

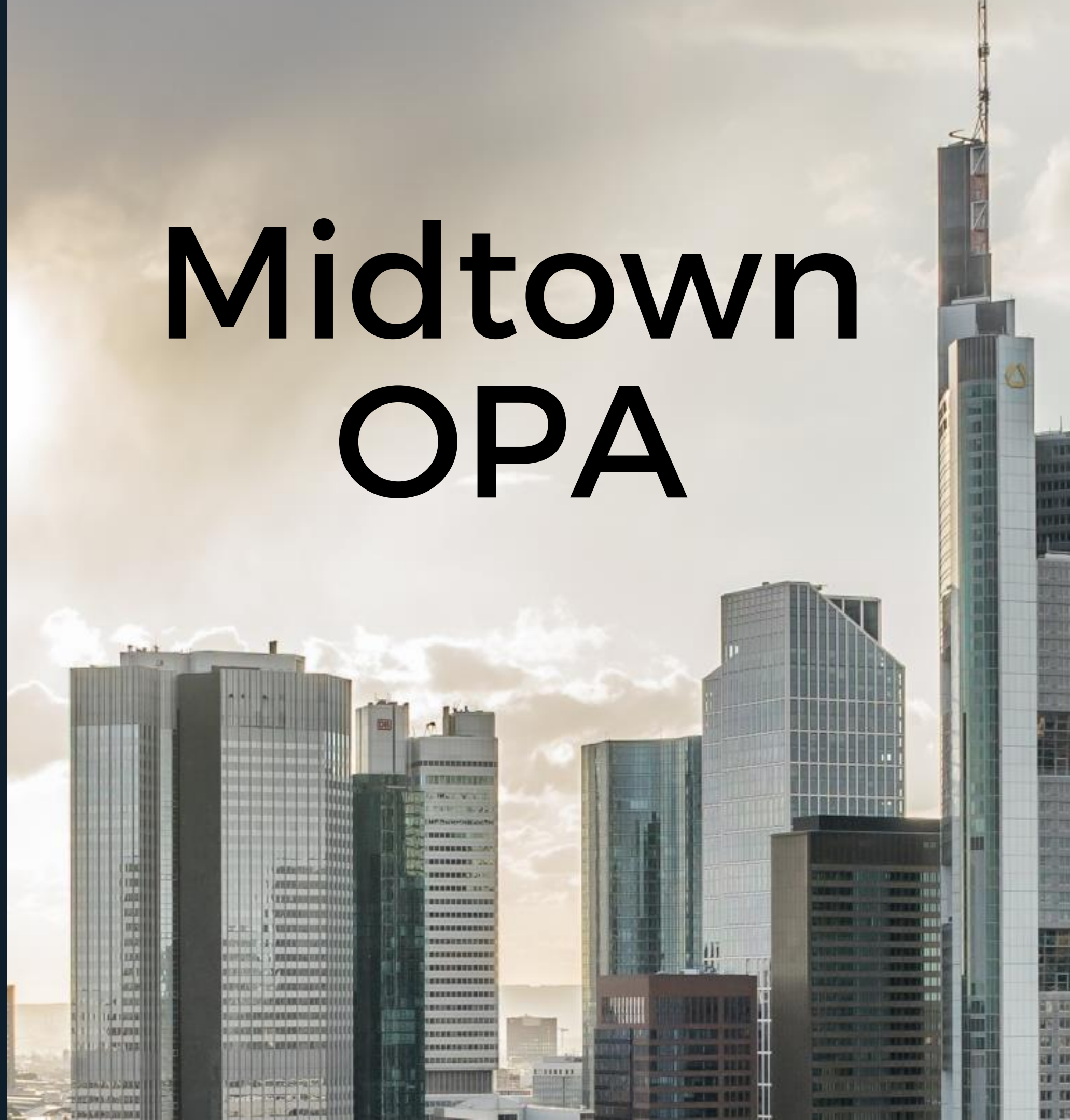
**Town of Oakville
Committee of the Whole**

**Midtown Oakville
January 30, 2024**

Agenda Item # 5.1



Midtown OPA



Looking Back

May 23, 2023 - Council Meeting

Over 300 people attended

Over a dozen delegations from across Oakville, with additional comments from the audience.

Issues Common to All Delegations:

- Population & Density
- Building Height
- FSI & FAR
- Need for public space/green space
- Concerns about transportation/mobility/roads

There was consensus of public opinion:

- We didn't support what we were seeing.
- We needed answers.
- We needed a change in approach



Council's Motion

- Comprehensive public consultations and information sharing.
- Use of external subject matter experts to review aspects such as urban design, public realm, park space, and development density.
- A review of best planning practices for Major Transit Station Areas (MTSA) across the GTHA.
- Options to embed mandatory climate change initiatives for the area.
- A review and analysis of population forecasts to build out for Midtown and our six growth nodes.

Residents were energized. The dream to create a liveable Midtown was alive.



What came next?

We were talked at; not engaged with.

Process took precedence over interaction.

Placemaking fell victim to presentations.

The Prospects That Persuaded Us ...

- the committee would drive the agenda
- hands-on placemaking sessions - prioritize people over infrastructure
- meeting formats would allow for questions, answers and discussion
- best practices, thought leadership and sustainability would play an active and ongoing role in designing Midtown
- past approaches weren't working - this was an opportunity to reimagine how Midtown could evolve.



What Could Have Been

September 2023 ... Engagement with RAs

We restated our concerns: density, liveability, climate, FSI, population capacity and more.

We asked questions.

We offered suggestions.



The Outcome:

Our questions were never answered.
We were never contacted again.



What We Received

Unanswered Questions

What We Requested	What We Were Given
<p>Details on our growth areas/nodes & corridors that showed size of gross ha and the developable area in each.</p>	<p>A map of Oakville's Urban Structure with projected people/jobs for each area. No information on density or how we could determine it.</p>
<p>What is the optimal density to deliver liveability to Midtown Oakville based on its 43ha size?</p>	<p>No Answer</p>
<p>Midtown depictions showing multiple variations of FSI/building heights, 'social' space & parkland, etc. including those based on staff's current population projections.</p>	<p>Not What We Requested</p>
<p>What PPU is used in planning Midtown? Is it 1.2, 1.7, 2.2?</p>	<p>No clear answer</p>

A Tale of Two Cities

	Oakville	Burlington
Population (2022 Est) Density Increase (2017-2022)	224,781 1,618/sq.km 2.1% annual	194,175 1,046/sq.km .3% annual
Designated Urban Growth Centre/Major Transit Station Area	✓	✓
Required Density based on Gross Hectares	20,600 ppl/jbs	20,400 ppl/jbs
Provincial Housing Pledge	33,000	29,000
Halton's 2051 Population Forecast (as per Minister's Decision)	349,990	265,160
Projected Resident Population to Build Out - 2051 <small>* Source: 2023 WSP Functional Servicing Report Density based on gross ha</small>	?	*est low: 13,000 (220ppl/jbs per ha) *est high 22,000 (325ppl/jbs per ha)

How Our Neighbours Treat a UGC/MTSA

- Development through use of a **Community Planning Permit System (CPPS)**
- Building heights are based Storeys and development is segmented as Class 1, 2 or 3 permissions.
- To gain additional building height, Class 2 requires proponent to fulfil requirements over and above development standards. Example: providing additional levels of affordable rental/ownership units.
- The city also may also ask for additional services/facilities such as land to be conveyed for Municipal purposes, accessible dwelling units, public parking, urban forestry, parkland improvements, public transportation infrastructure, conservation protection, etc.

For many purposes, **CPPS** represents a replacement for bonusing.



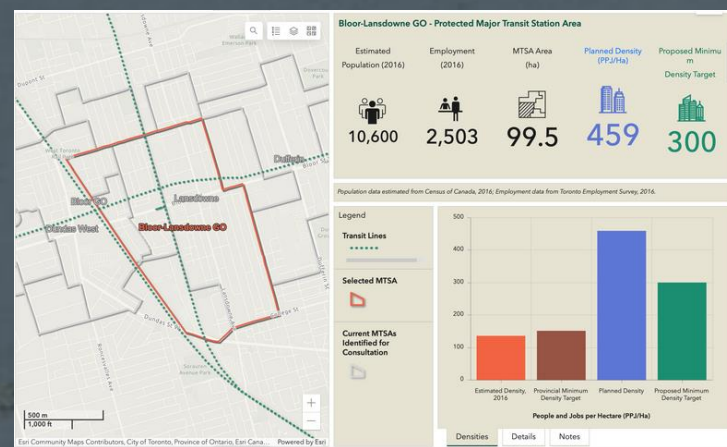
It's time. We need serious examination of using CPPS to plan and implement Midtown

Density: Why It's a Big Deal

- Crowding and overcrowding are used synonymously to indicate a level of discomfort due to inadequate space.
- Problems of perceived density: combination of planning rules, large-scale projects spinning out of control, streets designed for the car and practices that render the street a place that is noisy, polluted, and dangerous.

Until we turn streets into places that feel like public open spaces, design our urban areas not to be obscured by towering buildings, we will fail to dispell the feelings of overcrowding. Until we do that, density will continue to be a big deal.

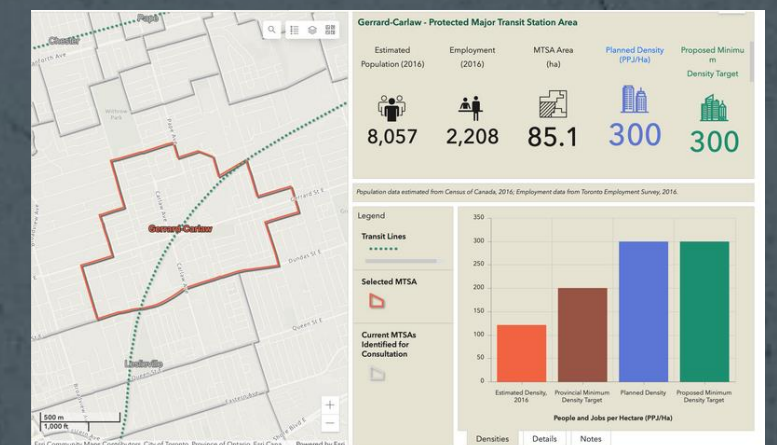
Toronto: Densest City in North America



Bloor Lansdowne GO MTSA: an area that offers a planned new Smart Track GO station, two existing TTC stations and the existing Bloor GO/UP express station which is on the Barrie GO rail corridor. It's about 100 ha in size.

- City of Toronto established its minimum density as 300 ppl/jobs/gross ha.
- City is planning for a density of 459 ppl/jobs/gross ha.

Through Transit Oriented Communities (TOC) program Toronto is planning new TOCs within areas like: Queen/Spadina 117 ha, min density 400, City is planning for 462 Gerrard/Carlaw 85 ha, min density 300, City is planning plan for 300 ppl/jobs/gross ha.



Midtown? Maybe 640ppl/jobs, maybe 750, maybe higher.
And, it translates to double in our net developable space.

In Summary

Original concerns continue. Insufficient commitment to meaningful engagement, missing answers and lack of clarity have added to them.

- we need bottom up, community-driven, tactical engagement.
- we need factual, defensible information and analysis - not bullet points or a paragraph in a written report.
- we need Council's Motion to be given the respect it deserves.
- we need serious examination of a CPPS for Midtown.
- we need answers and solutions to our original concerns.
 - **Population & Density**
 - **Building Height**
 - **FSI & FAR**
 - **Concerns about transportation/mobility/roads**
 - **Maximized delivery of sustainability, parks and green space**