

Midtown OPA must include maximum
FSI,
not just maximum heights.

Draft OPA Section 20.8.5

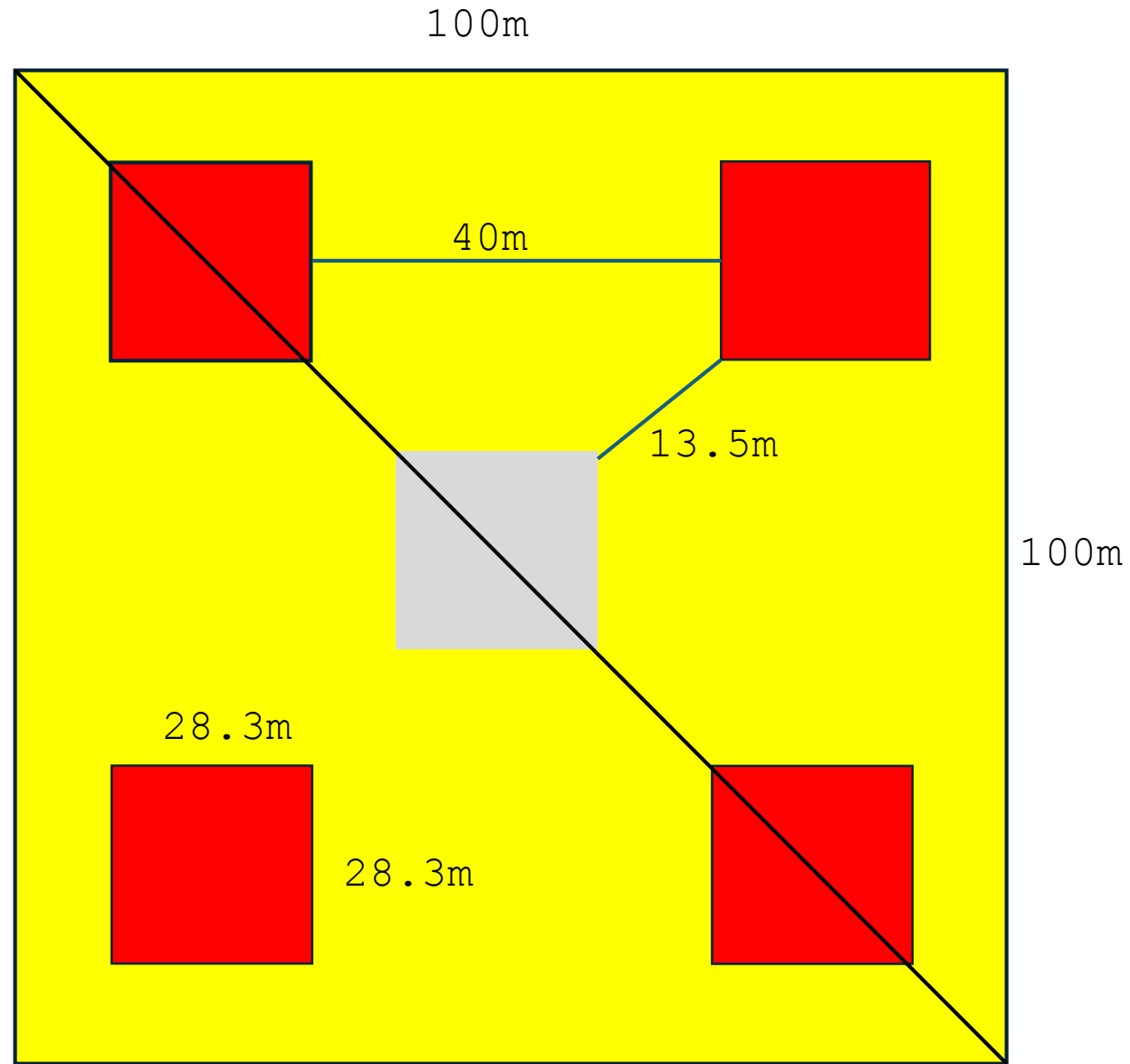
- Other municipalities that have UGC include both height and FSI, including:
 - Downtown Burlington, Downtown Milton, Downtown Oshawa, Downtown Pickering, Downtown Kitchener and Markham Centre.

I will explain clearly why this is so important.

The yellow square is a 1 hectare lot, 100m x 100m in size.

The red squares are the recommended baseplates for a 50 story building, 800 sq m.

The separation between the towers is 40m (required is 30m under draft OPA).



Each red square gives FSI=4

4 towers on this lot gives FSI=16

If a developer was to include podiums, this will further increase FSI.

If the developer reduced the baseplate size and tapered the towers, a fifth tower could be built in the

- In a typical development application, such as the ones currently before the OLT, on average there will be 10 units per floor, of approx. 800sq ft each, which includes common areas such as stairwells, corridors and elevator shafts.

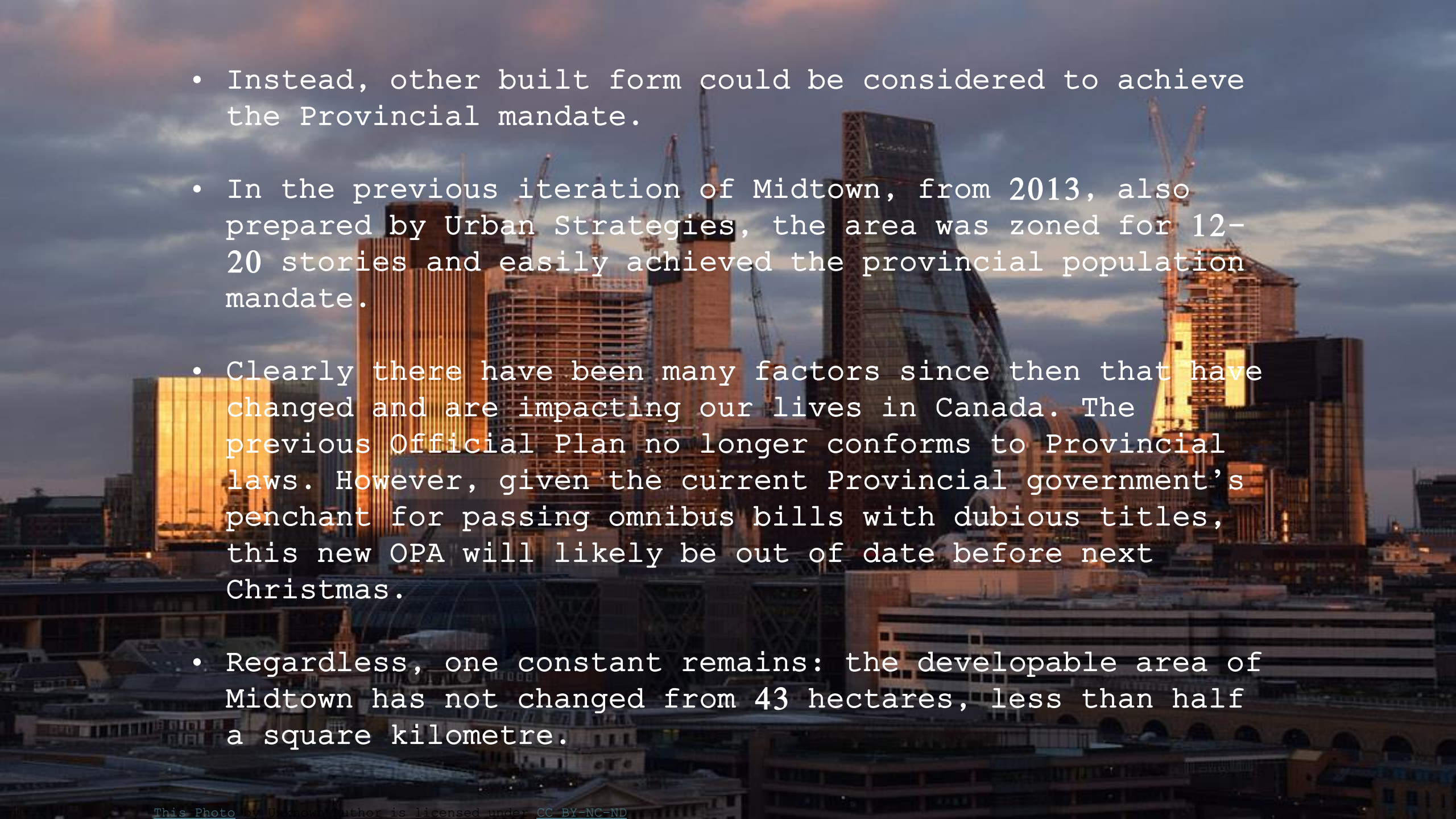
- The Town staff continue to predict 1.7 people living in each unit, despite other municipalities using higher figures, such as 2 or 2.2.

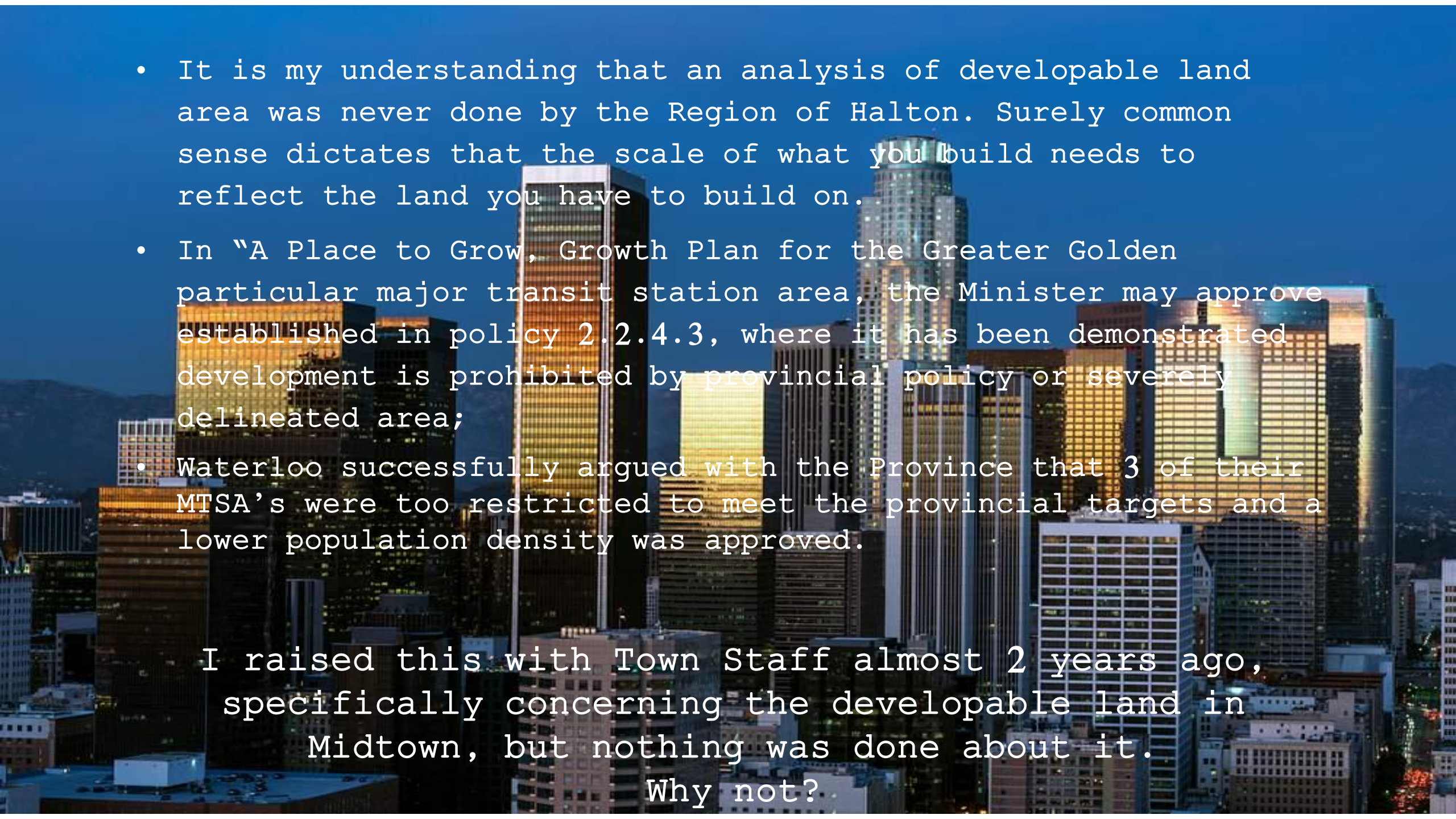
- In a 50 story building on a 1 hectare lot, (FSI=4), this would mean that 850 people could live there:

$$10 \times 1.7 \times 50 = 850 \text{ people per tower.}$$

- Without maximum FSI in the OPA, 4 towers could be built on a 1 hectare lot, giving a population of 3,400 on one hectare.

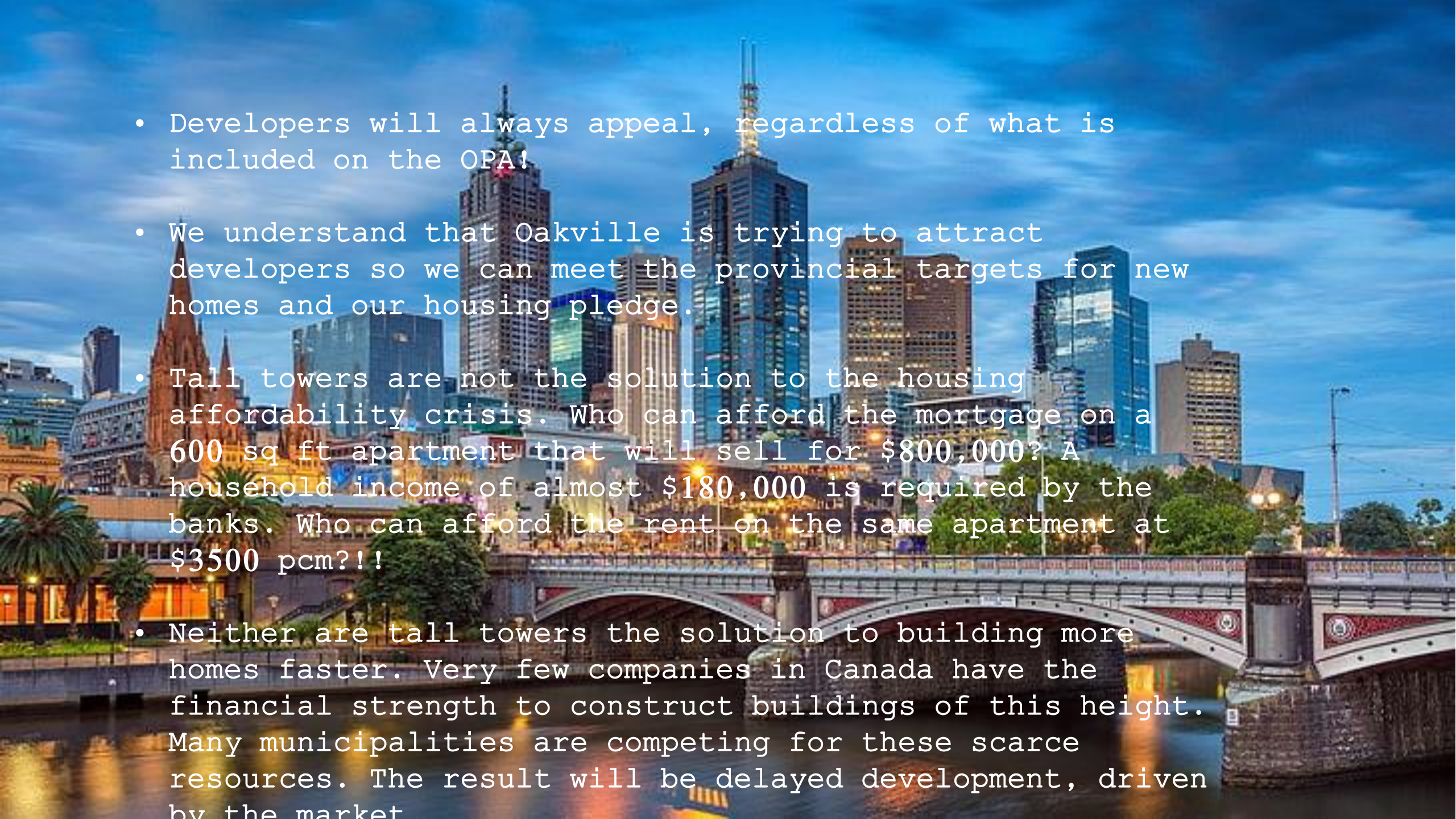
- If we extrapolate for the 43 hectares that are developable in Midtown, this could give rise to a

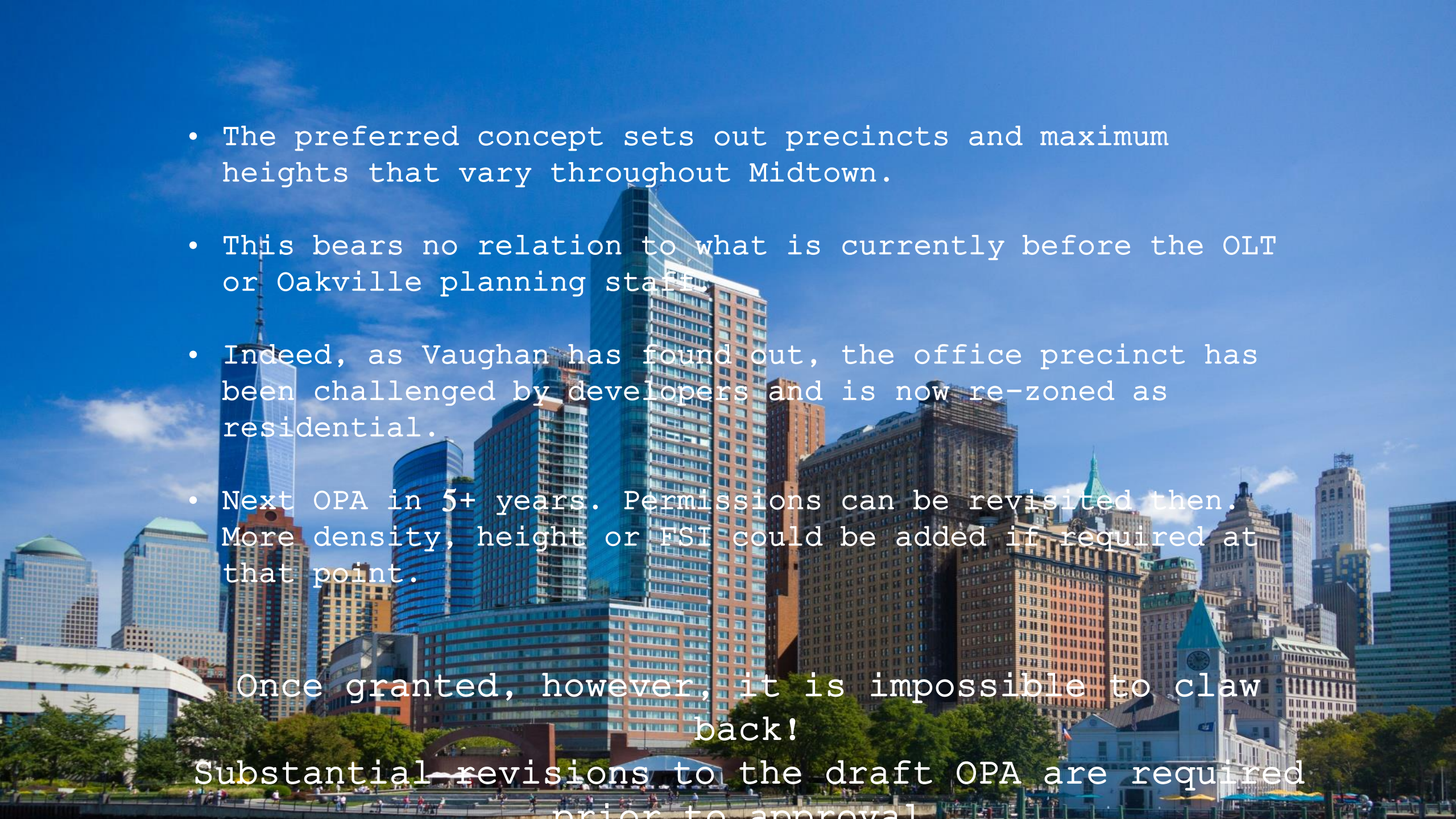
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- Instead, other built form could be considered to achieve the Provincial mandate.
 - In the previous iteration of Midtown, from 2013, also prepared by Urban Strategies, the area was zoned for 12-20 stories and easily achieved the provincial population mandate.
 - Clearly there have been many factors since then that have changed and are impacting our lives in Canada. The previous Official Plan no longer conforms to Provincial laws. However, given the current Provincial government's penchant for passing omnibus bills with dubious titles, this new OPA will likely be out of date before next Christmas.
 - Regardless, one constant remains: the developable area of Midtown has not changed from 43 hectares, less than half a square kilometre.

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- It is my understanding that an analysis of developable land area was never done by the Region of Halton. Surely common sense dictates that the scale of what you build needs to reflect the land you have to build on.
 - In "A Place to Grow, Growth Plan for the Greater Golden particular major transit station area, the Minister may approve established in policy 2.2.4.3, where it has been demonstrated development is prohibited by provincial policy or severely delineated area;
 - Waterloo successfully argued with the Province that 3 of their MTSA's were too restricted to meet the provincial targets and a lower population density was approved.

I raised this with Town Staff almost 2 years ago, specifically concerning the developable land in Midtown, but nothing was done about it.

Why not?

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- A city skyline at dusk, featuring several tall skyscrapers and a bridge in the foreground. The sky is a deep blue, and the city lights are visible. The bridge has a decorative railing and arches. The water in the foreground reflects the lights.
- Developers will always appeal, regardless of what is included on the OPA!
 - We understand that Oakville is trying to attract developers so we can meet the provincial targets for new homes and our housing pledge.
 - Tall towers are not the solution to the housing affordability crisis. Who can afford the mortgage on a 600 sq ft apartment that will sell for \$800,000? A household income of almost \$180,000 is required by the banks. Who can afford the rent on the same apartment at \$3500 pcm?!!
 - Neither are tall towers the solution to building more homes faster. Very few companies in Canada have the financial strength to construct buildings of this height. Many municipalities are competing for these scarce resources. The result will be delayed development, driven by the market

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- The preferred concept sets out precincts and maximum heights that vary throughout Midtown.
 - This bears no relation to what is currently before the OLT or Oakville planning staff.
 - Indeed, as Vaughan has found out, the office precinct has been challenged by developers and is now re-zoned as residential.
 - Next OPA in 5+ years. Permissions can be revisited then. More density, height or FSI could be added if required at that point.

Once granted, however, it is impossible to claw back!

Substantial revisions to the draft OPA are required prior to approval