where the cross-pollination between engineers, urban planners, and designers and architects ensures a common vision and goal.

WHY MIRROR COPENHAGEN?

HOUSING COMMENTS:

- Residential buildings developed as attractive destinations.
- Copenhagen attempts to build well-designed, affordable housing across its various districts and taking advantage of an efficient public transport network.
- Industrial areas have been rehabilitated.
- Designs for mixed public and private functions allow new public space to be added to each neighborhood.
- Multi-ethnic and lower-income groups have benefited from the arrival of Copenhagen's new housing projects.
- The needs of the area inhabitants are reflected in the specific characteristics of an apartment block and is directed towards a shared and more affordable lifestyle.
- Copenhagen has introduced modular construction and simple materials
- Architects focus on modular and prefabricated systems which easily and quickly allow the construction of "Stacking" housing units. Every other module in the housing units is given an extra meter of room height making kitchen/living space more spacious. Each unit also has its own terrace.
- Materials used are modest and simple, leaving their natural texture and coloration exposed both inside and out.



WHY MIRROR COPENHAGEN?

AFFORDABLE HOUSING:

Average price per property sold in Copenhagen in 2022 4.9 million Danish Kroner, which translates in **\$960,400.00** in CDN dollars

Average price per property in Oakville in 2022 was **\$1,760,869**

LESSONS WE CAN LEARN FROM COPENHAGEN

Lesson 1. Make large-scale infrastructure investments to facilitate major redevelopment.

Lesson 2. Develop strong mechanisms that encourage local jurisdictions to follow through on regional plans.

Lesson 3. Invest in quality of life to create value, which in turn will support future investments.

Lesson 4. Use greenhouse gas emissions as a primary metric for decision-making about development and infrastructure projects.

Article for SPUR Ideas + Actions for a Better City
By Sujata Srivastava, San Francisco Director
August 31, 2022

COPENHAGEN'S THREE KEY DESIGN CUES THE WORLD SHOULD FOLLOW:

IT'S ALL ABOUT HUMAN-SCALE – Copenhagen represents a life-sized city which doesn't overwhelm citizens with arrogant engineering or architecture

CREATED "BIGAMY" – the idea that we shouldn't accept the limitations of established categories

BE PLAYFUL – Copenhagen's skyline evoke intrigue and surprise through a sophisticated playfulness – everything depends on the individual project

Article for Architectural Digest by Tom Oliver Payne
September 18, 2018

Renowned urban designer Mikael Colville-Andersen explains that Copenhagen represents a "life-sized city" which doesn't "overwhelm citizens with arrogant engineering or architecture."

COPENHAGEN ACHIEVEMENTS



- **Copenhagen's architectural achievements transcend the mere construction of buildings, representing a lifestyle that celebrates human interconnectedness and the mastery of meticulous design. The city stands out not only as a centre of architecture and design, but also as a model city that values harmony between the built environment, community, and sustainability, and sets the standard for a brighter urban future.**
- **Repeatedly named one of the most sustainable, livable, and happiest cities on the planet.**
- **Has been named the World's Most Livable City.**
- **Named the Greenest City in the World.**
- **Top City in the world for a good work-life balance – Forbes 2023**

REMINDER OPTIMIZATION PREFERRED OVER MAXIMIZATION

Edenshaw Elizabeth Developments Ltd. v. City of Mississauga decision from the Ontario Land Tribunal

[100] The Subject Property is underutilized in its current form and given that housing is a Municipal, Provincial and Federal priority, the Tribunal finds that the Subject Property should be intensified. However, the Proposed Development is too ambitious for the Subject Property and the proposal seeks to maximize the site, as opposed to optimize the site. One must look at what is best on a site, not what is the most and, in this case,

OCA CAN SUPPORT AN AREA THAT MIRRORS COPENHAGEN

OCA believes that the density levels being used by Copenhagen across its City should be used for Midtown with a possible maximum building height increased to 8 or 10 stories to add additional density.

OCA believes that Council, the Town's planning department and its development consultants should examine Copenhagen carefully to determine the concepts which could be incorporated into Midtown's development framework in order to make it a truly "Livable Town."

CONCLUSION

OCA continues to want to work with Council, the Town's Planning Department and its development consultants, and the developers to make Midtown an area with which the whole community can be proud.





Sincerely,

OCA Board of Directors