

Defensible

or

Liveable

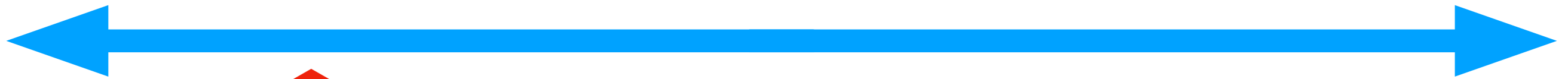


*Reference OPA Section 20.8 develop Density and Height,  
Section 20.11.3 Built Form, and Schedule 7.*

Defensible

or

Liveable



- Every decision made has been designed to ensure the OPA is defensible:
- Defensible against developers' lawyers
- Defensible in front of OLT
- Satisfy Province
- Satisfy developers
- Worst case scenario planning



- Worst case population estimates (JBPE)
- Worst case people per unit (PPU 1.7 vs 2.2)
- Ignore 43% developable size and constraints of Midtown - no density numbers to council
- "Sell" job by consultants

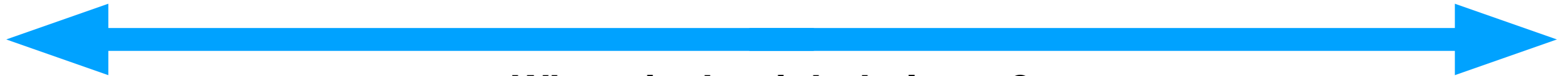


- 85 tall towers
- Up to 45+ storeys
- 70,000 people +
- Hyper-density

**Defensible**

or

**Liveable**



**Where is the right balance?**

**Blade Runner dystopia**

**City in a Garden**



**Excess profits on land drive developers to maximize density**

**Political (Province, OLT fear) pressure for more housing drives to excess density**

**Liveability and social justice principles drive to moderate density**

- **Dystopian blight of blade runner,**
- **1960s tower blocks,**
- **At very high densities you do not get family units and you do not get affordable housing.**
- **Hyper density is socially exclusive**

- **City in a garden,**
- **Moderate density, low to mid rise, desirable,**
- **Liveable environment**
- **Socially just,**
- **Environmentally sustainable**

Defensible

or

Liveable



Where is the right balance?

## Solutions missing from this OPA

**From Singapore, the global leader in high density liveable city planning:**

- **Relieve density with variety of built form and green boundaries between precincts - Checkerboard planning**
  - **high-rise developments are separated by lower-rise developments to provide a more spacious feel**
  - **pockets of low density to space out high-density developments**
- **Neighbourhood community centres in each precinct to foster community, connections for all ages**

 = required amendment / addition to the OPA

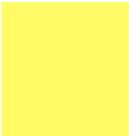
Defensible

or

Liveable

Where is the right balance?

## Solutions missing from this OPA

- From Singapore, the leader in high density liveable city  = required amendment / addition to the OPA
- Draw nature closer to people - achieve 50% green cover “city in a garden”
  - Identify areas where introduction of vertical green space is feasible
  - policies and incentive schemes for developers to encourage introduction of green space, both vertical and horizontal
  - access to ravine nature through eco-friendly engineering and design
  - Integrate water into the urban environment - cooling in summer, skating in winter
  - Cooler surface temperatures and reduced heat-island effect.

Defensible

or

Liveable

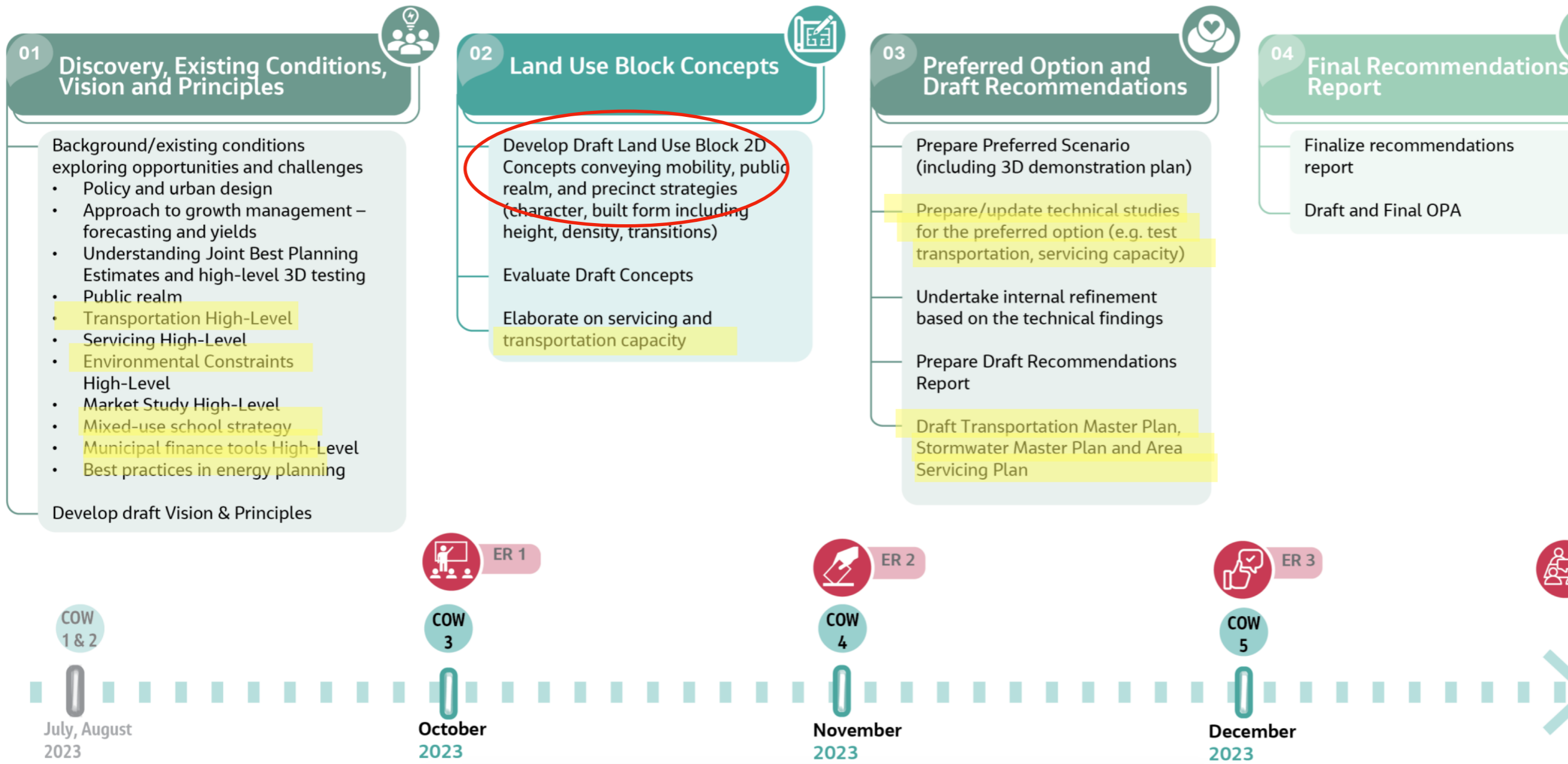
Where is the right balance?

## Solutions missing from this OPA

- From Singapore, the leader in high density liveable city   = required amendment / addition to the OPA
- **3 P partnerships - public, private, people (Town, developers, public)**
  - **3P partnerships to obtain good ideas for a development or redevelopment project, manage potential tension among different interest groups, and build stakeholder support**
- **Vs: Oakville:**
  - **Hidden, guessed at agendas and motivations**
  - **Sham community involvement, not listened to, just spoken to**
  - **Consultants do not deliver what promised, and do not provide alternatives**
  - **No real conversation to come to an optimal solution**

# August 24, 2023: Consultant presentation to Midtown

## Official Plan Amendment Process for Midtown



**[Yellow bar] = Not seen! [Red circle] = 3 versions of the same thing!**

## An example of extreme bias

Consultant sell “Diverse Feedback”



### Diverse Feedback

Feedback received at the PIC highlights the balance required to plan for growth while preserving a sense of the broader Town identity. A range of opinions were expressed across all topics that the OPA addresses

#### Project, Process, and Policies

- Continued concern over provincial goals of promoting high-density intensification
- Desire for more gentle density to be considered in other areas of Oakville (i.e. multiplexes next to single detached houses in neighbourhoods)
- Interest in understanding Town oversight in implementation
- Questions regarding People Per Unit assumptions

#### Height and Density

- Support for high-density housing and tall buildings to increase housing supply and create affordability for the next generation; support for density that is reflective of market demand and height that is similar in scale to other Urban Growth Centres
- Concern with high-density growth, and support for low and mid-rise scale development only and lower tower heights for tall buildings.



Our audit trail from tracking over 280 comments shows:



**Supportive: 10%**  
(9 comments on height and density)

**Concerned: 90%**  
(68 comments on height and density)



Defensible

or

Liveable

Where is the right balance?

## Solutions missing from this OPA

- **From Toronto: Tall Tower Guidelines**

- Offer a **range of ownership types and unit size choices**, including the provision of larger units suitable for families with children - *target affordability measures at multi-bedroom units for families*
- Design and construct tall buildings for **flexibility of use and potential for future change** in interior design, layout, and construction to encourage building adaptability to potential shifts in demand
- **Good street proportion** through measures including setbacks, building heights, pedestrian perception zones, street wall heights, base building heights and step-backs

 = required **strong and specific** amendment / addition to the OPA

Defensible

or

Liveable



Where is the right balance?

## Solutions missing from this OPA

- **From Toronto: Tall Tower Guidelines**

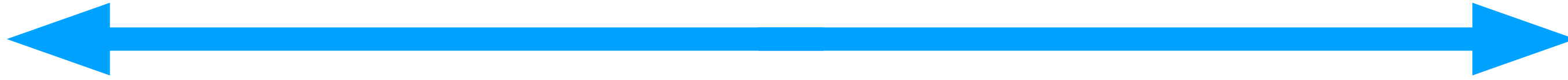
- New indoor and outdoor **shared amenity spaces** provided as part of multi-unit residential developments should be high quality, well designed, and **consider the needs of residents of all ages and abilities over time and throughout the year.**
- **Diversity of high-quality built form** to create a well-connected and compact urban design, which **prioritizes pedestrian comfort and pedestrian-scaled street walls, comfort at ground level for pedestrians**
- Provide **varying building heights of multiple towers within a block;**
- Comply with **noise-compatible land-use planning**, aims to guide residential development in such a way that sensitive land uses are not located adjacent to a highway.

= required **strong and specific** amendment / addition to the OPA

Defensible

or

Liveable

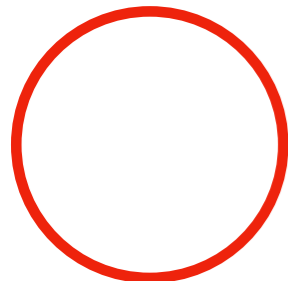


Midtown is an island - no dense street network to access other parts of Oakville



Schedule L4 Midtown Oakville Proposed Transportation Network

\*FINAL ALIGNMENT SUBJECT TO FURTHER STUDY.

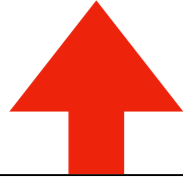
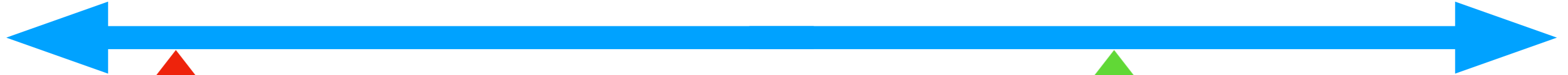


**Active transportation bridge - build before 2031**

Defensible

or

Liveable



- Every decision made has been designed to ensure the OPA is defensible:
- Defensible against developers' lawyers
- Defensible in front of OLT
- Satisfy Province
- Satisfy developers
- Worst case scenario planning



- **Amend the OPA to reasonable density (heights, FSI) as per RA suggestions**
- **Amend OPA to include solutions from Singapore and Toronto Tall Towers to enhance liveability**
- **Defend to the Province and OLT with density that meets Province targets and (3P) with the support of Oakville residents behind you**

**This OPA needs substantive and substantial changes before it is ready for presentation to Council for final approval. and therefore another public meeting should be scheduled between now and June 30 for the public to provide input on the proposed changes.**